

Comprehensive Plan & Municipal Code Update *Comprehensive Plan*

May 5, 2015



Proposed Schedule

- May 5, 2015: Review and Approve List of Discussion Issues
- May 12, 2015: Discuss Issues
- May 19, 2015: Continue discussion of Issues
- June 2, 2015: Conclude discussion of Issues
- June 9, 2015: Pass first reading of adoption actions
- June 16, 2015: Pass second reading and adopt Comp Plan

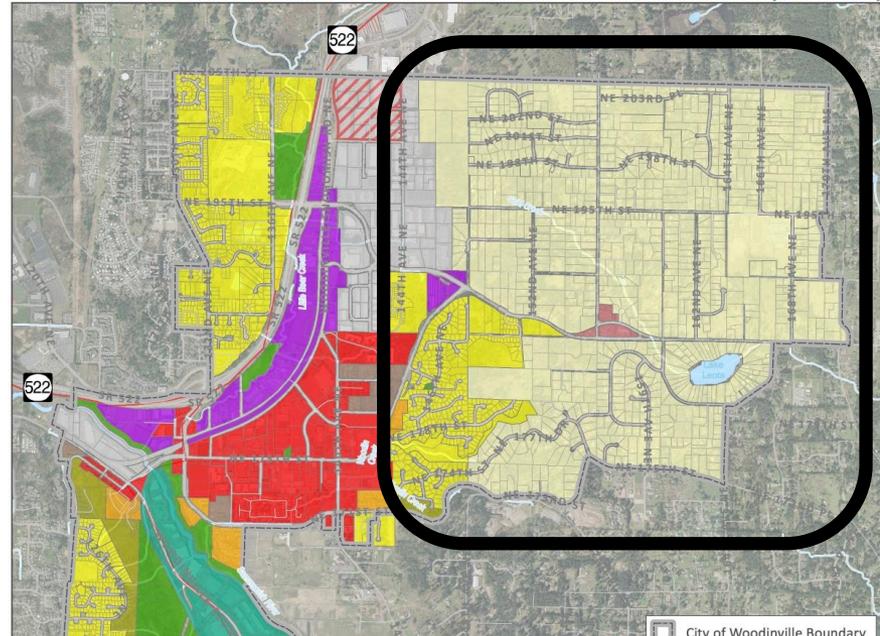
Issues for Discussion

1. Low Density Residential Redesignation to Woodland Residential in eastern Woodinville
2. Changes to Major Comp Plan Policies
 - Northwest Woodland “Design”
 - Order of policies
 - Sanitary sewer policies
3. Compliance with “Larger City” Designation for Housing and Jobs Alternatives
4. Planning Horizon: Does the City need to plan to the year 2031 or 2035?
5. Major Comp Plan Alternatives
 - Alternative No. 1: Current Comp Plan (No Action Alternative)
 - Alternative No. 2: Mixed Uses (Residential/retail in So. Industrial District and Large Format Retail in No. Industrial District, Residential in GB,..)
 - Alternative No. 3: Greater Downtown Density and Fill-in Density (Shadow Platting in Low Density Residential)
 - Some combination of the above Alternatives
6. Planned Action for Downtown Woodinville
7. Updated Critical Area Regulations

1. LDR Reclassification

- Current Plan includes Low Density Residential in eastern part of City allowing 1-4 units per acre depending on availability of services
- Current zoning applies R-1 in much of the LDR area in eastern Woodville
- Alternative 2 proposes Woodland Residential at density of 1 unit per acre, without a range

