

WOODINVILLE COMPREHENSIVE PLAN UPDATE

Responses to City Council Questions and Comments | July 17, 2015

OVERVIEW

This document provides responses to questions and requested information per the July 14, 2015 City Council meeting, and responses to Councilmember Boundy-Sanders comments on Chapters 2 and 3 (Exhibit 134).

CITY COUNCIL QUESTIONS AND RESPONSES

- 1. The City Council is trending somewhere between Alternatives 1 (current plan) and Alternative 2 in its comments to date. What elements of Alternative 2 are key to consider in order to:**
 - a) meet growth targets;**
 - b) revise the “recipe” or balance between R-1 designation and higher density mixed use areas to achieve vision and meet GMA goals;**
 - c) improve the Comprehensive Plan and development regulation implementation; or**
 - d) respond to trends?**

The Woodinville Plan update is intended to meet the Growth Management Act (GMA) requirement to review and evaluate the plan including an analysis of the population allocated to a city. In 2014, several land use alternatives were developed in order to compare and contrast different land use patterns and densities in relation to 2035 growth projections.

The features of Alternative 2 and Alternative 3 under discussion are shown in the following chart (Table 1) along with City Council direction or pending status, as well as Planning Commission recommendations and consultant considerations.

Table 1. Alternative Feature, Status and Recommendations

Element and Status	Description	Recommendations & Considerations
Alternative 2		
<p>Woodland Residential – R-1 in northeast Woodinville</p> <p>Status: <i>City Council authorized including the Woodland Residential / R-1 land use plan change on June 16, 2015. City Council discussed considering other “recipe elements” separately.</i></p>	<ul style="list-style-type: none"> ● Alternative 2 studies creating a 1-unit per acre residential land use designation matching the extent as the current R-1 zone rather than retaining a 1-4 unit dwelling unit per acre range in the Comprehensive Plan. ● As noted in DEIS and FEIS Chapter 2: “In part to balance the City’s exploration of a permanent R-1 acre lot residential zoning in east Woodinville (in place of a system that allows rezones to 4 units an acre where there are urban services), the City intends to evaluate opportunities to improve its accessory dwelling unit (ADU) provisions and its Downtown density and height incentives.” 	<ul style="list-style-type: none"> ● Recommended by Planning Commission. ● Current plan balance to meet GMA goals is for densities of 1-4 acres in northeast Woodinville, and a robust Downtown and Little Bear Creek Plan, with some range in between. In Downtown much of the City’s growth is planned. ● Since Woodland Residential (R-1) would be included in the Plan update, we suggest further enhancing housing opportunities in Downtown, most of which were considered and recommended by the Planning Commission: <ul style="list-style-type: none"> ○ Adopt Planned Action Ordinance for CBD (<i>Planning Commission recommended</i>) ○ Establish a policy with a minimum CBD density standard since residential is optional. (<i>Additional proposal discussed with City Council on June 16, 2015</i>) ○ Revisit CBD density incentives with code update to make housing, including affordable housing, more attractive (<i>some measures proposed in November 2014 draft code; Consider later in 2015</i>) ○ Allow residential uses in the GB District/GC Zone (<i>Planning Commission recommended</i>) ● Also due to the Plan change in Woodland Residential (R-1), we suggest the City evaluate accessory dwelling unit (ADU) provisions for potential improvement (<i>some measures proposed in November 2014 draft code; Consider later in 2015</i>)

Element and Status	Description	Recommendations & Considerations
<p>Riverfront Amenity Mixed Use (AMU)</p> <p><i>Status: City Council has not provided collective direction yet.</i></p> 	<ul style="list-style-type: none"> Alternative 2 studies creating a Riverfront AMU comprehensive plan land use designation and implementing zone designed to allow a gradual transition to amenity-oriented mixed-use development that incorporates retail, office, and residential uses without displacing existing uses. This new designation/zone would be applied to areas along the west side of the Sammamish River currently zoned Industrial, south of NE 175th Street and north of NE 145th Street. 	<ul style="list-style-type: none"> The AMU would be a voluntary and market based transformation. The properties along this corridor are relatively large and the relatively low site improvement to land value ratios for many of these sites lend may themselves to redevelopment opportunities over the 20-year horizon. The plan concept allows existing uses to continue or even expand as needed as long as desired. However, vacant sites or other properties seeking to redevelop, could transition to the new list of permitted uses (residential, office, small scale retail, and wine/distillery/food tourism) to suit market demand. Planning Commission recommended. While this concept alone is not crucial to meeting growth targets, there are some aspects that should be considered: <ul style="list-style-type: none"> Much of the City's multifamily zoned areas are built out. There is little land for townhomes, cottages, or apartments. Mixed use opportunities along the Sammamish Riverfront described in the Land Use Element could assist with this segment of housing. The Comprehensive Plan could promote design considerations with or without a change to land uses such as a policy regarding establishing a coordinated network of internal roadways and trails that creates a distinct setting and identity for the district.

