

2.0 LAND USE AND COMMUNITY DESIGN

Introduction

The Land Use and Community Design Element is central to all other elements by providing for the distribution of land use meeting Woodinville's needs for residential, employment, recreation, public facilities and other land uses. This element also demonstrates how Woodinville will accommodate its share of growth allocated to it by King County through the Countywide Planning Policies.

The community's quality of life is greatly affected by the successful balance of housing, employment, civic and open space uses across Woodinville, mobility on streets, transit, and non-motorized systems that serve Woodinville neighborhoods, and the environmental sustainability and stewardship of Woodinville's urban forests, shorelines, and critical areas. Therefore, this element also addresses how land use and supporting infrastructure and facilities are accomplished on the landscape, particularly the image and character of Downtown and Woodinville's neighborhoods, the quality of its buildings, streets, and public spaces, and honoring of Woodinville's history.

Conditions & Trends

This section presents Woodinville's community character and land use conditions and trends, including growth targets and land capacity. More detail is addressed in the *City of Woodinville Existing Conditions Report*.

Woodinville's Community Character and Land Use Pattern

Community Character

Woodinville is a small city at the northern end of the Sammamish River Valley. The city has a design theme emphasizing its Northwest Woodland Character, based on its wooded hillsides that frame downtown and the architectural character of its buildings. Key community design attributes include:

- Rural agricultural frame. The agrarian rural character of the Sammamish River Valley south of downtown and the wooded hillsides that frame the valley create a stunning visual setting and distinct identity for Woodinville.
- Neighborhood forest canopy and open space. The residential neighborhoods occupying the eastern portion of the city feature a heavy tree canopy, large lots, and semi-rural character unique to "close-in" Seattle suburbs.
- Compact downtown. Woodinville's downtown is relatively compact in terms of size, distance between uses, and distinct edges (Sammamish River, SR-522, agricultural lands, and wooded hillsides). Streetscape improvements and the pedestrian-oriented character of newer development have helped to reinforce this attribute.

Woodinville's Land Use & Community Design Plan & Vision

Land Use and Community Design is a central focus of the Woodinville Vision Statement, to:

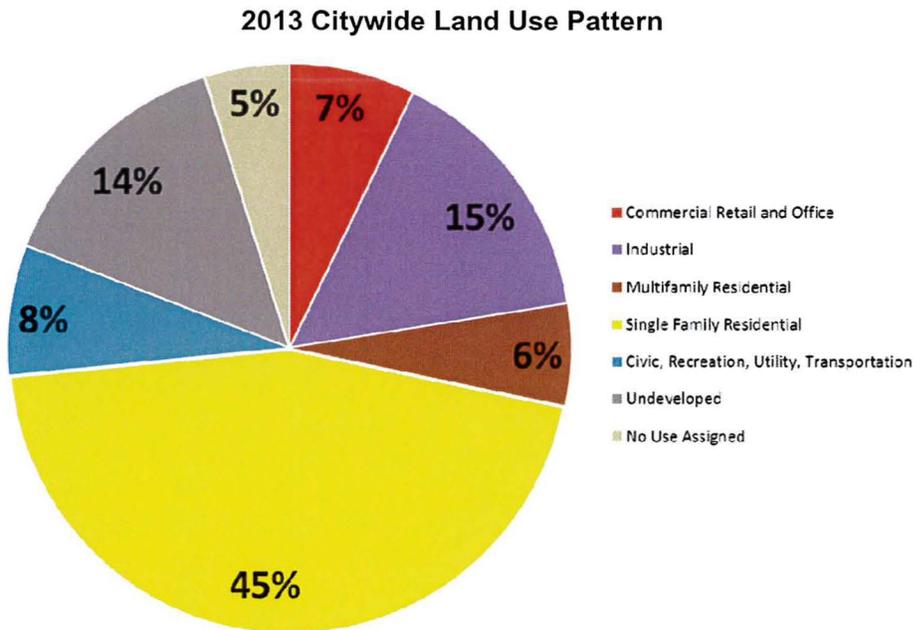
- ▶ Be a vibrant, friendly, diverse, and family-oriented community
- ▶ Provide a balance of neighborhoods, parks and recreation, tourism, and business
- ▶ Continue to preserve Northwest woodland character, open space, and sustainable environment
- ▶ Be a pleasant place in which to live, work, play, and visit, with compact, inviting downtown, riverfront, and tourist districts



- **Winery Districts.** The wineries have always been a key part of Woodinville's character and identity. However, the tremendous growth in winery development, both in the Hollywood and Warehouse Districts, have helped to spur complementary dining, breweries, distilleries and other tourist friendly destinations that have made Woodinville much more than a regional destination.
- **Sammamish River.** The Sammamish River plus its trail and agrarian setting have played an increasing role in the town's character due to a combination of environmental enhancements, park improvements, and enhanced development setting surrounding the river.
- **Architectural character.** Woodinville's architectural design theme emphasizes its Northwest Woodland Character. Its newer civic, commercial, and multifamily buildings exemplify this theme by employing simple three-dimensional forms expressing wood framing, have traditional Northwest woodland exterior finishes and colors, and incorporating human-scaled elements into all visible building facades.

Land Use Pattern

City Limits: Land uses within Woodinville are predominantly residential; approximately half of the city's land area is occupied by either single-family or multifamily residential uses. Industrial uses and undeveloped land make up the two next largest use categories. Commercial uses occupy a relatively small amount of land; however, it is anticipated that most of the City's future residential growth will occur in commercial areas in the form of multi-story mixed use development.



Source: King County Assessor 2013, BERK Consulting 2014

King County Potential Annexation Area: The King County Potential Annexation Area is very small in comparison to the city as a whole, covering only 6.6 acres. Land uses in the PAA consist entirely of single-family residences. This area is not likely to change in the future (see Exhibit 2-7).

