

March 18, 2015

Woodinville City Hall
Attn: Planning Commission
17301 133rd Ave NE
Woodinville, WA 98072

Subject: Include Zante Property in City's UGA

Dear Commissioners:

We are requesting the planning commission recommend including the Zante Property (Parcel 1026059030) in the City's Urban Growth Area (UGA) and consider a zoning designation of CBD for the property.

History of Prior Considerations of Expansion in the Area

- Resolution No. 414
 - Passed in 2012
 - Requested that the County amend its Comprehensive Plan to expand the Urban Growth Area (UGA) and include two Potential Annexation Areas (PAAs) currently located outside of the City's UGA
- Resolution No. 447
 - Passed in 2014 and rescinded Resolution No. 414
 - Changed the City's adopted position regarding the expansion of the UGA to include these PAAs
- City would have had to extend infrastructure to the properties in PAA #2 and PAA #3
- The PAAs in question did not include the Zante Property (see Exhibit 1)
 - The Zante Property has all necessary infrastructure located adjacent on NE 171st St (see Exhibit 2)
 - King County seized a portion of the property through a court settlement to build NE 171st St bypass road

*Recd 3-18-15 AHBL
at PC Meeting*

development in which residents can “live, work, play, and visit”, by being within a half mile of the center of the City’s CBD

- The City has prioritized protecting the agrarian rural character of the Sammamish River Valley
 - The Zante Property is located on the north end of the Valley and is surrounded by urban uses
 - The inclusion of the Zante Property into the City’s UGA and designation of CBD zoning classification will not impair this goal

The Comprehensive Plan supports this development.

- *Draft Comprehensive Plan Policy H-1*

Encourage mixed use (commercial/residential) developments in the downtown, tourist business, and riverfront areas.

- The designation of the Zante Property as CBD would allow for the property to be used as a mixed use development
- Being adjacent to the CBD, the Zante Property will be compatible with its surrounding uses, and would help to connect downtown Woodinville to the waterfront (see Exhibit 5)
- The Zante Property is across the street from Canterbury Square, a mixed use development that replaced a mobile home park with 800+ market rate units and required a future intersection at NE 171st St and 135th Ave NE
- The City has enough residential capacity through the year 2031, however there is a projected deficit for the year 2035
- There is also a significant deficit in the types of housing available in the City
 - The City needs to provide housing for alternative households, including singles living alone, married couples without children and two person households
 - The City also has a jobs-housing imbalance that shows there is a need for housing that is affordable to local employees
 - The inclusion of the Zante Property (15 acres) can significantly help to reduce this deficit and provide much needed alternative housing in the City

Agricultural Land Use Designation is Inappropriate

- Currently, the property is located in unincorporated King County and is zoned as A-10 (Agricultural, 10 acre minimum lot size)

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Page 5 of 5

- The City is planning to improve NE 171st St, which would support this development
- The Zante Property differs from the PAAs previously considered in that it is surrounded by urban uses and city boundary limits on three sides and is directly adjacent to the CBD
 - Incorporation of the Zante Property into the City's UGA would not detract from the views or the rural agrarian character of the Sammamish River Valley as other existing and future developments, such as Canterbury Square, have or will disrupt this vista
 - The majority of the property in the Valley is permanently protected against development
- The Property is no longer suitable to farming, and as such should no longer be designated as agricultural protected lands
 - The purpose of the agricultural designation is to protect lands suitable for efficient farming, which is not the case of the Zante Property.

We look forward to working with you as you consider incorporating the Zante Property into the City's UGA. If you have any questions, please call me at (949) 887-8398.

Sincerely,



John Evans
EPN Companies

INCLUDE ZANTE PROPERTY IN CITY'S URBAN GROWTH AREA

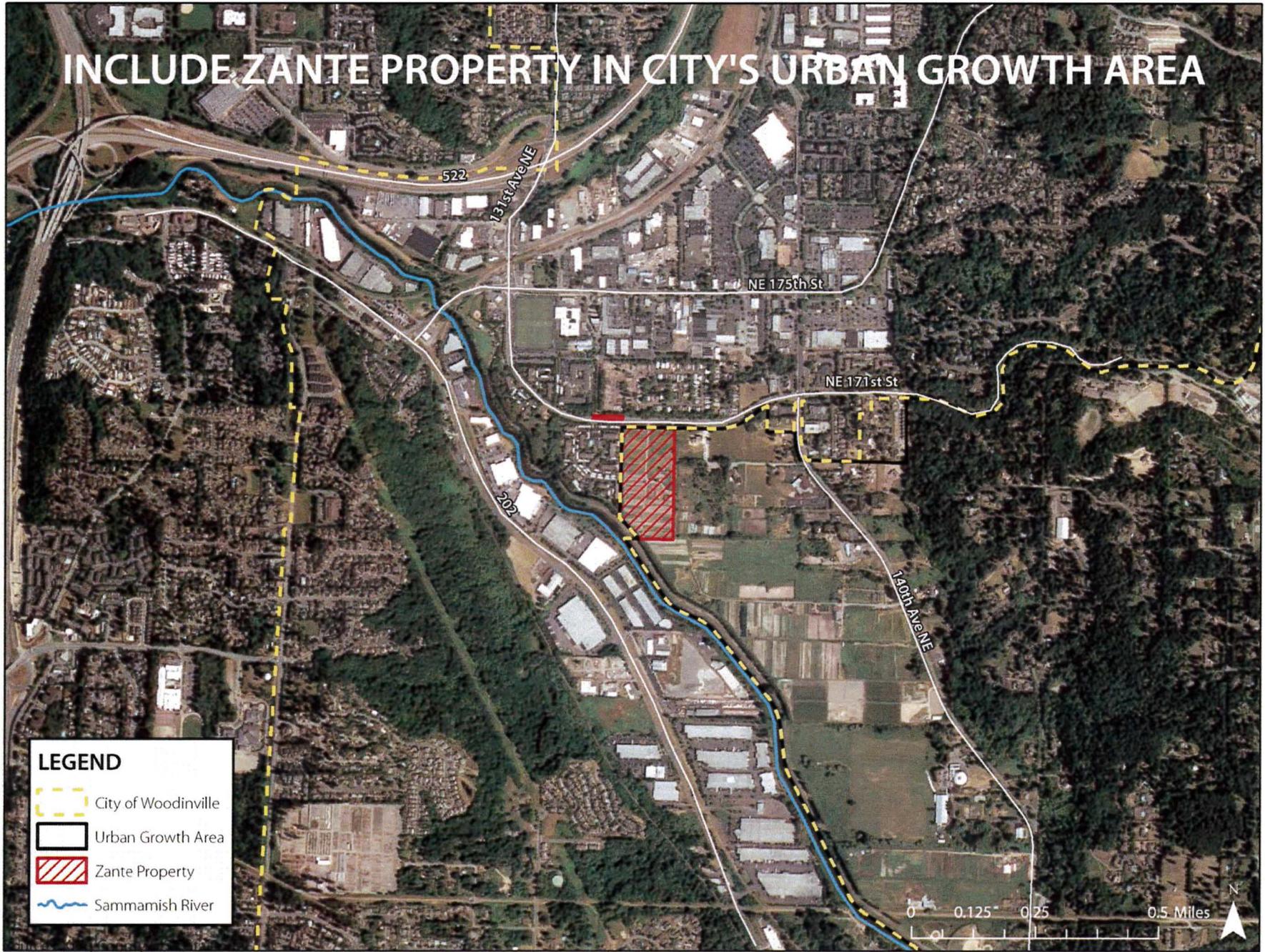


EXHIBIT 1: RELATION TO POTENTIAL ANNEXATION AREAS

Date: 3/18/2015

- Resolution 414 requested expanding UGA to include PAA #2 and PAA #3
- Resolution 447 rescinded request
- Zante Property is not included in these PAAs

LEGEND

-  City of Woodinville
-  Urban Growth Area
-  Zante Property
-  Sammamish River
-  Potential Annexation Area #2
-  Potential Annexation Area #3