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



2. Changes to Major Comp Plan Policies

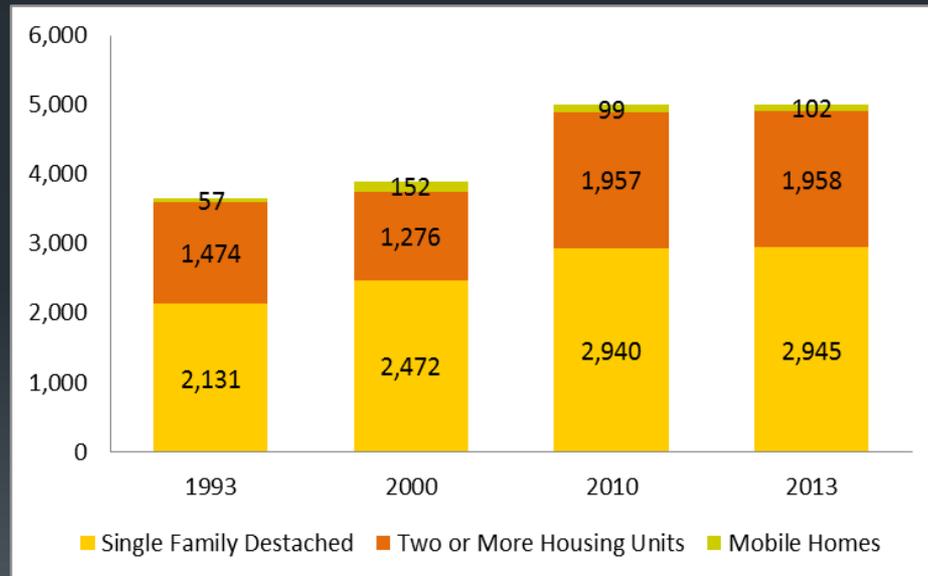
- Northwest Woodland “Design”
 - Vision
 - Chapter 2
- Order of policies
 - Unless an order is specified in text, goals and policies should be collectively considered and balanced
- Sanitary sewer policies
 - Planning Commission eliminated this policy: Encourage conversion from on-site wastewater disposal systems as sewer lines become available.

3. Compliance with “Larger City” Designation for Housing and Jobs Alternatives



How many dwellings in Woodinville now?

- About 5,000
- Predominantly single family
- Multifamily has increased



Allocations to Regional Geographies: 2006-2031



Regional Geography	Housing Units	%	Jobs	%
Metropolitan Cities	103,100	43%	199,700	47%
Core Cities	72,900	30%	166,700	39%
Larger Cities	29,000	12%	42,700	10%
Small Cities	10,800	5%	9,600	2%
Urban Unincorporated	18,100	8%	10,600	2%
Rural	5,400	2%	-	0%
King County Total	239,300		429,300	

