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CITY OF WOODINVILLE
DEVELOPMENT SERVICES

April 3, 2015

Woodinville City Hall
Attn: City Council
17301 133rd Ave NE
Woodinville, WA 98072-8563

Subject: Request to Include Zante Property in City's UGA

Dear Council Members:

Congratulations on the progress the City is making on the 2015 Draft Comprehensive Plan Update. As you are currently evaluating the draft Update, we request that you consider including a 15-acre expansion of the City's UGA to include the Zante property located south of NE 171st Street and consider a pre-annexation zoning designation of CBD for the property. We are aware that the modification of the City's UGA also requires approval by King County Council, which we must apply for by June 2015. This requires we obtain City Council support as follows:

- (1) Direct staff to include the Zante property into the City's UGA in the Comprehensive Plan Update. Direct staff to designate a pre-annexation zoning of CBD for the property.
- (2) Direct staff to prepare a Resolution of support for the UGA change.
- (3) Pass the Resolution by May 19, 2015. This will allow us to submit for the requested change to King County before their application deadline.

The following provides a justification for the modification of the property from County rural agricultural land to City of Woodinville urban mixed use land. This includes an explanation of Council history pertaining to prior UGA expansion requests for other property, property history and background, how the request is compliant with your draft Comprehensive Plan goals and policies, and why the property is inappropriately designated as Agricultural land.

History of Prior Considerations of UGA Expansion

The City considered expansion of its UGA in 2012 and 2014; however, it did not include the Zante property.

- 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 - Passed in 2014 and rescinded Resolution No. 414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 5 acres and their home through a court settlement to build NE 171st St bypass road
 - City of Woodinville officially incorporated on March 31, 1993, and as such NE 171st St was annexed into the City

Property History

- Fred Zante purchased the property (see Exhibit 3) in 1927 and began farming in 1929
- The farm grew produce, which was sold to local grocery stores in addition to being sold at the produce stand on the property
- Property has not been commercially farmed since 1985 when Mr. Zante passed away
- Ground is no longer suitable for farming, and farm is unable to compete with larger farms that dry package their produce for a longer shelf life

ROW Dedication

- January 6, 2015 - City Council approved an agreement with the Washington State Transportation Improvement Board (TIB) to accept a grant of \$3,000,000 to assist with the funding of the NE 171st Street Urban Parkway Improvement Project (see Exhibit 4)
 - The project will narrow the street to one lane in each direction and construct roundabouts at 133rd Avenue NE and future intersections at 135th Avenue NE and 138th Avenue NE
 - The project will directly impact the Zante Property
 - The City has discussed a ROW dedication and temporary easements from the family
- The construction of these road improvements as well as the discussion for a ROW dedication indicates that the City is planning to accommodate future development along NE 171st St

Comprehensive Plan Support

The City is currently updating its Comprehensive Plan.

- This is an ideal time to consider including the Zante Property in the City's UGA and applying a zoning designation of CBD
- The City states in its Draft Comprehensive Plan that its vision is to be:
 - "A pleasant place in which to live, work, play, and visit, with a compact, inviting downtown and vibrant riverfront and tourist districts that are inviting and functional".
 - The inclusion of the Zante Property into the City's CBD will assist in connecting downtown and the waterfront, and creating a mixed use pedestrian 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. The Zante property can provide the needed housing and employment so that the City can meet its growth targets.
- There is also a significant deficit in the diversity of housing types 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. This can be accommodated by higher density residential designation, to include smaller lot, duplex and multi-family product types.
 - 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)
 - The purpose of the agricultural designation is to establish agricultural lands of long-term commercial significance and to assure the conservation of agricultural land.
 - Changes in soil conditions have made farming on the property inefficient
 - Farming and grocery store buying practices have also changed, and small farms are now unable to compete with larger farms who can market their produce to chain stores and have the ability to dry pack produce and increase its shelf life
- The properties surrounding the Zante property are urban land uses (see Exhibit 6)
- The Zante Property is adjacent on three sides to the City boundary and urban land uses. The urban land uses surrounding the property are:
 - Canterbury Square, a large mixed use development formerly a mobile home park located immediately to the north of the property. This property is zoned CBD.
 - Waterford Place, a multi-family residential development, is located immediately to the west of the property. This apartment complex is zoned R-18.
 - 21 Acres, a nonprofit school, is located immediately to the east of the property is an urban land use.
- Majority of properties in the Valley have already dedicated their development rights (see Exhibit 6)
 - Future development of agricultural land in the Valley will not occur.

