



Comprehensive Plan & Municipal Code Update *Comprehensive Plan*

April 14, 2015



April 2014 Documents

Proposed

City of Woodinville

2015 Comprehensive Plan & Municipal Code Update

Exhibit No.	Description
77	Summary of Planning Commission Recommendations of Ord No. 591: 1) Comprehensive Plan Recommendations, and 2) Parks, Recreation and Open Space Plan Recommendations. Includes comparison of 2009 Comprehensive Plan and the Planning Commission's Recommendations.
78	Proposed Ord. No. 591. Includes Exhibit A: Public Participation Process; Exhibit B: Findings and Recommendations of the Planning Commission; Exhibit C: Proposed 2015 Comprehensive Plan as recommended by the Planning Commission March 18, 2015; and Exhibit D: Parks, Recreation and Open Space Plan as recommended by the P&R Commission Feb. 5, 2015.
79	Proposed Ord No. 605 Critical Areas as recommended by the Planning Commission on April 1, 2015.
80	Proposed Ord No. 606 Planned Action for Central Business District as recommended by the Planning Commission on March 25, 2015.
81-Ongoing	Additional Exhibits to City Council through the closing of the Public Hearing.

Prepared by:
BERK Consulting
MAKERS Architecture
The Watershed Company
Transportation Engineering Northwest
Golder Associates

Prepared for:
City of Woodinville



Transmit Planning Commission Recommendations

Exhibit	Description
77	Summary of Planning Commission Recommendations of Ord No. 591
78	Proposed Ord. No. 591 <ul style="list-style-type: none"> • Comp Plan • PRO Plan
79	Proposed Ord No. 605 Critical Areas
80	Proposed Ord No. 606 Planned Action for Central Business District
81-Ongoing	Additional Exhibits to City Council through the closing of the Public Hearing.

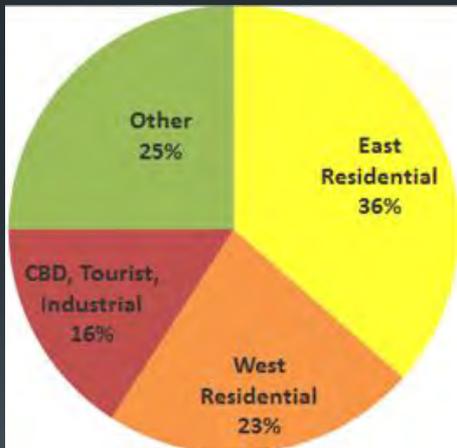
Agenda/Purpose

- Public Outreach
- Draft Document Overview
- Review of Proposed Land Use Plan

Vision Efforts & Results 11/13

Vision questionnaire:

- November/December:
45 persons



Vision workshop:

- November 13, 11 persons



Vision Statement

Vision Workshop

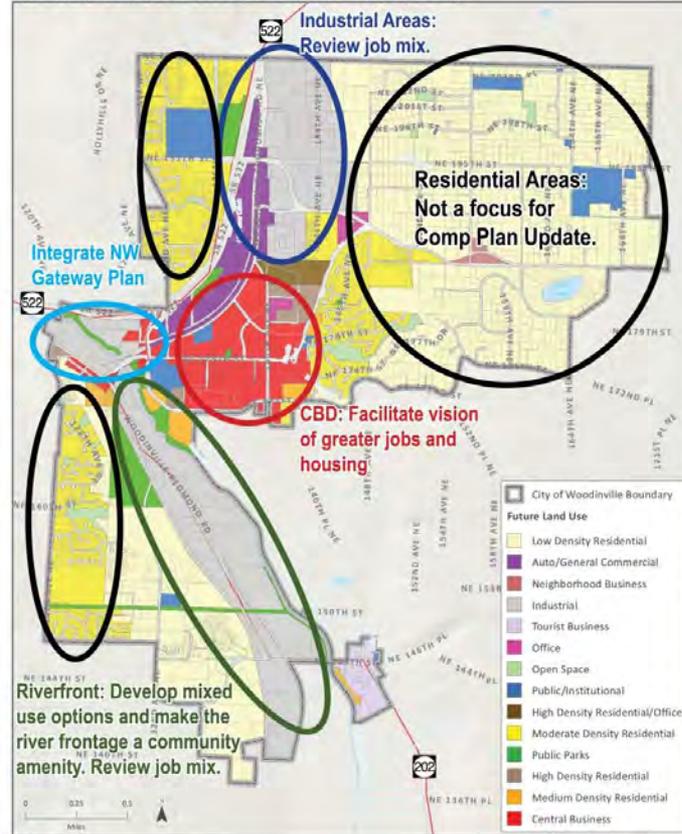
In the year ~~2015~~2035, Woodinville is a safe, friendly, diverse, and family- oriented community that supports a successful balance of neighborhoods, parks and recreation, tourism, and business. We have preserved our Northwest woodland character, our open space , and our clean environment. We have enhanced our strong sense of community and our ability to move about the community ~~throughout the community~~ by all modes of travel. Woodinville is 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 ~~is attractive~~ and functional.

Orange Words – Emphasized in Discussion as important

Concepts

PRELIMINARY ALTERNATIVE CONCEPTS

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS



General Concepts

Making Policies and Code Work Better. For example:

- ▶ Accessory Dwelling Units
- ▶ Housing Incentives in CBD
- ▶ Other ideas from recent dockets and residential code updates

Facilitating the Vision of the CBD:

- ▶ Infill Exemption, OR
- ▶ Planned Action

Date: November, 2013
Source: City of Woodinville, BERK

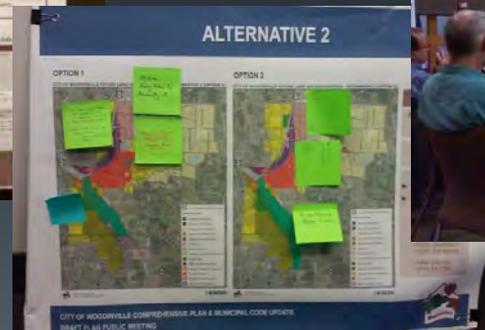
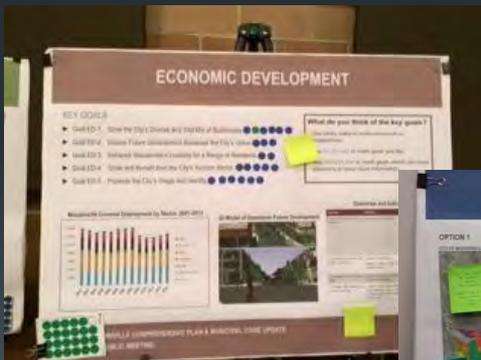