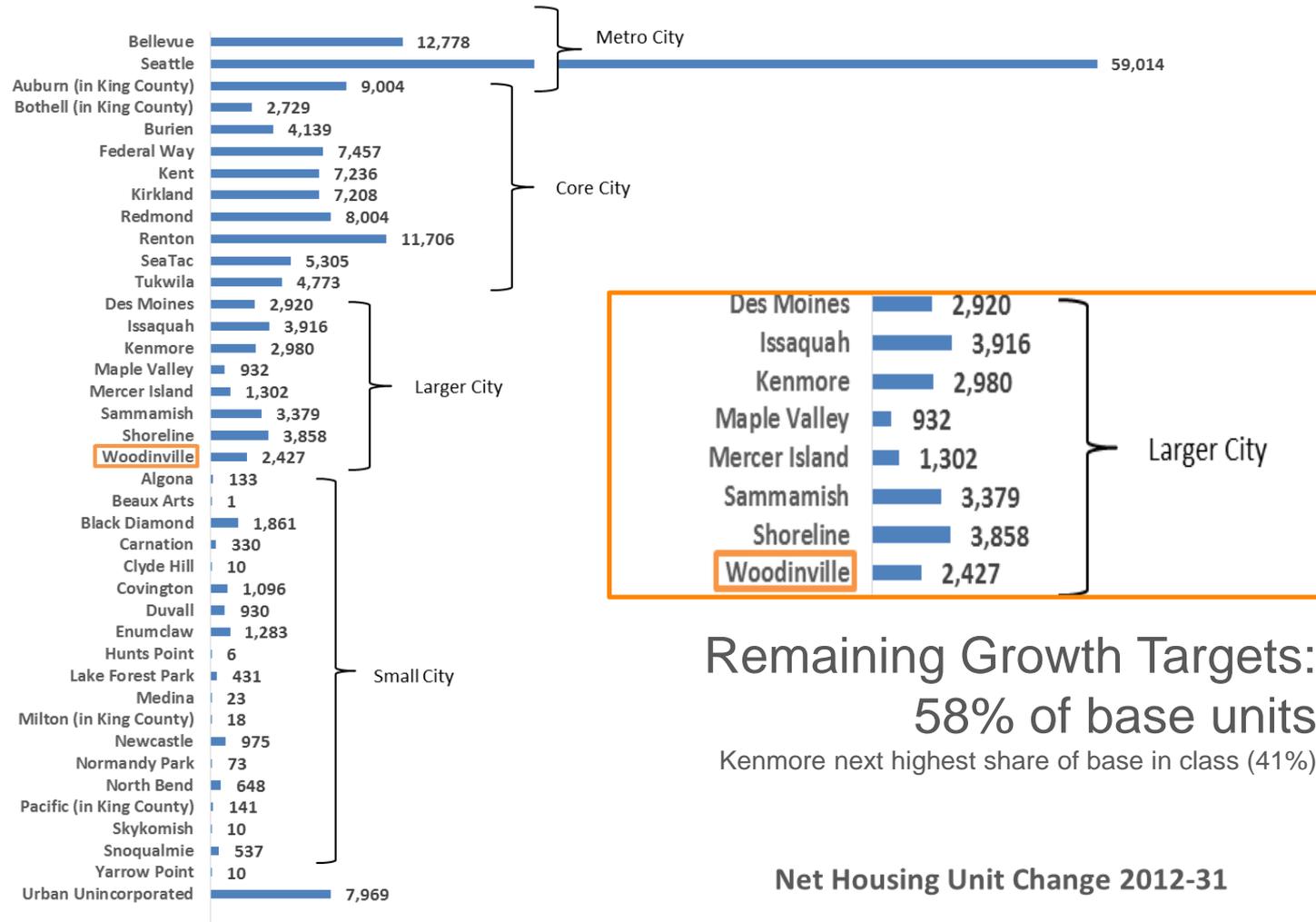
Growth Targets for Larger Cities

Table LU-1: Housing and Employment Growth Targets (2006 - 2031)*

Regional Geography City / Subarea	Housing Target	PAA Housing Target	Employment Target	PAA Employment Target
	Net New Units	Net New Units	Net New Jobs	Net New Jobs
Larger Cities				
Des Moines	3,000		5,000	
Issaquah	5,750	290	20,000	
Kenmore	3,500		3,000	
Maple Valley**	1,800	1,060	2,000	
Mercer Island	2,000		1,000	
Sammamish	4,000	350	1,800	
Shoreline	5,000		5,000	
Woodinville	3,000		5,000	
Subtotal	28,050		42,800	

* Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2008.

