

Comprehensive Plan & Municipal Code Update

JUNE 16, 2015

ELEMENTS OF ALTERNATIVES



Seven Issues for Discussion

1. Low Density residential rename to Woodland Residential
2. Changes to Comp Plan Policies
 - ▶ Northwest Woodland “Design”
 - ▶ Order of Policies
 - ▶ Sanitary Sewer Policies
3. Compliance with “Larger City” Designation for Housing and Jobs alternatives
4. Planning Horizon to the year 2031 or 2035?

Seven Issues for Discussion

5. Major Comp Plan Alternatives

- ▶ Alternative No. 1: Current Comp Plan (No action alternative)
- ▶ Alternative No. 2: Mixed uses (Residential and retail in southern industrial area + large format retail in northern industrial area + residential in GB Zone, etc).
- ▶ Alternative No. 3: Greater downtown density + Shadow platting in the R-1 area
- ▶ Any combination of the above alternatives

Seven Issues for Discussion

6. Planned Action for Downtown (Ordinance No. 606)

7. Updated Critical Area Regulations (Ordinance No. 605)

Decisions made on May 12th

- ▶ Use the 2031-35 Planning Horizon
- ▶ Use the straight-line method to determine growth targets

Next Up: Lisa Grueter

- ▶ Take us back to where we started
- ▶ Show our progress along the way
- ▶ Review our revised capacity estimates and policies

Update Objectives July 2013

▶ **Compliance:**

- ▶ Meet the requirements of GMA, and plan consistently with Countywide Planning Policies and PSRC's Vision 2040.

▶ **Vision:**

- ▶ Revisit the Woodinville vision to affirm or modify it to reflect the City's changing needs and aspirations.

▶ **Economic, Fiscal, and Environmental Foundations:**

- ▶ Provide information to ensure the vision and plan is framed through opportunities and constraints.

▶ **Comprehensive Plan Readability:**

- ▶ Provide a streamlined plan, focused on policies and strategies that Woodinville citizens, staff, and decision-makers can read and understand.

▶ **Simplify Development Regulations:**

- ▶ Align the City's development regulations with the Comprehensive Plan land use element,
- ▶ Remove unnecessary detail,
- ▶ Update critical areas and grading standards, and
- ▶ Streamline the permit process.

▶ **Measurement and Implementation:**

- ▶ Develop a plan that is implementable with measurable objectives.

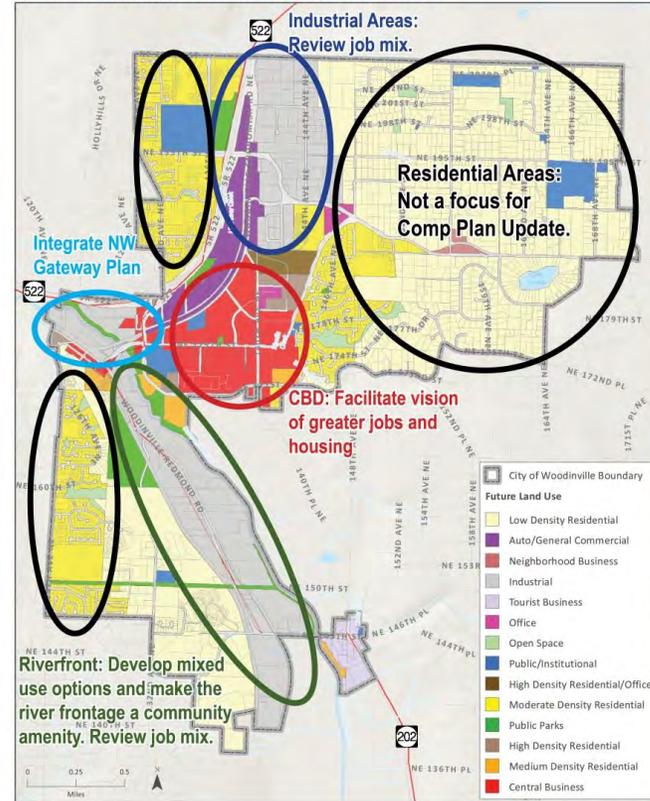
▶ **Project Management:**

- ▶ Conduct the Update on time and within allocated budget resources.

Concepts

PRELIMINARY ALTERNATIVE CONCEPTS

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS



General Concepts

Making Policies and Code Work Better. For example:

- ▶ Accessory Dwelling Units
- ▶ Housing Incentives in CBD
- ▶ Other ideas from recent dockets and residential code updates

Facilitating the Vision of the CBD:

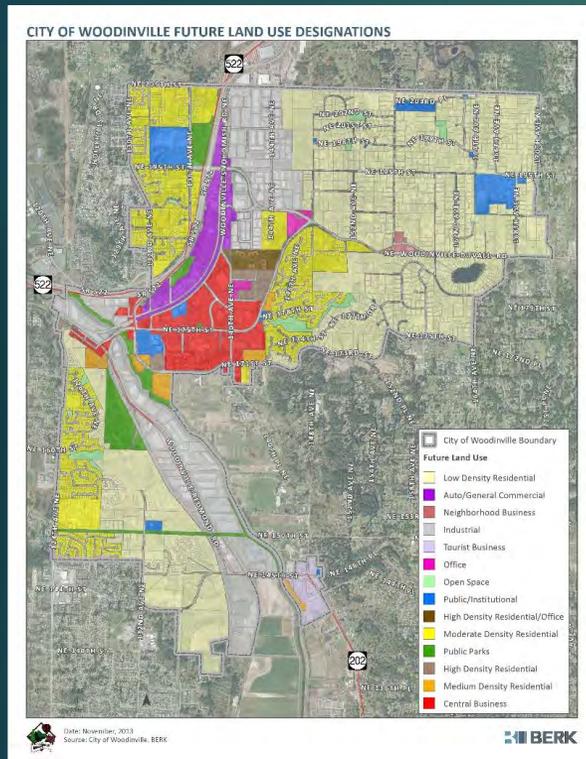
- ▶ Infill Exemption, OR
- ▶ Planned Action

