

2006-2007 COUNCIL ACTION PLAN

SUBJECT 1: WOODINVILLE COMMUNITY CENTER

ISSUE DESCRIPTION: The City Council received a report on the design study progress since its last review. At the prior review, Council had received an update that showed an option to move the shop area and accept the most field surface that would free up, plus install the field parking. The design study also continued to cost out the building improvements and match them to the ongoing business plan work. The prior week, the Parks & Recreation Commission reviewed the material to date and recommended a change in direction due to information that the building systems were in poorer condition than previously thought and repair logistics had become difficult. The Commission recommendation was to place building upgrades ahead of field and parking improvements. Four options were presented ranging from least cost with only interim building improvements to highest cost full build-out for fields, parking and final community center including underground parking. Only the interim building improvements were within the \$3.5 million CIP spending allocation. The interim building improvements and field/parking improvements (without turf & lights) were approximately \$5.8 million.

DISCUSSION: The preference expressed by the City Council was to try to find a way to do parking and field improvements but not ignore the needs of the buildings. Public outreach indicates continued support for improvement of parking and increasing field surface (if possible, or improved configuration). An action plan was developed to try to meet both needs. In this plan, staff, consultant and Commission were asked to “work” the project to produce the best outcomes within the financing available.

ACTION PLAN:

- A preference for the elements of Option B was expressed (Interim building improvements, move shop, demolish commercial buildings, move fields and parking to final configuration).
 - Look at augmenting the \$3.5 million allocation with one-time funding support from:
 - SWM support for storm/water quality
 - Grants: IAC; KC fields, KC seniors, etc.
 - Application of one-time capital sources or CX Fund budget surpluses

- Look at reducing cost of project to available funding. Available funding will ultimately drive amount of improvements within the six-year CIP
 - Determine as soon as possible the cost responsibilities and improvement limits for 175th street project
 - i.e. north commercial building demo and frontage improvements part of 2006 BNRP contracting
 - Prioritize building improvements in order of D, A & C
 - A&C past year 6 if necessary
 - Determine how to assure continued operations in A&C if breakdowns

- Prioritize making field and parking layout as close as possible to final layout

- In moving shop, assure the improvements will have as much public re-use potential as possible.
 - Continue to look for options to co-locate with other public agencies

- Bring staff report to Council proposing authorization for next stage of design with scope driven by above priorities

SUBJECT 2: MINIMUM DENSITY

ISSUE DESCRIPTION: The City Council received a report on the series of Central Puget Sound GMA Hearings Board over the past few years that had found against some cities with stated residential zoning densities below the accepted “appropriate urban density” level of 4 units per acre. Called the “bright line” rule, it was thought by many cities to take away options of local control to attempt to steer density to areas with more appropriate infrastructure and capacity while protecting neighborhood character.

A recent Supreme Court case found that interpreting such “bright lines” into the language of the GMA was beyond the authority of the Hearings Boards. Subsequent GMA Hearings Board findings have shown more deference to cities’ efforts to plan growth in certain ways and to make substantiated environmental cases why certain areas must have lower residential densities.

The background report, driven in part by recent Land Use Committee and SCA administrator’s & manager’s group discussions, identified work that could be done at the state level (affirm local control in the law), regional level (change Countywide Planning Policies), GMA exemption level (particularly environmental and equestrian), upgrading concurrency requirements, and improving zoning code and development requirements.

A final aspect of the background information was to underscore that all cities are required to take their growth targets and any efforts in this area cannot be seen as blatant efforts to avoid taking growth allocations. A corollary point was an understanding that with availability or extension of appropriate urban infrastructure there must be a clear process to move to appropriate urban density.

DISCUSSION: The City Council determined that it is time for a comprehensive review of GMA compliance strategies and to make appropriate and defensible changes to affirm local control; a better understanding and mapping of the environmental characteristics of Woodinville to drive CAO decisions; upgrade concurrency rules to give a more sophisticated understanding and assurance that growth/development is paying for itself and its impacts; examine and possibly re-tool zoning code and development requirements to assure they reflect the environmental and concurrency rules that may change; and concurrent work on the comprehensive plan to assure that there is alignment between its policies, implementation strategies and the subordinate documents that will grow out of this work. Among those documents, the Strategic Vision and Economic Development Plans should receive priority because they will give plan-level substance to sub-area characteristics and needs as well as ability to meet job and population targets.

ACTION PLAN:

- Seek a top GMA consultant to help guide efforts to develop a comprehensive and defensible approach to these work areas. Staff should return at an upcoming City Council meeting with a proposed scope, cost and timeline.
- Legislative: Work actively for balanced legislation that affirms local control while promising to meet current and future growth targets. This includes support of necessary re-prioritization of the City Manager's work priorities to work with interested parties to fashion a fair and effective legislative bill.
- County-wide Planning Policies: Work needs to be done to try to fashion a regional solution in case legislative efforts fail. Work actively for balanced rule that affirms local control while promising to meet current and future growth targets. This includes support of necessary re-prioritization of the City Manager's work priorities to work with interested parties to fashion a fair and effective policy, the Community Development Director's and Council's work priorities to help support it.