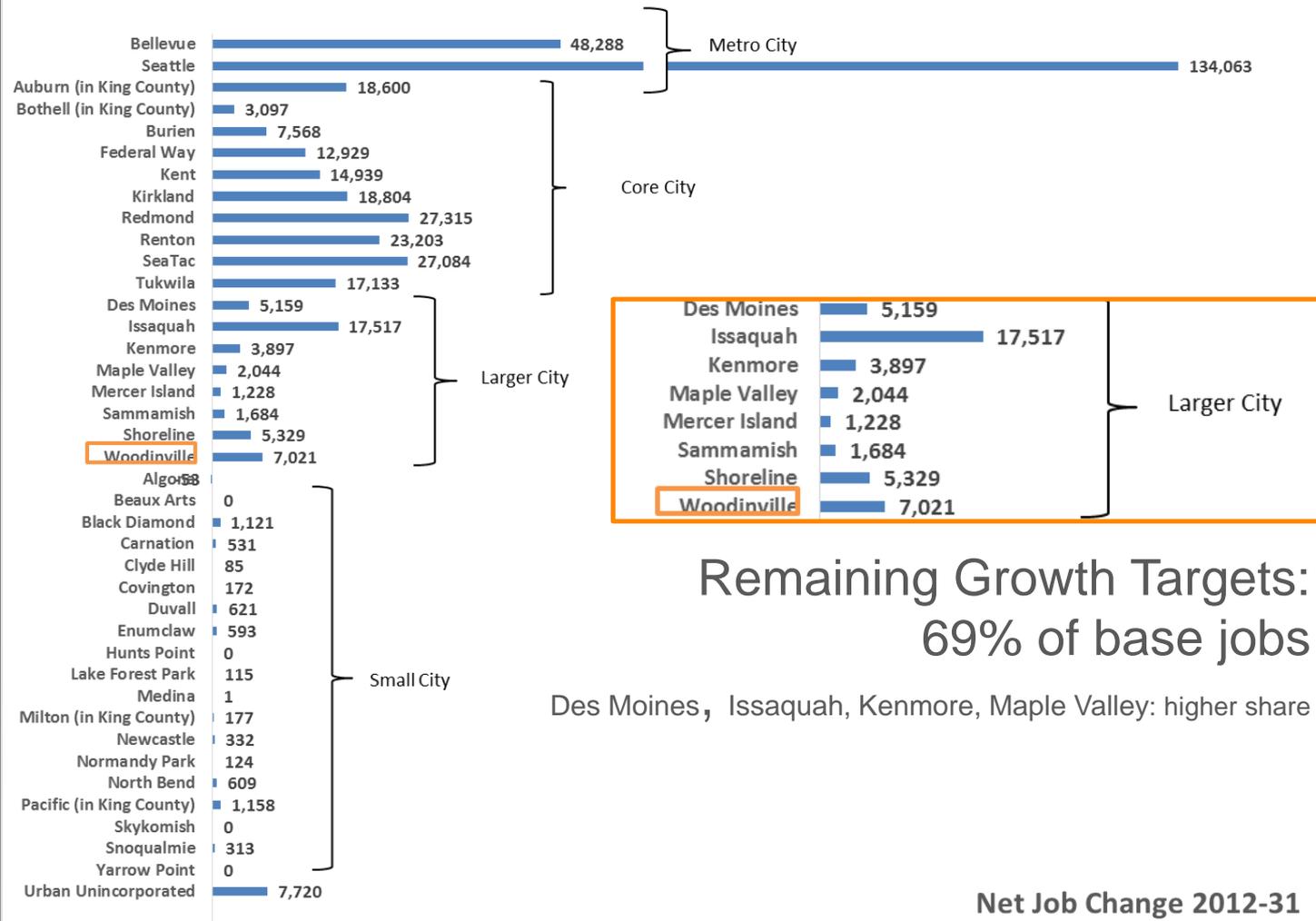
** Target for Maple Valley PAA contingent on approval of city - county joint plan for Summit Place.



Remaining Growth Targets:
58% of base units

Kenmore next highest share of base in class (41%)

Net Housing Unit Change 2012-31



4. Planning Horizon: Does the City need to plan to the year 2031 or 2035?

- 20- year period required for plan
- See GMA, regional information in Exhibits

Target Extension Options Explored

- Straight-line
 - Woodinville bend curve to Vision 2040
 - King County annual average % growth rate, 2010-2035
 - Woodinville absolute annual average, 2003-2013
- Straight-line recommended by Interjurisdictional Team and applied by other King County cities