Woodinville City Council
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- The property is unsuited for farming, and its designation as agricultural is inappropriate as it can no longer be used for efficient profitable farming
- As the surrounding properties are urban land uses, the use of the property as agricultural land is incompatible
- We request that the City annex the property into the City's UGA and apply a zoning designation of CBD to the property due to changes in circumstances and to encourage the highest and best use of the property

Annexation into UGA and Desired Zoning

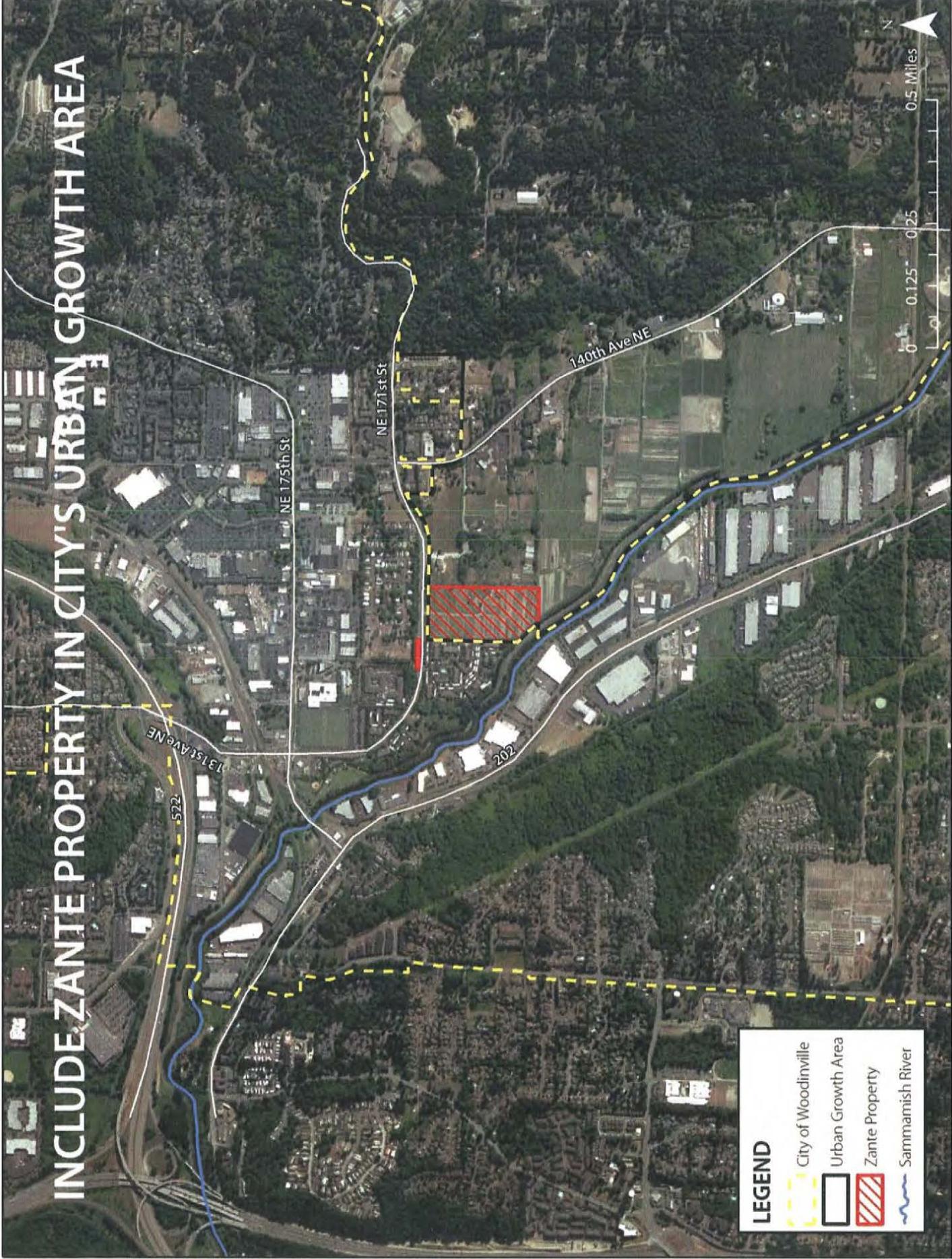
- The City has previously considered expanding its UGA and incorporating two PAAs that did not include the Zante Property
 - The incorporation of the Zante Property would differ from the previously considered properties in that it already has the necessary adjacent infrastructure to sustain a CBD use
 - 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 four of its five 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
E-P and Companies of Nevada, Inc.
12 Bloomdale
Irvine, CA 92614-7531