Draft Plan Workshop 11/14

Workshop Activities

- Open House
- Presentation
- Small Group Discussions
- About 25 persons

Present & Discuss Plan





Proposed



City of Woodinville 2015 Comprehensive Plan

Planning Commission Recommendations

March 2015

Prepared by:
BERK Consulting
MAKERS Architecture
The Watershed Company
Transportation Engineering Northwest
Golder Associates

Prepared for:
City of Woodinville



Plan Elements

- Introduction & Vision
- Land Use & Community Design
- Housing
- Economic Development
- Parks
- Transportation
- Capital and Public Facilities
- Utilities
- Environmental
- Graphically oriented
- Brief
- Contents
 - Conditions & trends
 - Challenges and opportunities
 - Objectives
 - Goals and Policies
 - Action Plan

Planning Commission Recommendations

- Policy amendments were recommended. Example changes:
 - Address view corridors to Sammamish River
 - Respond to Muckleshoot Comments: Address fish passage barriers
 - Respond to PSRC comments, particularly transportation
 - Remove this policy (November 2014 Draft Number 6.1):
 - Encourage conversion from on-site wastewater disposal systems as sewer lines become available
 - Address corrections and updates
 - Parks, Transportation, other
 - See Exhibit 77 for plan policy comparisons

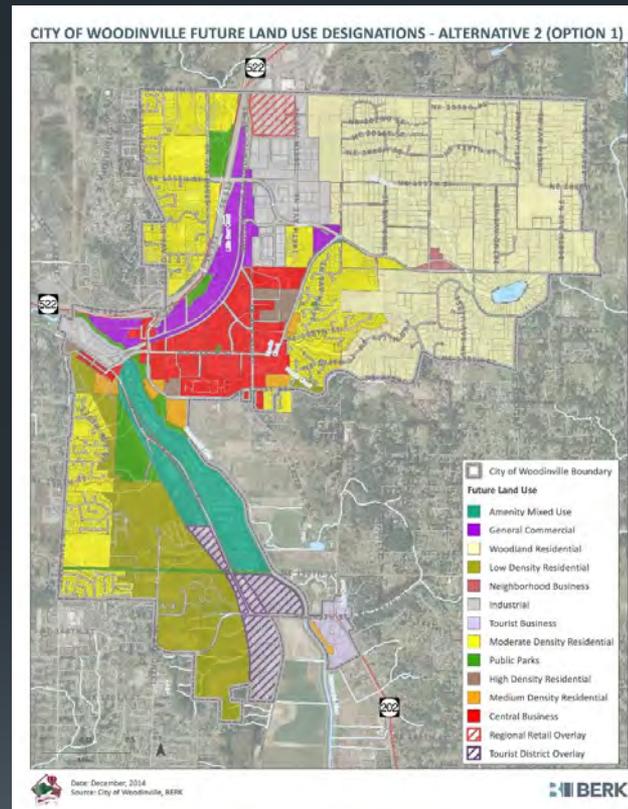
Alternatives

Planning Commission Selection: Alternative 2 as modified

Scenario	Citywide Growth			
	New Housing Units		New Employment	
Alternative 1: Current Comprehensive Plan (No Action)				
Alternative				
Buildable Land Capacity	2,615		4,476	
Pending Development	225		413	
Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes	<i>Min Range</i>	<i>Max Range</i>	<i>Min Range</i>	<i>Max Range</i>
Buildable Land Capacity	2,682	3,097	5,028	5,433
Pending Development	225		413	
Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill				
Buildable Land Capacity	3,090		12,944	
Pending Development	217		1,471	

Planning Commission Alternative

Alternative 2 with Regional Retail
Overlay restricted to area north of
200th



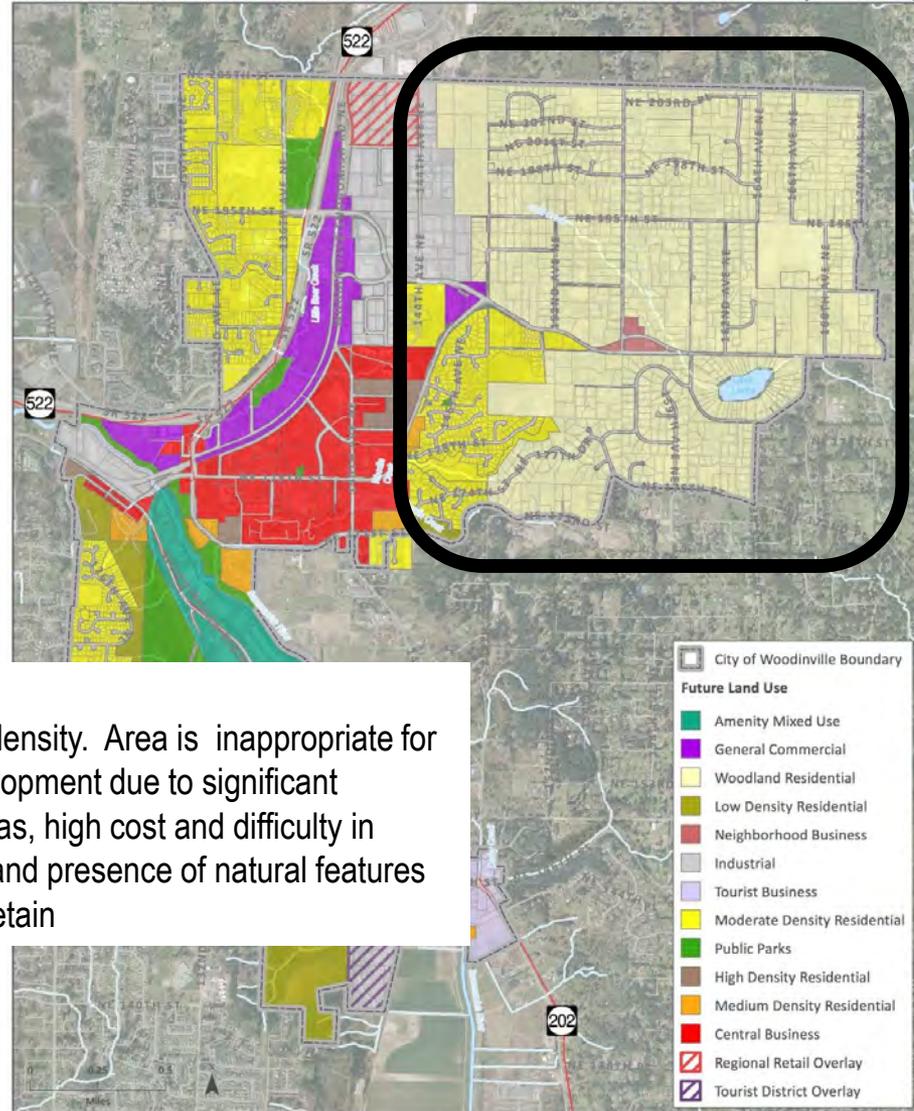
Land Use Plan

Notable Differences

(from Alt 1 Current Plan)

