

DRAFT PLANNED ACTION FOR THE CENTRAL BUSINESS DISTRICT

City of Woodinville Community Meeting: Discussion Guide

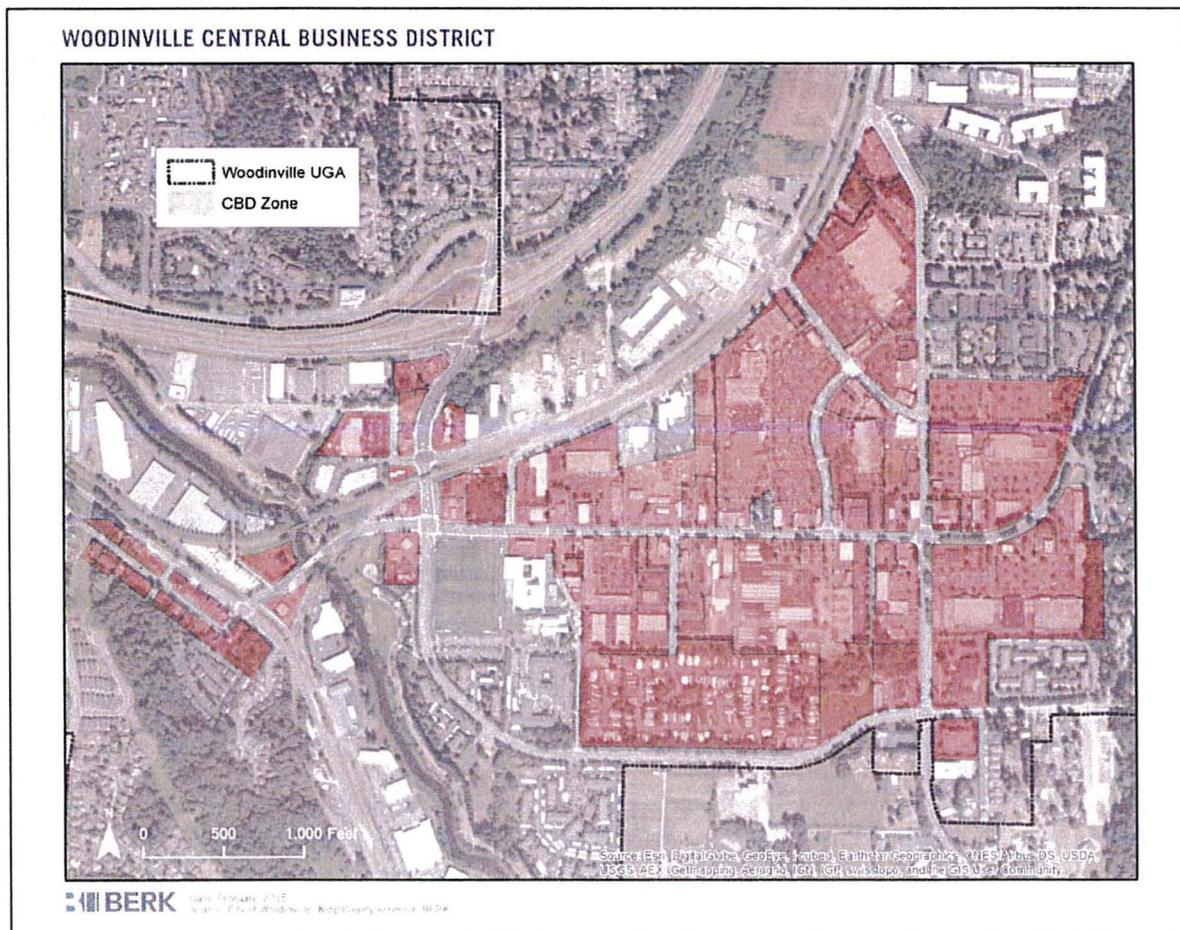
INTRODUCTION

The City of Woodinville is updating its Comprehensive Plan to comply with Growth Management Act (GMA) requirements (RCW 36.70A.130(5)). The new plan will extend the Comprehensive Plan to a new 20 year planning period of 2015 to 2035. The plan is due June 30, 2015.