The AMU's long term vision includes an interconnected network of trails (yellow) and internal roadways (blue).

Element and Status	Description	Recommendations & Considerations
<p>GC designation / GB zone – allow residential</p> <p><i>Status: City Council has not provided collective direction yet.</i></p>	<ul style="list-style-type: none"> Alternative 2 studies allowing mixed residential/commercial uses in the GB zone. 	<ul style="list-style-type: none"> Planning Commission recommended. See discussion of R-1 and strengthening the recipe of mixed uses in Downtown area. Some considerations include that this change would: <ul style="list-style-type: none"> Allow for mixed-use development integrating multifamily uses within walking distance of parks and/or transit access. The location, while in proximity to major roads, is buffered by topography, the creek, and vegetation. Air Quality is not expected to be concern given the topography and vegetation.
<p>Regional Retail Overlay</p> <p><i>Status: City Council directed staff not to include the overlay in the Comprehensive Plan on June 16, 2015.</i></p>	<ul style="list-style-type: none"> Regional Retail Overlay for a portion of the North Industrial District to expand the tax base and expand employment opportunities. As amended by the Planning Commission, this would apply only to the area north of NE 200th Street. 	<ul style="list-style-type: none"> The City Council is concerned about the large format commercial aspect of the Regional Retail Overlay. It appears the City Council is supportive of some secondary allowances for small businesses to have retail and restaurant uses in support of the winery/distillery uses. This topic would be addressed in the code amendments later this year.
<p>Gateway – General Commercial (GC) / General Business (GB) instead of Industrial</p> <p><i>Status: City Council has not provided collective direction yet.</i></p>	<ul style="list-style-type: none"> Gateway area would be classified as GC in the Comprehensive Plan implemented by a GB zone, allowing a greater range of commercial uses while still allowing for Industrial uses. 	<ul style="list-style-type: none"> Planning Commission recommended. The Gateway area is eclectic, and was recently studied for transportation and other land use considerations. Greater flexibility of uses in this district is recommended through the application of the GC designation and GB zone.
<p>Consolidating and simplifying land use designations</p> <p><i>Status: City Council has not provided collective direction yet.</i></p>	<ul style="list-style-type: none"> There are several zones applied just to a few properties that are already developed. Thus, some reclassification to the most appropriate/abutting designation is recommended: Office / HDR + Office = CBD or GC. Open Space + Public/Institutional = surrounding predominant designation. Zoning remains Public/Institutional. 	<ul style="list-style-type: none"> Planning Commission recommended. These consolidations would help streamline and better communicate the overall land use plan and meet the Plan Update objective of simplification.

Element and Status	Description	Recommendations & Considerations
Alternative 3		
<p>To achieve greater growth in the Downtown, Northern Gateway, and Tourist Business District Areas as described in the TMP the City's development regulations would be modified to increase height to allow for greater density and office space, i.e. to add a sixth story, at up to 75-80 feet in the CBD and GB zones. TBD areas would intensify based on approved development agreements.</p> <p><i>Status: City Council has not provided collective direction yet.</i></p>	<ul style="list-style-type: none"> ● The proposal was studied to provide a range of options consistent with past studies of transportation. The greater height could give more flexibility to building downtown. ● The level of jobs this alternative would produce is not supportable by reasonable expectations of capital costs and revenue. 	<ul style="list-style-type: none"> ● Do not increase height and allow jobs at the level projected in the TMP. It is not feasible and would not allow for concurrency to be met.
<p>To help achieve projected residential infill, the City would allow for shadow platting in residential zones.</p> <p><i>Status: City Council has not provided collective direction yet.</i></p>	<ul style="list-style-type: none"> ● In the R-1 area, the City could consider shadow platting, whereby the formal subdivision would be to R-1 densities, but the layout of the lots, the location of homes on the lots, and the access to the lots would not preclude future subdivision to R-4 densities should the City determine it is appropriate to rezone some of the R-1 area in the future. ● This concept was proposed in response to 2012 comments by the Department of Commerce and others as the City studied its residential densities. 	<ul style="list-style-type: none"> ● This is a policy choice for the City Council to determine. It would not be compatible with the Alternative 2 Woodland Residential designation the City Council has authorized.