- Woodland Residential (R-1) (NEW)
- Neighborhood Business (REVISIONS)
- Amenity Mixed-Use (NEW)
- General Commercial (REVISIONS)
- Regional Retail Overlay (NEW)

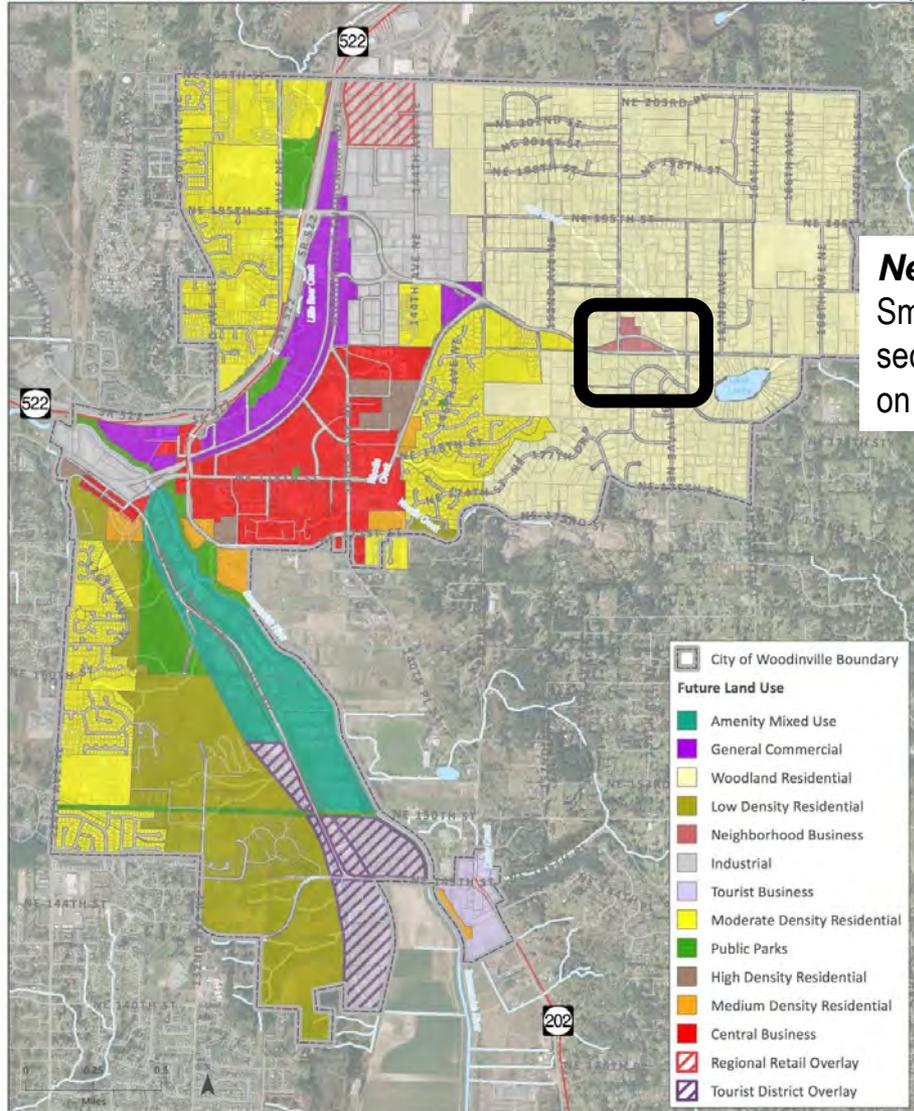
CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



Woodland Residential

Retain the 1-unit per acre density. Area is inappropriate for more intensive urban development due to significant environmentally critical areas, high cost and difficulty in extending public facilities, and presence of natural features that Woodinville seeks to retain

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)

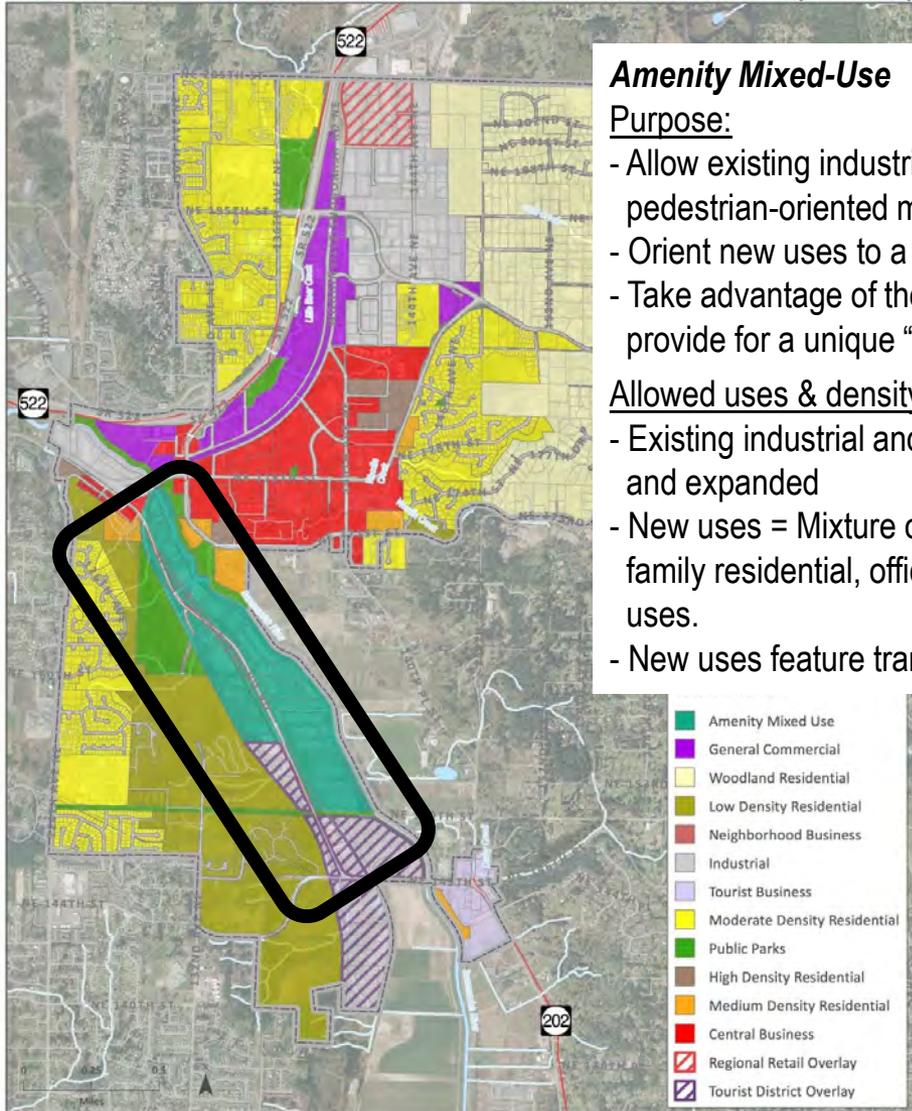


Neighborhood Business

Small-scale multifamily uses may be permitted as a secondary use provided designs minimize impacts on surrounding uses



CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)



Amenity Mixed-Use

Purpose:

- Allow existing industrial uses to transition over time to a pedestrian-oriented mix of uses
- Orient new uses to a network of trails and the Sammamish River.
- Take advantage of the area's unique river and agrarian setting to provide for a unique "work, live, and play" environment".