INCLUDE ZANTE PROPERTY IN CITY'S URBAN GROWTH AREA



LEGEND

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

EXHIBIT 1: RELATION TO POTENTIAL ANNEXATION AREAS

- 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

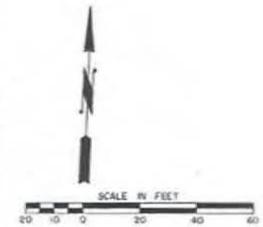
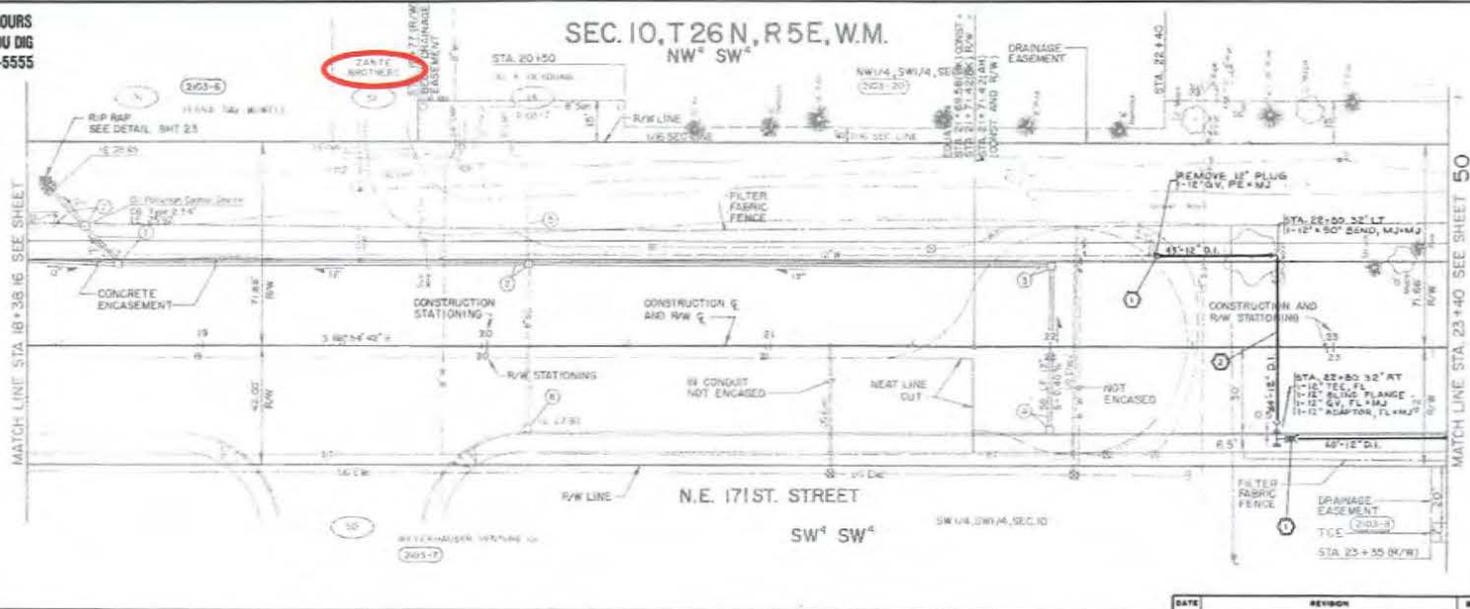
-  City of Woodinville
-  Urban Growth Area
-  Zante Property
-  Sammamish River
-  Potential Annexation Area #2
-  Potential Annexation Area #3