Sources: King County GIS Data Portal



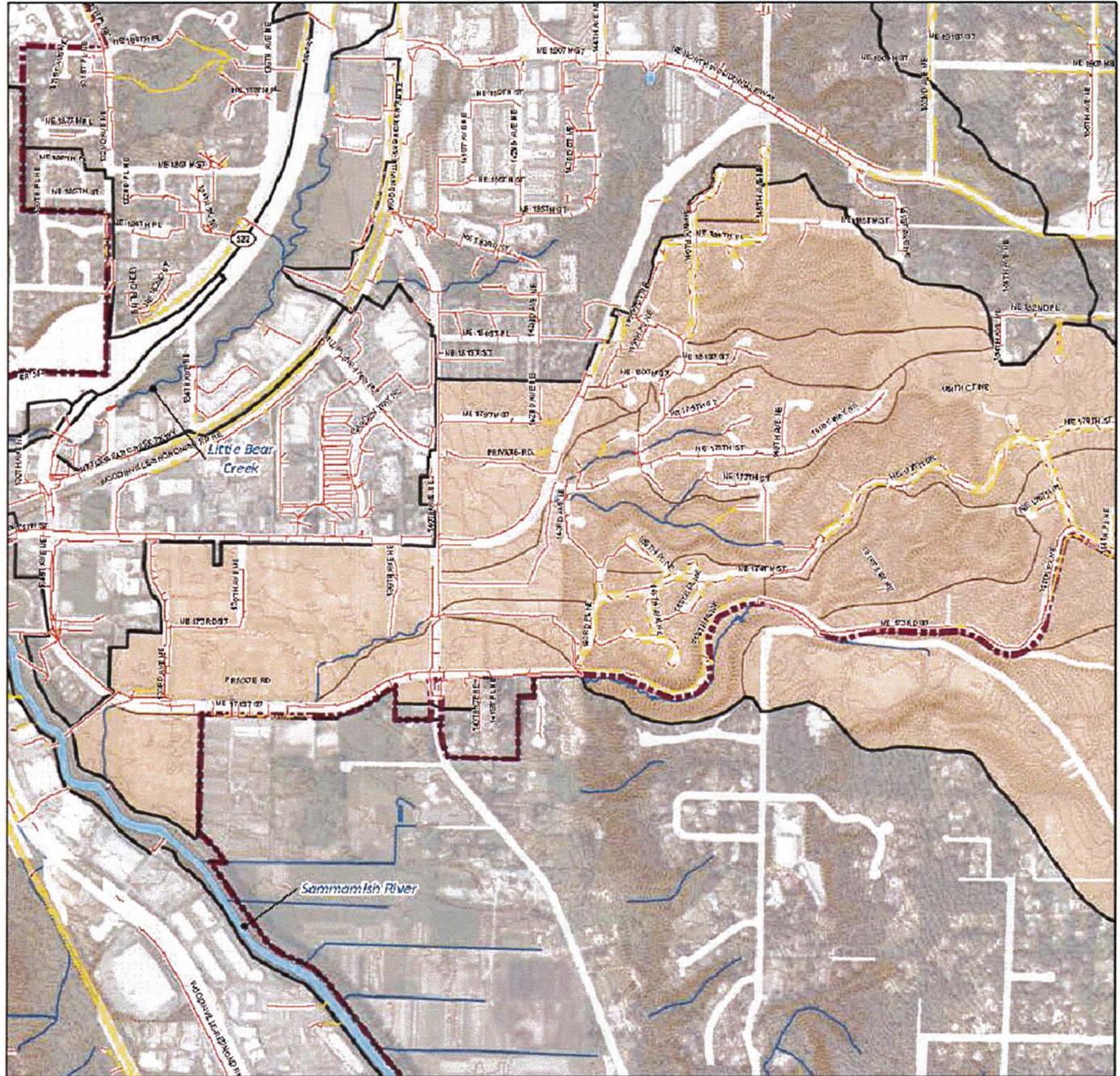
EXHIBIT 2: UTILITIES & INFRASTRUCTURE

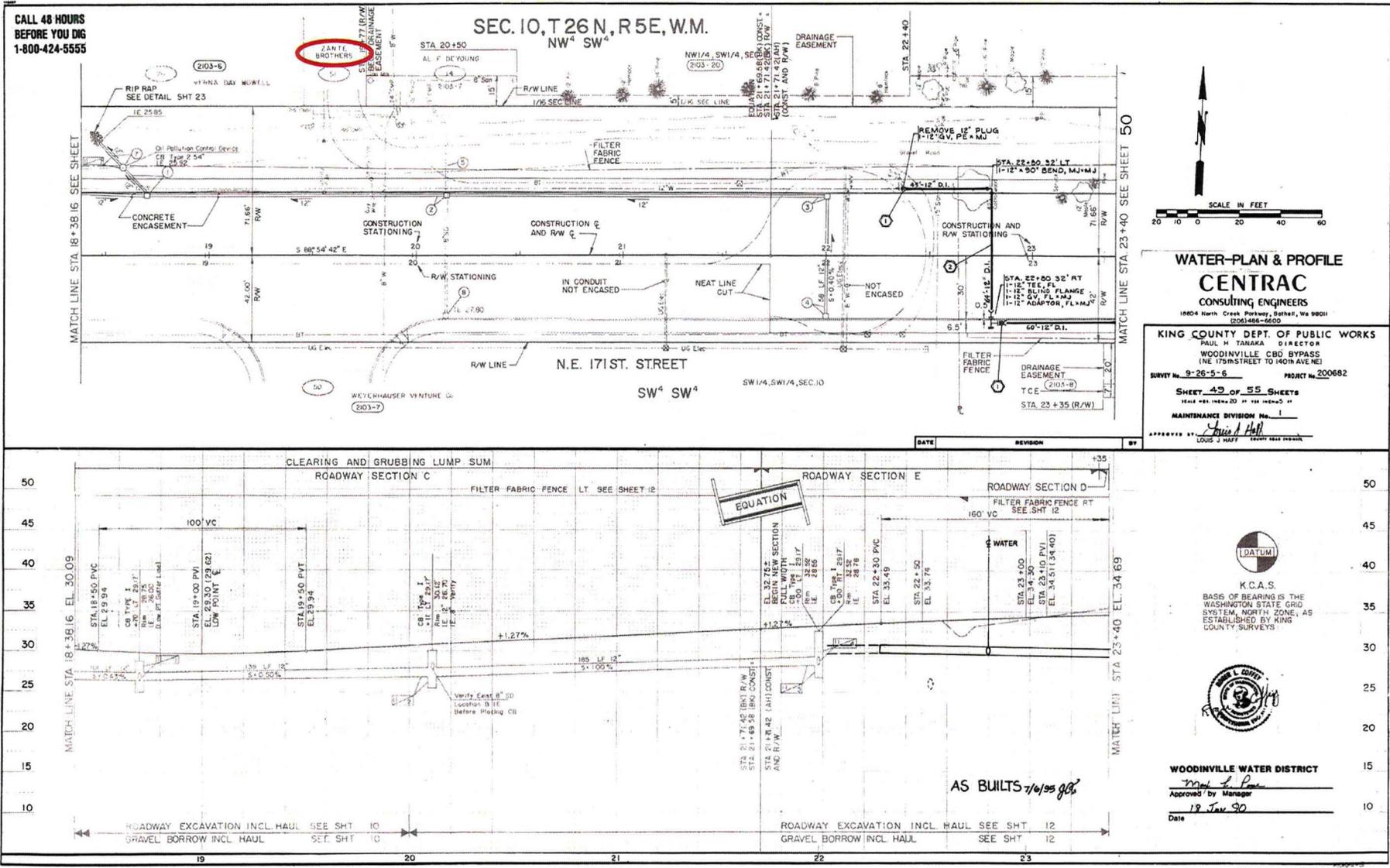
Date: 3/18/2015

- PAA #2 and PAA #3 did not have the necessary infrastructure to support development
- City would have had to extend infrastructure
- Zante Property has all necessary infrastructure located adjacent on NE 171st Street
- NE 171st Street was annexed in 1993 when city was incorporated

LEGEND

-  Wabashelle City Limits
-  County Boundary
-  Wabash Creek Basin (WC)
-  Watershed
-  Subbasin Boundary
-  City of Wabashelle Stormwater Pipes
Date: 02/16/10
-  Stormwater Open Channel
-  Stream
-  5 ft Contour @King Co LIDAR





NO.	DATE	BY	REVISION
1	10/11/11	LSH	ISSUED FOR PERMITS
2	10/11/11	LSH	ISSUED FOR PERMITS
3	10/11/11	LSH	ISSUED FOR PERMITS
4	10/11/11	LSH	ISSUED FOR PERMITS
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WATER-PLAN & PROFILE
CENTRAC
 CONSULTING ENGINEERS
 1804 North Creek Parkway, Bothell, WA 98011
 200-488-6600

KING COUNTY DEPT. OF PUBLIC WORKS
 PAUL H. TANAKA DIRECTOR
 WOODINVILLE CBD BYPASS
 (NE 171ST STREET TO 140th AVE NE)

SURVY No. 9-26-5-6 PROJECT No. 200682

SHEET 49 OF 55 SHEETS
 SCALE HORIZ. 1" = 40' VERT. 1" = 10'