Allowed uses & density:

- Existing industrial and business park activities may be retained and expanded
- New uses = Mixture of small scale service commercial, multi-family residential, office, restaurants, wineries, and complementary uses.
- New uses feature transit supportive densities.

Riverfront Amenity Mixed Use.....possible vision images

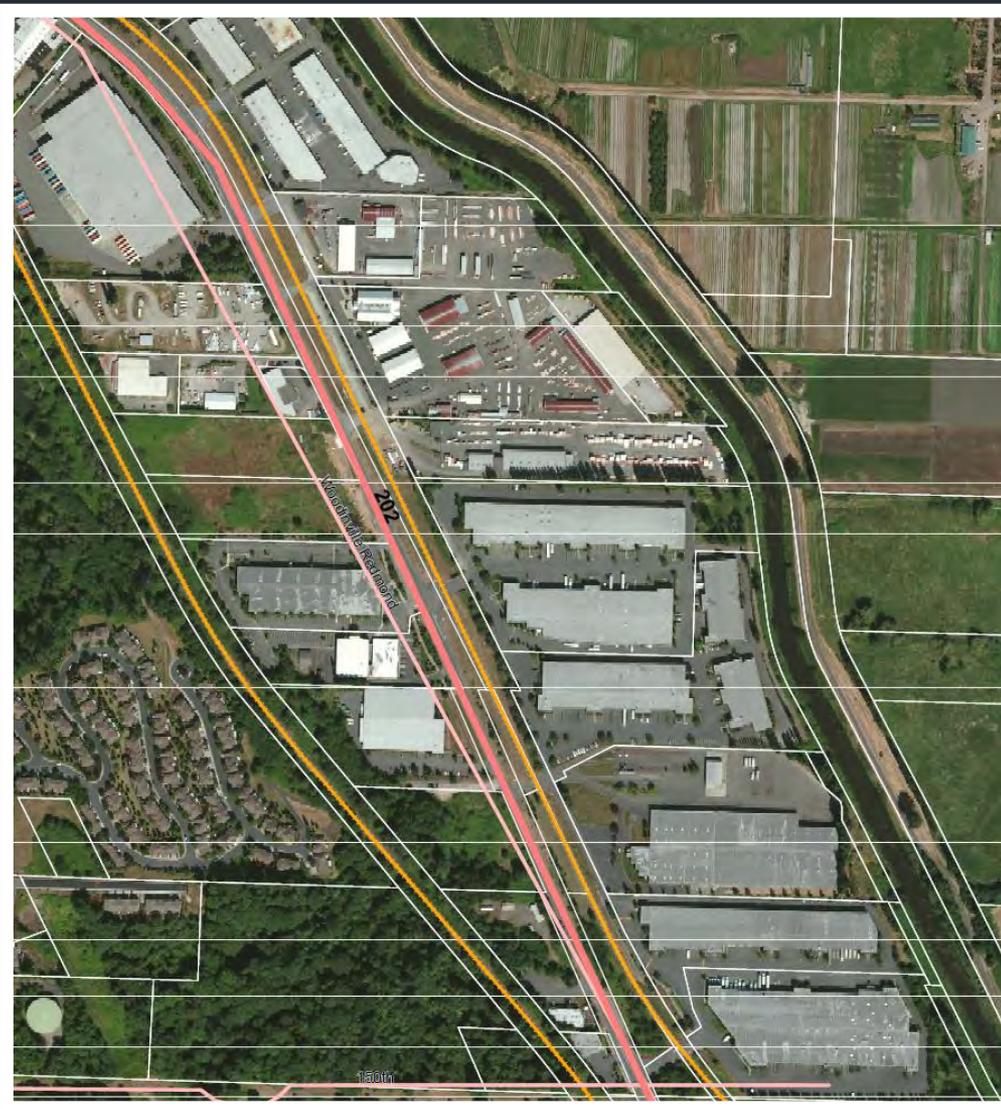


Riverfront Amenity Mixed Use.....possible vision images



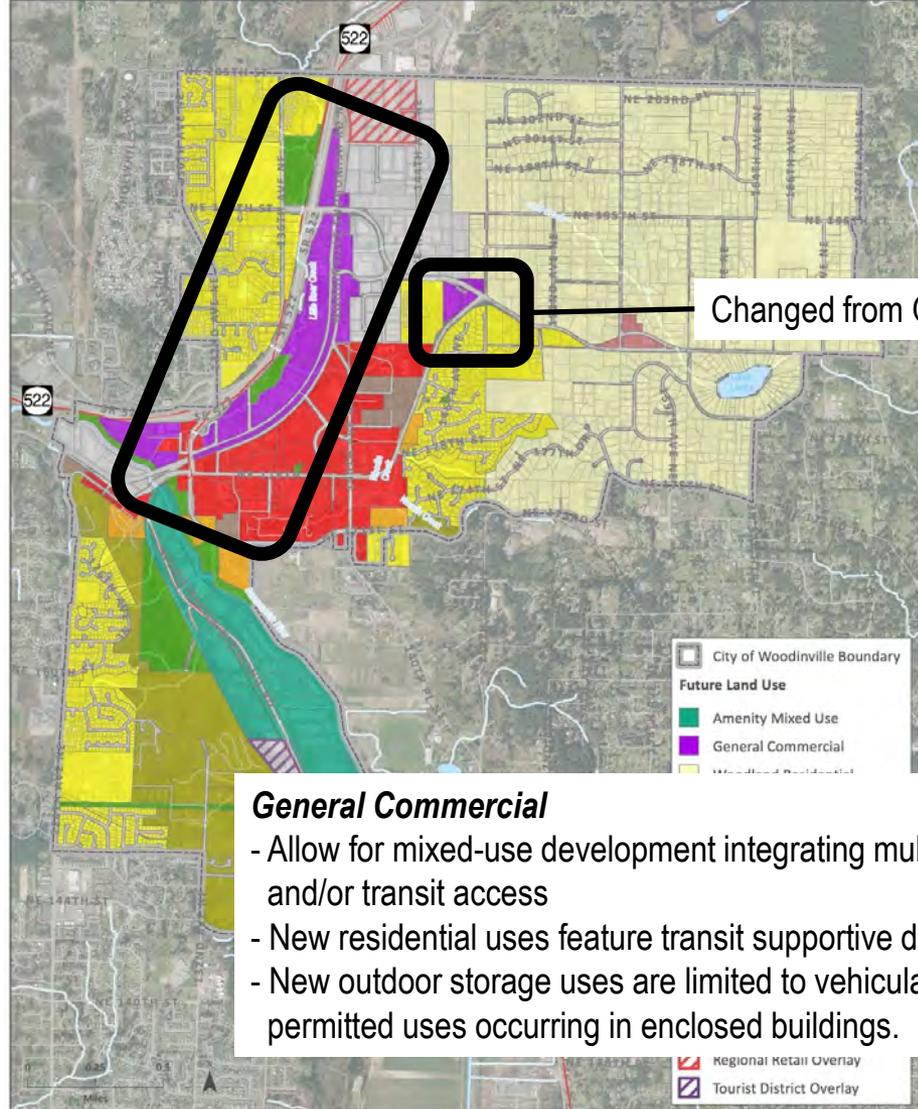


**Road (blue) & trail
(yellow) concept:**
Possible internal
connections with future
redevelopment