- GMA Exemptions: Make a proactive effort to identify, understand and map the critical areas and resource lands of Woodinville. Make reasonable efforts to gather as much information as possible on them to develop a clearer understanding of the competing GMA requirements to protect resource areas and accept urban densities as well as Endangered Species Act requirements to protect endangered salmon and related habitat. This should lead to a decision as to whether update is needed to the Critical Areas Ordinance (CAO) to more clearly express the Woodinville role in striking a balance in these competing areas.
 - Establish an Environmental CAP to encourage citizens to assist in this effort;
 - Work to produce deliverable recommendations for the CAO within one year;
 - View equestrian exemption as more of a Parks & Recreation Commission work program item. Encourage it to be opportunistic in developing opportunities with potential partners (King County, horse groups). Encourage it to work with the Planning Commission to examine the relationship between equestrian areas and land use or capital policy.

- Comprehensive Plan:
 - Keep comp plan policies, strategies, master and sub-area plans in alignment with other efforts directed by Council;
 - Through consultant direction, examine other model policies that support local control in directing growth and to speed process;
 - Complete Strategic Vision Plan and Economic Development Plan as plan-level efforts that can support and guide the broader effort.
 - Be actively involved in ongoing WWD sewer comp plan to assure that it aligns with Woodinville policy direction;
 - Assign staff and explore hiring an advocate to support City at key nexus points;
 - Examine capital facilities plan relationship to other land use policies;
 - Evaluate strategic land purchases that may give City control of key land use decisions and further capital needs and goals in such areas as infrastructure and open space.

- Concurrency:
 - Supplement current plan-level concurrency requirements by developing a stand-alone concurrency ordinance;
 - This is high priority and work plans should be altered to develop a team to work under the direction of the consultant;
 - Elements of a draft ordinance should be produced and discussed with Council and Planning Commission by year's end, including background as to the amount of supporting

- information and concurrency measurement techniques and cost of developing them;
 - Multiple concurrency models should be examined and options developed for consideration (such as districts);
 - Multi-disciplinary concurrency should be examined (parks, transportation, etc.).
- Development Regulations/Zoning Code:
 - Concurrency and environmental resource work will drive review of City regulations;
 - Earmark and propose regulatory updates to follow this work;
 - Look to update net density ordinance to align with other master plan needs.

SUBJECT 3: PARK & RIDE ENHANCEMENT PROJECT (TRANSIT-ORIENTED HOUSING DEVELOPMENT)

ISSUE DESCRIPTION: The City Council received a written report and briefing on the proposed partnership with Sound Transit (ST) to develop returns of public good to that area of the downtown and Woodinville in general. There is a joint staff effort to produce a draft development agreement (DA) and request for proposals (RFP) process to select a development team. This is an ongoing process with staffs of both agencies working to develop a mutually acceptable product. Although this is an evolutionary process, a few of the more difficult points were outlined to the City Council. They are: an ST desire for the City to approve the DA before seeing the product of the RFP process; moving and re-configuration of the open space on the lot; “wrapping” vs. stand-alone parking structure; the value of land use approvals to the project; and the proposed replacement of some of the park & ride stalls to a site outside Woodinville.

DISCUSSION: There was general feeling that this still has the opportunity to be a good project and asset to the community. The City Council took some level of assurance from the discussions and representations of the ST staff that it would do a good job of handling the City’s needs in the details, but some concerns remained about fundamental elements. The City Council realizes that it must be certain of the outcome so it produces a good product, appropriate finances are in place and the mitigation factors are in place so downtown is better off. There is a general feeling that the RFP and DA are out of sequence and the final DA decision should occur subsequent to understanding what the RFP has produced in a team and schematic design. It was felt that the loss of parking stalls was too great and that staff should have more direction in handling Council desires in certain key elements.

ACTION PLAN:

- Development Agreement:
 - Seek process where final DA approval comes subsequent to RFP team selection and schematic drawings;
 - Keep the DA and RFP processes moving together as much as possible.
 - Council willing to disapprove unless key issues are resolved.

- Wrap vs. Stand-Alone: Stand-alone is acceptable with proposed revisions:
 - 140th Ave. and west end of 178th are envisioned as key retail areas;
 - All efforts should be made to extend ground floor retail on 178th through the transit center;
 - Exterior facades of the parking structure must be disguised with an attractive and mutually acceptable treatment that results in the structure having a very similar architectural appearance to that of the adjacent mixed-use and residential structures on site.

- Open Space: Council strongly supports moving it to mutually agreeable area where it can be a valued park & recreational resource for downtown Woodinville:
 - Preference was expressed for the concept shown in option “B” (central park).
 - Create a single or no more than two contiguous linked points for usable space and flow through the development.

- Affordable Housing/FAR
 - Spell-out in the DA/RFP that more affordability is tied to more FAR.
 - Make clear the levels and mix of affordability targets.
 - Identify the specific resources that are available to make support and provide for more affordability.

- Parking Relocation:
 - Relocation of 219 spaces to another site is too great;
 - Seek more retention of P&R stalls on site.

- Value Brought by Each Party:
 - Value of land use approvals should be appreciated and acknowledged by ST and able to be reflected in the finances of project.