As discussed with the City Council previously the Comprehensive Plan needs to show capacity to meet 20-year growth projections and consider that it showing some amount of capacity above the targets to be forward thinking for future planning cycles given other growth management cases (e.g. Bothell) as explained by the City Attorney and special counsel.

While not all features are needed to meet growth targets as discussed at several City Council meetings, some amount of capacity increase is needed above Alternative 1. The appropriate recipe of low density and mixed use zoning in the City is also a consideration.

Measures to increase capacity Downtown are recommended (e.g. the CBD Planned Action Ordinance, a CBD minimum density policy, and a revisit of CBD density incentives with the code update later this year; also consider GB mixed use).

2. How does a plan create capacity for growth? Is it enough to designate and zone land? What are reasonable assumptions to assume over the next 20 years?

Land capacity analysis is a planning level analysis. Capacity for growth is based on a combination of the land use designations and implementing zoning applied to land.

Land assumed for growth in the future includes parcels that are: 1) vacant, or 2) poised for redevelopment due to low building to land value ratios, or little building development compared to code allowances (e.g. 25% or less of allowed space is built). Because King County is subject to reporting buildable lands capacity every five years according to GMA (most recently in 2014), the buildable lands methods become an important tool for each community to consider whether and how they can accommodate the expected growth.

As described in the King County Buildable Lands Report 2014:

The intent is to ensure that these counties and their cities have sufficient capacity – realistically measured – to accommodate forecasted growth. ...

Jurisdictions must plan and provide for both household and job growth to meet their targets through designation of sufficient land suitable for development in their comprehensive plans and regulations. The BLR analysis determines the capacity of land based on actual achieved densities in recent development activity. The BLR is a reporting and measurement tool to ensure that counties and cities can actually meet the adopted targets.

Though the Buildable Lands Report is a measurement and monitoring tool, its methods and results are used as a yardstick to demonstrate that a plan can meet the expected 20-year growth allocations. The City meets 2031 growth targets but is under capacity for 2035 housing targets under Alternative 1. Depending on the assumptions, Alternative 1 is below or above capacity on jobs. [See Chapters 1 and 2 in the Draft and Final EIS (Exhibits 4 and 111) for a summary of growth and capacity by Alternative, and Exhibits 4 and 109, Appendix A.]

The quoted text above identifies some key features of buildable lands analysis – that it is intended to be a realistic measure of capacity, and that it is based on actual achieved densities in recent development activity. It does not apply the maximum allowed density on a whole parcel. It applies densities to net land, excluding undevelopable areas (critical areas), land needed for public purposes, and a market factor (e.g. that not all property owners would want to sell). There is some flexibility in looking at whether future trends will be different than the past trends, but nevertheless there is attention to trends.

The buildable lands analysis accomplished for the Woodinville Comprehensive Plan Update is generous in its assumptions in the following respects:¹

- In the CBD, redevelopable parcels go beyond those that show a low building value to land value ratio, which is the standard buildable lands approach. Added to the land base for mixed use redevelopment are parcels where an owner or developer has informally contacted the City about the possibility for redevelopment.

¹ As has been discussed previously the use of the parcel-based capacity analysis is also positive method in that it is more accurate and has found more capacity than aggregating acres across zones (see the City of Woodinville Residential Capacity Analysis, BERK Consulting, July 2012 and subsequent edits as the City Council completed their review). We have employed the parcel based method throughout the Comprehensive Plan process with all alternatives.

