

Comprehensive Plan & Municipal Code Update

January 21, 2015

Agenda/Purpose

- Review Key Information/Areas of Consensus
 - Transportation Element – Separate Presentation
 - Land Use Element/Code
 - Housing Element

- Schedule
 - 2/4 – Economic Development, Natural Environment, Capital Facilities, Parks, Utilities, Planned Action
 - 2/18 – Recommendations

DRAFT

City of Woodinville

2015 Comprehensive Plan & Municipal Code Update

Draft Comprehensive Plan Update 2015

Draft Municipal Code Update & Best Available Science Review

Draft Environmental Impact Statement

Revised Draft Existing Conditions Report

November 2014

Prepared by:
BERK Consulting
MAKERS Architecture
The Watershed Company
Transportation Engineering Northwest
Golder Associates

Prepared for:
City of Woodinville



Growth by 2035

Citywide Growth

Scenario	<i>New Housing Units</i>		<i>New Employment</i>	
Alternative 1: Current Comprehensive Plan (No Action)				
Alternative				
Buildable Land Capacity	2,615		4,476	
Pending Development	225		413	
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes				
	<i>Min Range</i>	<i>Max Range</i>	<i>Min Range</i>	<i>Max Range</i>
Buildable Land Capacity	2,682	3,097	5,028	5,433
Pending Development	225		413	
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill				
Buildable Land Capacity	3,090		12,944	
Pending Development	217		1,471	

Growth Targets/Allocations

Alternative 1 – does not quite meet 2035 housing estimate and requires more intensive employment to meet 2035 employment estimate

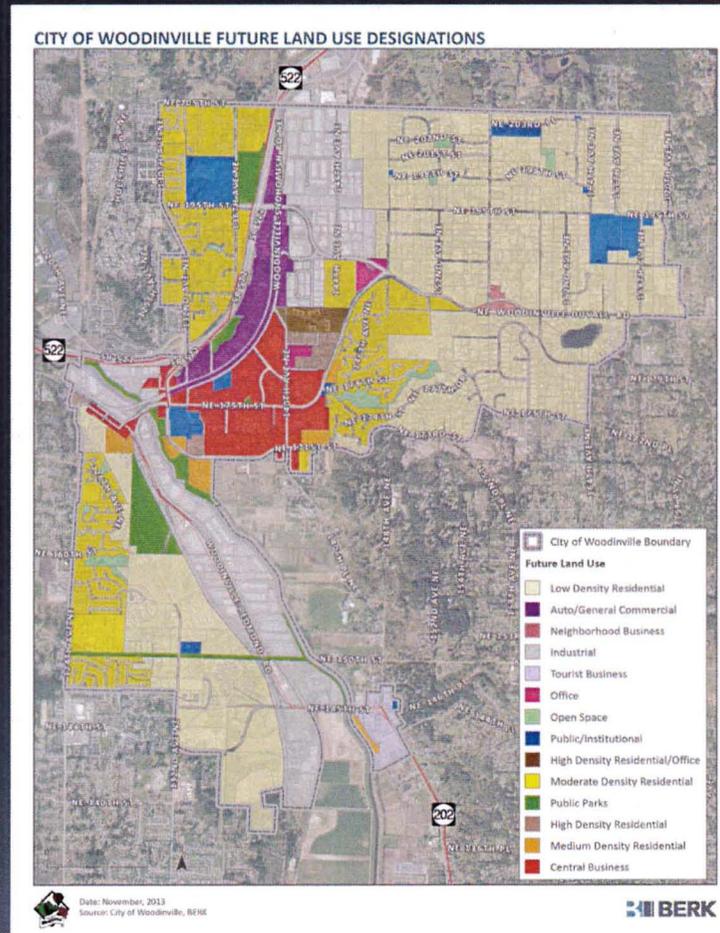
Exhibit 2-3. Housing and Employment Capacity and Comparison 2006-2031 Targets and 2006-2035 Projections

	Housing		Employment		2035 Floor Area Based
	2031	2035	2031	2035 Standard	
2006-2031 Target	3,000	3,000	5,000	5,000	5,000
2031-2035 Growth Est.	-	480	-	800	800
2006-2035 Planning Est.	-	3,480	-	5,800	5,800
Permits Issued 2006-2012	(573)	(573)	(359)	(359)	(359)
Pending Development	(225)	(225)	(413)	(413)	(413)
Growth Target Remaining	2,202	2,682	4,229	5,028	5,028
Buildable Land Capacity	2,615	2,615	4,476	4,476	5,266
Net Surplus/Deficit	413	(67)	247	(552)	237