Such a concept would likely be phased in **slowly** over a long period time.....

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)

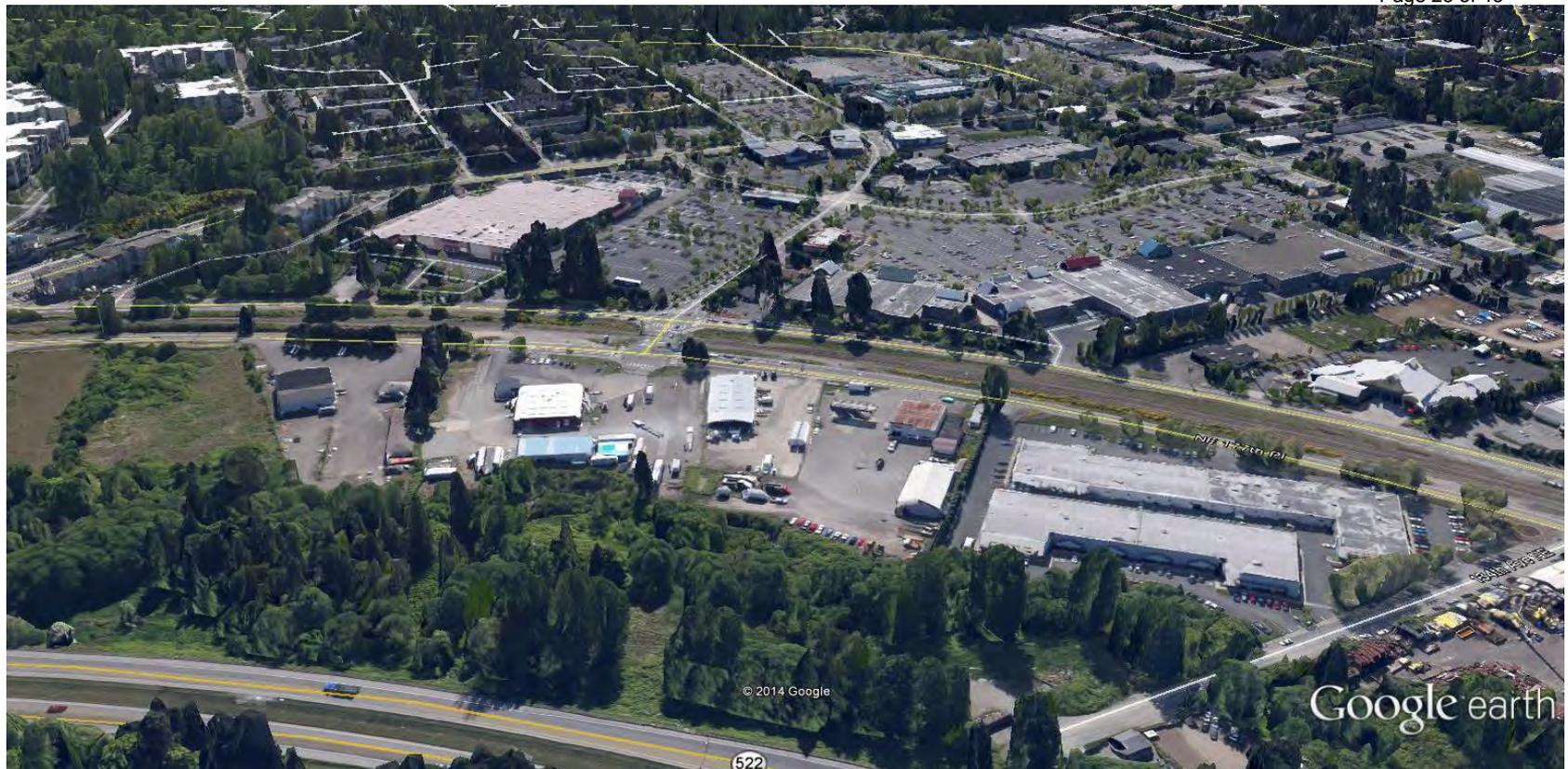


Changed from Office (designation eliminated)

General Commercial

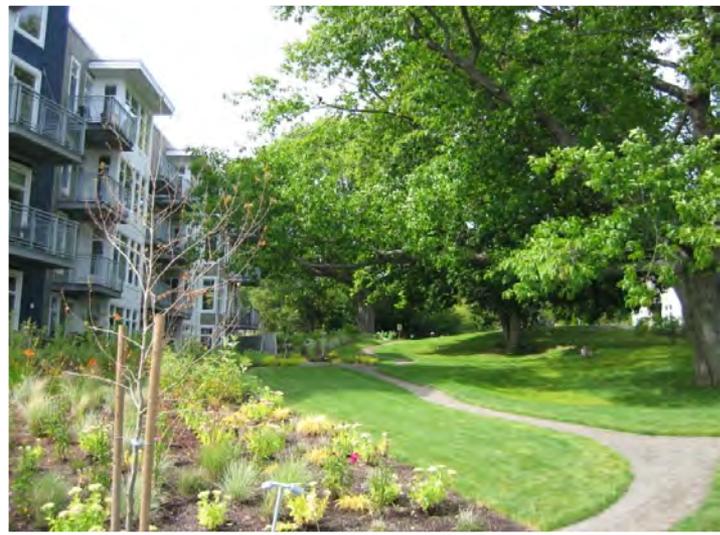
- Allow for mixed-use development integrating multifamily uses within walking distance of parks and/or transit access
- New residential uses feature transit supportive densities.
- New outdoor storage uses are limited to vehicular sales and small scale storage incidental to permitted uses occurring in enclosed buildings.