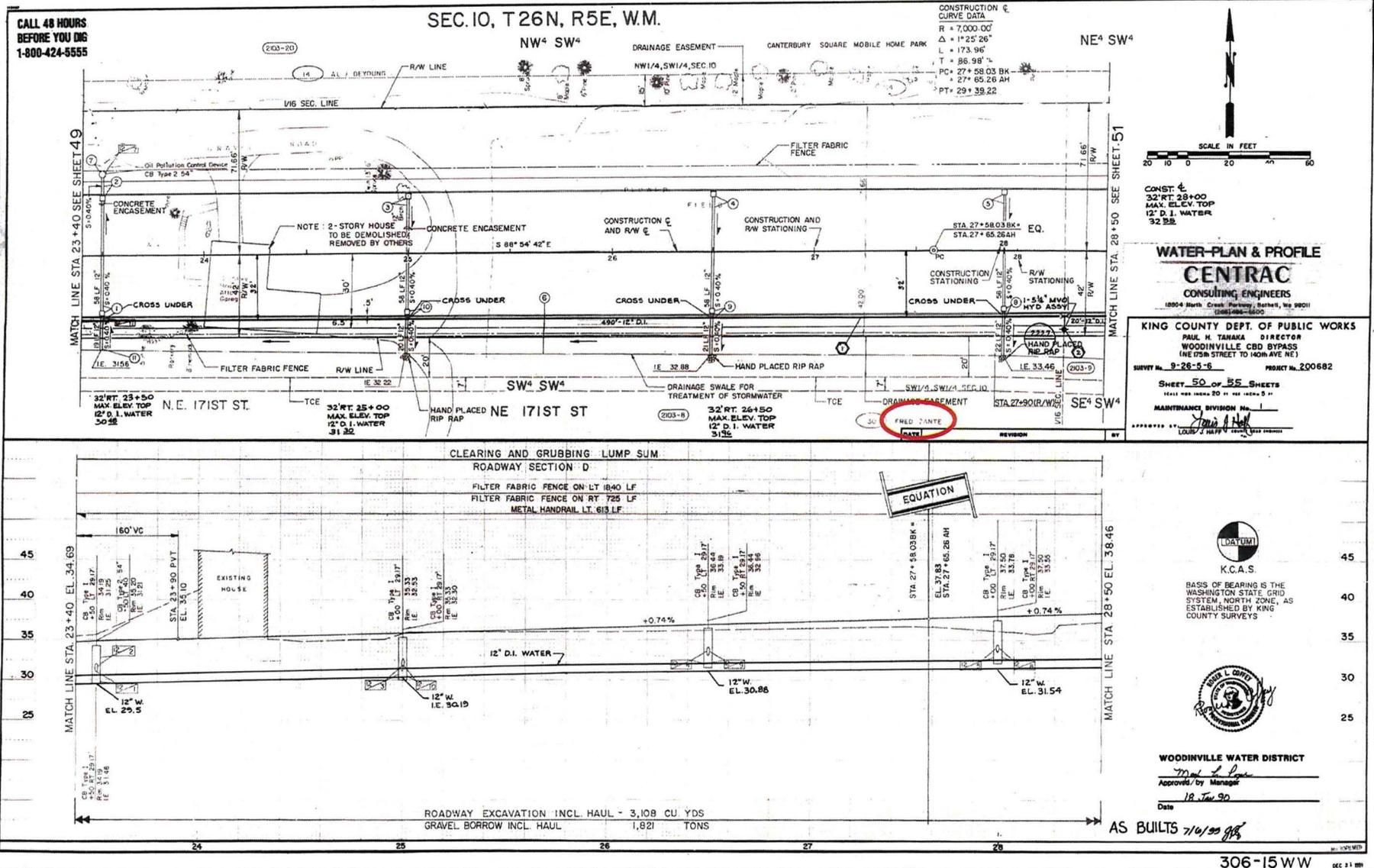
MAINTENANCE DIVISION No. 1

APPROVED BY: *Louis J. Hoff*
 LOUIS J. HOFF (SEAL) 1984-1994

K.C.A.S.
 BASIS OF BEARING IS THE
 WASHINGTON STATE GRID
 SYSTEM, NORTH ZONE, AS
 ESTABLISHED BY KING
 COUNTY SURVEYS

WOODINVILLE WATER DISTRICT
Mark L. Pave
 Approved by Manager
 19 Jan 90
 Date

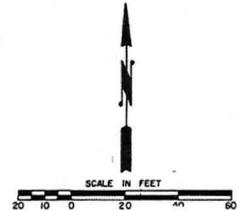
W840 306-15 VV



CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555

SEC. 10, T26N, R5E, W.M.

CONSTRUCTION & CURVE DATA
R = 7,000.00'
Δ = 172.263°
L = 173.96'
T = 86.98'
PC = 27+58.03 BK
PT = 29+39.22



CONST. E
32' RT. 28+00
MAX. ELEV. TOP
12" D.I. WATER
32.38

WATER PLAN & PROFILE
CENTRAC
CONSULTING ENGINEERS
18004 North Creek Parkway, Bellingham, WA 98201
(360) 882-1600

KING COUNTY DEPT. OF PUBLIC WORKS
PAUL H. TANAKA DIRECTOR
WOODINVILLE CBD BYPASS
(NE 17th STREET TO 140th AVE NE)

SHEET 50 OF 55 SHEETS
MAINTENANCE DIVISION No. 1
APPROVED BY: *John A. Hall*
DATE: 18 JUN 90



BASIS OF BEARING IS THE WASHINGTON STATE GRID SYSTEM, NORTH ZONE, AS ESTABLISHED BY KING COUNTY SURVEYS



WOODINVILLE WATER DISTRICT
Approved by Manager
18 JUN 90

AS BUILT 7/10/90 *gfs*

EXHIBIT 3: ZANTE PROPERTY

Date: 3/18/2015

- Fred Zante purchased property in 1927
- Began farming in 1929
- Farm grew produce, sold to local grocery stores
- No longer able to sell to grocery stores
- Unable to compete with large farms
- Soil is unsuitable to farming

LEGEND

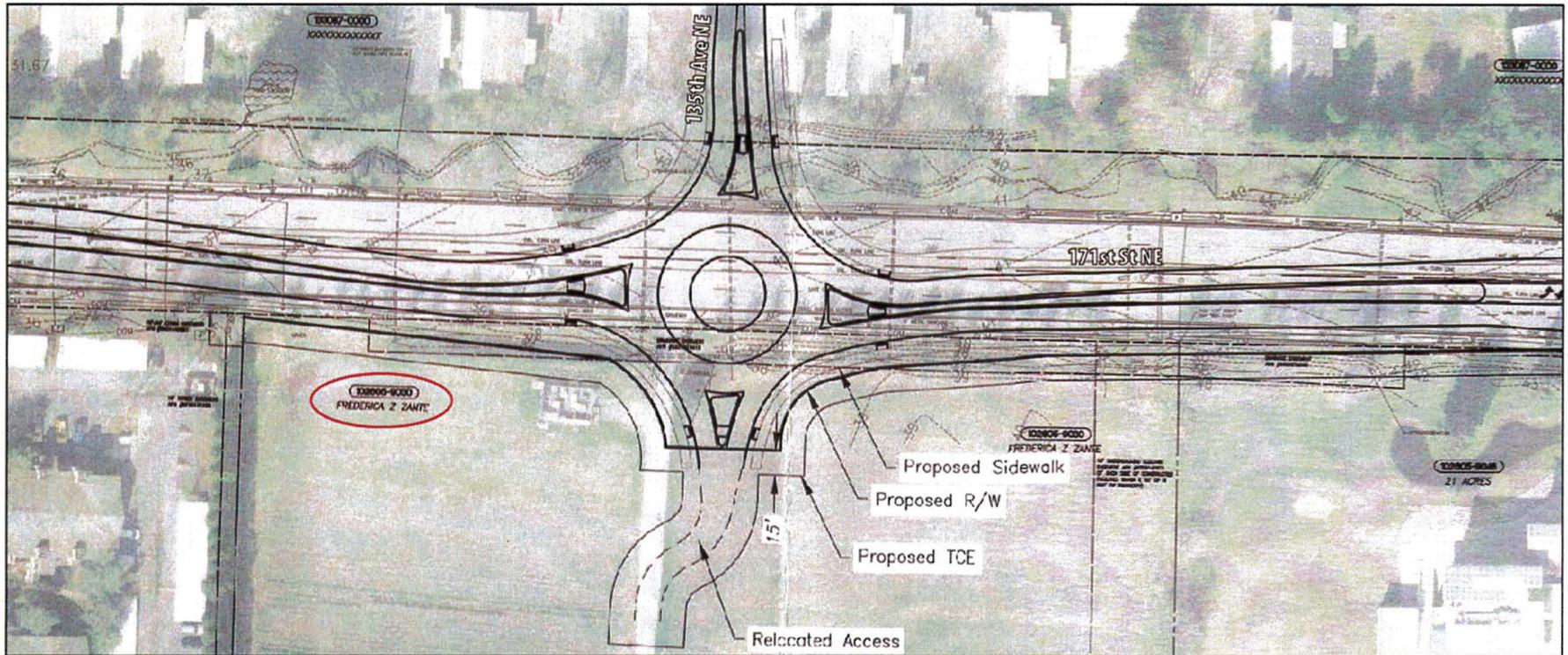
-  City of Woodinville
-  Urban Growth Area
-  Zante Property
-  Sammamish River

Sources: King County GIS Data Portal



EXHIBIT 4: NE 171ST STREET URBAN PARKWAY IMPROVEMENT PROJECT

Date: 3/18/2015



- January 6, 2015 – City Council approved agreement with Washington State TIB
- Accepted grant of \$3,000,000 for NE 171st Street Urban Parkway Improvement Project
- Project will narrow street to one lane in each direction
- Roundabout planned for 133rd Ave NE as well as future intersection at 135th Ave NE
- Project will directly impact Zante Property
- City has discussed ROW dedication with family