City-King County Joint Study Area: Nearly 52% of the land in the City-King County Joint Study Area is in agricultural cultivation, followed by recreation (27.4%), which represents the presence of the Gold

Exhibit 2-1 Distribution of Existing Zoning

Land Use	Acres	% Of Total
CB	184.48	5.81%
GC	98.01	3.09%
HDR	27.10	0.85%
HDR/O	24.15	0.76%
I	549.13	17.29%
LDR	1,451.19	45.68%
MeDR	40.46	1.27%
MoDR	499.50	15.72%
NB	7.76	0.24%
O	14.27	0.45%
OS	36.68	1.15%
P	102.66	3.23%
P/I	108.64	3.42%
TB	32.59	1.03%
Total	3,176.63	100.00%

Future Land Use Category	Acres	% Of Total
Retail/Commercial	337.11	10.61%
Industrial	549.13	17.29%
Multi-Family Residential	91.71	2.89%
Single-Family Residential	1,950.69	61.41%
Public/Institutional	108.64	3.42%
Parks/ Open Space	139.35	4.39%
Total	3,176.63	100.00%

Exhibit 2-2 Distribution of Existing Zoning

Zoning	Acres	% Of Total
CBD	183.57	5.85%
GB	90.63	2.89%
I	537.85	17.14%
NB	7.42	0.24%
O	14.24	0.45%
P	103.82	3.31%
P/I	109.78	3.50%
R-1	1,083.36	34.51%
R-4	376.80	12.00%
R-6	474.76	15.13%
R-8	32.94	1.05%
R-12	7.77	0.25%
R-18	32.60	1.04%
R-24	22.45	0.72%
R-48	4.81	0.15%
R-48/O	23.44	0.75%
TB	32.61	1.04%
Total	3,138.86	100.00%

Zoning Category	Acres	% Of Total
Retail/ Commercial	328.48	10.46%
Industrial	537.85	17.14%
Multi-Family Residential	91.07	2.90%
Single-Family Res.	1,967.87	62.69%
Public/ Institutional	109.78	3.50%
Parks/Open Space	103.82	3.31%
Total	3,138.86	100.00%

Creek Tennis Club, and single-family residential at 14.62% of the joint study area. The rural character in this area “frames” the Woodinville community and is important for its tourist industry (see Exhibit 2-7).

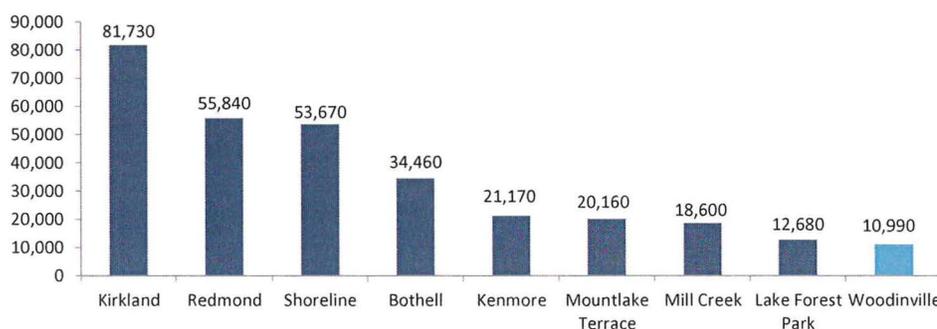
Woodinville Urban Growth Area (UGA) – Snohomish County: The Woodinville Urban Growth Area, also known as Maltby, contains a diverse array of uses, including commercial, industrial, recreational, residential, and open space. Single-family residential is the largest land use category, but commercial and industrial uses account for almost as much of the land area in the UGA. Also noteworthy is the presence of the Brightwater Wastewater Treatment Plant. Commercial and industrial uses are generally grouped along SR 522, while residential and recreational uses are most prevalent in the eastern portion of the UGA. Though located in another county, the Maltby area, is related to Woodinville in its proximity and character of retail, industrial, and single family residential uses (see Exhibit 2-7).

Woodinville’s Growth Trends

Population Trends

As of 2013, the City of Woodinville has a population of 10,990 according to estimates from the Washington Office of Financial Management (OFM). The City of Woodinville’s population grew by 1,181 people from 2000 to 2013. During this period its population increased at an average annual rate of 0.9%. Woodinville is the smallest of neighboring cities in northern King and southern Snohomish Counties based on 2013 population.

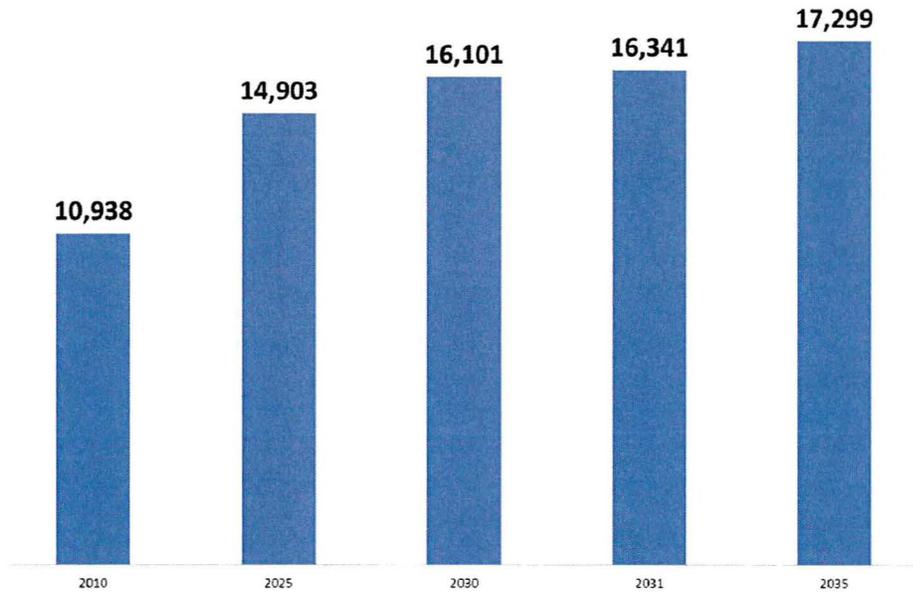
Population for Neighboring Cities, 2013



Source: Washington State Office of Financial Management (OFM), 2013; BERK 2013.