General Commercial

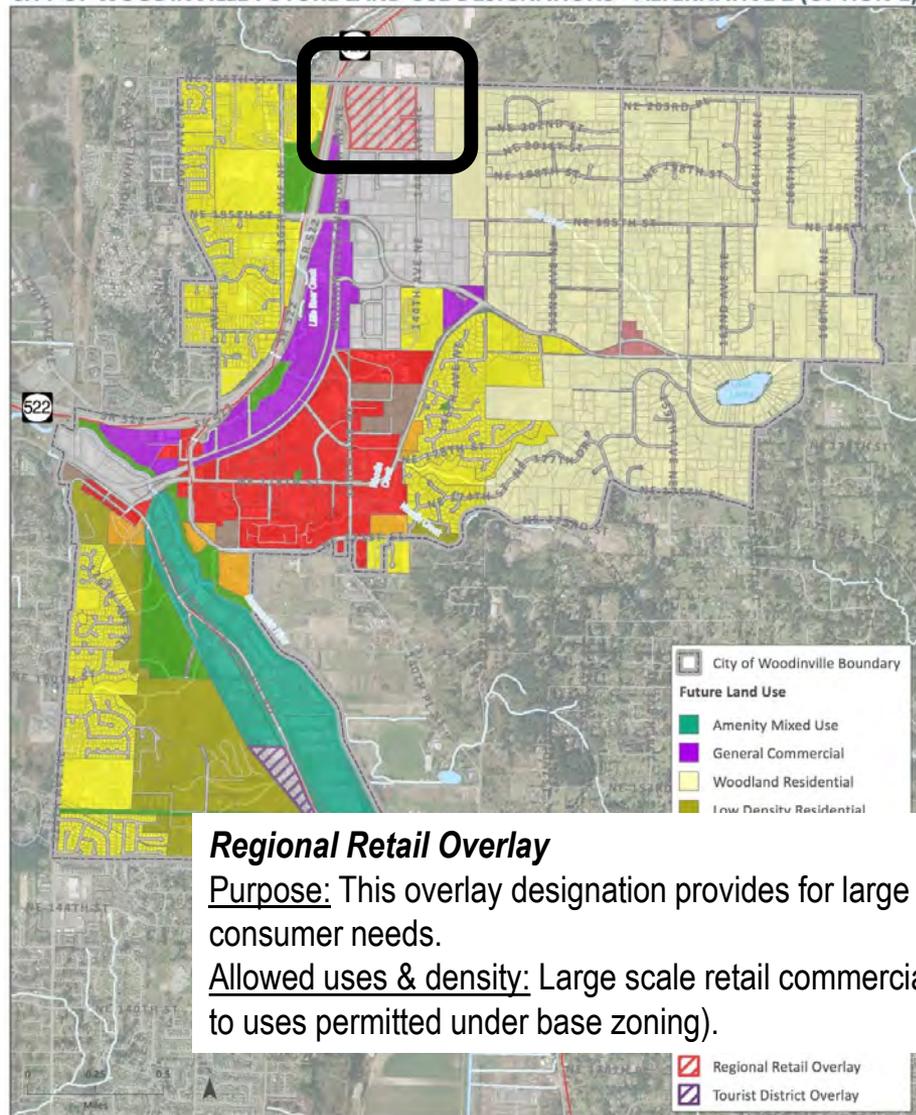
- Allow for mixed-use development integrating multifamily uses within walking distance of parks and/or transit access
- New residential uses feature transit supportive densities.
- New outdoor storage uses are limited to vehicular sales and small scale storage incidental to permitted uses occurring in enclosed buildings.





Regional Retail Overlay

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)

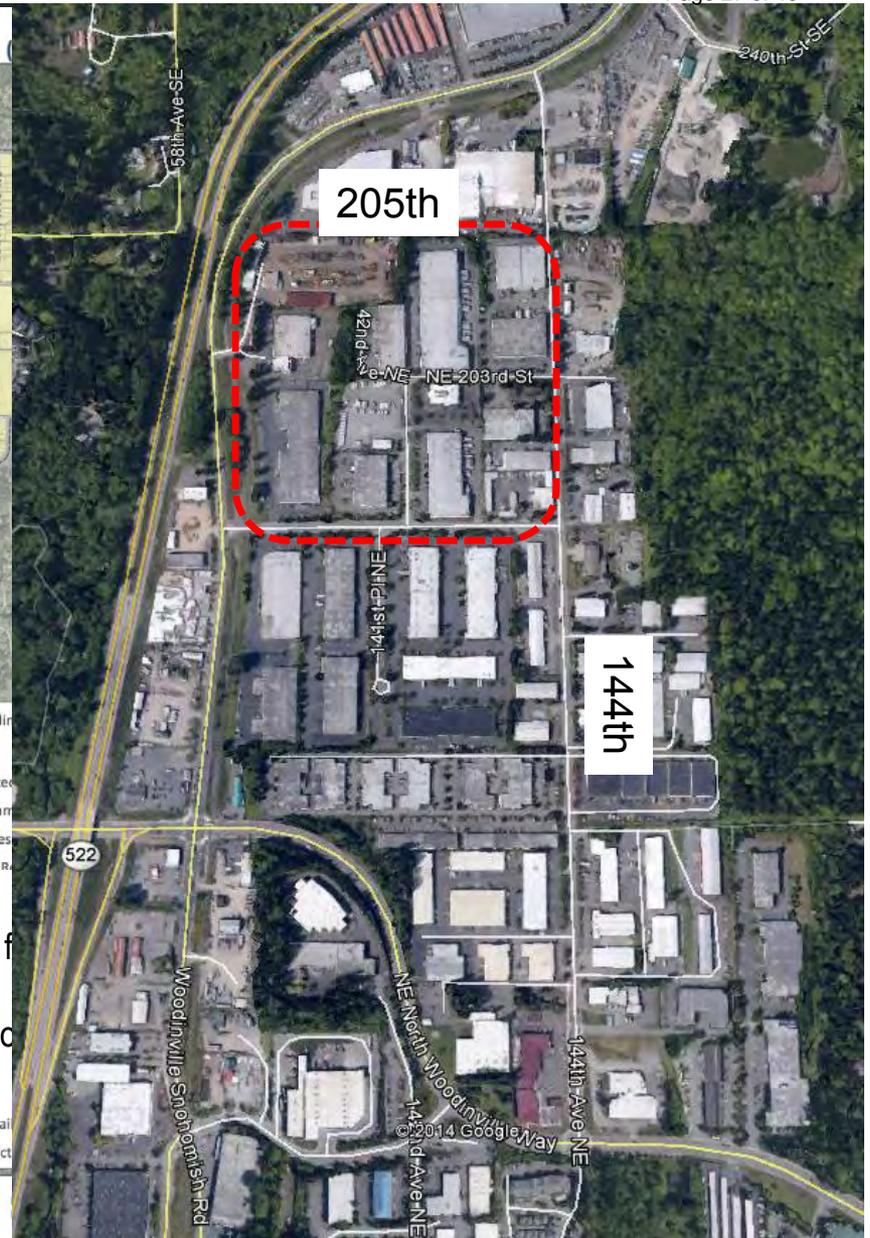
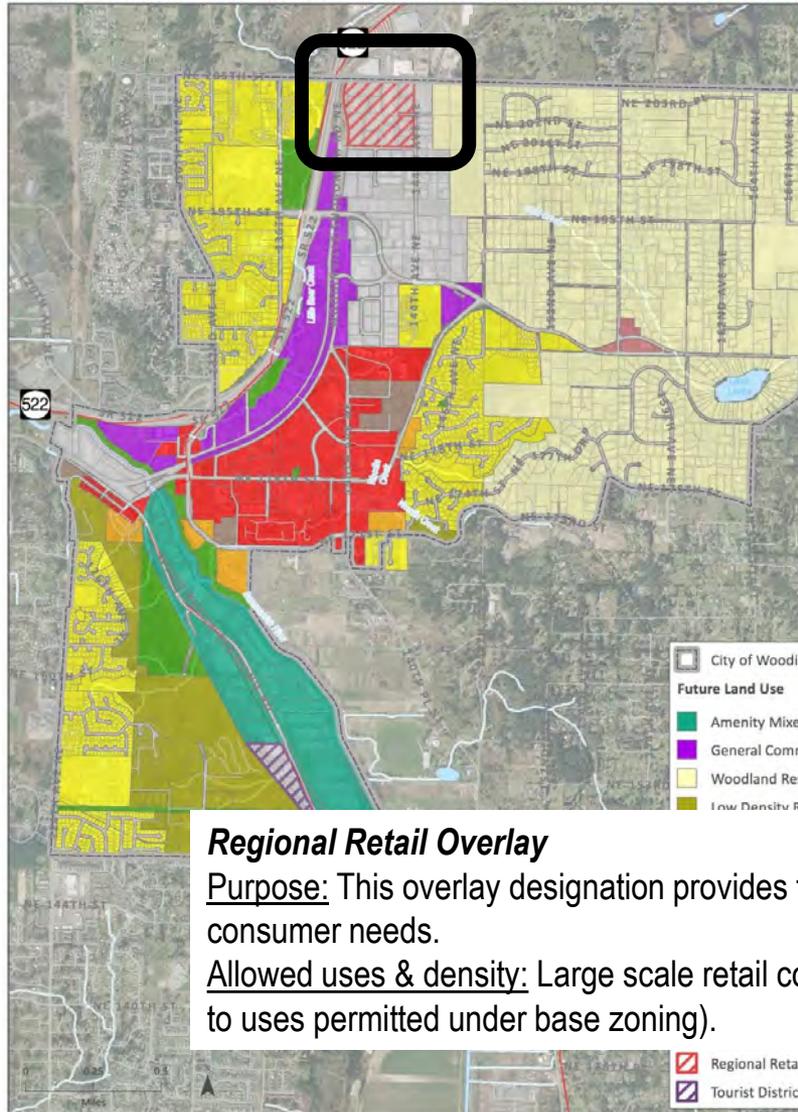