CONTEXT MAP

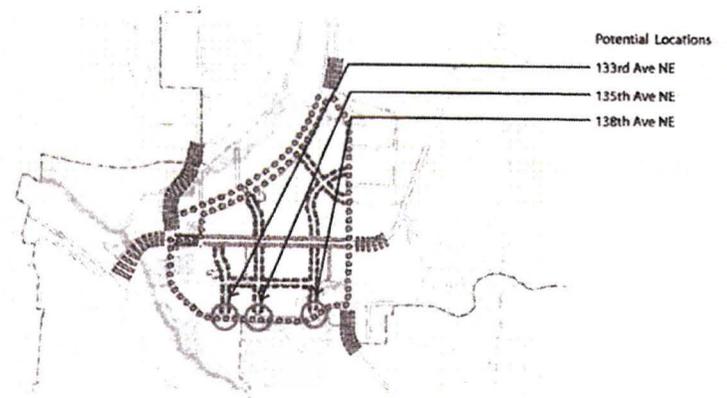


EXHIBIT 5: CITY & COUNTY ZONING DESIGNATIONS

Date: 3/18/2015

- City is currently updated its Comprehensive Plan
- Draft Comprehensive Plan policies support mixed use development
- Property is adjacent to the CBD
- Property is across street from Canterbury Square
- City needs housing alternatives to single family
- City has a jobs-housing imbalance

LEGEND

-  City of Woodinville
-  Urban Growth Area
-  Zante Property
-  Sammamish River
-  1/2 Mile Radius from CBD

Sources: King County GIS Data Portal

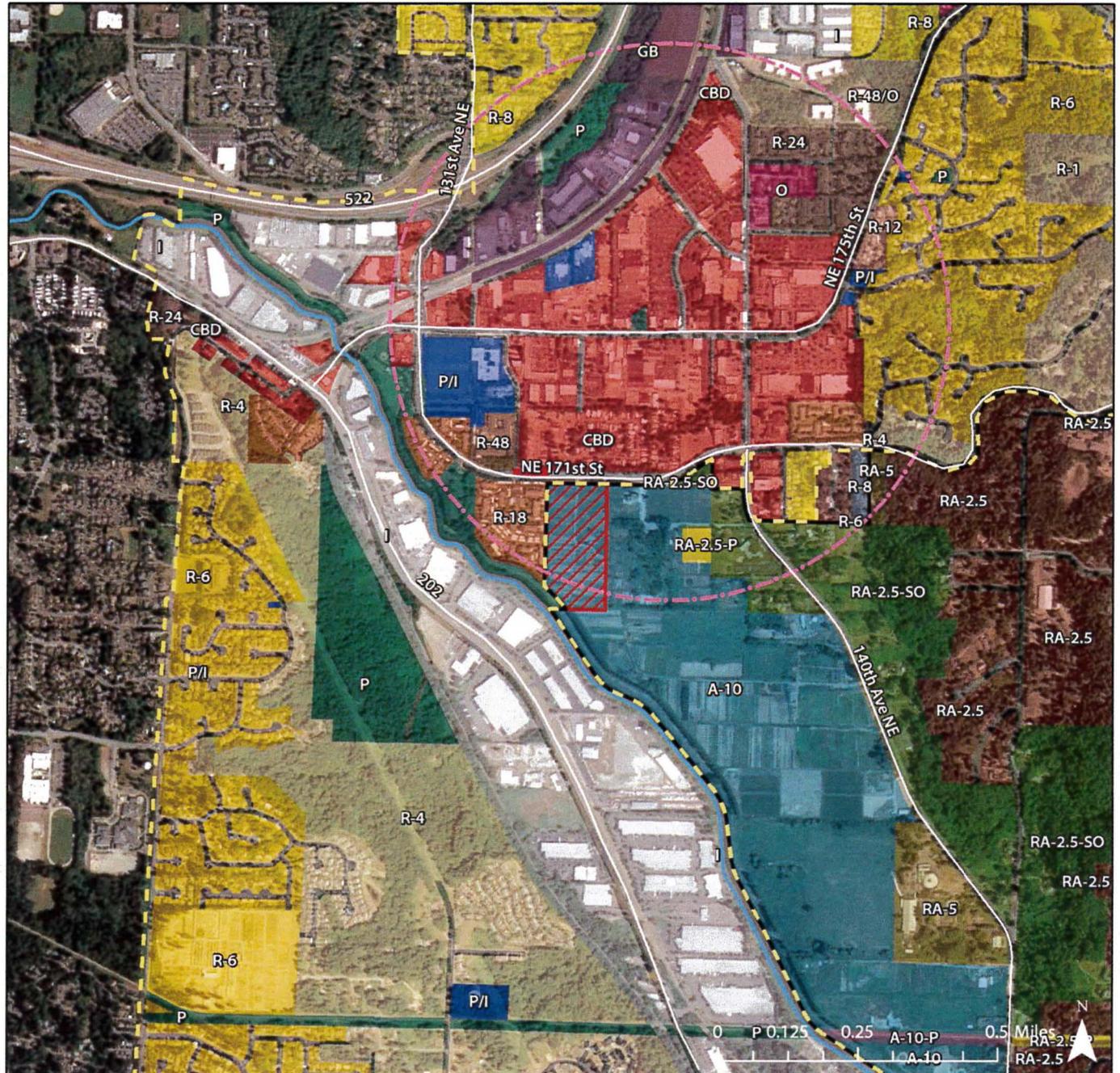


EXHIBIT 6: NEIGHBORHOOD CONTEXT MAP

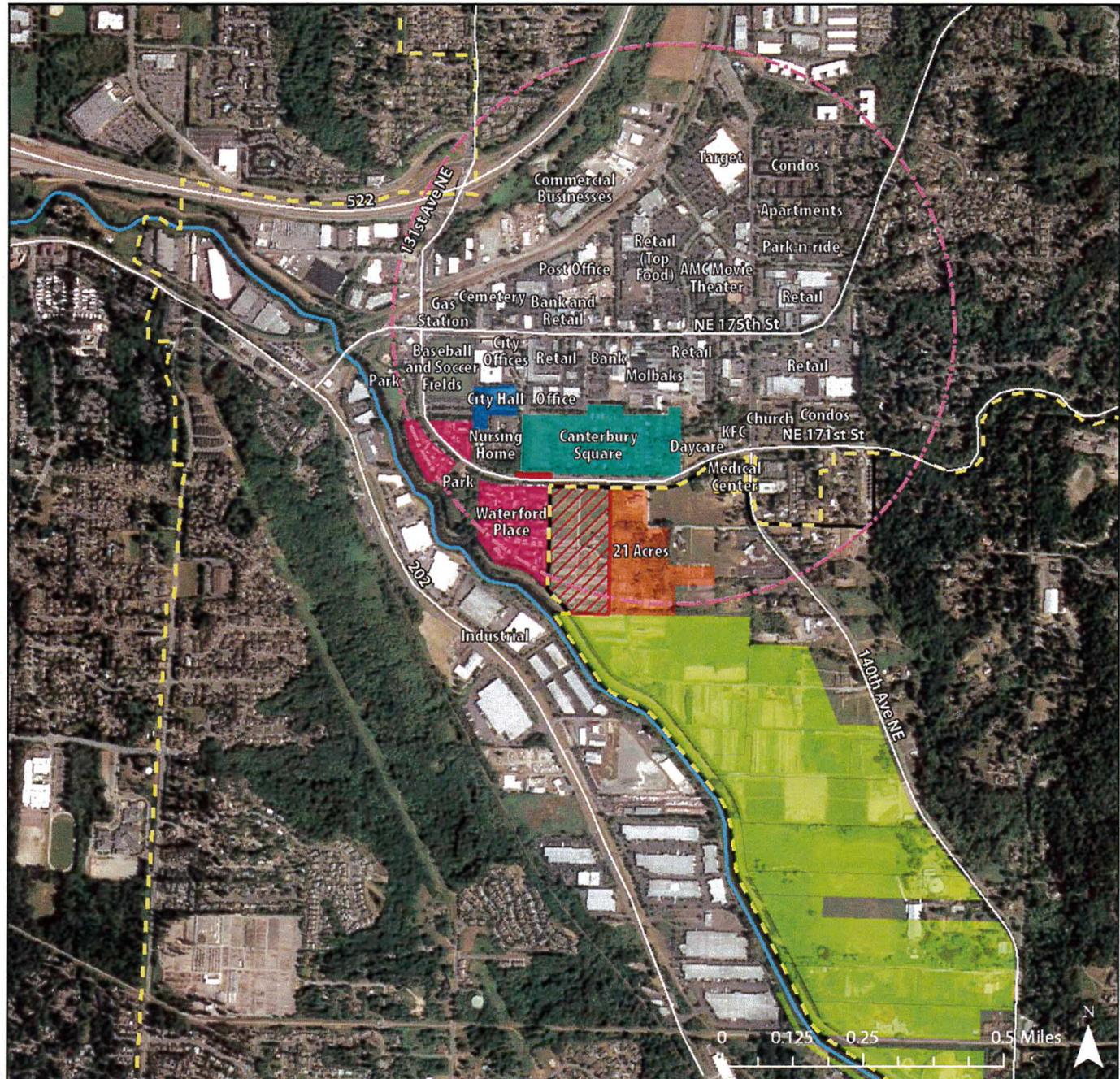
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- Agricultural zoning designation is inappropriate
- Property is surrounded on three sides by the City
- Canterbury Square – mixed use development zoned CBD
- Waterford Place – apartment complex zoned R-18
- Majority of properties in Valley have dedicated their development rights