If the City were to add population similar to the 20-year planning estimates (described below), the City’s population would grow by nearly 6,361 persons from 2010 to 2035 (or 6,309 from 2013 to 2035) to a total population 17,299.

Population Growth, City Limits, 2010-2035



Source: Puget Sound Regional Council, 2013; BERK Consulting 2014

If the Potential Annexation Area were added, nearly 58 additional persons would be added. There are another 238 persons in the Woodinville UGA north of the Snohomish County border.

Employment Trends

Woodinville had a covered employment total of 11,386 in 2011. The City has 2,544 fewer jobs in 2011 than it did ten years earlier in 2001 due to the 2008 Recession. With the economic recovery, and strategic actions, the City could again attract commercial and industrial employment, as described further in the Economic Development Element.

Meeting Regional Growth Targets and Capacity

The City of Woodinville has been allocated housing and employment growth targets in the King County Countywide Planning Policies. Currently, the growth targets extend to the year 2031.

Exhibit 2-3. Current Growth Targets 2006-2031

Time Period	Housing Target	Jobs Target
	Net New Dwelling Units	Net New Jobs
Growth Target 2006-2031	3,000	5,000

Source: King County Countywide Planning Policies 2012

While the growth targets extend to the year 2031, the new 20-year planning horizon for the Comprehensive Plan Update is 2035, consistent with the Growth Management Act. In order to derive a 20 year growth number a straight line projection has been developed as a planning estimate for the Comprehensive Plan. Further land capacity has been estimated for the current 2012 Comprehensive Plan.

Exhibit 2-4. Growth Targets 2031, Planning Estimates 2035, and 2012 Comprehensive Plan Land Capacity

	Housing		Employment	
	2031	2035	2031	2035
2006-2031 Target	3,000	3,000	5,000	5,000
2031-2035 Growth Est.	-	480	-	800
2006-2035 Planning Est.	-	3,480	-	5,800
Permits Issued 2006-2012	(573)	(573)	(359)	(359)
Pending Development	(225)	(225)	(413)	(413)
Growth Target Remaining	2,202	2,682	4,229	5,028
Buildable Land Capacity	2,596	2,596	4,372	4,372
Net Surplus/Deficit	394	(86)	143	(657)

Source: BERK Consulting 2013

As shown in the analysis there is sufficient residential capacity for residential dwellings to the year 2031, and a slight deficit by 2035 based on the current 2012 Comprehensive Plan. There is a small surplus of job capacity in 2031 that by the year 2035 becomes a shortfall. Opportunities to address housing and job capacity to the year 2035 are identified in a Comprehensive Plan EIS and are summarized below:

- Allowing for mixed use residential in additional locations in the Little Bear Creek Corridor and along the southern Sammamish Riverfront
- Additional potential for commercial office, retail, and higher density light manufacturing in the Northwest Gateway, Downtown, and northern and southern Industrial areas

With these changes it is estimated that Woodinville will have sufficient growth capacity to meet its 2035 housing and employment planning estimates as well as 2031 growth targets.

Exhibit 2-5. 2031 Growth Targets and 2035 Planning Estimates and Proposed Comprehensive Plan Update Land Capacity

	Housing		Employment	
	2031	2035	2031	2035
Growth Target Remaining	2,202	2,682	4,229	5,028
Buildable Land Capacity	TBD	TBD	TBD	TBD
Net Surplus/Deficit	TBD	TBD	TBD	TBD

Source: BERK Consulting 2013

Land Use & Community Design Plan

Land Use Plan (Alternative 2)

The Comprehensive Land Use Plan Map on the following page displays the preferred land use pattern for the City of Woodinville. The different areas of the map are referred to as designations. Each designation includes a purpose statement and a general list of allowed uses, which provide guidance for use and development provisions within the Woodinville Municipal Code.

Woodland Residential

Purpose: This designation provides for the established low density residential neighborhoods in the northeastern portion of the city that are inappropriate for more intensive urban development due to significant environmentally critical areas, high cost and difficulty in extending public facilities, and presence of natural features that Woodinville seeks to retain.

Allowed uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory (i.e., mother-in-law) dwellings and cottage housing. The permitted density is up to 1 dwelling unit per acre. The implementing zone is R-1.

Low Density Residential

Purpose: This designation provides for established low density residential neighborhoods that are inappropriate for more intensive urban development due to significant environmentally critical areas, high cost and difficulty in extending public facilities, and/or presence of natural features that Woodinville seeks to retain.

Allowed uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory (i.e., mother-in-law) dwellings, cottage housing, duplexes, or townhomes. The permitted density is 4 dwelling units per acre. The implementing zone is R-4.

Moderate Density Residential

Purpose: This designation provides for moderate density residential neighborhoods on lands that are suitable for urban development.

Allowed uses & density: Single-family detached dwellings are the predominant dwelling type. Other dwelling types will be allowed under certain circumstances, such as accessory (i.e., mother-in-law) dwellings, cottage housing, duplexes, townhomes, apartments, and senior citizen assisted housing. The permitted density is 5-8 dwelling units per acre. The implementing zones are R-6 and R-8.