Regional Retail Overlay

Purpose: This overlay designation provides for large scale retail uses that serve regional consumer needs.

Allowed uses & density: Large scale retail commercial uses plus accessory uses (in addition to uses permitted under base zoning).

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2







Examples









Warehouse District

Issue: Desire to expand the range of uses supportive of small wineries and compatible with other warehouse district uses (?)



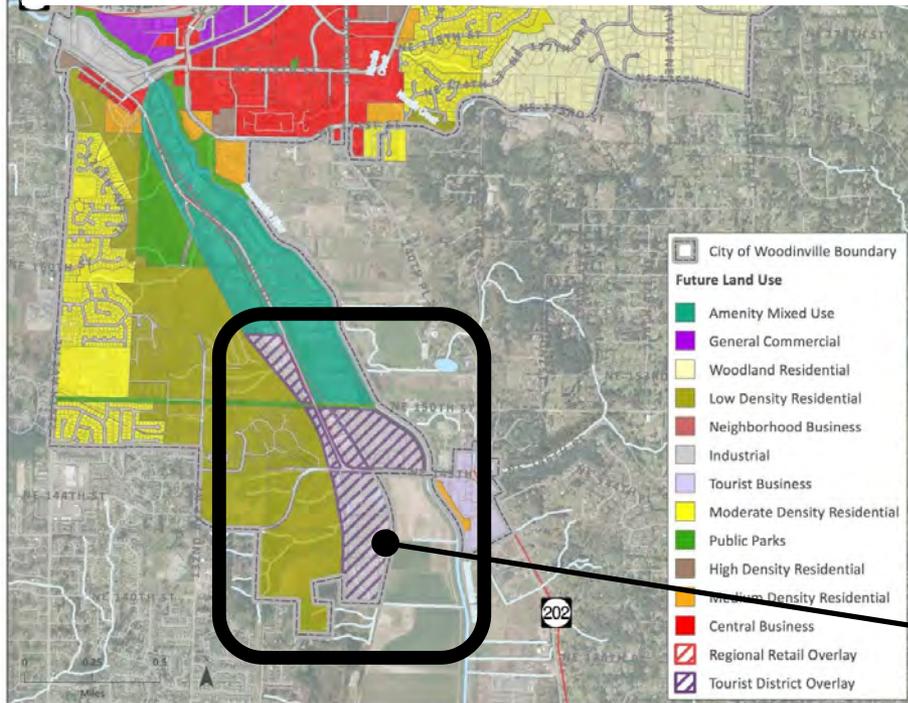
Warehouse District

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS - ALTERNATIVE 2 (OPTION 1)

Tourist District Overlay (ALT 2 PROPOSAL)

Purpose: This overlay designation provides for wineries and other similar tourist related activities near the southern City limits of Woodinville.

Allowed uses & density: Wineries, hotels, and other complementary tourist related activities (in addition to uses permitted under base zoning).