- While the CBD zone does not mandate residential use, nor has a minimum density, Alternative 1 assumes 36 units per acre across vacant and redevelopable land and Alternative 2 assumes 48 units per acre across vacant and redevelopable land.
- For jobs in the CBD, additional parcels that have structures at 25% or less of the allowed floor area ratio are included. These were parcels that did not have a low building to land value ratio or developer interest to date.
- For jobs elsewhere, the analysis assumes less floor area per employee to show more job density in the commercial and industrial zones. (See description in Exhibit 83, page 8.)

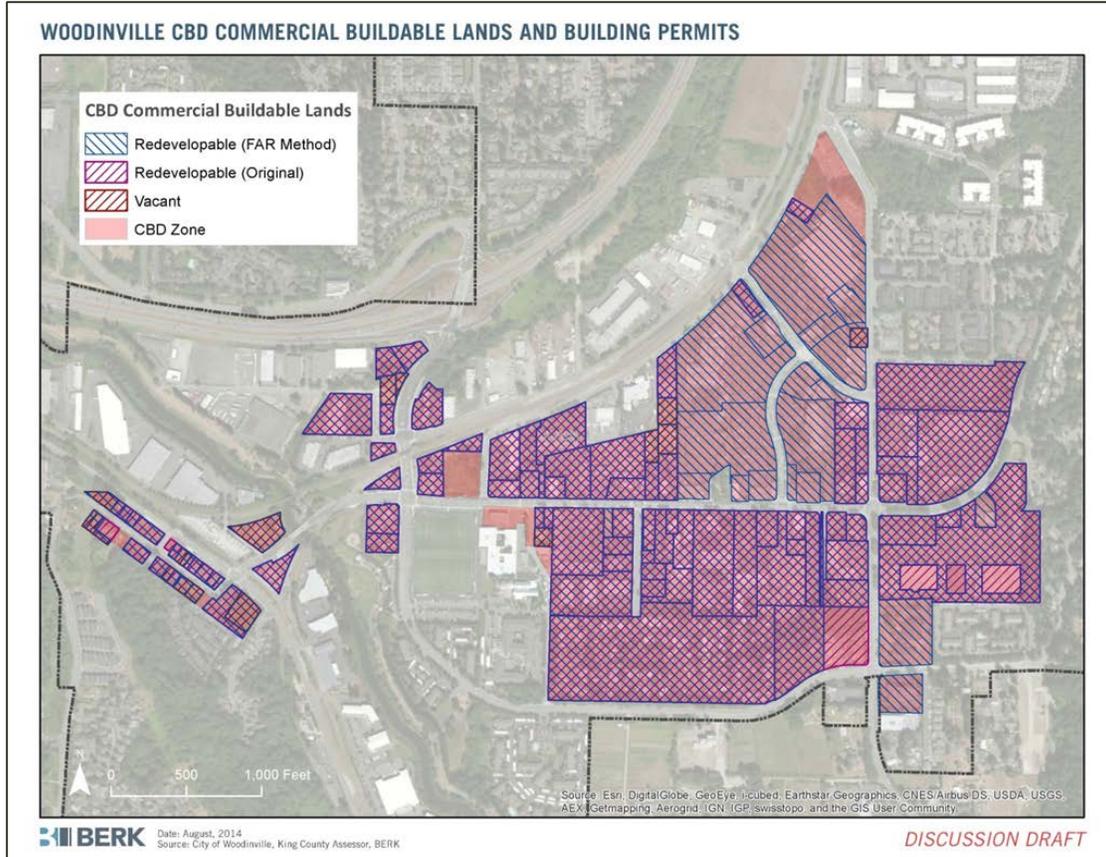
The CBD is projected to take a large amount of future housing and job growth since it is reflective of the City's policy to focus growth there rather than upzone low density residential areas. Nearly all of the CBD land has been included for job purposes and most land is included for residential mixed use. The largest opportunity site at Canterbury Square has developed and because of our base year for land capacity (approximately 2012) is included in the capacity estimates for each alternative.

It seems unrealistic to assume that all CBD land would have residential uses on it – as noted above we have assume fairly generous assumptions such as relatively high units per acre across most of the CBD in the absence of mandates for residential use and the absence of a minimum density.²

Thus we would recommend the City demonstrate some fine tuning of its incentives in the CBD to suggest that a higher density per acre would be attracted to greater numbers of sites, such as through the Planned Action Ordinance. The City could also consider establishing a minimum density for those developments that voluntarily wish to implement mixed use. Last, as part of the code update the City could tinker with its density and height incentives. Allowing limited residential uses in the GB designation/GC zone is also an option addressed in Alternative 2 and recommended by the Planning Commission.