Housing Target Extension

	Housing				
	2031	2035			
		<i>Straight</i>	<i>Curve</i>	<i>KCAGR</i>	<i>WAA</i>
2006-2031 Target	3,000	3,000	3,000	3,000	3,000
2031-2035 Growth Est.	-	480	706	288	502
2006-2035 Planning Est.	-	3,480	3,706	3,288	3,502
Permits	573	573	573	573	573
Pending Development	225	225	225	225	225
Growth Target Remaining	2,202	2,682	2,908	2,490	2,704
Buildable Land Capacity	2,615	2,615	2,615	2,615	2,615
Net Surplus/Deficit	413	-67	-293	125	-89

Employment Target Extension

Base Method

	Employment (Original Redev. Method)				
	2031	2035			
		<i>Straight</i>	<i>Curve</i>	<i>KCAGR</i>	<i>WAA</i>
2006-2031 Target	5,000	5,000	5,000	5,000	5,000
2031-2035 Growth Est.	-	800	468	1,103	-480
2006-2035 Planning Est.	-	5,800	5,468	6,103	4,520
Permits	359	359	359	359	359
Pending Development	413	413	413	413	413
Growth Target Remaining	4,229	5,028	4,697	5,331	3,748
Buildable Land Capacity	4,476	4,476	4,476	4,476	4,476
Net Surplus/Deficit	247	-553	-221	-855	728

FAR Method

	Employment (FAR Based Redev. Method and Enhanced CBD)				
	2031	2035			
		<i>Straight</i>	<i>Curve</i>	<i>KCAGR</i>	<i>WAA</i>
2006-2031 Target	5,000	5,000	5,000	5,000	5,000
2031-2035 Growth Est.	-	800	468	1,103	-480
2006-2035 Planning Est.	-	5,800	5,468	6,103	4,520
Permits	359	359	359	359	359
Pending Development	413	413	413	413	413
Growth Target Remaining	4,229	5,028	4,697	5,331	3,748
Buildable Land Capacity	5,266	5,266	5,266	5,266	5,266
Net Surplus/Deficit	1,037	237	569	-65	1,518

Recommendations

- Plan for 20 years – consider straight-line
- Participate in next round of growth targets allocation – 2017