LEGEND

-  City of Woodinville
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-  Development Rights Sold and Other Recreational Use

Sources: King County GIS Data Portal



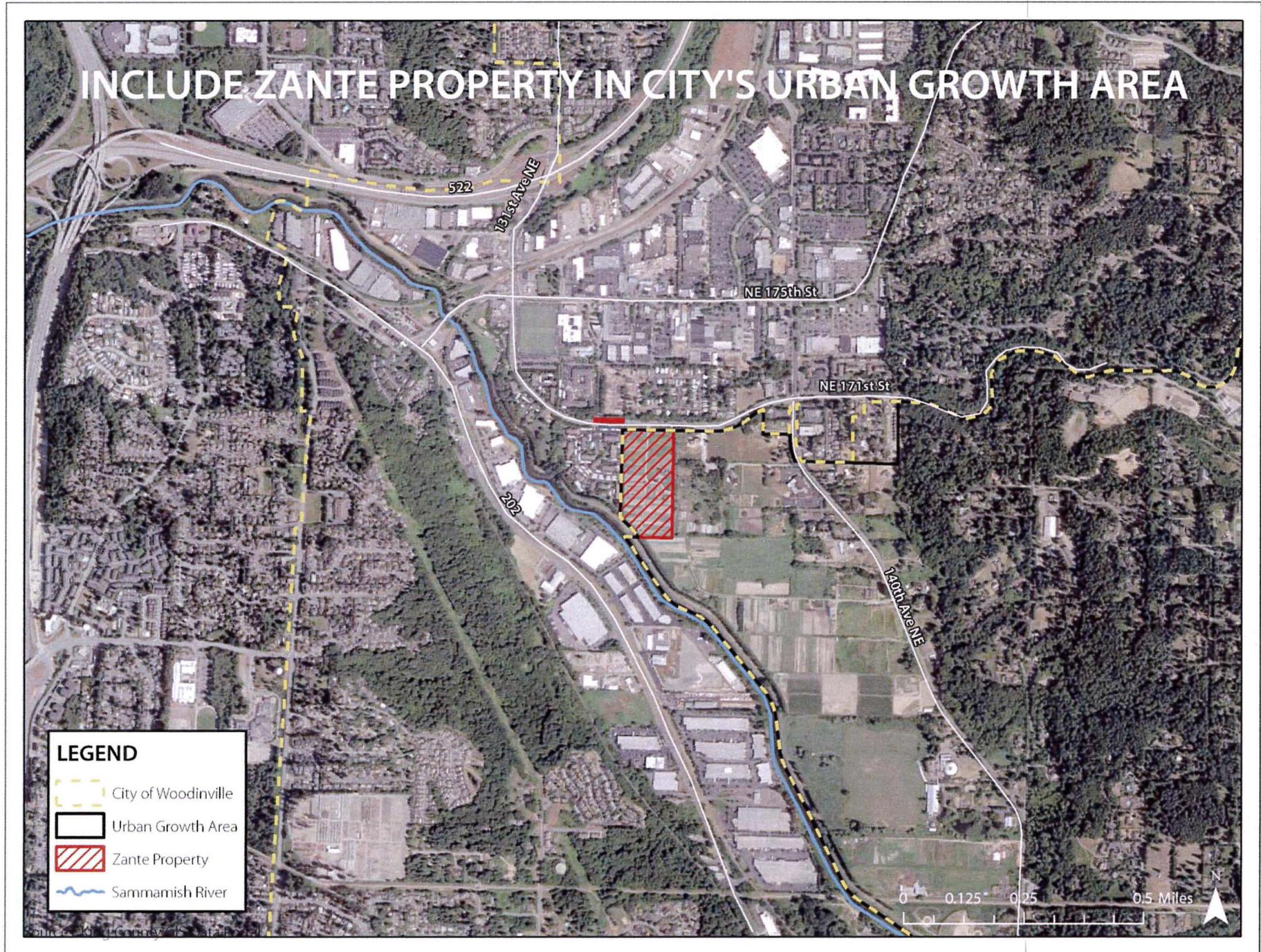


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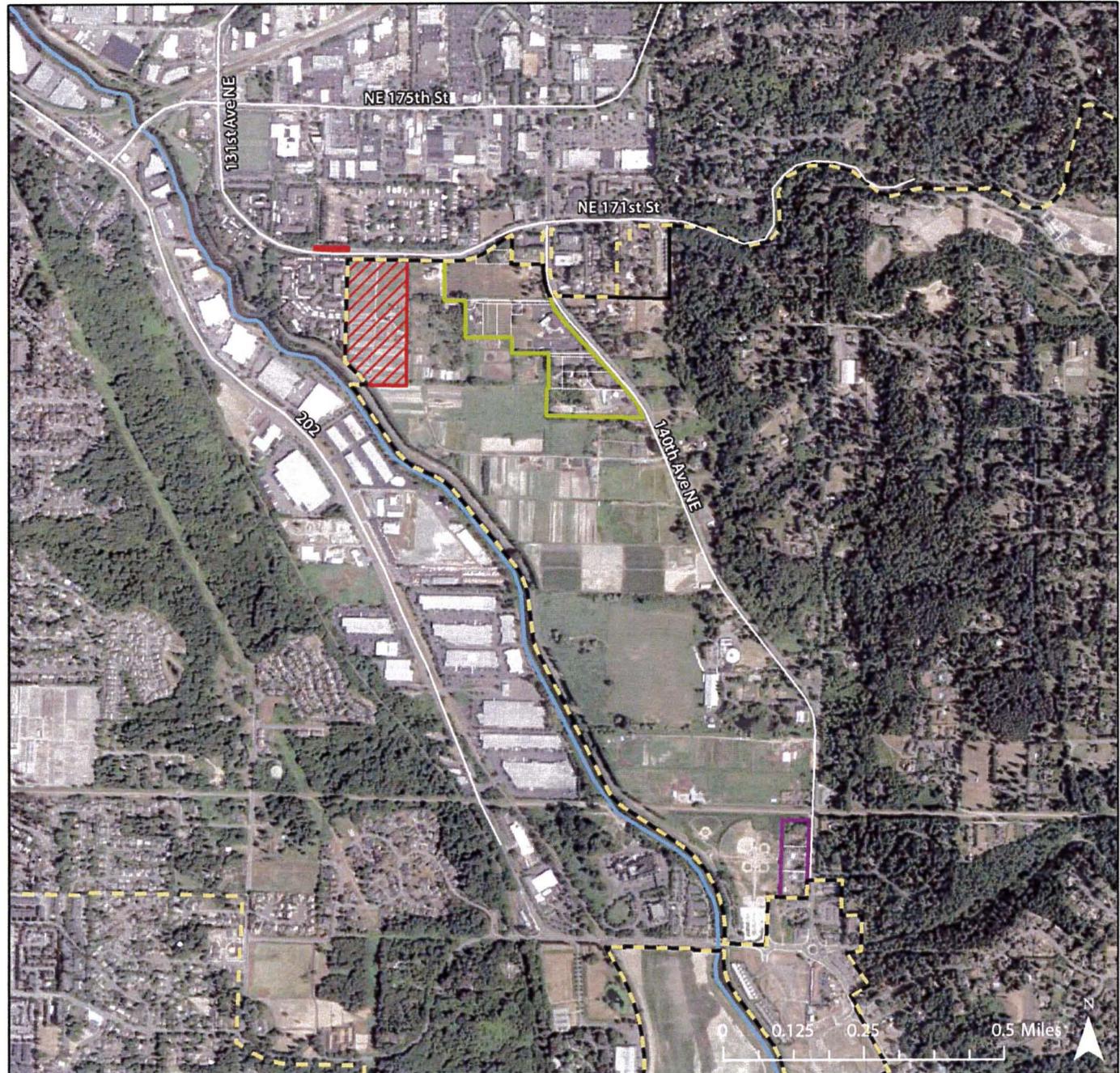