Sources: King County GIS Data Portal



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

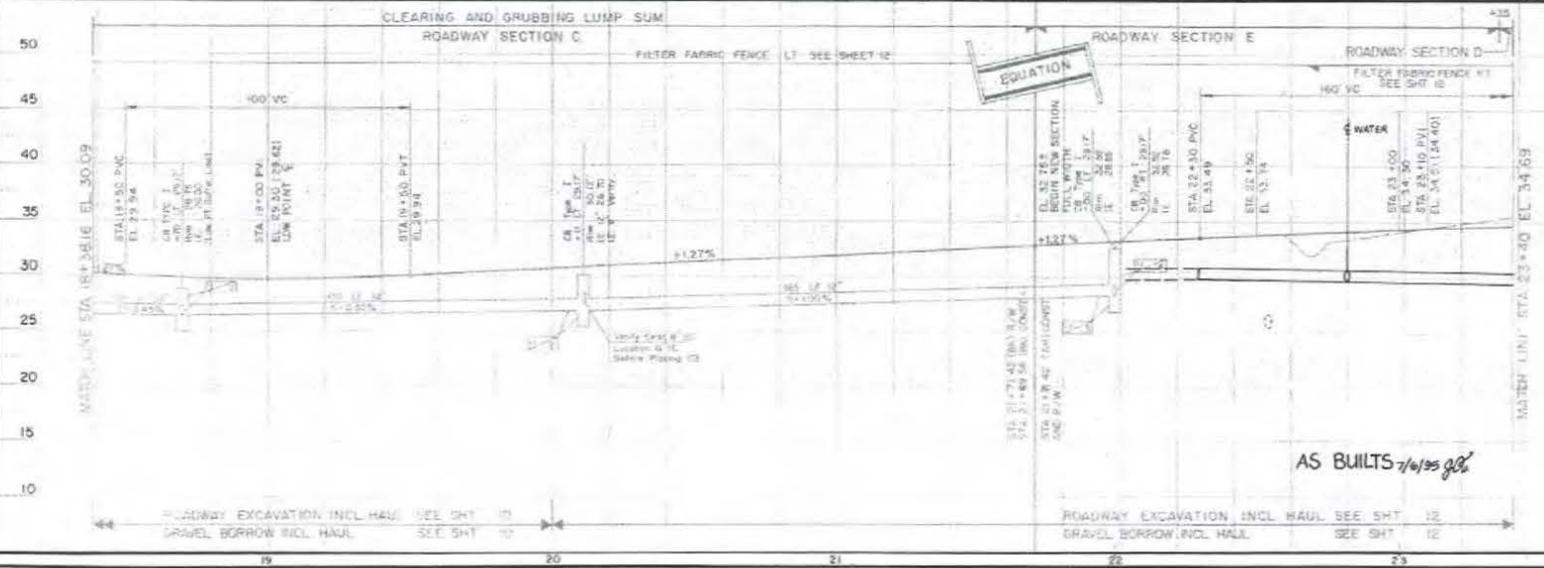
SEC. 10, T26 N, R5 E, W.M.
NW⁴ SW⁴



WATER-PLAN & PROFILE
CENTRAC
CONSULTING ENGINEERS
18004 North Creek Parkway, Burtch, MO 65031
(314) 486-8800

KING COUNTY DEPT. OF PUBLIC WORKS
PAUL W. TANAKA DIRECTOR
WOODVILLE CBD BYPASS
LINE 171ST STREET TO 140TH AVE. N.E.
SURVEY No. 9-26-5-6 PROJECT No. 200602
SHEET 49 OF 55 SHEETS
DATE: 08/14/03 BY: [Signature]
MAINTENANCE DIVISION No. 1
APPROVED BY: [Signature]

Exhibit B1
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K.C.A.S.
BASIS OF BEARING IS THE
WASHINGTON STATE GRID
SYSTEM, NORTH ZONE, AS
ESTABLISHED BY KING
COUNTY SURVEYS.



WOODVILLE WATER DISTRICT
[Signature]
Approved by Manager
19 Jan 03
Date

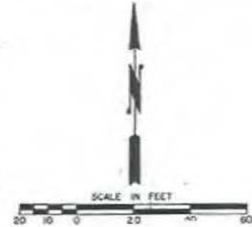
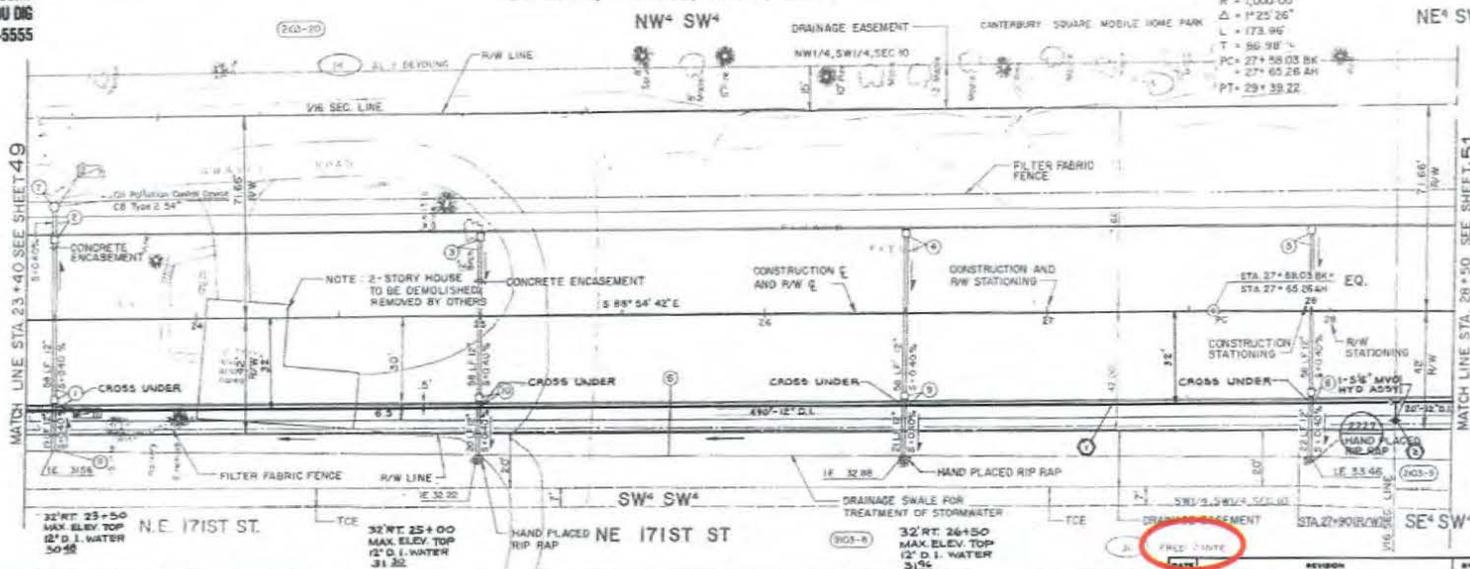
W840 306-15 VV