Date: November, 2013
Source: City of Woodinville, BERK

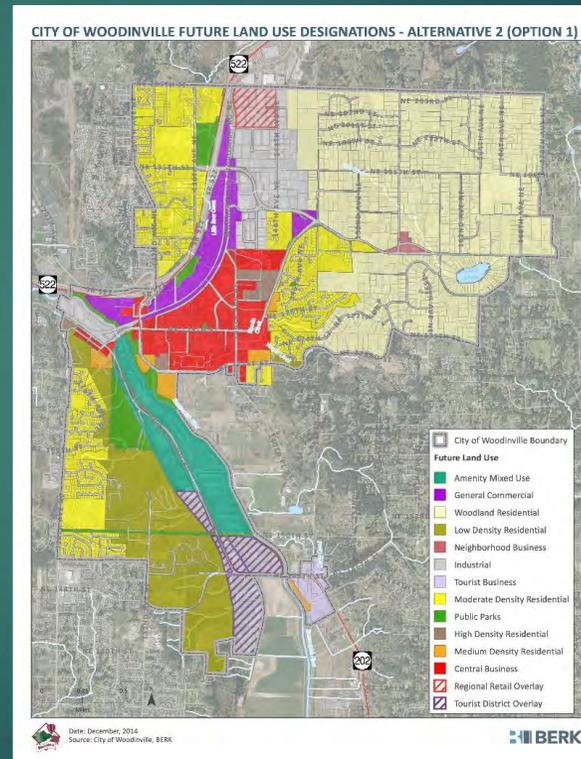


Alternatives 1, 2 and 3

Vary land use
or growth
assumptions



Alternatives 1 and 3: Current Plan

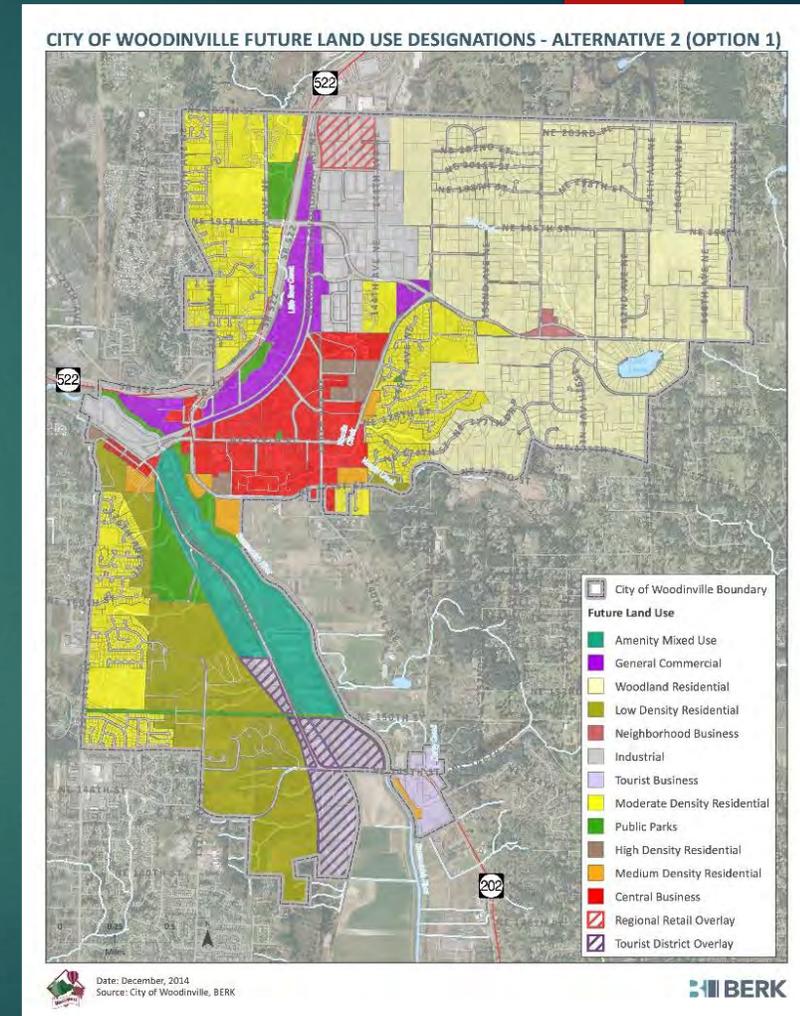


Alternative 2: Planning Commission

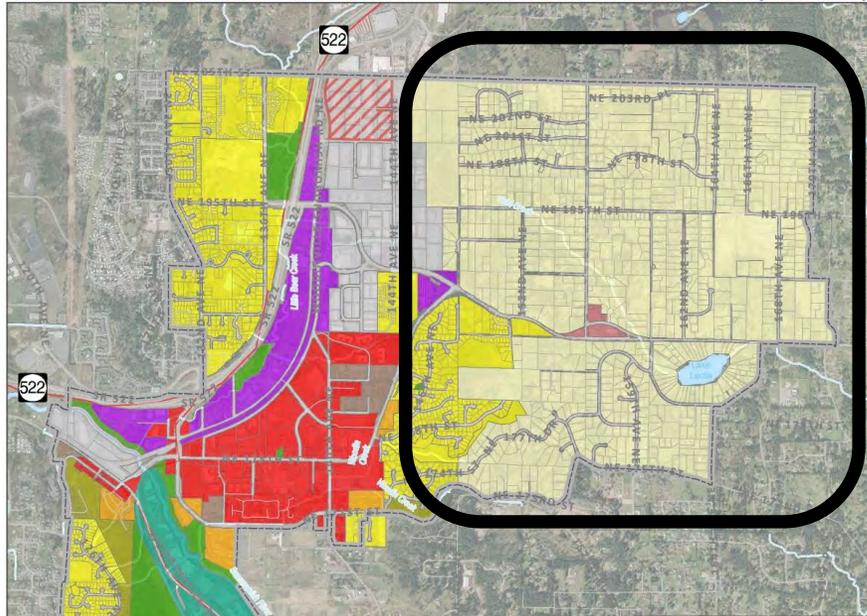
Alternative 2 Features

- ▶ Woodland Residential – R-1 in northeast Woodinville
- ▶ Riverfront Amenity Mixed Use (AMU)
- ▶ Regional Retail Overlay
- ▶ GC designation / GB zone –allow residential
- ▶ Gateway – GC / GB instead of Industrial
- ▶ Consolidating and simplifying land use designations

- Office / HDR + Office = CBD or GC
- Open Space + Public/Institutional = surrounding predominant designation
Zoning remains Public/Institutional



CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



Woodland Residential

Retain the 1-unit per acre density. Area is 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



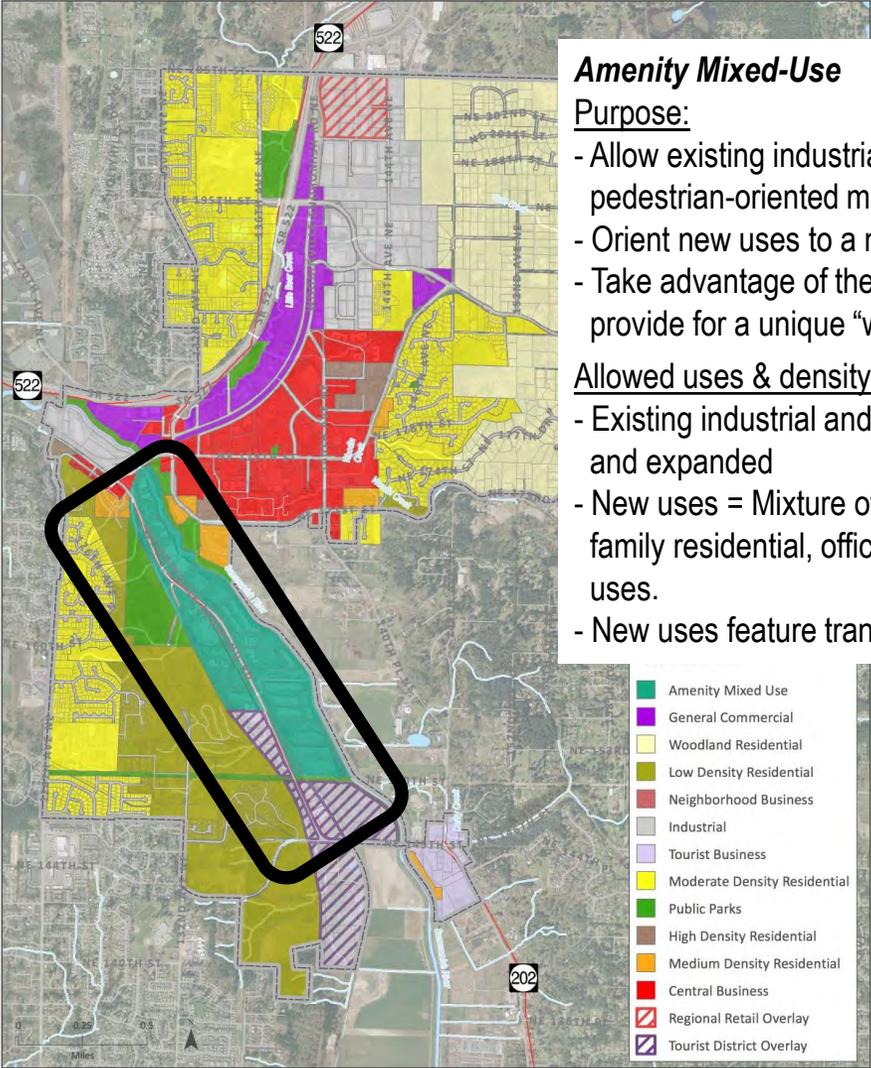
In part to balance the City's exploration of a permanent R-1 acre lot residential zoning in east Woodinville Alternative 2 evaluates:

- Opportunities to improve accessory dwelling unit (ADU) provisions
- Downtown density and height incentives

Additionally, see options for mixed use in:

- GC / GB
- AMU

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



Amenity Mixed-Use

Purpose:

- Allow existing industrial uses to transition over time to a pedestrian-oriented mix of uses
- Orient new uses to a network of trails and the Sammamish River.
- 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
- New uses = Mixture of small scale service commercial, multi-family residential, office, restaurants, wineries, and complementary uses.
- New uses feature transit supportive densities.

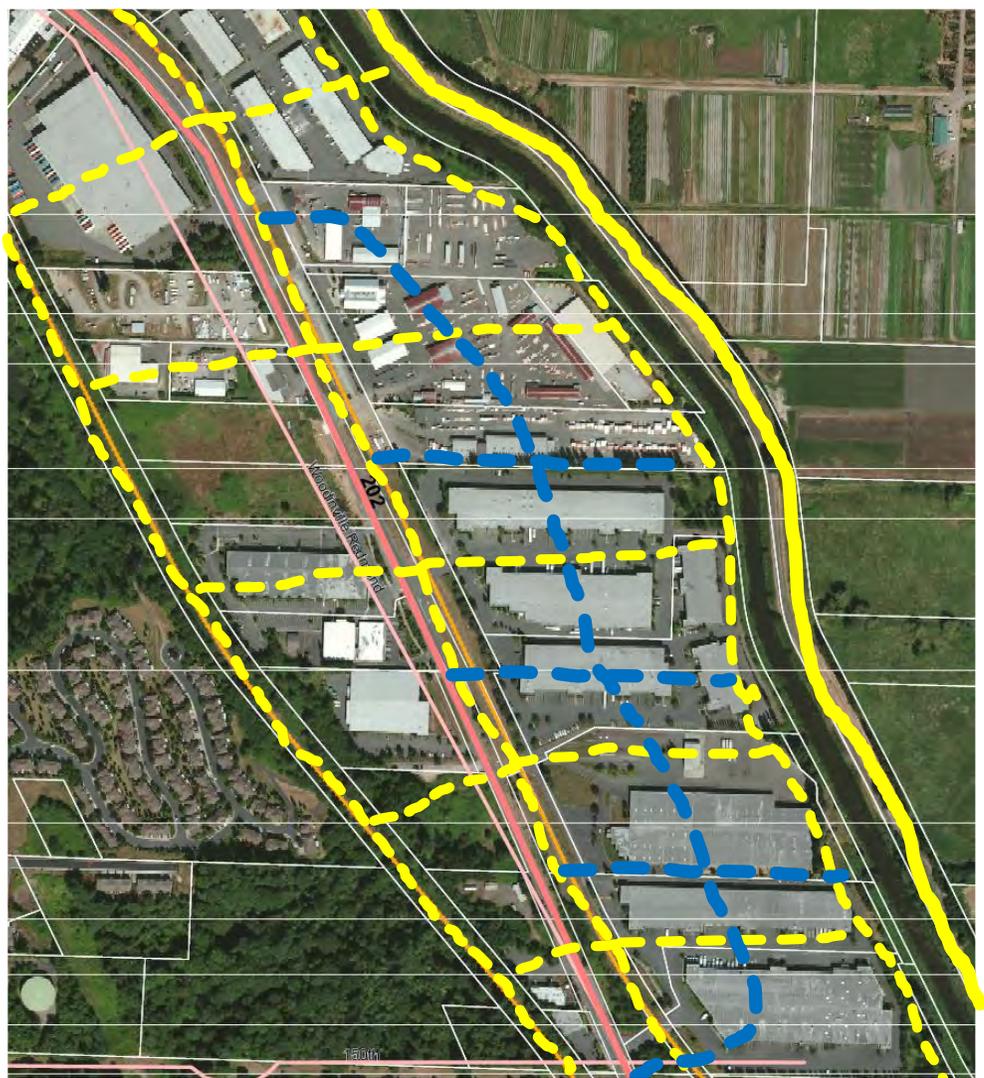
Riverfront Amenity Mixed Use.....

