

WOODINVILLE COMPREHENSIVE PLAN & MUNICIPAL CODE UPDATE

Outline of Supplemental Revisions and Information Planning Commission Hearing, January 7, 2015

Prepared by: BERK Consulting and Makers, December 29, 2014

1.0 INTRODUCTION

1.1 Background

On November 17, 2014, the City of Woodinville issued the following draft documents for public review between November 17 and January 9, 2014:

- Draft Comprehensive Plan Update 2015
- Draft Municipal Code Update & Best Available Science Review
- Draft Environmental Impact Statement (EIS)
- Revised Draft Existing Conditions Report

The Planning Commission is reviewing these documents as well, soliciting public input, and will make its recommendations over Winter 2015 (see schedule below).

Since issuance of the documents, the Planning Commission held a public workshop on November 19, 2014 to introduce the plan and EIS documents, and ask the public questions about plan goals and the proposed land use concepts.

As a result of the November 19th public meeting some questions arose around some of the land use plan proposals and transportation system improvements. Thus, the Planning Commission held two study sessions to discuss the public input and land use and transportation proposals on December 3 and 17, 2014 in order to better understand the proposals and the ability to make adjustments within the range of alternatives under consideration. The Planning Commission will hold its public hearing on the documents on January 7, 2015.

1.2 Purpose of Outline and Revisions

As a result of the review to date, Planning Commission, City staff, and consultants suggest some clarifications and policy/plan options be explored as a result of the discussion to date. This document provides the supplemental clarifications and options in advance of the public hearing to be held on January 7, 2015, and will be considered by the Planning Commission at the hearing along with the above listed documents.

2.0 DRAFT COMPREHENSIVE PLAN DOCUMENT AMENDMENTS

2.1 Policy Amendments

Land Use Element

Planning Commission members expressed concerns over loss of cross-valley views that might occur with multi-story redevelopment. An examination of current views and topography along the corridor indicates that the existing views are largely in the east-west direction between SR-202 and ridgeline running to the east of the valley. Below are suggested amendments to the Comprehensive Plan Policies per discussion at the December 17 Planning Commission meeting:

- Add the following sub-policy under Policy LU 9.2: Orient buildings generally in the east-west direction to provide at least one access or open space view corridors from SR-202 to the Sammamish River every 500 feet.

Transportation Element

As a result of staff review of the Transportation Element (discussed on December 3, 2014 at a Planning Commission study session), some clarifications and corrections are suggested to the Transportation Element, provided as Supplement A. The clarifications and corrections include providing the Transportation Master Plan (2009) functional class map and selected text and policy language amendments to clarify the intent, but do not change the overall approach to the City's Transportation goals and policies.

2.2 Map Options

The City of Woodinville is updating its Comprehensive Plan for the planning period 2015-2035, and is considering three land use alternatives:

- **Alternative 1** – Current Comprehensive Plan (No Action) Alternative (2,840 added dwellings and 4,889 added jobs¹)
- **Alternative 2** – Comprehensive Plan Update with Mixed Use Land Use Changes (3,322 added dwellings and 5,846 new jobs¹)
- **Alternative 3** – Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill (3,307 new dwellings and 14,415 new jobs¹)

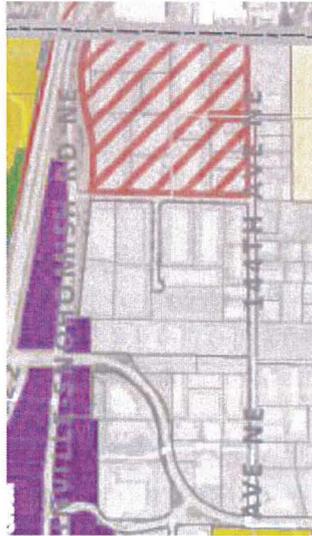
The Draft EIS details the proposed land use and zoning maps, and resulting natural and built environment impacts, including transportation and public services and infrastructure.

Below are suggested Comprehensive Plan Land Use Map amendments per discussion at the December 17 Planning Commission meeting:

- Alternative 2 Option 1: Scale back the Regional Retail Overlay to cover only the area north of 200th Street. This area includes larger parcels and largely excludes the wineries. The change is illustrated below. (See the Revised Municipal Code Update amendments document for revisions to the Industrial zone permitted uses which address some of the desired flexibility in uses in the warehouse district and elsewhere in the Industrial zone.)

¹ Considering buildable land and pending development.