Comprehensive Plan amendments would result in changes to development regulations as appropriate. In addition the City of Woodinville (City) wishes to streamline and revise its code format and content. Zoning, critical areas, grading, and other development regulations would be amended. Last, the City is considering the use of State Environmental Policy Act (SEPA) tools to promote the vision of mixed-use growth in the Central Business District (CBD) such as a planned action (RCW 43.21C.440; WAC 197-11-164 to 172).

This discussion guide focuses on one of the City's proposals addressed in the Comprehensive Plan Update; the Planned Action Ordinance for the CBD. The CBD boundaries are shown in the map below.

Exhibit 1. Central Business District Map



Source: BERK Consulting 2015

The City has developed three land use alternatives for study in the Comprehensive Plan Update that include different policy, regulatory, and SEPA tools for consideration by the City:

- Alternative 1 – Current Comprehensive Plan (No Action) Alternative
- Alternative 2 – Comprehensive Plan Update with Mixed Use Land Use Changes
- Alternative 3 – Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill

All Alternatives would allow for new population, housing and employment growth and increased urbanization, particularly within the Downtown area, Industrial areas, and through infill of residential areas. A Draft Environmental Impact Statement (DEIS) and fiscal analysis has been prepared to evaluate the alternatives. The DEIS describes existing conditions and compares the alternatives for potential impacts to earth, water resources, plants and animals, land use, plans and policies, aesthetics, transportation, and public services and utilities.

Estimates for growth in the CBD by itself are shown in the chart below. The CBD is anticipated to accommodate more than half of the City's future growth in housing and more than two-thirds of the City's future jobs. This approach allows growth to be concentrated in the CBD where more infrastructure and services are available, helping to protect lower density residential areas elsewhere.

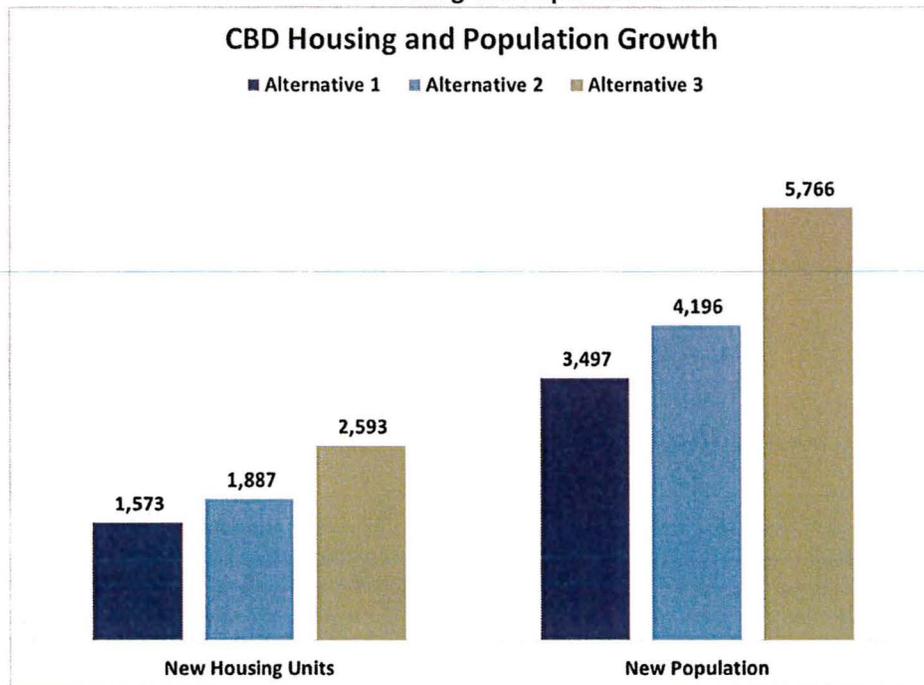
Exhibit 2. Alternative Growth Estimates: CBD

Scenario	CBD Growth	
	New Housing	New Employment
Alternative 1: Current Comprehensive Plan (No Action) Alternative	1,573	2,997
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes	1,887	3,618
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill	2,593	10,718

Notes: Alternative 1 assumes 36 units per acre in the CBD, and Alternative 2 assumes 48 units per acre. Alternative 1 and 2 housing unit estimates include projected development as well as the Canterbury Square development that adds 672-772 units and replaces another 128 units for a total of 800-900 units (Alternative 1 assumes 800 units total and Alternative 2 900 units total). Alternative 3 estimates are based on the most optimistic redevelopment conditions in the CBD and are approximated from the 2009 Transportation Plan analysis zone estimates.