.....possible vision images



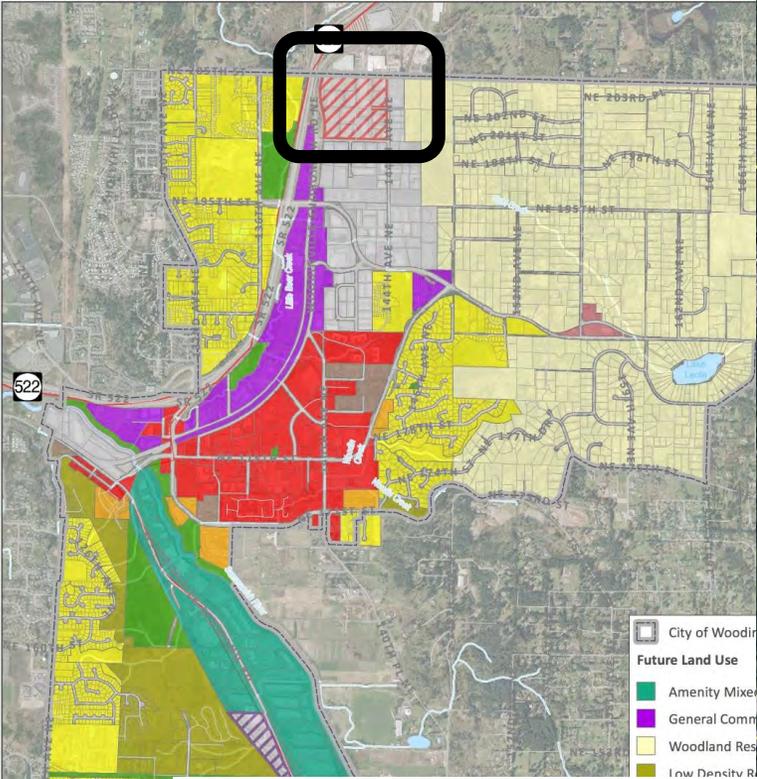
Riverfront Amenity Mixed Use.....possible vision images





Road (blue) & trail (yellow) concept:
Possible internal connections with future redevelopment

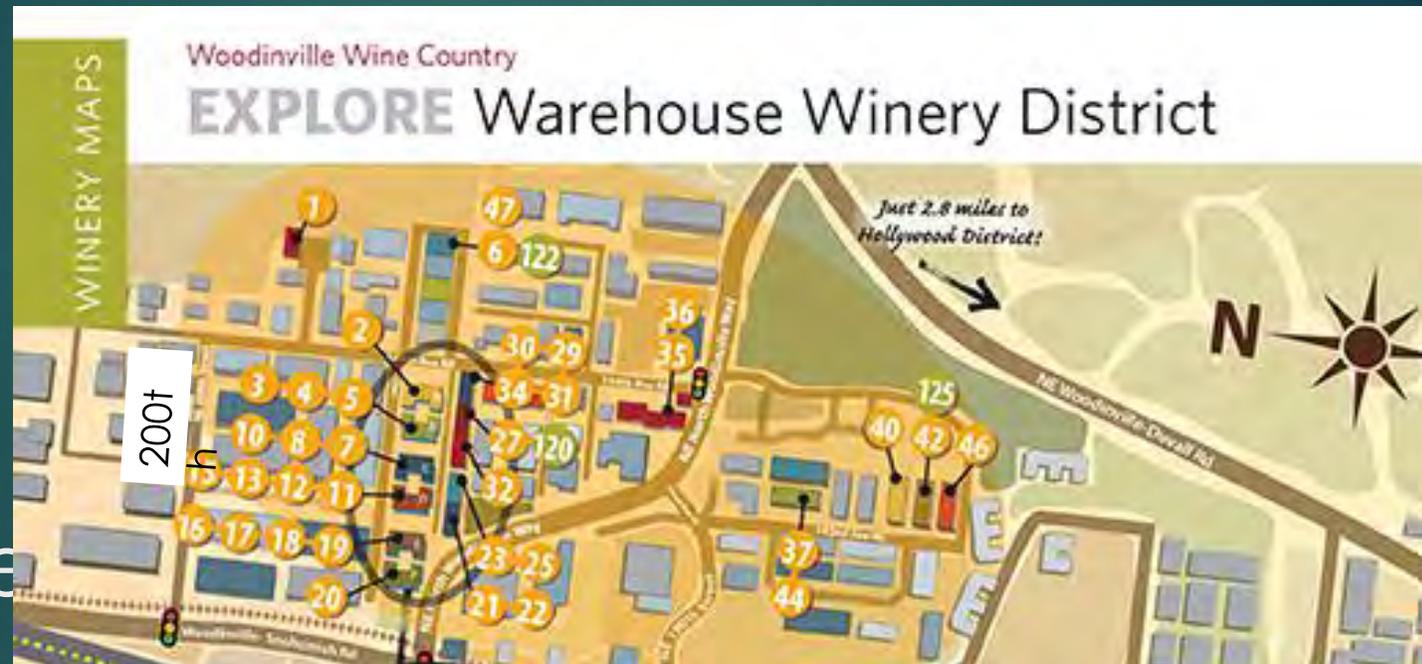
CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2