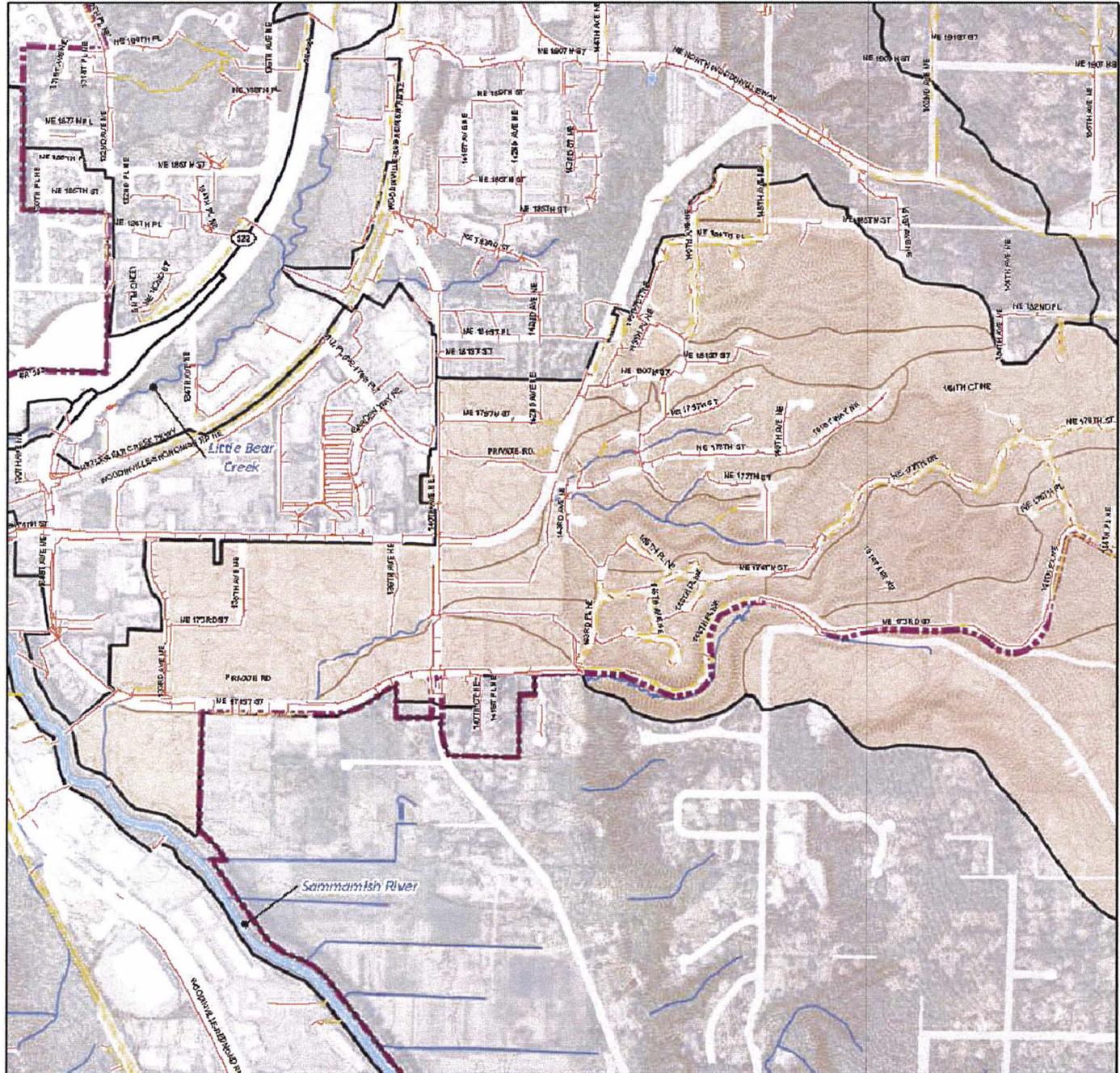
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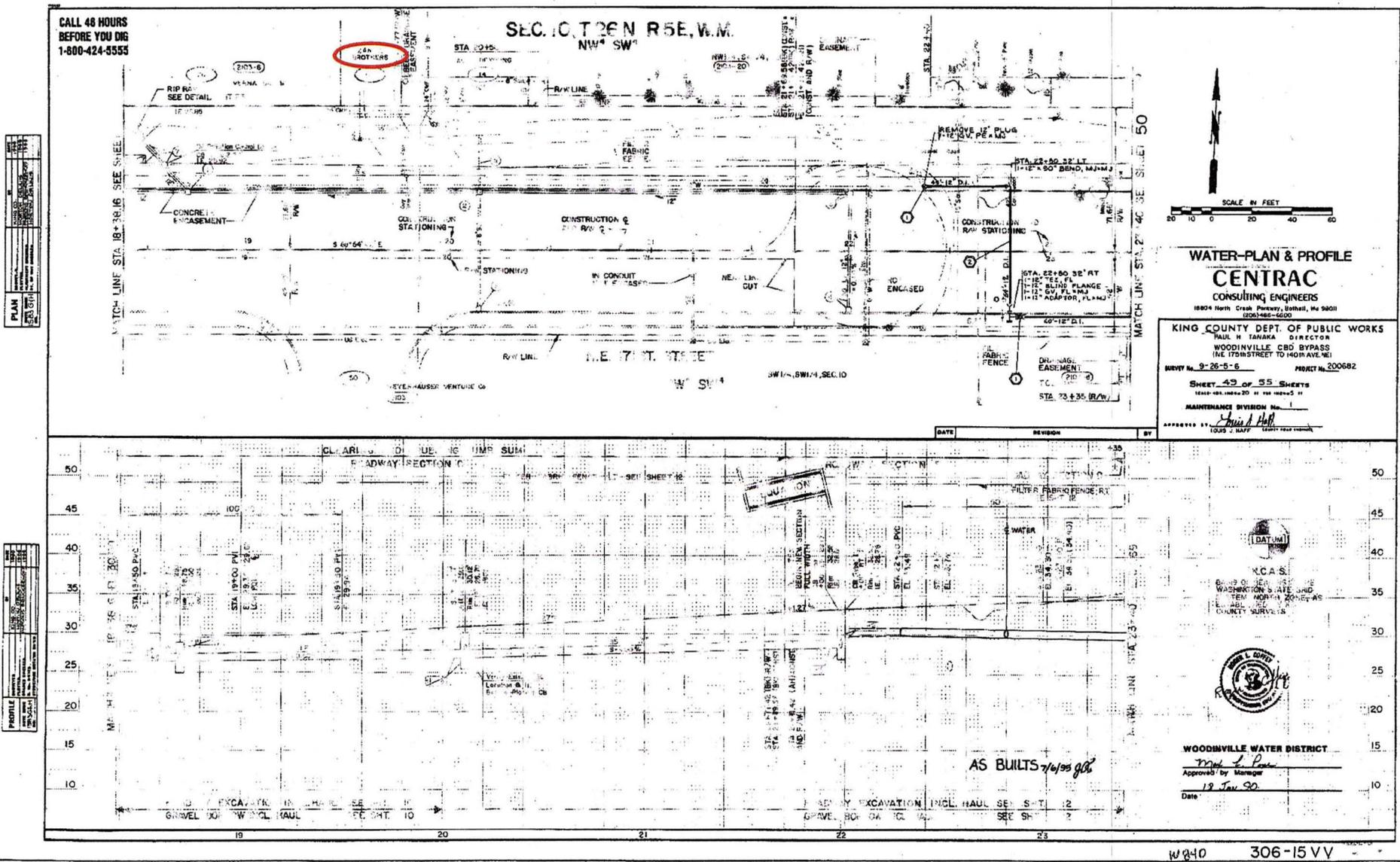
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-  County Boundary
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-  Waterway
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Date: 02/16/10
-  Stormwater Open Channel
-  Stream
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WATER-PLAN & PROFILE
CONSULTING ENGINEERS
 1824 North Creek Parkway, Salt Lake, UT 84011
 (801)486-6000

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 PAUL H. TANAKA, DIRECTOR
 WOODBVILLE CBD BYPASS
 (NE 17th STREET TO 40th AVENUE)

PROJECT No. 2006B2
 SHEET 49 OF 55 SHEETS
 MAINTENANCE DIVISION No. 1

APPROVED BY: *Louis J. Huff*
 LOUIS J. HUFF, COUNTY PUBLIC WORKS

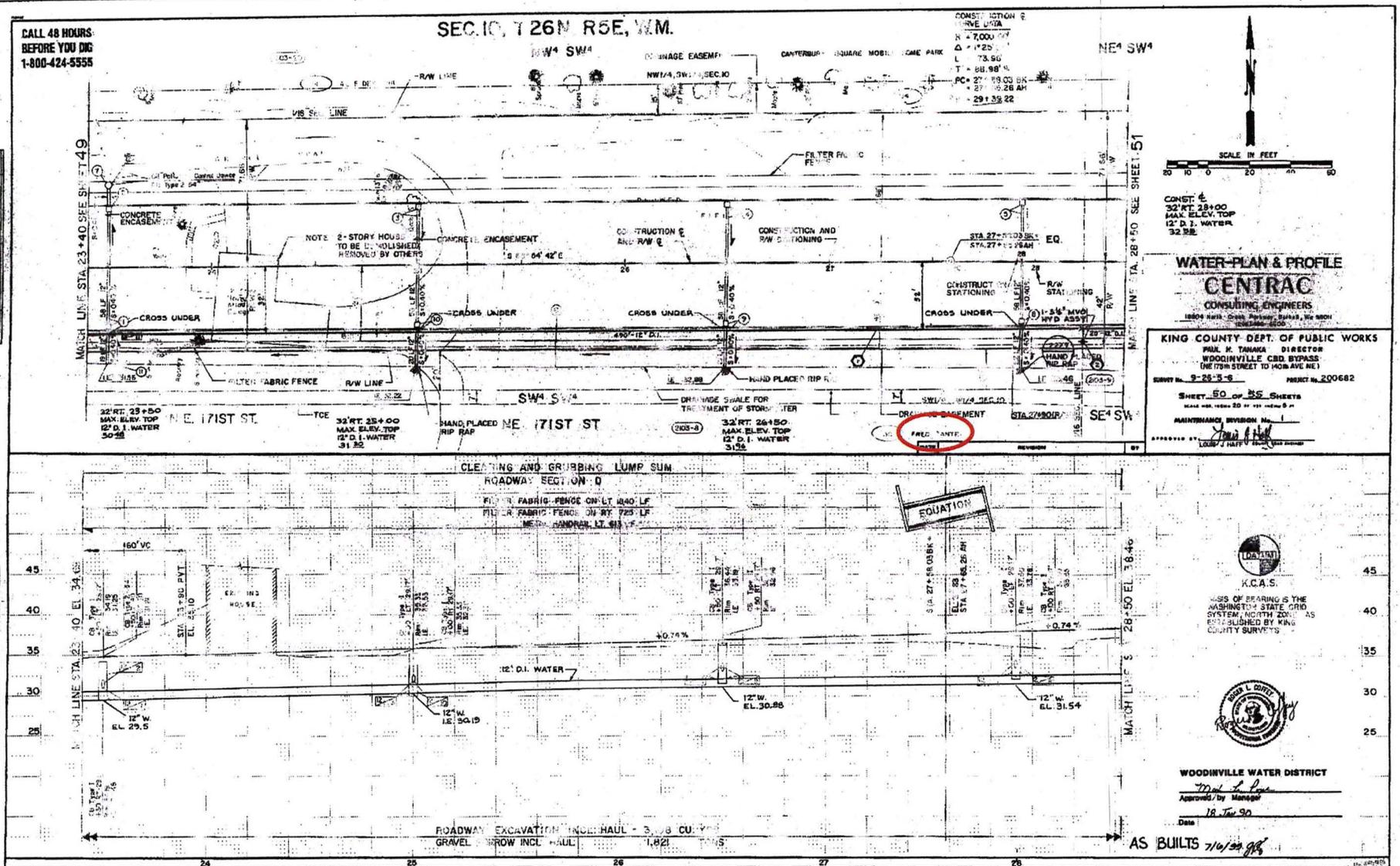
(DATE)