Source: BERK Consulting 2014

Exhibit 3. CBD Housing and Population Growth

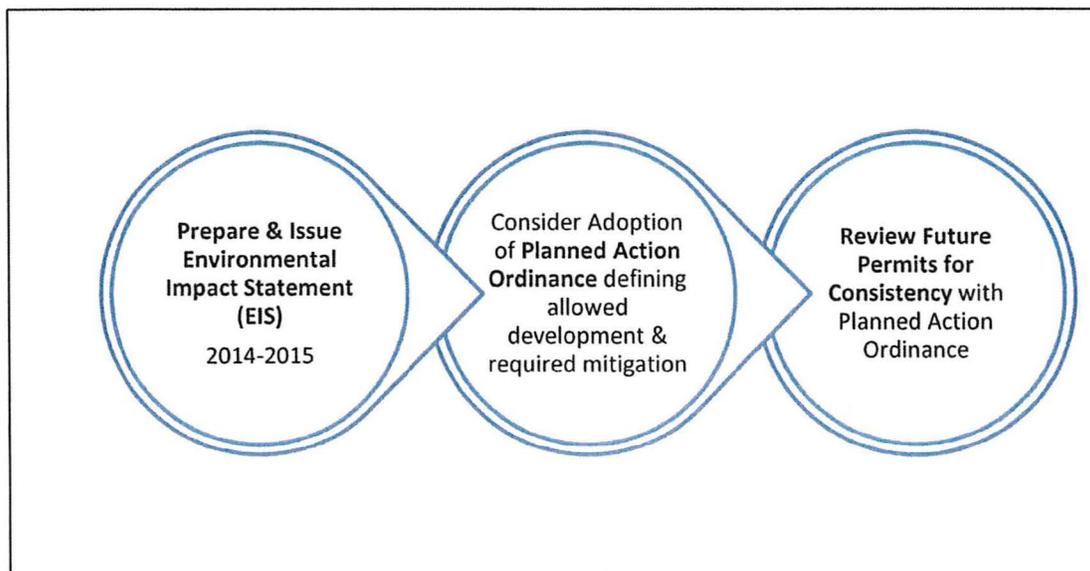


Source: BERK Consulting 2014

PLANNED ACTION

A planned action provides more detailed environmental analysis during an areawide planning stage rather than at the project permit review stage. Designating a planned action streamlines environmental review for development proposals consistent with Environmental Impact Statement (EIS) mitigation measures that are adopted in a planned action ordinance. Planned actions would be allowed if they meet or exceed proposed land use and environmental performance standards. This tool has been used elsewhere by local governments in Washington State. A diagram of the Planned Action process is included below.

Exhibit 4. Planned Action Process



PROPOSED REVISED PLANNED ACTION ORDINANCE

The proposed draft Planned Action Ordinance (PAO) includes the following sections:

- **Recitals:** The recitals identify facts and procedures the City followed in developing the PAO.
- **Purpose.** The overall purposes are to streamline and expedite the land use permit review process in the PAO and ensure that environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Planned Action EIS and Addendum mitigate environmental impacts.
- **Findings:** The findings indicate the PAO meets the criteria in SEPA Rules.
- **Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area:** This section establishes thresholds for growth, land use, and transportation. This section also establishes criteria by which the City would review planned action applications.
- **Monitoring and Review:** Establishes a review process to monitor the progress of the Planned Action.
- **Exhibit A:** Identifies the boundary of the Planned Action Area, the CBD.
- **Exhibit B:** Identifies Planned Action EIS Mitigation Measures that apply to new development. Mitigation addresses natural and built environment topics such as water resources and public services and utilities.

UPCOMING PUBLIC HEARING

On March 18, 7:00 p.m., in the City Council Chambers at City Hall, 17301-133rd Avenue NE, the Planning Commission will hold a public hearing on the Planned Action Ordinance and written or verbal testimony will be taken at that time.

FOR MORE INFORMATION

Information about the project, including Draft EIS documents are available to read at:
<http://www.ci.woodinville.wa.us/Work/ComprehensivePlan2015.asp>

For further information, please contact:

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