Regional Retail Overlay

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

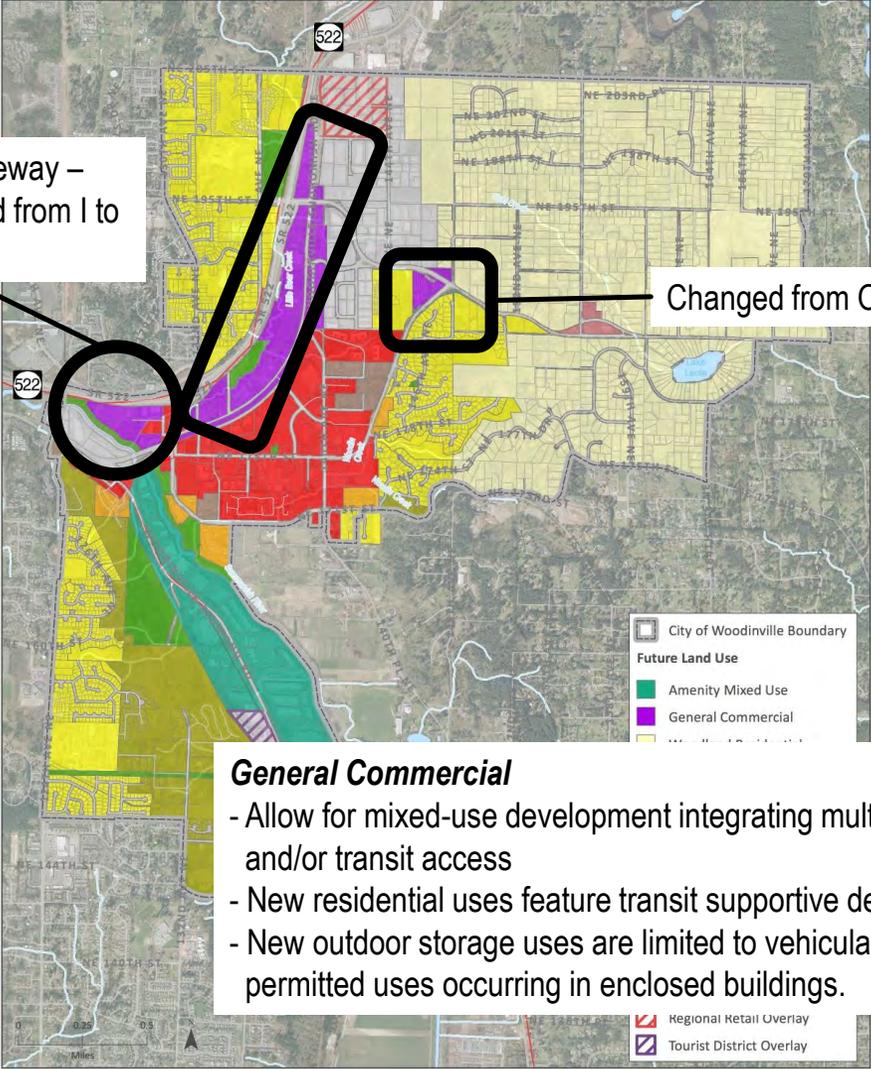
Allowed uses & density: Large scale retail commercial uses plus accessory uses (in addition to uses permitted under base zoning).



Ware

Issue: Desire to expand the range of uses supportive of small wineries and compatible with other warehouse district uses

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



NW Gateway –
Changed from I to
GC

Changed from Office (designation eliminated)