² Residential as an optional use with incentives is not uncommon in mixed use zones where both jobs and housing are desired.

Figure 1. CBD Vacant and Redevelopable Parcels



Source: BERK Consulting 2014

3. What would be the effect on growth capacity if the CBD height were reduced from 5 to 4 stories or 5 to 3 stories?

Based on a 20% reduction in housing and job capacity (1 story loss out of 5 possible) or a 40% reduction in housing and job capacity (2 story loss out of 5 possible), the results are shown in Table 2.³

Table 2. Effect of Height Reductions on Housing and Job Capacity

Scenario	Alt 1	Alt 2
Housing Capacity CBD	1,573	1,887
Jobs Capacity CBD	2,997	3,618
Housing: 20% reduction	- 315	- 377
Housing: 40% reduction	- 629	- 755
Jobs: 20% reduction	- 599	- 724
Jobs: 40% reduction	- 1,199	- 1,447

Source: BERK Consulting 2015

³ We see similar levels of loss if we assume reduced floor area ratios and densities rather than just remove a percentage based on building floors (e.g. applying the floor area ratios pre Downtown Plan, or a range of densities tested in prior land capacity work, assuming low end of 26-36 units per acre rather than 36-48 or more).

The resulting effect on citywide capacity surpluses or deficits compared to 2035 growth projections are shown below *assuming no other capacity changes such as adding the AMU or the GB residential* – essentially the City would not be able to demonstrate capacity for housing or jobs in 2035.

Citywide Effect on Surplus/Deficit for Housing	
@20%	(381)
@40%	(696)
Citywide Effect on Surplus/Deficit for Jobs	
@20%	(1,152)
@40%	(1,752)

To make up for a loss in housing and jobs in the CBD the City would have to consider “upzoning” land elsewhere. This means land at lower densities would change to higher densities to accommodate the needed capacity, e.g. R-1 to R-4 or R-6 to R-8, or Industrial to AMU, etc. The amount of “upzoned” land would depend on the densities selected. The numbers of net buildable acres increase the greater the shortfall.

Table 3. Theoretical Buildable Acres Needed to Make Up Shortfall of 315-755 units of Lost Capacity at Different Net Densities

Net Density	Alt 1 Acres Needed to address 381 shortfall	Alt 2 Low Acres Needed to address 696 unit shortfall
4	95	174
6	64	116
8	48	87
12	32	58
16	24	44
24	16	29
36	11	19
48	8	15

Source: BERK Consulting 2015

To make such a fundamental height change in the CBD following a long planning effort in the Downtown subarea plans, and to upzone other areas in the City, would be outside the range of analysis considered in the Comprehensive Plan Update and EIS to date. More public notice and more analysis would need to be completed. Depending on which zones were selected for increase, it could affect traffic analysis. For all these reasons, we do not recommend reducing height in the CBD.

4. What are the benefits of a Planned Action Ordinance?

The benefits of a Planned Action Ordinance include:

- Streamlined permit processes that makes efficient use of City staff resources
- Cumulative analysis that leads to identified mitigation measures in advance instead of piecemeal consideration application by application
- Competitiveness in the marketplace of mixed used districts – it can help facilitate private and public investment in the CBD

The objective of the Planned Action is to conduct the environmental assessment for the identified area in advance of development. This assessment includes identifying types and levels of development, identifying and evaluating all material environmental impacts, establishing thresholds for these environmental factors, and establishing mitigation requirements and projects.

Since the City has already adopted a Master Plan for the area; has already identified the maximum level of development and its impacts, including trip generation and the infrastructure improvements necessary to accommodate that level and type of development; has already identified environmentally sensitive areas/issues and has adequate regulations to mitigate impacts on these areas; the Planned Action will eliminate the need to perform additional environmental review, including SEPA, for a project if it stays within these identified limits.

5. How many opportunities has the public had to comment on the EIS or to comment on the Planned Action Ordinance?

There were a number of ways in which the public could comment on the Draft EIS (Exhibit 4), or the Planned Action Ordinance (Exhibit 80). Responses to comments are in the Final EIS (Exhibit 111). See the discussion below of public input opportunities.

