

March 18, 2015

TO: City of Woodinville, Planning Commission

From: Joan B. Yim, AICP
Woodinville Resident

Subject: Ordinance No. 591, 2015 Comprehensive Plan Update
Ordinance 606, Planned Action for the Central Business District

Thank you for the opportunity to offer my comments on the subject ordinances before you for action this evening.

First, I want to complement the Commission, the Woodinville City staff, and your consultants for how you all have taken on this Herculean tasks and produced well thought out and documented policies and development criteria. As a professional planner with over 40 years of experience, I know good work when I see it.

With regard to Ordinance No. 591, updating the Woodinville Comprehensive Plan, I note that Puget Sound Regional Council comments included references to freight traffic and to housing data. I am concerned that the wear and tear on Woodinville's local roadways from truck traffic on local roadways will fall into the category of "deferred maintenance" in future city budgets without flagging that as an issue at this point in the section discussing truck traffic and freight. While the State has designated highways as being critical for freight transportation in the State's freight mobility plan, this does not include all of our local roads.

I am also concerned about the diversity of housing within the core downtown district for those of low or medium incomes who must rely on rental housing, public transportation, and/or convenient child care services. I understand that the city is going to begin soon to reach out to neighborhoods that are experiencing stress from the population with these demands, and I hope that once their study results are documented, the plan will be revised to meet those needs.

With regard to Ordinance 606, I am pleased to see that the City of Woodinville is following the example of other communities and cities by using the planned development process in the Central Business District. A developer receives benefits as does the city. I am concerned, however, that there be sufficient setbacks so that pedestrians do not feel "boxed in" by building walls, that there be sufficient green space within a setback and that people view attractive buildings and not cold, brick walls that will make our town look like a sterile landscape.

Thank you again for this opportunity to offer my comments and thank you, the staff and the consultants for doing a great job on behalf of the residents of Woodinville.

Sincerely,


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Ord 591 &
606