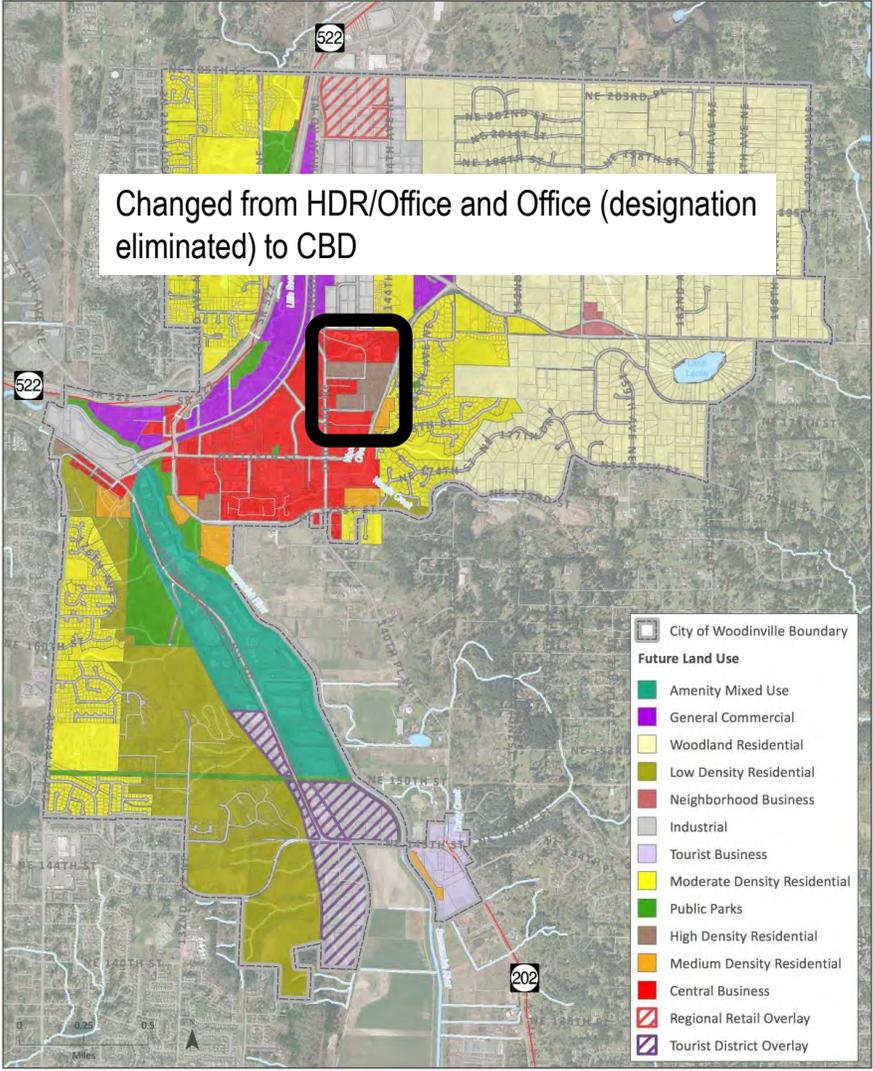
General Commercial

- Allow for mixed-use development integrating multifamily uses within walking distance of parks and/or transit access
- New residential uses feature transit supportive densities.
- New outdoor storage uses are limited to vehicular sales and small scale storage incidental to permitted uses occurring in enclosed buildings.

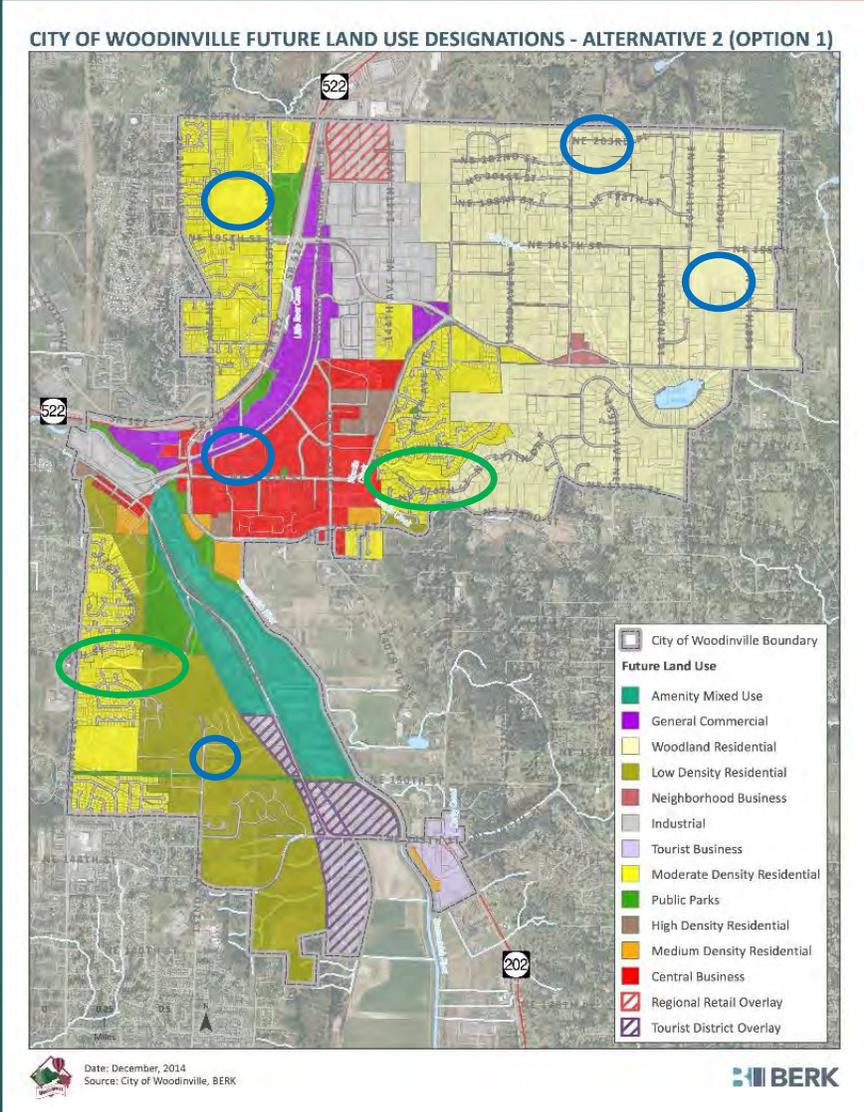
Additional map
simplification for
Office and
HDR/Office

Change to CBD

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



Additional map simplification for Public / Institutional and Open Space Take Surrounding Designations



Integrate Housing Diversity

1. Each residential land use designation allows for a greater mix of housing types to serve an increasingly diverse population:

- ▶ Accessory dwelling units
- ▶ Cottage housing
- ▶ Townhouses
- ▶ Multifamily buildings



