

Ms. Jenny Ngo
Development Services Department
City of Woodinville
17301 – 133rd Avenue NE
Woodinville, WA 98072

Re: Planning Commission Agenda Item #1
Public Hearing – 2015 Comprehensive Plan and Municipal Code
Update

Dear Ms. Ngo,

Please consider these some preliminary comments to the code changes being considered by the Planning Commission.

1. WMC 21.08.070.A: We support the increase in area for grocery stores in the CBD.
2. WMC 21.12.040.A: Footnote (27) requires fireplaces for each new residential unit. This requirement increases costs of housing units and many people would not choose to have a fireplace in their unit. Wood burning fireplaces increase air pollution and increase the risk of fires in the building. The decision to include fireplaces within units should be driven by the market, not by outside regulations.
3. WMC 21.12.040.A: I have several concerns with the public benefits to gain the increased height and residential FAR.
 - a. The City requires retail on the ground floor along certain streets in the CBD zone. The public benefits include an additional 25% of the total area as office space. This appears to penalize those properties that have to provide retail space on the ground floor.
 - b. The height increase allowed in the CBD zone with public benefits (45 feet) should be increased for those buildings that are required to provide retail on the ground floor. The ceiling heights of the retail uses may compromise three (3) stories of desirable and modern residential ceiling heights above the retail use.
 - c. There are 27 definitions for signs and none for public open space. Further clarity around what would qualify as public open space should be considered.
 - d. I understand the intent and typically support efforts around affordable housing. Many developers will not take advantage of the increase in height and density for this incentive. Affordable housing requirements should be inclusive to all zones, including single family. Affordable housing demand is

RECEIVED

JAN 07 2015

CITY OF WOODINVILLE
DEVELOPMENT SERVICES

created by all uses and should be equitably distributed across all the land use zones. The Planning Commission should consider the following:

- i. Reduce the percentage from 10% in the CBD zone and require all zones to participate in the affordable housing program.
- ii. Increase the rental affordable housing unit to match the City of Bellevue's requirements (80% of the King County AMI).
- iii. Adopt a fee-in-lieu program.
- iv. Eliminate required retail on the ground floor from the FAR calculations since this is a requirement and benefit to the City.
- v. Duration of affordability should be reduced to 20 years and should be the same for ownership and rental units.
- vi. A provision should also be included to allow market rental for those units that are not rented for a certain time period due to lack of demand.
- vii. The City should adopt the Multifamily Tax Exemption (MFT) program if any affordable housing program is being considered.

Please consider these some preliminary comments on the recommended land use code changes. I will provide further comments during the process.

Thank you,


Harold Moniz, AICP
Senior Planner