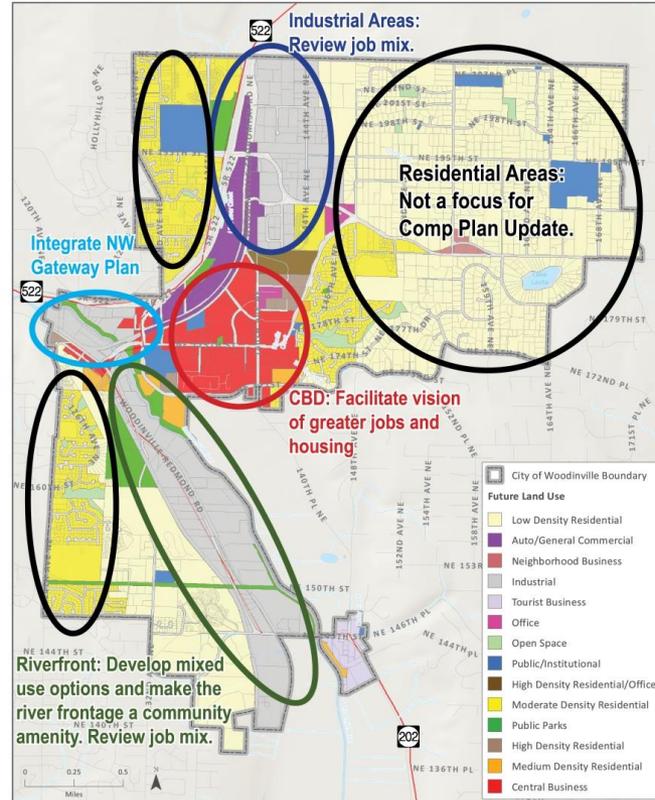
5. Major Comp Plan Alternatives



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

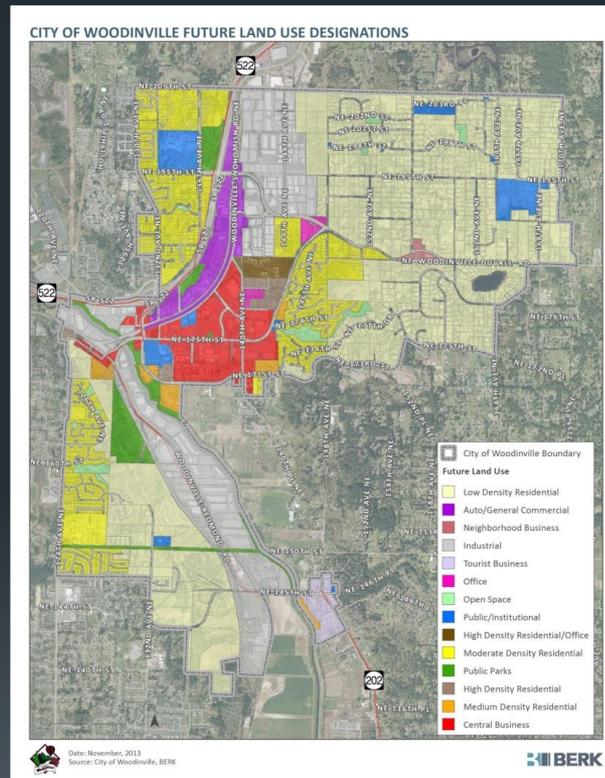


Alternatives

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	

Alternatives 1 and 3

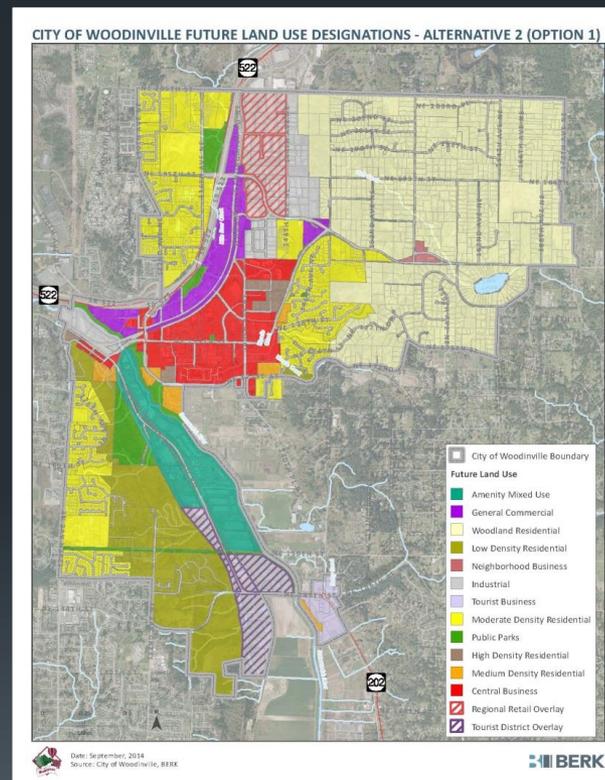


Alternative 2

Two Options

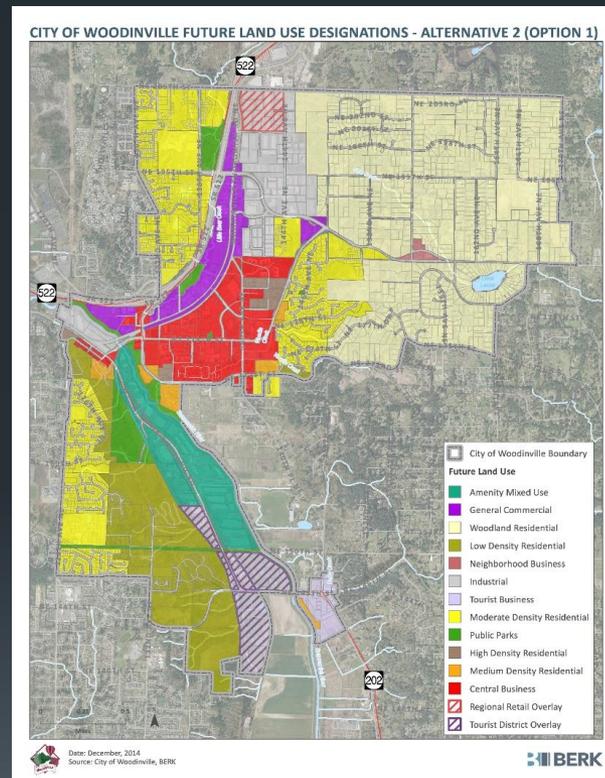
Option 1 at right

Option 2 same but extends AMU in place of Tourist Overlay



Planning Commission Alternative

- Alternative 2 with Regional Retail Overlay restricted to area north of 200th
- Retains fundamental concept of growth focused in mixed use centers and protection of single family character



Comparison of Alternative Elements

Approximate Number of Housing and Jobs by Alternative 2 and 3 Feature