Medium Density Residential

Purpose: This designation provides for urbanized areas with low density multi-family dwelling units that are within walking distance of public transit. This designation can be used as a transition between existing commercial areas and adjoining, lower density residential areas.

Allowed uses & density: A mixture of dwelling types, including duplexes, townhomes, apartments, compact single-family detached dwellings, accessory (i.e., mother-in-law) dwellings, cottage housing, and senior citizen assisted housing. The permitted density is between 9-18 dwelling units per acre. The implementing zones are R-12, R-18, or other similar zones.





High Density Residential

Purpose: This designation provides for urbanized areas with a mixture of multi-family dwelling units and office uses that are within walking distance of public transit. The intent is to locate this designation within walking distance of public transit facilities, near commercial and employment areas, and near community facilities such as parks, and community centers. This designation creates a transition from high intensity uses, such as commercial or industrial development, to lower intensity residential areas.

Allowed uses & density: Multi-family dwelling units, including duplexes, townhomes, apartments, and senior citizen assisted housing, and office uses. The permitted density is 19 dwelling units per acre or greater. The implementing zones are R-24, R-48, or other similar zones.



Neighborhood Business

Purpose: This designation provides for convenient daily retail and personal services (including offices) for a limited service area while minimizing impacts of commercial activities on nearby residential properties.

Allowed uses & density: Neighborhood-scaled retail/service uses are the primary use. Small-scale multifamily uses may be permitted as a secondary use provided designs minimize impacts on surrounding uses. The implementing zone is Neighborhood Business (NB).



Tourist Business

Purpose: This designation provides for wineries, restaurants, lodging, and other complementary uses that encourage tourism.

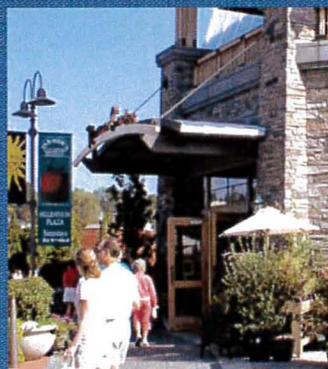
Allowed uses & density: Wineries, restaurants, lodging, and other complementary uses that encourage tourism plus a mixture of convenient daily retail and personal service uses for a limited service area. Residential uses are permitted only as a secondary use when integrated into a pedestrian-oriented mixed-use development concept. This designation excludes most regional facility uses. The implementing zone is Tourist Business (TB).



Central Business District

Purpose: This designation has been applied to the existing downtown commercial district in downtown Woodinville.

Allowed uses & density: A broad mix of comparison retail, moderate to high density residential, professional, services, and recreation/cultural uses that serve the regional market. The new uses feature transit supportive densities. The implementing zone is Central Business District (CBD).



Amenity Mixed-Use

Purpose: This designation applies to the corridor along Woodinville Redmond Road and the Sammamish River where existing industrial uses may transition over time to a pedestrian-oriented mix of uses that orients to a network of trails and the Sammamish River. The intent is to take advantage of the area's unique river and agrarian setting to provide for a unique "work, live, and play" environment".

Allowed uses & density: Existing industrial and business park activities may be retained and expanded, whereas new permitted uses include a mixture of small scale service commercial, multi-family residential, office, restaurants, wineries, and complementary uses. The new uses feature transit supportive densities. The implementing zone is Amenity Mixed-Use (AMU).

General Commercial

Purpose: This designation provides for a wide variety of general service commercial uses, regional-oriented retail uses, and special opportunities for mixed-use development in key areas.

Allowed uses & density: A wide variety of general commercial service and retail uses. New outdoor storage uses are limited to vehicular sales and small scale storage incidental to permitted uses occurring in enclosed buildings. Some areas within walking distance of parks and/or transit access may be appropriate for mixed-use development integrating multifamily uses. New residential uses feature transit supportive densities. The implementing zone is General Business (GB).

Industrial

Purpose: This designation provides for industrial and business park activities.

Allowed uses & density: Industrial and business park activities plus winery/brewery/distillery and other complementary uses that require large footprint warehouse type space and do not impact the integrity of continued industrial and business park activity. The implementing zone is Industrial (I).

Public Parks

Purpose: This designation is applied to all existing and planned publicly owned parks.

Allowed uses & density: Public parks.

Tourist District Overlay

Purpose: This overlay designation provides for wineries and other similar tourist related activities near the southern City limits of Woodinville.

Allowed uses & density: Wineries, hotels, and other complementary tourist related activities (in addition to uses permitted under base zoning).

Option B: *Eliminate this "overlay" designation and simply re-designate lands as "Tourist Business", same as the planned Woodinville Village and surrounding area on the east side of the Sammamish River. Under this option, the list of permitted retail (under current Tourist Business zoning) is much broader, plus many general/business service uses are permitted and there are options for residential uses to be permitted in the district.*

Option C: *Eliminate this "overlay" designation and simply re-designate lands as "Amenity Mixed-Use". This designation would allow the integration of office uses, multifamily uses, and a greater mix of small scale retail and service uses.*

Regional Retail Overlay

Purpose: This overlay designation provides for large scale retail uses that serve regional consumer needs.

Allowed uses & density: Large scale retail commercial uses plus accessory uses (in addition to uses permitted under base zoning).