N.C.A.S.
 BOARD OF SURVEYORS
 WASHINGTON STATE AND
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 AS
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WOODBVILLE WATER DISTRICT
 Approved by Manager
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AS BUILT 7/6/93 gbl

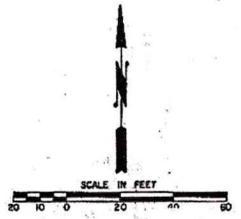
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(214) 343-2000

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MAINTENANCE DIVISION No. 1
APPROVED BY: [Signature]
DATE: 12/15/08

PLAN

DATE	12/15/08
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN

PROFILE

DATE	12/15/08
BY	[Signature]
CHECKED BY	[Signature]
SCALE	AS SHOWN



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Approved by Manager
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AS BUILTS 7/10/09

306-15 WW

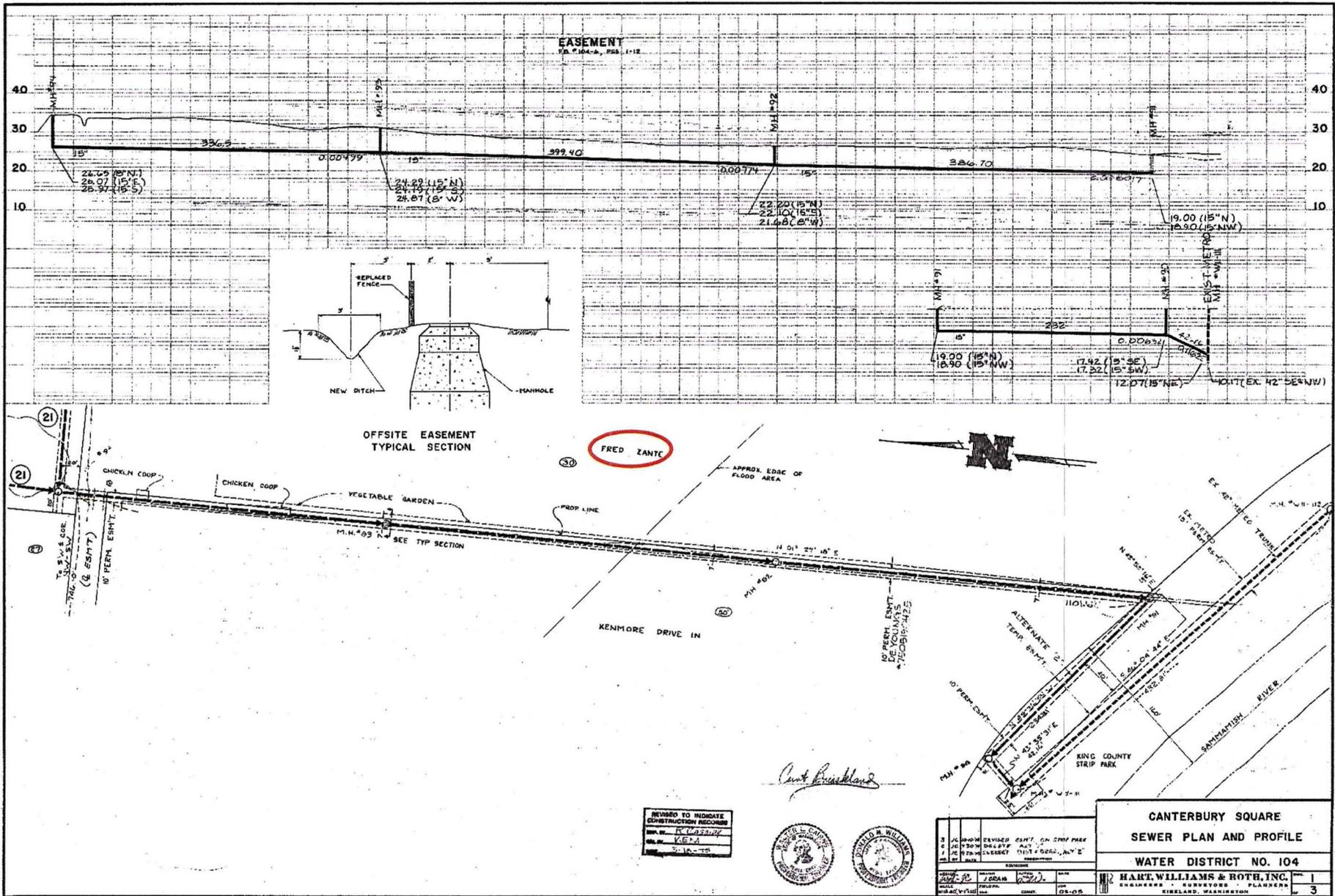


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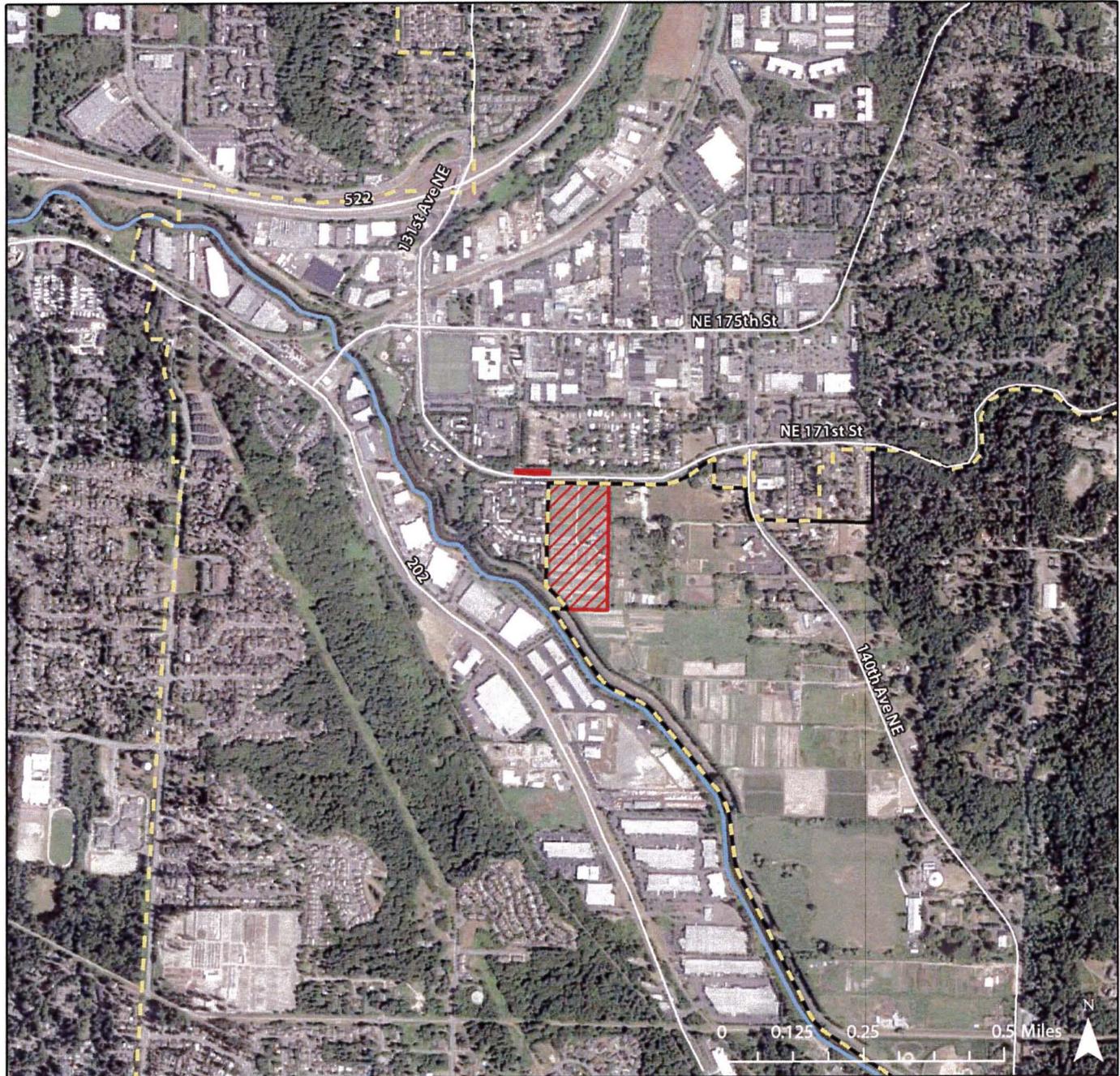
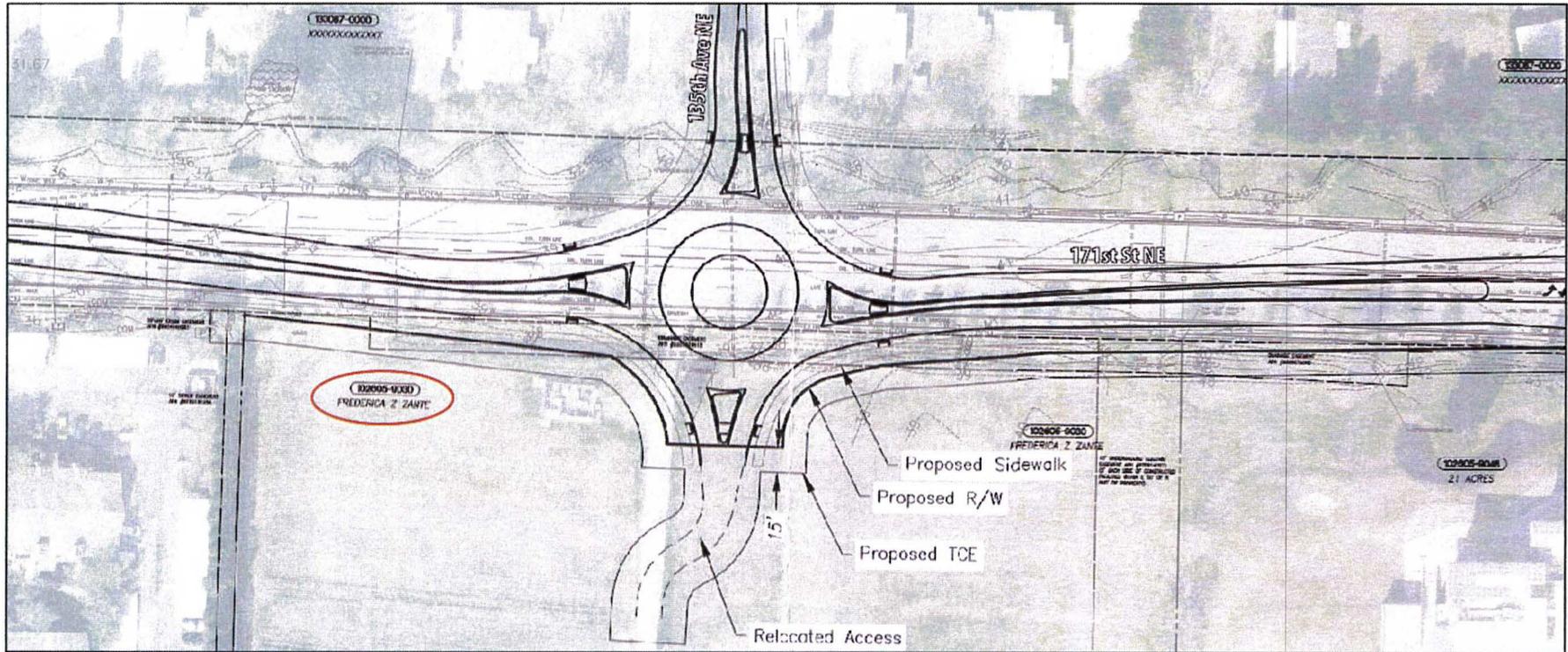


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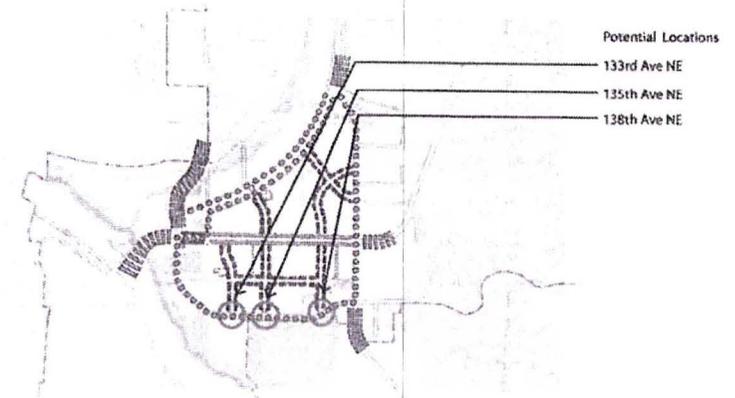


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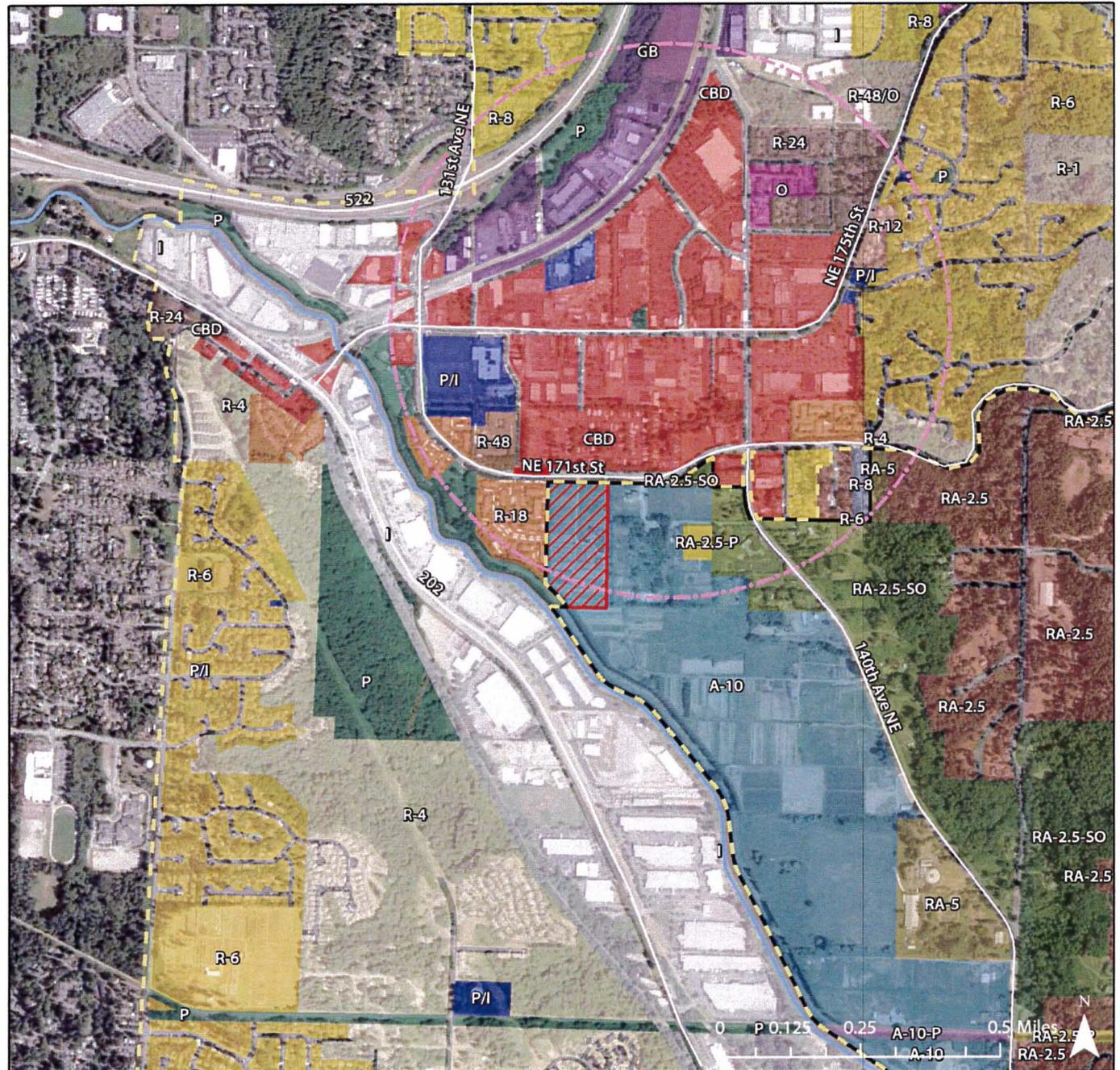


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