Option	Additional Housing Units	Additional Jobs
Alternative 2: Amenity Mixed Use District	100	70
Alternative2: Regional Retail Overlay	NA	75
Allow only small retail in Warehouse District	NA	35-45
Alternative 2: CBD enhanced development incentives including affordable housing incentives and the SEPA Facilitation tools	315	620
Alternative 2: Allow Mixed Use in GB, Change Gateway to GB, Update development incentives (e.g. for office)	70	185
Alternative 3: Allow Additional Heights in Downtown: Add a sixth story, at up to 75-80 feet in the CBD	705	7,100

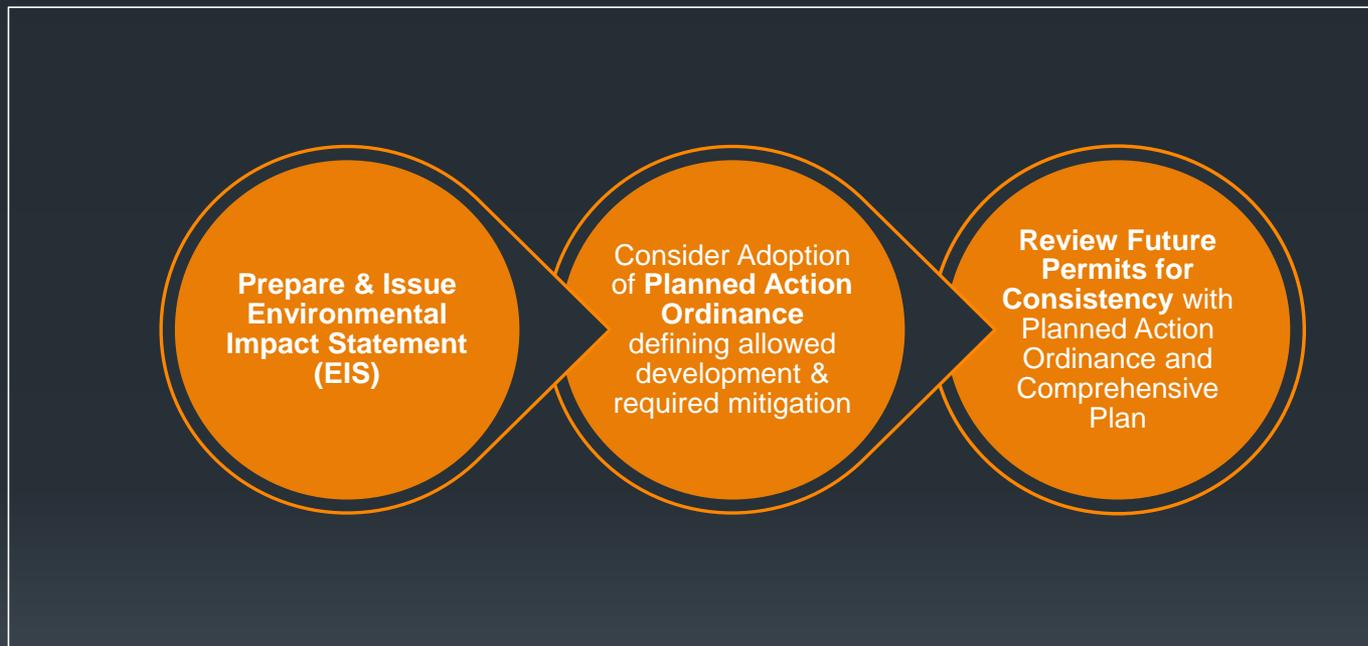
Notes: Figures are rounded. See also Draft EIS Exhibit 2-4 table notes for description of features and capacity. See comparison of CBD capacity by alternative in Draft EIS Exhibit 2-6. Option 3