Exhibit 2-6(1). Comprehensive Plan Land Use Map & Designations: Option 1

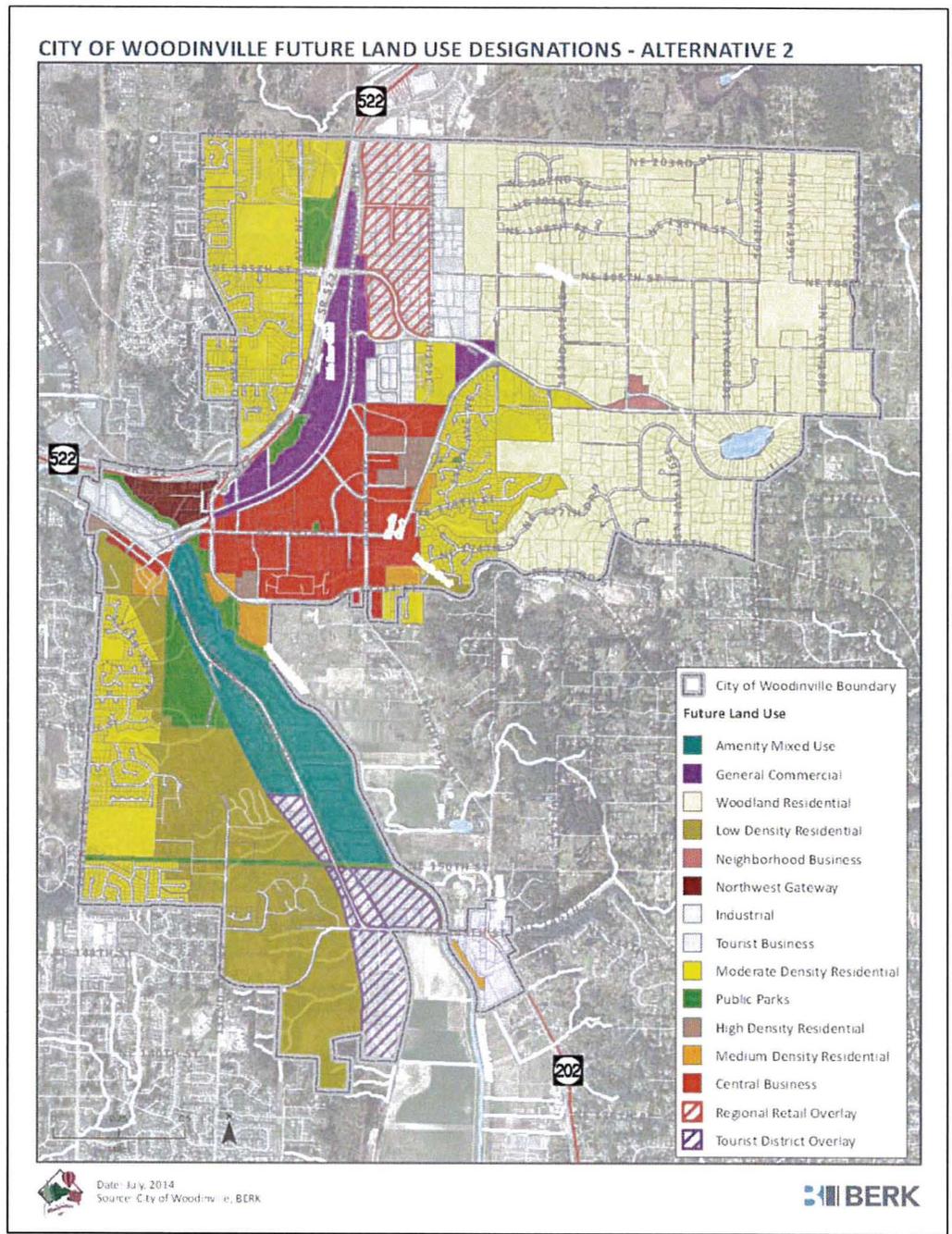
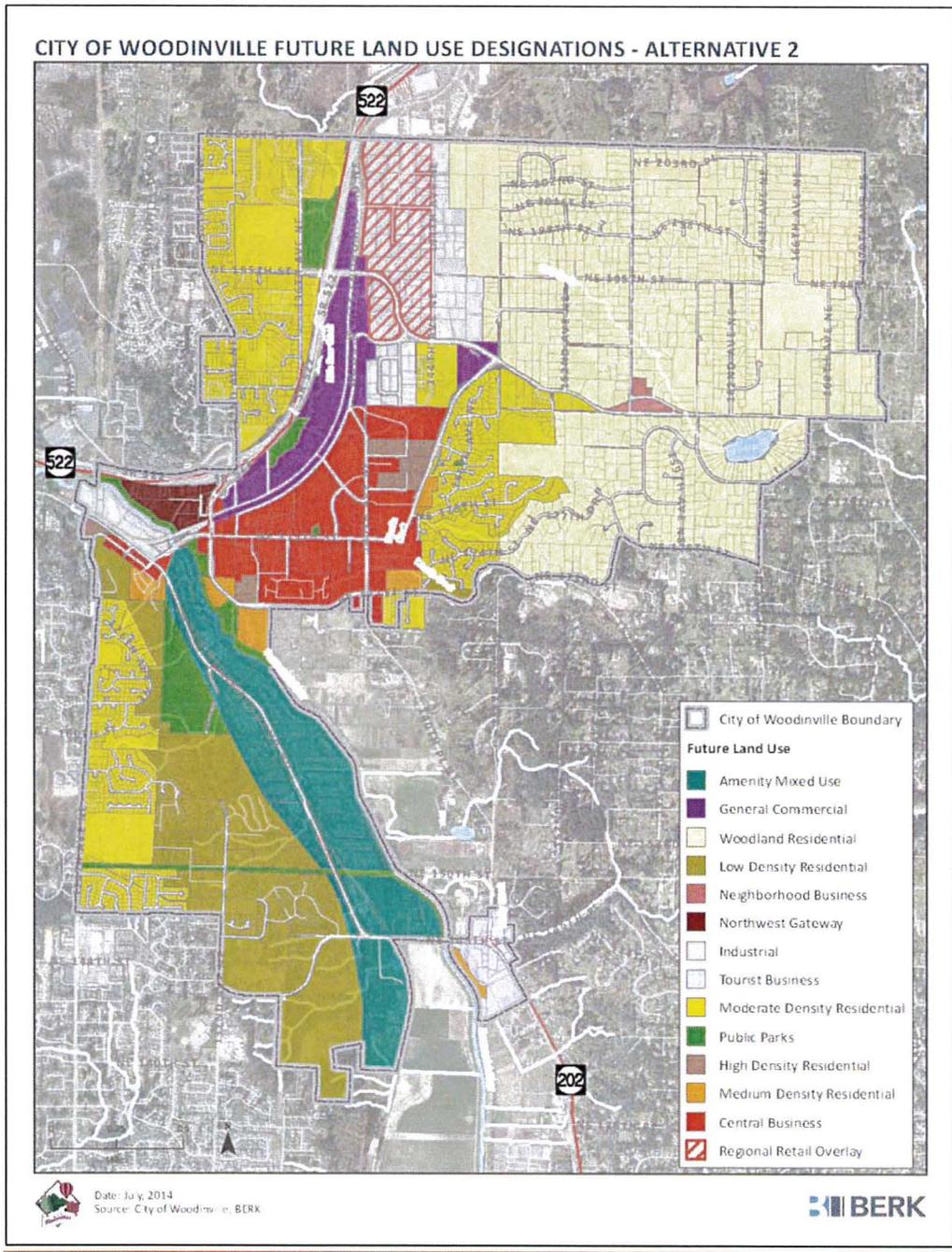