Scoping: The Determination of Significance and Request for Comments on Scope of EIS was published January 6, 2014 and started a 30-day comment period during which time agencies and the public could comment on the topics and alternatives to be considered in the EIS prior to its preparation. As part of scoping public meetings were held before the City Council and Planning Commission respectively on January 14, 2014 and February 5, 2014. One scoping comment letter from the Muckleshoot Indian Tribe was received on February 6, 2014. Members of the public also attended the City Council and Planning Commission meetings. During those meetings the Council and Commission commented on the land use concepts and range of alternatives.

Draft EIS Comment Period: The City issued the Draft EIS with a 45-day comment period between November 17, 2014 and January 9, 2015 (longer than the minimum 30-day comment period), and a public hearing was held during that timeframe as well. Through this review process members of the public and agencies could comment on the proposal and alternatives and the scope and content of the environmental analysis. Eight written comments were received during the comment period.

Community Meeting on Planned Action Ordinance: Consistent with the SEPA statute the City hosted a community meeting on the Planned Acton Ordinance prior to the Planning Commission hearing on March 11, 2015. About 8-10 persons attended the meeting.

Public Hearings on Planned Action Ordinance: The Planning Commission noticed the Planned Action Ordinance hearing on March 18, 2015 and continued the hearing to March 25, 2015. Some comments on the Ordinance were submitted by a resident who attended the Community Meeting the week before. Since April 14, 2015 the City Council has noticed and made a notice of continued public hearings through July 21, 2015 to date.

Meetings open to Comments on EIS Throughout: As indicated in SEPA rules, if a hearing on a proposal is held, it is open to consideration of the environmental impact of the proposal together with any environmental document that is available. (WAC 197-11-535(1)) This doesn't change official comment periods, but it does indicate the intent of SEPA – to be an informational process and that the public may discuss the documents at any time. The Planning Commission and City Council have held meetings since the Draft EIS was issued from November 2014 to July 2015 and continuing.

6. What failsafe measures in the Planned Action Ordinance allow the City to ensure the environment is adequately protected?

The overall purposes are to streamline and expedite the land use permit review process in the Planned Action Ordinance (PAO) and ensure that environmental analysis, land use plans, development regulations, City codes and ordinances together with the mitigation measures in the Planned Action EIS mitigate environmental impacts.

The proposed draft PAO includes the following sections and which elements provide the City discretion to ensure environmental protection.

Table 4. Protective Elements of Planned Action Ordinance (PAO)

Section	Measures that Provide City Discretion, Development Limits, Site Specific Information, Mitigation, or Monitoring,
Sections and II: Purpose, Recitals, Findings: Facts and procedures the City followed in developing the PAO, how SEPA criteria are met, etc.	
Section III: Procedures and Criteria for Evaluating and Determining Planned Action Projects within Planned Action Area: This section establishes thresholds for growth, land use, and transportation. This section also establishes criteria by which the City would review planned action applications.	<p>Provides development limits – maximum dwellings, jobs, and traffic trips considered in the EIS. This is used like a “checkbook” to ensure that only the development considered in the EIS is allowed to use the tool.</p> <p>Links to Municipal Code sections that require concurrency and adequate code capacity.</p> <p>Indicates that projects that would result in significant impacts or change the degree of an adverse impact cannot be planned actions. Indicates that if conditions are changed, the City’s responsible official can require supplemental environmental review.</p> <p>Provides criteria for determining what projects qualify as planned actions, the information that must be submitted, and the review process.</p>
Section IV Monitoring and Review: Establishes a review process to monitor the progress of the Planned Action.	Requires monitoring or review no less than 5 years from approval. The City may amend the ordinance or supplement the EIS as appropriate.
Exhibit A: Identifies the boundary of the Planned Action Area, the CBD.	Identifies the planned action area which is consistent with the CBD district.
Exhibit B: Provides a checklist document for applicants to fill in and 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.	<p>This exhibit contains a checklist that each applicant will provide to the City so the City has enough information to determine the project is a planned action.</p> <p>It includes specific mitigation measures that an applicant will have to comply with, and advisory notes on other City codes that provide mitigation.</p>

An excerpt of the extensive developer checklist in Exhibit B of the PAO is shown in the table below.