Source: City of Woodinville GIS; BERK Consulting 2014

Alternatives 2 and 3 would meet 2035 estimates – with different mix of either land use or code adjustments

Alternatives 1 and 3

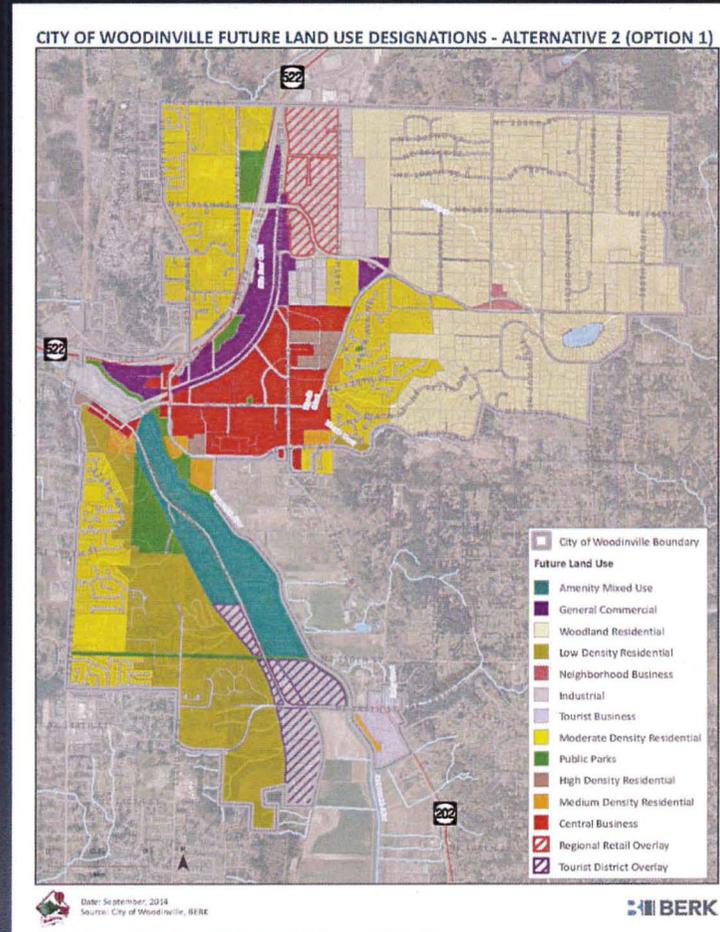


Alternative 2

Two Options

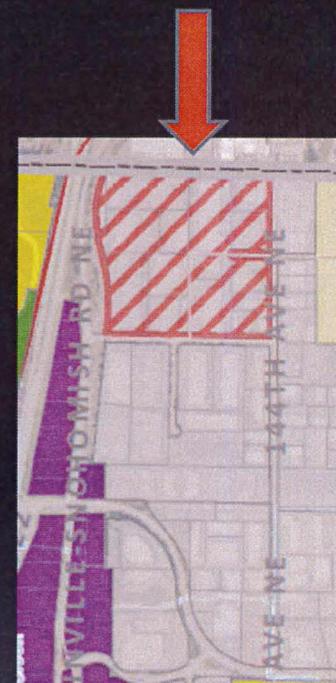
Option 1 at right

Option 2 same but extends AMU in place of Tourist Overlay



Key Issues Under Review

- Policy Amendments:
 - Add policy on importance of views from SR 202 to Sammamish River
 - Clarify transportation policies; add functional class map
- Map Options
 - Continued consideration of Alternatives 1, 2, and 3
 - Sub-option explored of reducing the Regional Retail Overlay proposed in Alternative 2 to cover only the area north of 200th



Key Issues Under Review

- Code Options
 - Updated pedestrian core frontage map to clarify location of ground level commercial uses
 - Expanding the list of permitted uses in the Industrial District, notably those in support of the Warehouse District wineries
 - Further simplified use charts
- P/I Property change to CBD: A parcel highlighted below would be changed from P/I to CBD reflecting its private ownership and surrounding zoning of CBD:



Comments/Questions – Land Use, Transportation, Housing

- Vehicular access and drive-through uses
- General comments on need for transportation improvements
- Code revisions in response to comments to expand on the list of permitted uses available in the Light Industrial Zone (notably those that complement the wineries)
- Considerations per January 7 letter from Collins Woerman (fireplaces, height and density bonus, etc.)
- Other comments on programs supporting funding for affordable housing (e.g. 80/20 bonds program)
- Others?