Exhibit 2-6(2). Comprehensive Plan Land Use Map & Designations: Option 2



Subarea Plans, Annexation Areas & Special Study Areas

Adopted Plans

The following Subarea Plans have been adopted as a component of the Comprehensive Plan. Where there is a conflict between goals and policies of these plans with the Comprehensive Plan, the goals and policies of the plan with the most recent adoption date shall apply (see Exhibit 2-7).

- Downtown Little Bear Creek Corridor Master Plan
- Grace Neighborhood Plan
- Tourist District Master Plan

Potential Annexation Areas

The City has identified potential annexation areas to study surrounding the city limits due to effects these lands may have on Woodinville and to examine such areas for potential future growth (see Exhibit 2-7).

King County Special Study Area

The City and King County have reached agreement to study property in the Sammamish River Valley to develop joint recommendations for promoting the wine and agricultural industries in Woodinville. These rural lands adjacent to Woodinville's southern city limits hold special value to the character and identity of the Tourist District and the City as a whole (see Exhibit 2-7).

Community Design Principles

Balanced diversity of neighborhoods and districts

Woodinville features a healthy diversity of neighborhoods and districts that provide for:

- A wide range of housing types to serve Woodinville's increasingly diverse population;
- A variety of places of employment;
- Commercial and community services;
- Recreational amenities;
- Healthy natural environment; and
- A distinct sense of place.

Compact & inviting mixed-use centers

Woodinville's growth is concentrated in compact and inviting mixed-use centers, including:

- Downtown, as the heart of the City and greatest concentration of housing, retail, and employment uses.
- Amenity Mixed-Use District, as the newest center, which will transition over time from an industrial/business park area to vibrant mixed-use community that takes advantage of its unique agrarian riverside setting.
- Tourist District, which serves as the region's wine tourism focal point and is evolving into a dynamic pedestrian-oriented mixed-use village.

Healthy & connected community design

Woodinville's community design promotes healthy living via the following attributes:

- Compact mix of uses in a pedestrian-friendly setting.
- Attractive network of non-motorized paths that connect uses and amenities.
- A wealth of accessible recreational amenities.
- A great emphasis on access to healthy foods.

Attractive multimodal street network

Woodinville places a great importance on a connected network of multi-modal streets that are safe, efficient, and contribute to the City's visual character. Key features:

- Expanded street grid Downtown.
- New internal street and pathway grid in the Amenity Mixed-Use District.
- Transit-supportive community/project design.
- Downtown and mixed-use center transit linkages.

Sustainable community design

Robust environmental stewardship is one of the city's greatest priorities:

- Protected natural areas.
- Environmental restoration.
- Sustainable infrastructure design.
- Sustainable construction practices.
- Smart growth.

Inviting & distinctive public space

- Vibrant urban spaces.
- Fun and inclusive parks.

Northwest woodland design character

- Preserved wooded hillsides.
- Simple three-dimensional building forms.
- Traditional Northwest woodland exterior finishes.
- Forms that express wood framing.
- Emphasis on human-scale.

Outcomes and Objectives

The exhibit below describes desired land use and community design outcomes together with indicators for achieving success and an example of the types of implementation tools that will be used to achieve the objectives.

Exhibit 2-8. Land Use and Community Design Outcomes and Objectives

Outcomes	Indicators	Example Tools
A growing and diverse economy and vital neighborhoods that provide housing choices	Land capacity to meet growth targets to 2031 and planning estimates to 2035	Land Use Plan and Zoning
A strong employment base with a diversity of jobs and high percentage of living wage jobs.	Employment growth that meets or exceeds targets.	Land Use Plan and Zoning City economic development activities
A diversity of housing choices for Woodinville residents.	Increased number of smaller units and senior units.	Mixed-use and multifamily provisions Accessory Dwelling Units Cottage Housing Design Standards
New development reinforces and strengthens the City's Northwest woodland design character.	New development features site and building design consistent with Northwest woodland design provisions.	
Enhanced opportunities for healthy living.	An increase in the number and distribution of local fresh food markets and community gardens.	Land Use Plan and Zoning Design Guidelines
Increased residential density in mixed-use districts.	Most new developments in mixed-use districts integrate residential uses within mixed-use buildings or in single purpose multifamily structures.	Land Use Plan and Zoning
Enhanced street design	Streets are built or improved in conjunction with new development or as part of a publicly initiated project.	Streetscape Design Standards Land Use Plan and Zoning
Enhanced network of public open space within the City.	Increased amount and quality of public open space within the City.	Land Use Plan and Zoning Park and Recreation Plans Design Standards

Goals and Policies

Growth Management

Goal LU-1. Provide land area and densities necessary to meet Woodinville's projected needs for housing, employment, and public facilities.