Table 5. Example Excerpt from PAO Checklist

Transportation Checklist	
1. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.	<p>STAFF COMMENTS:</p> <p>Verify that:</p> <ul style="list-style-type: none"> <input type="checkbox"/> The Planned Action Project applicant has submitted documentation of the trips, required improvements, impact fees and other mitigation in comparison to the Planned Action EIS and the Planned Action Ordinance. <input type="checkbox"/> The City has verified incremental and total trip generation.
2. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?	
3. How many parking spaces would the completed project have? How many would the project eliminate?	
4. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).	
5. How many PM peak hour vehicular trips per day would be generated by the completed project? Attach appropriate documentation.	
<p>6. Proposed measures to reduce or control transportation impacts, if any:</p> <p>THE APPLICATION INCLUDES MITIGATION MEASURES AS REQUIRED IN ATTACHMENT B-1 MITIGATION REQUIRED FOR DEVELOPMENT APPLICATIONS, AND ATTACHMENT B-2 APPLICABLE REGULATIONS AND COMMITMENTS, INCLUDING ALL RELEVANT CITY PLANS AND CODES IN EFFECT AT THE TIME OF APPLICATION (CHECK ALL THAT APPLY):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Trips in Ordinance Subsection III.D(3)(a) are not exceeded, the project meets the Concurrency and Intersection Standards of Subsection III.D(3)(b), and that the project has mitigated impacts consistent with Subsection III.D (3)(c). <input type="checkbox"/> Installation of required improvements necessitated by development or that are part of Planned Action. <input type="checkbox"/> Fair share contribution to improvements at City concurrency intersections and roads. <input type="checkbox"/> Other measures to reduce or control transportation impacts: <p>_____</p> <p>Describe:</p>	

7. How will the public know about planned action applications?

Planned Action projects go through the normal land use review process for that particular type of project. If public notice is required, the notice will state that it is a Planned Action project. Additional information will be provided by City staff at the public hearing on July 21, 2015.

8. What other cities have implemented Planned Action Ordinances?

Planned actions have been allowed since the mid-1990s. As such they are one of the most frequently used tools to conduct advanced environmental review and facilitate economic development.

BERK Consulting or its staff have prepared approximately a dozen planned actions (several noted below with an asterisk - *). Many others have been prepared as well. A list of completed planned actions includes but is not limited to:

- Bothell: Downtown (neighborhood)*
- Bremerton: Gorst (neighborhood)*, and South Kitsap Industrial Area (employment district)
- Burien: Northeast Redevelopment Area (neighborhood)
- Covington: Hawk Property (one site)*
- Everett: Paine Field (employment district)
- Federal Way: City Center (neighborhood)
- Ferndale: Main Street Master Plan (employment district)
- Issaquah: Central Issaquah (neighborhood)*
- Kent: Downtown (neighborhood)*
- Kirkland: Parkplace (site) *
- Lake Stevens: Lake Stevens Center, and 20th Street Corridor
- Lynnwood: City Center Subarea
- Mountlake Terrace: Town Center (neighborhood)*
- Normandy Park: Manhattan Village
- Renton: Three planned actions have been prepared for: Southport (one site)*, Boeing Landing (one owner multiple properties), Renton Sunset Area (entire mixed use neighborhood)*
- Richland: Badger Mountain South (neighborhood)
- Shoreline: North City Business District (neighborhood), Town Center (neighborhood)
- Snohomish: Pilchuck District (neighborhood)*
- University Place: Town Center (neighborhood)

Please also see other summaries of integrated planning and SEPA processes conducted by the Washington State Department of Commerce in 2010:

<http://www.commerce.wa.gov/Services/localgovernment/GrowthManagement/Growth-Management-Planning-Topics/Pages/State-Environmental-Policy-Act.aspx>

Also, see the Municipal Research and Services Center website at:

<http://mrsc.org/Home/Explore-Topics/Planning/Land-Use-Administration/Planned-Action.aspx>

RESPONSES TO CITY COUNCIL COMMENTS ON LAND USE ELEMENT

9. Community Character (page 2-1 and 2-2 of Proposed version); alternative language proposed

The text changes reflect local characteristics and concerns and would be compatible in the element.

10. City-King County Joint Study Area (page 2-3 of Proposed version)

The current legend name or proposed legend name are appropriate.