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

SEC. 10, T 26N, R 5E, W.M.

CONSTRUCTION E
CURVE DATA
R = 7,000.00'
Δ = 1° 25' 26"
L = 173.96'
T = 96.98'
PC = 27+58.03 BK
= 27+65.26 AH
PT = 29+39.22

NE⁴ SW⁴



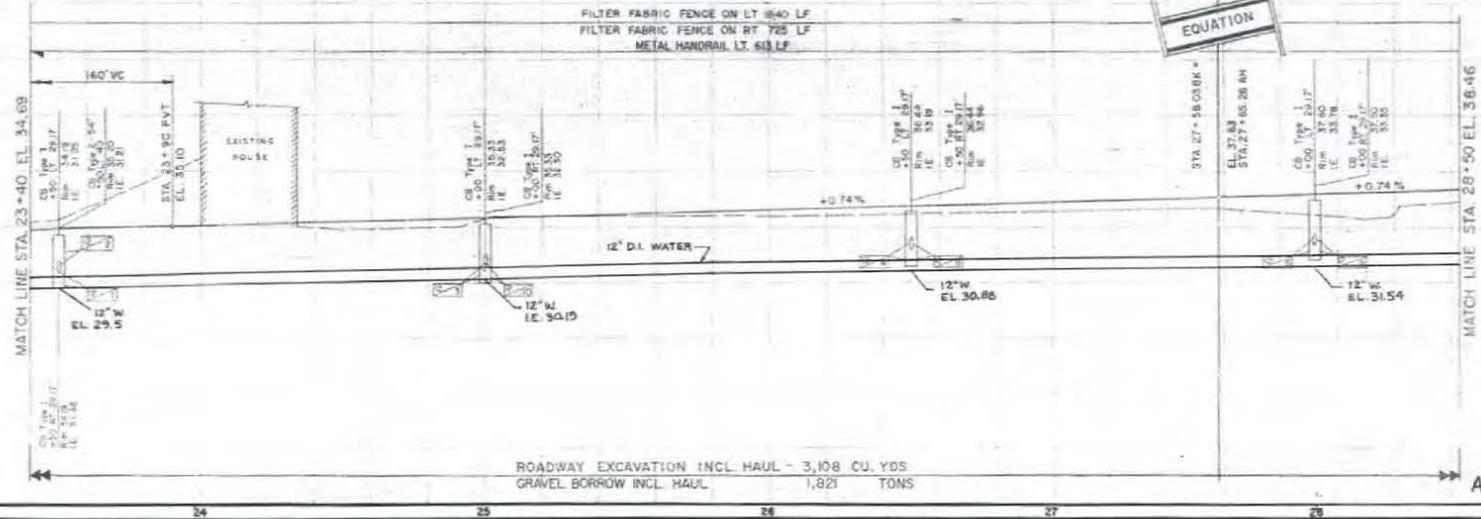
CONST. E
32 RT. 28+00
MAX. ELEV. TOP
12" D.I. WATER
32.25

WATER-PLAN & PROFILE
CENTRAC
CONSULTING ENGINEERS
18004 North Creek Parkway, Belling, WA 98003
(360) 846-1100