Policy LU-1.1. Focus growth in compact and inviting mixed-use centers that have the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be effectively provided) and where environmental impacts can be minimized.

Policy LU-1.2. Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the King County County-Wide Planning Policies.

Policy LU-1.3. Adopt user-friendly and coordinated development regulations that facilitate Woodinville's preferred land use pattern (i.e., allowed density, uses, and site provisions).

- A. Refine the land use code on an ongoing basis to make it easier to use by employing simple language, easy to read charts, and illustrative graphics.
- B. Monitor and refine the land use code as needed to ensure that it is facilitating the preferred land use pattern and development character.
- C. Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

Policy LU-1.4. Allow new development only where adequate public services can be provided.

Healthy & Connected Community Design

Goal LU-2. Promote land use and community design that encourages healthy living and good connectivity between compatible uses.

Policy LU-2.1. Adopt development regulations that facilitate a complementary mix of uses within mixed-use centers that encourage more walking and bicycling between uses.

Policy LU-2.2. Adopt design provisions that provide for safe and attractive non-motorized connectivity between uses and amenities, with the frequency of connections are commensurate with the envisioned intensity of land uses (i.e., housing, employment, community services, and amenities).

Policy LU-2.3. Adopt development regulations that encourage the integration of recreational space with multifamily and office development.

Policy LU-2.4. Integrate public recreational amenities accessible to all Woodinville residents, workers, and visitors, with highest priority on locations, facilities, and activities that best serve the community.

Policy LU-2.5. Increase access to health foods by encouraging the location of fresh food markets and community food gardens in close proximity to multifamily uses and transit facilities through zoning and business regulations.

Active Multi-Modal Street Network

Also see the Transportation Element for related goals and policies.

Goal LU-3. Provide a safe, efficient, and attractive circulation network that continues to enhance multi-modal capabilities.

Policy LU-3.1. Implement Downtown's planned street network of primary and secondary streets to accommodate the needs of retail, office, and residential development.

Policy LU-3.2. Create an internal network of pedestrian-oriented streets and pathways to serve envisioned development in the Amenity Mixed-Use district.

Policy LU-3.3. Require non-motorized transportation facilities in all commercial, multifamily, and mixed-use areas to promote pedestrian activity and ease of access between uses and amenities.

Policy LU-3.4. Encourage large commercial and multifamily developments to include transit stops and amenities when appropriate.

Policy LU-3.5. Encourage the development of a transit system linking Downtown, the Amenity Mixed-Use District, and the Tourist District.

Policy LU-3.6. Incorporate the Eastside Rail Corridor as a major intra-community non-motorized connection.

Resource Protection & Sustainable Design

Also see the Natural Environment Element for related goals and policies.

Goal LU-4. Maintain and enhance Woodinville's robust environmental stewardship.

Policy LU-4.1. Maintain and strengthen regulations to protect sensitive natural areas and pursue strategies/actions to restore degraded natural areas.

Policy LU-4.2. Update development regulations to emphasize sustainable design in new developments.

Policy LU-4.3. Encourage retrofits to existing development and infrastructure to reduce environmental impact.

Explore providing incentives to residents and businesses that improve building energy performance and/or incorporate onsite renewable energy.

Policy LU-4.4. Emphasize sustainable design/practice in public improvements and in the design/use of public facilities and events.

A. Update public works standards, as necessary, to emphasize best practice sustainable design/practice.

B. Incorporate consideration of physical health and well-being into the location and design of public facilities.

Policy LU-4.5. Monitor the City's progress in meeting resource protection and sustainability goals to track success and refine the implementation strategy as needed to help meet goals.

Policy LU-4.6. Use the City's Tree Fund to plant urban replacement forests on publicly-owned property.

Inviting & Distinctive Public Space

Also see the Parks & Recreation Element for related goals and policies.

Goal LU-5. Integrate inviting and distinctive public space throughout the City with greatest emphasis in Downtown, mixed-use areas, and within multifamily districts.

Policy LU-5.1. Implement public open space policies set forth in the Downtown Little Bear Creek and Woodinville Village Master Plans.

Policy LU-5.2. Adopt development regulations and guidelines that encourage the integration of usable public open spaces in the Amenity Mixed-Use District.

Policy LU-5.3. Maintain and enhance streetscape design standards that enable safe access for all users and enhance character and identity of the City.

Policy LU-5.4. Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development.

Policy LU-5.5. Continue to encourage public participation in the design of public spaces throughout the City.

Northwest Woodland Design Character

Also see the Natural Environment Element for related goals and policies.

Goal LU-6. Protect and reinforce Woodinville's Northwest Woodland Design Character.

Policy LU-6.1. Maintain and enhance development regulations that preserve Woodinville's wooded hillsides, open spaces, and the character of established residential neighborhoods.

Policy LU-6.2. Maintain and enhance site and building design provisions for commercial, public, and multifamily development that reflects the Northwest Woodland character.