11. Woodinville's Growth Trends (page 2-3 of Proposed version); Update this paragraph with final numbers.

This change to final numbers would be made once Council has completed direction on the Planning Commission recommended land use plan. See discussion under Question 1 above.

12. Woodinville's Growth Trends (page 2-3 of Proposed version); Add tables and/or graphs that illustrates the point Lisa Grueter made about Woodinville having the heaviest growth burden in the region – both for housing and jobs

The requested information can be added as presented at the City Council meeting of May 5, 2015.

13. Growth Targets (page 2-5 of Proposed version); alternative language proposed saying that targets are met adequately

The current language is based on Alternative 1 in comparison to the features included in the Planning Commission proposed land use alternative, essentially Alternative 2. Changes to the final numbers would be made once Council has completed direction on the Planning Commission recommended land use plan. See discussion under Question 1 above.

14. Exhibit 2-9 - Distribution of Future Land Use Designations (sidebar on page 2-6 of Proposed version); Remove RR and AMU

Changes to the final numbers would be made once Council has completed direction on the Planning Commission recommended land use plan. See discussion under Question 1 above.

15. King County Special Study Area (page 2-13 of Proposed version); Replace King County Special Study Area (aka City-King County Joint Study Area) with "unincorporated Sammamish River Valley" or "Sammamish River Valley."

The current name or proposed name are appropriate.

16. Sustainable community design (page 2-16 of Proposed version); First paragraph: change "greatest priorities" to "highest priorities"; Add bullet: Low-impact development practices.

The language as proposed would be compatible in the element.

17. Northwest woodland design character (page 2-16 of Proposed version); amended language

The language as proposed would be compatible in the element.

18. Outcomes and Objectives (page 2-17 of Proposed version); amended language

We suggest a discussion of cottage housing and housing opportunities at the Council meeting. It is a housing form that may have a place in Woodinville.

19. Action Plan (page 2-25 of Proposed version); amended language

The alternative language is compatible in the element.

20. Regional Retail Overlay (various pages); Already voted out. Remove from places where it appears.

Once all the land use map features are considered by the City Council, we will make element amendments to reflect Council direction.

RESPONSES TO CITY COUNCIL COMMENTS ON HOUSING ELEMENT

21. Diversifying and Aging Housing Stock (page 3-1 of Proposed version); amended language

The language can be amended. Housing built before 1985 would become more than 50 years old by the end of the planning period, but that it would be a majority is likely not accurate since more and newer housing would continue to be added over the 20 year plan life too.

22. Exhibit 3-1: Housing Stock (page 3-2 of Proposed version). Numbers look low by at least 300. Please make sure they include certain developments. Correct spelling: "Destached" to "Detached"

The typo will be corrected.

The housing numbers are based on 2013 data compiled by the State Office of Financial Management, and the source data comes from the City. When the Council changes are incorporated, we can update to 2015 numbers. However, it appears the numbers are fairly static to lower (likely due to the construction of Canterbury Square):

- 2010 total housing (US Census): 4,996
- 2013 total housing (OFM): 5,006
- 2015 total housing (OFM): 4,910

23. Gradually Diverse Population (page 3-4 of Proposed version); amended language.

The alternative language is compatible in the element.

24. "East King County" vs. "Eastside" vs "Eastside King County" (Throughout chapter 3) Is Woodinville comparing itself to the Eastside (Lake Washington to UGB) or East King County (Lake Washington to eastern county boundary)? Make usage consistent throughout chapter 3.

We will review language and make it consistent. Reviewing the source material, we believe the language is meant to reference East King County communities that are part of A Regional Coalition for Housing, located on the east of Lake Washington and within the urbanized area.

25. Page breaks (Starting on page 3-4); Adjust page breaks to keep text with figures for Exhibit 3-6 and following.

Comment noted. We will make the change with the next updated version of the Housing Element reflecting Council changes.

26. Suggested title for Exhibit 3-7. Affordability of New Privately Owned Attached Housing.

The alternative language is compatible in the element.

27. Challenges and Opportunities (page 3-8); amended language

Changes would be made once Council has completed direction on the Planning Commission recommended land use plan. See discussion under Question 1 above.

28. Residential in General Commercial (page 3-9); amended language; and rationale

Changes to the final numbers would be made once Council has completed direction on the Planning Commission recommended land use plan. See discussion under Question 1 above.