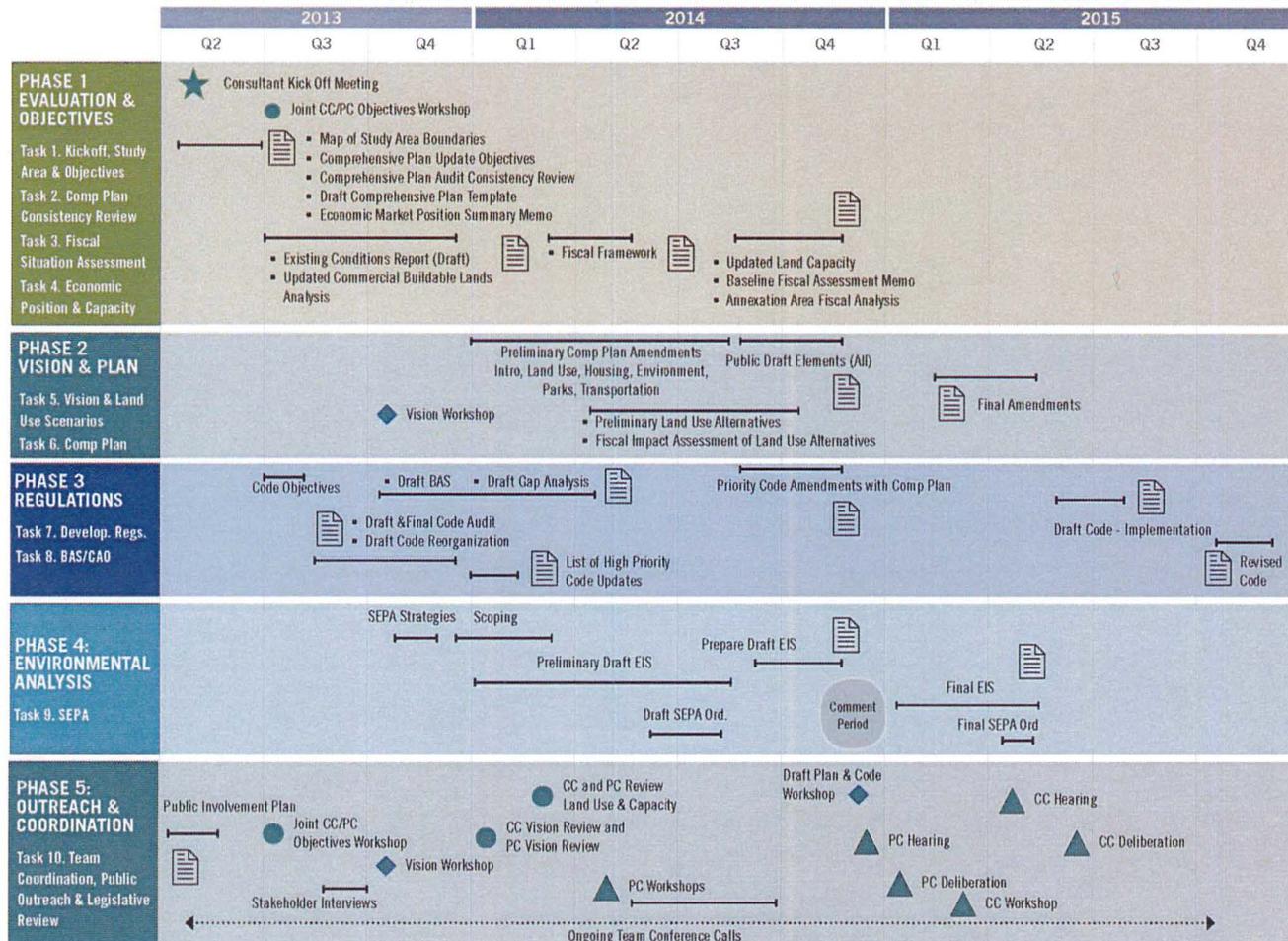
Direction & Discussion

Schedule

Current and Next Steps



CITY OF WOODINVILLE COMPREHENSIVE PLAN & CODE SCHEDULE 2013 - 2015



Schedule Prepared: September 2014

Public Comment

- Draft Plan/EIS Workshop
 - November 19, 2014 – Planning Commission & Public Workshop
- Comment Periods
 - Plan and EIS: November 17 to January 9
- Planning Commission Public Hearing – January 7
- Other Planning Commission and City Council Meetings
 - Planning Commission: November 19, 2014 to mid-February 2015
 - City Council
 - Briefings November 2014-February 2015
 - Receive Planning Commission Recommendation – **late-February 2015**
 - Council Review – March – June 2015
 - Action per GMA – June 30, 2015

For More Information

City Website:

<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>