A. Promote architecture that emphasizes traditional three-dimensional forms, traditional Northwest woodland exterior finishes, forms that express wood framing, an emphasis on human-scaled design, and finishes that reflect the early 1900s domestic agrarian vernacular of materials.

B. Encourage the integration of gardens and other site landscaping associated with public, commercial, and multifamily development to improve site aesthetics, enhance the pedestrian experience, and reinforce the City's Northwest Woodland design character.

Residential Uses

Also see the Housing Element for related goals and policies.

Goal LU-7. Provide for attractive, safe, diverse, and cohesive residential neighborhoods.

Policy LU-7.1. Maintain and enhance public improvement standards that emphasize safe, attractive, and compatible street design and employ low impact development techniques to the extent feasible.

Policy LU-7.2. Provide design provisions for mixed-use and multifamily districts that emphasize a pedestrian-friendly character along block frontages, ensure compatibility with the existing or envisioned character of the area, and integrate usable open space for residents.

Policy LU-7.3. Review and update infill development regulations that promote quality development that complements the existing neighborhoods.

Policy LU-7.4. Maintain and enhance provisions to preserve the wooded character of Woodinville's established residential neighborhoods.

Policy LU-7.5. Employ extensive outreach to residential neighborhoods for public improvements and land use actions that have the ability to affect the character of existing residential neighborhoods.

Policy LU-7.6. Allow clustering of residential units to preserve open space and reduce surface runoff.

Goal LU-8. Integrate a diversity of housing choices while maintaining compatibility with the established or envisioned character of the area.

Policy LU-8.1. Provide for a diversity of housing types and levels of affordability in mixed-use and multifamily districts to meet the needs of the community (including those with special needs related to age, health, or disability).

Policy LU-8.2. Allow for attached and detached accessory dwelling units in all single family residential districts provided size, design, and owner occupancy provisions are included to ensure compatibility with surrounding uses.

Policy LU-8.3. Allow for cottage housing developments in all single family residential districts provided special design provisions are included to ensure compatibility with surrounding uses.

Policy LU-8.4. Encourage a mixture of housing types integrated with large site development.

Commercial & Mixed-Uses

Goal LU-9. Establish a land use pattern that provides a broad range of commercial services and employment opportunities that serve the needs of residential neighborhoods, workplaces, and the greater Woodinville community.

Policy LU-9.1. Maintain and enhance Downtown as an inviting place to work, shop, live, and socialize.

- A. Encourage a mixture of commercial, office, and residential uses within Downtown to support day and evening activities for all ages.
- B. Maintain and enhance development regulations that emphasize the desired form and character of development.
- C. Encourage multi-story construction with underground or structured parking that facilitates transit-friendly densities and vibrant pedestrian-oriented streetscapes.
- D. Encourage the integration of inviting publicly accessible open spaces that enhance the character and livability of Downtown.
- E. Integrate pathways and trails that improve linkages between Downtown and surrounding neighborhoods.
- F. Develop the City Hall/Community Center campus consistent with the City's adopted Civic Center Master Plan.

Policy LU-9.2. Establish the Amenity Mixed-Use District that allows existing industrial uses to transition over time into a vibrant pedestrian-oriented mixed-use district that combines residential, office, restaurants, wineries and related tourism uses, personal services, and small scale retail uses.

- A. Allow existing industrial uses to continue and provide an opportunity for uses to expand provided measures are integrated to mitigate impacts on permitted uses.
- B. Adopt community design provisions that place a great emphasis on the form and character of development.
- C. Create a coordinated network of internal roadways and trails that serves the envisioned mix of uses and creates a distinct setting and identity for the district.
- D. Maximize access and site orientation to the river as a major amenity and character feature for the district.
- E. Provide for building heights between 2-4 stories with the ability to go to 6-stories via incentives for public amenities, desired mix of uses, and/or integration of special design features.
- F. Encourage building layout, orientation, modulation, and articulation to reduce the perceived scale of large buildings, add visual interest, and establish a distinct design character for the district. Emphasize human scaled design components and details that add interest to facades and entries.
- G. Adopt development regulations and guidelines that emphasize coordinated design that provides compatibility along internal property lines in the near term but allows integration and connections in the long term as surrounding properties are redeveloped as envisioned.

Policy LU-9.3. Maintain and enhance the Hollywood District as a premier regional tourist destination for wineries, breweries, distilleries and complementary uses.

- A. Encourage the implementation of the Woodinville Village Master Plan.
- B. Review and update development regulations to protect wineries, breweries, distilleries, restaurants, and complementary uses to accommodate growing tourism.
- C. Continue to allow for small scale retail and personal service uses that serve surrounding residential neighborhoods.
- D. Maintain and enhance design provisions that reinforce the vision of the Hollywood District as a vibrant, compact, and authentic, pedestrian-friendly village.

Policy LU-9.4. PLACEHOLDER Policy for NW Gateway area?

Policy LU-9.5. Provide an active and diverse industrial area that promotes economic growth.

- A. Limit non-industrial uses to those that are complementary to industrial activities in terms of access and circulation, public safety, hours of operation, and other land use activities.
- B. Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.
- C. Develop industrial lands to minimize impacts on surrounding land uses, especially residential land uses.
- D. Establish new or additional industrial development that complies with the following criteria:
 - 1. Sewer, water, and communications 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.

Policy LU-9.6. Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.

Maintain and enhance development regulations (i.e., building uses, height, and form, land use intensity, site layout, landscaping, and site edge design) to ensure that neighborhood commercial development is compatible with surrounding residential uses

OTHER ISSUES TO ADDRESS (TO BE COMPLETED):

- King County Potential Annexation Area
- Sammamish River Valley
- Snohomish County Future Urban Growth Area
- Regional growth & cooperation

Action Plan (TO BE COMPLETED)

Caption

Heading row

Table text