Exhibit 1. Scaled-Back Regional Retail Overlay



- Alternative 2 Option 1: Consider eliminating the High Density Residential district and letting those lands become a part of the Central Business District. The three applicable HDR areas are adjacent to or surrounded by CBD zoning. Planning Commission members wanted staff to examine the implications of such a change:
 - Such a change would open up the area to a larger list of permitted uses (including retail and other non-residential uses).
 - Current properties are developed with multifamily residential uses. Per a general knowledge of local market conditions, such a change is unlikely to encourage redevelopment or a change in use to these properties.
 - No map changes have been made yet, pending Planning Commission discussion of the implications.
- Alternative 2 Option 2: Planning Commission members discussed eliminating this option. Changing the Tourist District Overlay to the Amenity Mixed-Use designation on applicable properties would expand the list of permitted uses and could have a detrimental effect on the character of the area. At this time the discussion is noted. The Planning Commission will consider public comment on the full range of alternatives prior to making its recommendation.
- Also, note that Alternative 2 Option 1 excludes Public/Institutional designation for the purpose of simplifying the land use map. However, the proposed zoning map that corresponds with Alternative 2 would retain the Public/Institutional zone.
- Alternative 2 Option 2: Planning Commission members discussed eliminating this option. Changing the Tourist District Overlay to the Amenity Mixed-Use designation on applicable properties would expand the list of permitted uses and could have a detrimental effect on the character of the area.

3.0 MUNICIPAL CODE UPDATE AND BEST AVAILABLE SCIENCE (BAS) DOCUMENT AMENDMENTS

Several updates have been made to the zoning code (Title 21) in this packet that are detailed in Supplement B and summarized below:

- Heavy industry

Some of the uses, such as retail and professional office, feature different categories based on their size. The changes place a bigger emphasis on the size of uses as well as the type of impacts uses may have on surrounding properties.

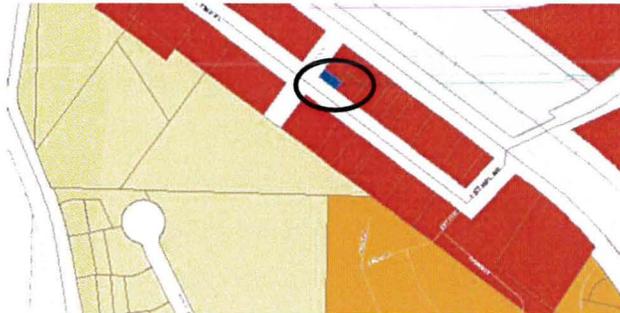
Also note that the existing Commercial Design Standards play a supporting role in the code simplification process. The design provisions help to ensure that permitted (and conditional) uses meet block frontage, site layout and circulation, and design character requirements.

3.3 Other Edits and Clarifications

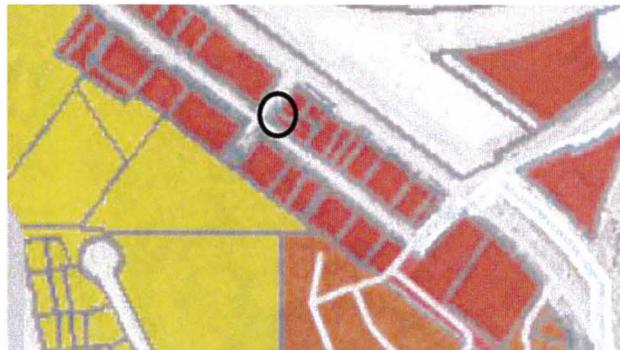
Other changes have been made in response to staff comments. Many of these are simple edits and clarifications.

- Industrial Zone – Flexible Uses: Planning Commission members and participants expressed an interest in expanding the list of permitted uses in the Industrial District, notably those in support of the Warehouse District wineries:
 - Allow retail uses less than 2,000sf
 - Allow larger restaurants, bars, and brewpubs (now limited to 2,000sf in area if not associated with an on-site food processing facility; up to 3,000sf proposed)
- 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:

Exhibit 3. Change P/I to CBD Zoning



Current Zoning: P/I



Alternative Zoning: CBD

4.0 FISCAL ANALYSIS

As described at the November 19th public meeting, one additional analysis was forthcoming to provide a comparison of the alternatives – a planning level fiscal analysis. A draft fiscal analysis is provided with this packet as Supplement C for public review and Planning Commission and City Council evaluation. This information is not required to be prepared under the Growth Management Act. However, the fiscal analysis is seen as a helpful aid and companion to the EIS which focuses on environmental implications, since the fiscal analysis provides a comprehensive financial evaluation of the choices before the City.

The fiscal impact assessment evaluates the potential of each comprehensive plan scenario to both generate revenues as well as increase the costs of City operation and capital investments across, by considering the varying land use impacts of each scenario on the fiscal outlook for Woodinville. The model uses existing municipal trends, with 2013 as the base year, to estimate the costs and revenues of new development and redevelopment through 2035.

SUPPLEMENTS TO NOVEMBER 17, 2014 DRAFT PLAN AND DRAFT EIS DOCUMENTS

A – Transportation Element with Amendments: Replaces Chapter 6 of Draft Comprehensive Plan.

B – Municipal Code Edits: Replaces Pages “Code Update/BAS 3” through “Code Update/BAS 48” of the Municipal Code Update & Best Available Science Review Document.

C – Fiscal Analysis: Additional Information under Separate Cover “Woodinville Comprehensive Plan Update Fiscal Analysis”.