Date: December, 2014
Source: City of Woodinville, BERK



Integrate Housing Diversity

1. Each residential land use designation allows for a greater mix of housing types to serve an increasingly diverse population:

- Accessory dwelling units
- Cottage housing
- Townhouses
- Multifamily buildings

2. Encouraging development of affordable housing via density and height incentives in CBD, AMU, and GC zones



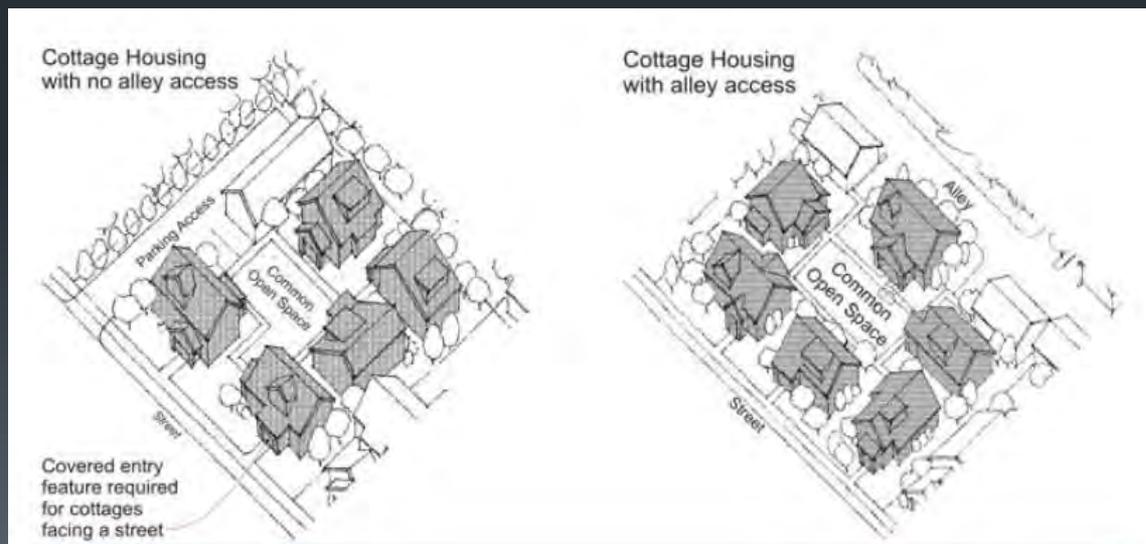
Cottage Housing

Very small homes (4-12) clustered around a common open space



Cottage Housing

- 1,200 sf max size
- Counted as ½ a dwelling unit (due to small size)
- Special height limits and setbacks
- Strict common open space standards
- Porch & façade transparency standards
- Parking & driveway design standards



Cottage Housing

Keep in Mind – Cottage Housing Economics!

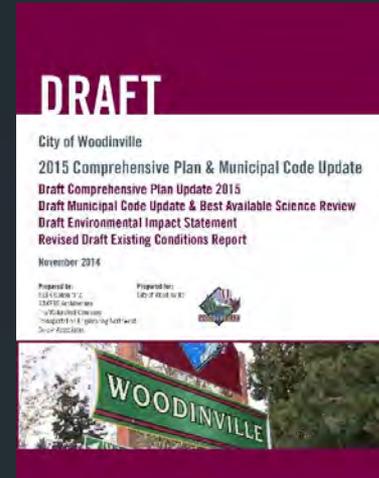
- Cottages are less than half the size of a standard new single family home – therefore, there needs to be an incentive.
- They are a detached single family use – thus – they need to be allowed in single family zones.
- They are a “niche” housing product
- Not necessarily “affordable”



Other Information as Needed



November 2014 Draft Documents

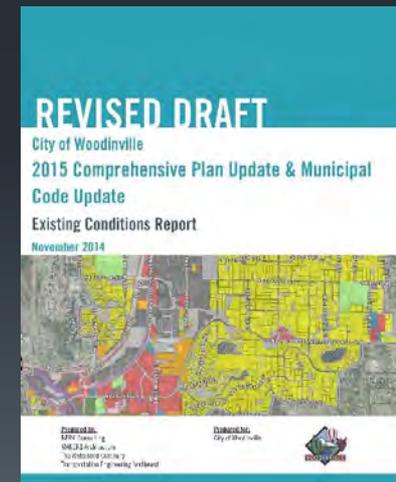
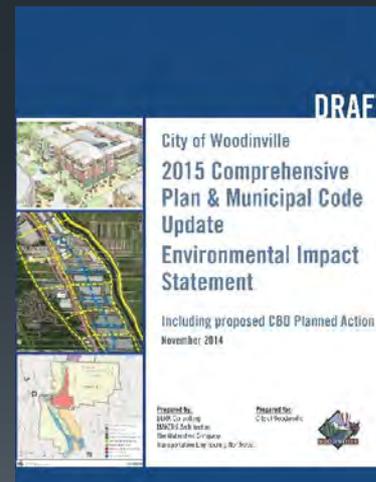
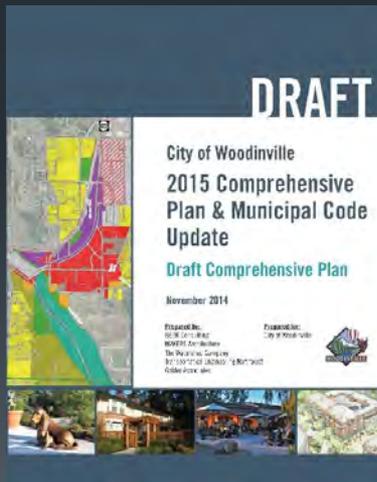


1. Plan

2. Code

3. Draft EIS

4. Existing Conditions



Draft Documents

Document	Purpose	Organization	Related to Ordinance
<p>Draft Comprehensive Plan Update 2015</p> <p>Pages are numbered by chapter</p>	<ul style="list-style-type: none"> Update 20-year plan per GMA 	<ul style="list-style-type: none"> Table of Contents Nine elements – Chapters 1-9 with vision and required topics Public participation appendix 	<ul style="list-style-type: none"> 591
<p>Draft Municipal Code Update & Best Available Science Review</p> <p>Pages are numbered in bottom center continuously</p>	<ul style="list-style-type: none"> Amend implementing development regulations consistent with GMA and Comp Plan 	<ul style="list-style-type: none"> Attachment A: Woodinville Land Use Code Update Attachment B: ADU Example Attachment C: Downtown Residential Incentives Attachment D: Critical Areas BAS Review, Gap Analysis, and Geologic Hazards Review 	<ul style="list-style-type: none"> Land Use/Zoning: pending Critical Areas: 605

November 2014 Documents, cont.

Document	Purpose	Organization	Related to Ordinance
<p>Draft Environmental Impact Statement</p> <p>Pages are numbered by Chapter</p>	<ul style="list-style-type: none"> • Consider impacts and mitigation of alternative growth and policy choices • Study potential SEPA facilitation tools for CBD 	<ul style="list-style-type: none"> • Fact Sheet • Table of Contents • Summary • Alternatives • Affected Environment, Significant Impacts, and Mitigation Measures 	<ul style="list-style-type: none"> • All draft plan and policy proposals including <ul style="list-style-type: none"> -Plan in Ord 591 -Critical Areas in Ord 605 • Basis for Planned Action Ord 606
<p>Revised Draft Existing Conditions Report</p> <p>Pages are numbered by Chapter</p>	<ul style="list-style-type: none"> • Provides a reference document of information and analysis of trends • Supported formation of Plan and EIS • Helps shorten Plan inventories 	<ul style="list-style-type: none"> • Introduction • Inventory with 9 subsections addressing similar topics as Comp Plan 	