Source: BERK Consulting 2014 and 2015

6. Planned Action for Downtown Woodinville



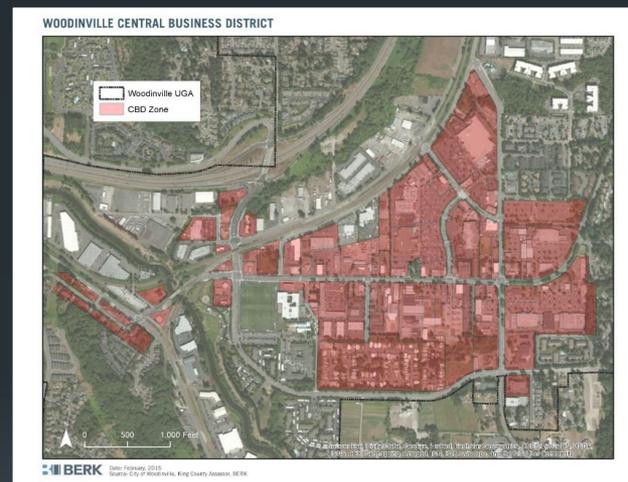
Steps in Planned Action Process



City's permit process and noticing still applies to planned actions.

Planned Action Area

- CBD anticipated to accommodate:
 - more than half of the City's future growth in housing and
 - more than two-thirds of the City's future jobs.
- Focus of growth in CBD helps protect other residential neighborhoods from change in desired density (e.g. R-1).



Considerations

Positive Features

- More analysis up front at plan stage
- Expedited process for development consistent with plans and ordinances
- Clear rules – mitigation measures in ordinance
- Code still applies
- Review process to assure that original analysis is still applicable – can address something unanticipated
- Monitoring

Potential Concerns

- Requires agencies and public to pay attention early
- Relies on strength of code and permit process

Ordinance Components

- **Recitals, Purpose, Findings:** Facts, procedures, laws.
- **Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area:**
 - Thresholds for growth, land use, and transportation.
 - Establishes criteria for planned action applications.
- **Monitoring and Review:**
 - Establishes a review process to monitor the progress of the Planned Action.
- **Exhibit A:**
 - Identifies the boundary of the Planned Action Area, the CBD.
- **Exhibit B:**
 - Identifies Planned Action EIS Mitigation Measures that apply to new development. Mitigation addresses natural and built environment topics such as water resources and public services and utilities.
- **Exhibit C:** Agency actions

Planning Commission Recommendation

- Recommend approval as amended
 - Address monitoring and inspections – added to Ord Attachment B-2

7. Updated Critical Area Regulations

- Required to consider critical areas regulations as part of Comp Plan update
- Refer to Staff presentation on 4/14 for proposals
- Address topic more fully at future Council meeting