2. Encouraging development of affordable housing via density and height incentives in CBD, AMU, and GC zones

Capacity Estimates of Features

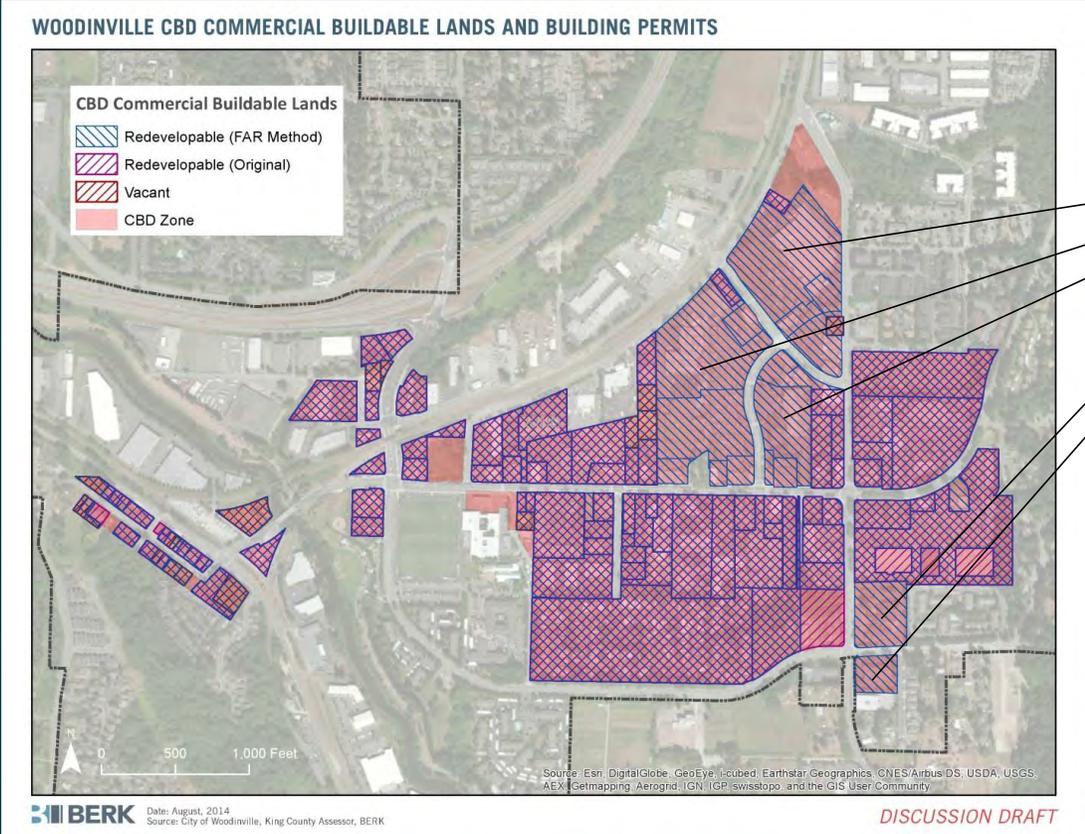
Approximate Number of Housing and Jobs by Alternative 2 and 3 Feature

| Option | Additional Housing Units | Additional Jobs |
|--|--------------------------|-----------------|
| Alternative 2: Amenity Mixed Use District | 100 | 70 |
| Alternative2: Regional Retail Overlay | NA | 75 |
| Allow only small retail in Warehouse District | NA | 35-45 |
| Alternative 2: CBD enhanced development incentives including affordable housing incentives and the SEPA Facilitation tools | 315 | 620 |
| Alternative 2: Allow Mixed Use in GB, Change Gateway to GB, Update development incentives (e.g. for office) | 70 | 185 |
| Alternative 3: Allow Additional Heights in Downtown: Add a sixth story, at up to 75-80 feet in the CBD | 705 | 7,100 |

Notes: Figures are rounded. See also Draft EIS Exhibit 2-4 table notes for description of features and capacity. See comparison of CBD capacity by alternative in Draft EIS Exhibit 2-6. Option 3

Source: BERK Consulting 2014 and 2015

CBD Redevelopment



Parcels included in FAR based job analysis but not in the Original parcel based job analysis

Selected Capacity Estimates

| | Alt 1 | Alt 2 | Alt 3 | Alt 1 with CBD and GB Changes |
|---------|-------|-------|--------|-------------------------------|
| Housing | 2,615 | 3,097 | 3,090 | 2,930 |
| Jobs | 4,476 | 5,433 | 12,944 | 5,335 to 5,506 |

See DEIS Exhibit 2-3 for Alternative Target and Capacity Information

| | Housing Units | Jobs (Orig) | Jobs (FAR) |
|--------------------------------------|---------------|--------------|---------------------|
| Alternative 1 Baseline Capacity | 2,615 | 4,476 | 5,266 |
| Remaining Target Straightline 2035 | 2,682 | 5,028 | 5,028 |
| Surplus (Deficit) | -67 | -552 | 237 |
| Plus Canterbury Square Added Units | +100 | NA | NA |
| Plus CBD Planned Action / Incentives | +215 | +620 | Assumed in Approach |
| Plus GB Office Emphasis / Incentives | NA | +240 | +240 |
| New Total | 2,930 | 5,335 | 5,506 |
| Surplus (Deficit) | 248 | 308 | 478 |

Policy Adjustments

- ▶ Chapter 2 Land Use
 - ▶ Renumber Goal LU-2 to Goal LU-1
 - ▶ Change Phrase throughout element:
 - ▶ Northwest Woodland Design Character
- ▶ Chapter 7 Capital and Public Facilities
 - ▶ Restore this policy under Goal CFP-7:
 - ▶ Encourage conversion from on-site wastewater disposal systems as sewer lines become available.

Council Conclusion

- ▶ Direction and decisions