KING COUNTY DEPT. OF PUBLIC WORKS
PAUL M. TANAKA, DIRECTOR
WOODINVILLE C&D BYPASS
(NE OF 72ND STREET TO 140TH AVE NE)
SERV. NO. 9-26-5-6 PROJECT NO. 200682
SHEET 50 OF 55 SHEETS
SCALE: PLAN 1" = 40' PROFILE 1" = 10' VERT. CURVE 20' = 1" (SEE NOTE 5)
MAINTENANCE DIVISION No. 1
LARRY J. HOFF, DISTRICT MANAGER

Exhibit 81
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CLEARING AND GRUBBING LUMP SUM
ROADWAY SECTION D



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



WOODINVILLE WATER DISTRICT
Approved by Manager
Date 18 Jan 98

AS BUILT 7/10/99 JST

306-15 WW

EXHIBIT 3: ZANTE PROPERTY

- 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

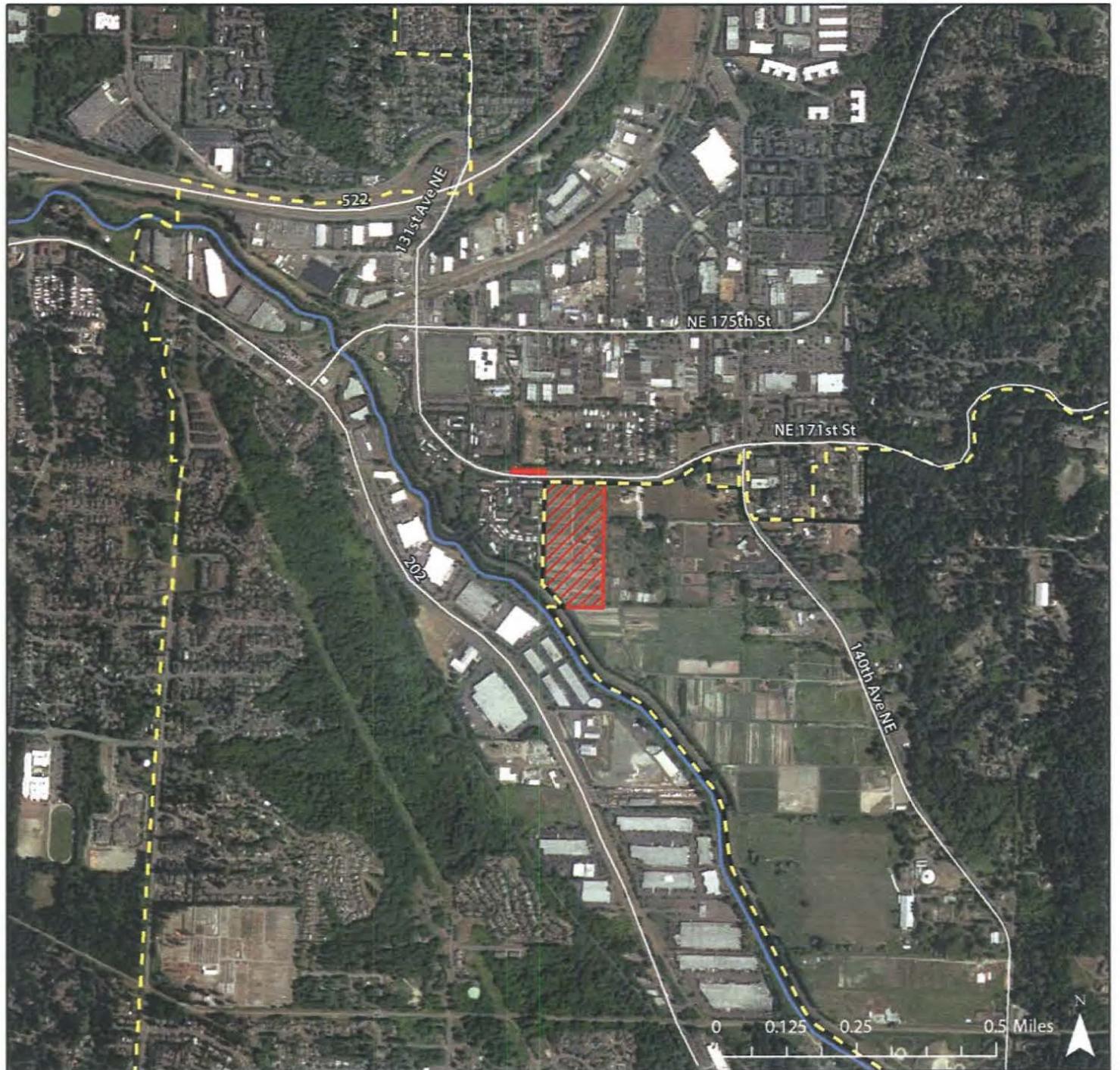
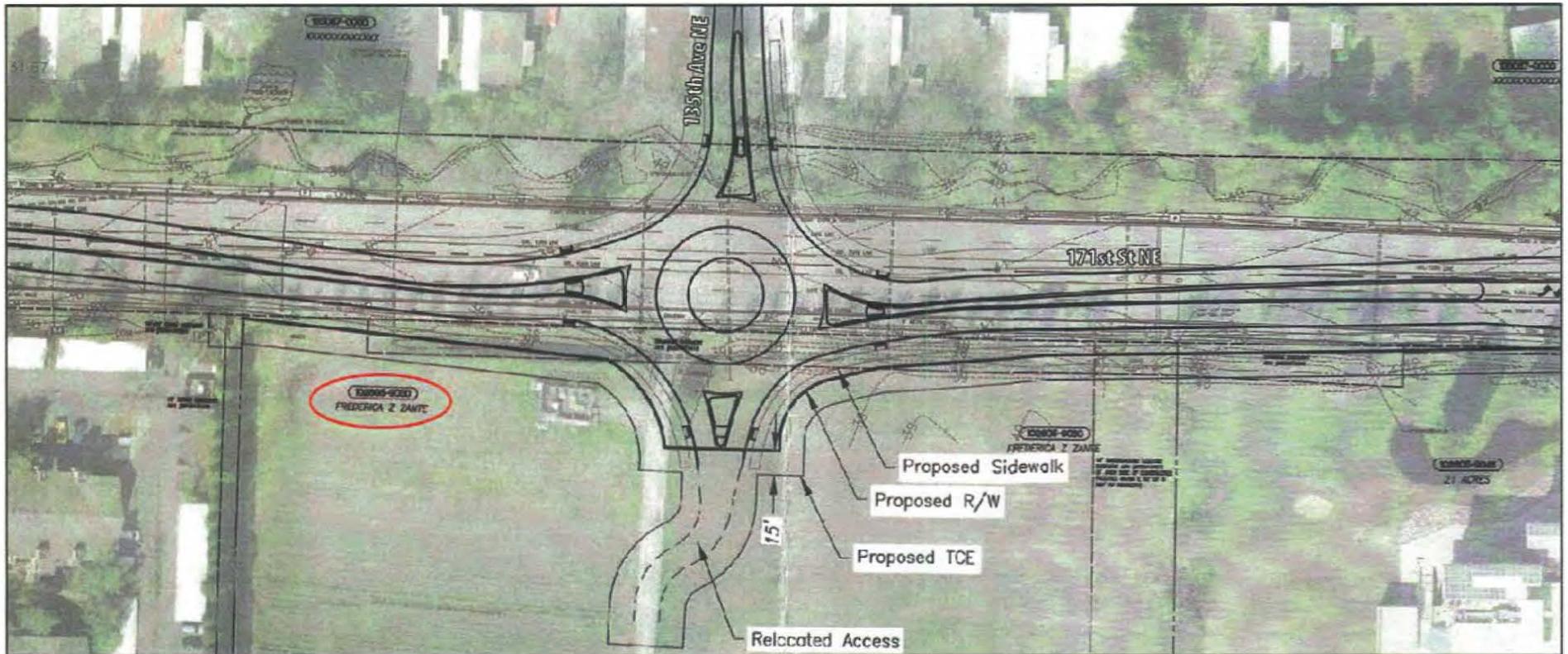


EXHIBIT 4: NE 171ST STREET URBAN PARKWAY IMPROVEMENT PROJECT



- 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

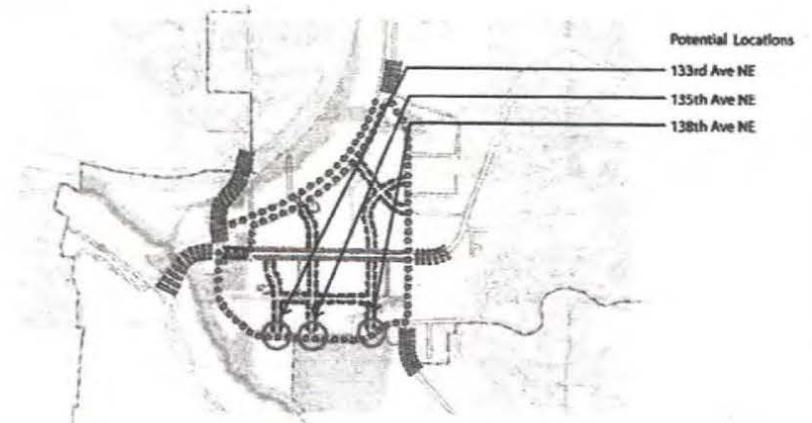


EXHIBIT 5: CITY & COUNTY ZONING DESIGNATIONS

- 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

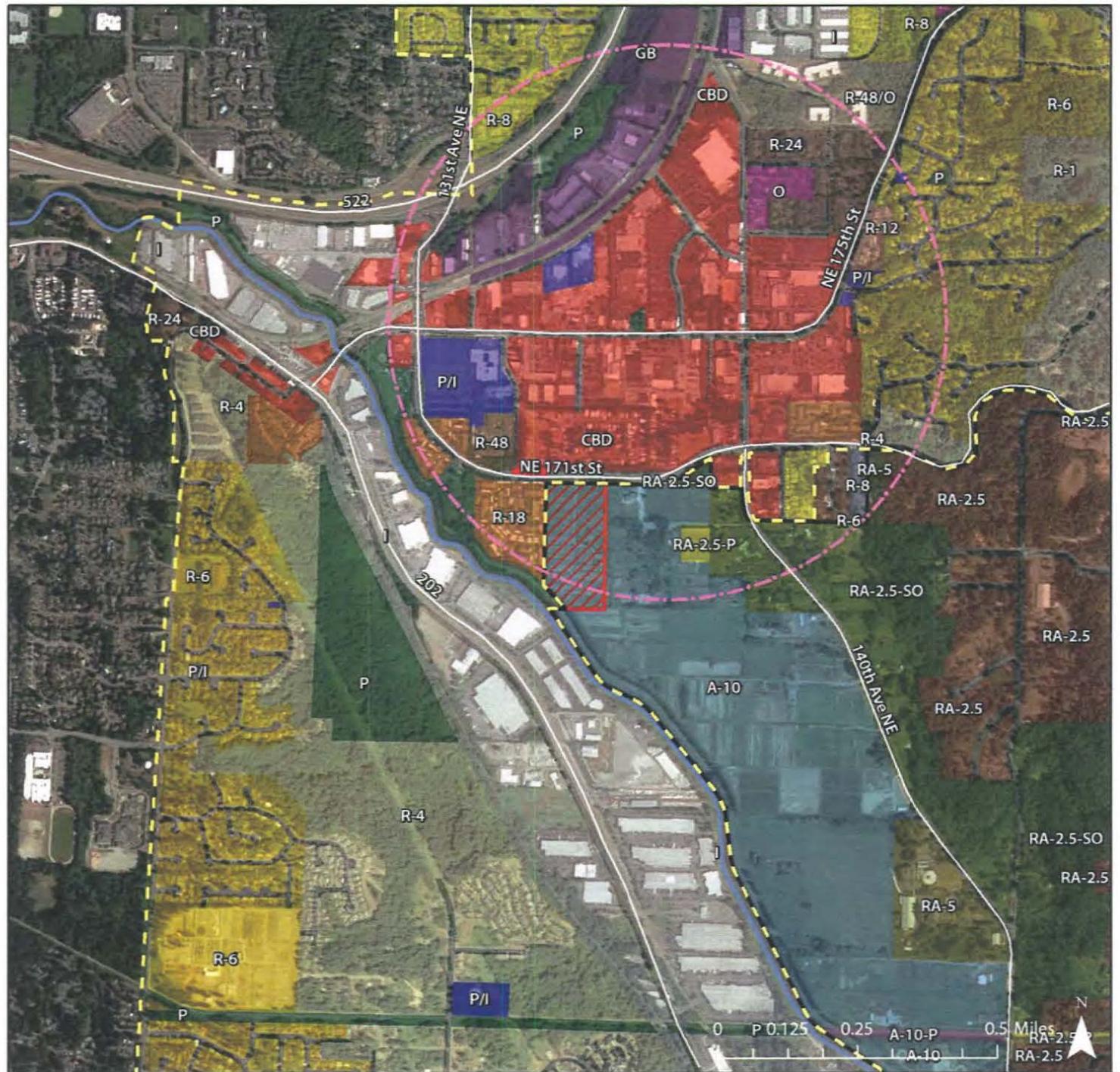


EXHIBIT 6: NEIGHBORHOOD CONTEXT MAP

- 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
-  Urban Growth Area
-  Zante Property
-  Sammamish River
-  1/2 Mile Radius from CBD
-  Development Rights Sold and Other Recreational Use

Sources: King County GIS Data Portal

