

## Jennifer Kuhn

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**From:** Susan Boundy-Sanders  
**Sent:** Tuesday, September 01, 2015 3:37 PM  
**To:** citycouncil; Jennifer Kuhn  
**Cc:** Dick Zais  
**Subject:** Proposed Comp Plan amendments, Ch 4, 6, 7, and Vision  
**Attachments:** 20150825Changes07CapitalAndPublicFacils.docx;  
20150824Changes04EconomicDevelopment.docx; 20150825Changes06Transportation.docx;  
20150901VisionStatementReRevised.docx

City Council,

Attached are three chapters' worth of proposed revisions to the Comp Plan: chapters 4 (Economic Development), 6 ((Transportation), and 7 (Capital and Public Facilities).

Based on comments when we passed changes to Chapter 1 (Introduction), I also attach proposed amendments to the Vision Statement.

As before, I'd recommend that we take a week to read through them before voting on amendments.

Kind regards,

Susan Boundy-Sanders

# DRAFT Amendments to Proposed version of Comp Plan (Exhibit 78 Exhibit C)

## Vision Statement

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### Vision statement (page 1-1 of Proposed version)

#### As currently passed (by vote of City Council):

In the year 2035, Woodinville is a safe, friendly, and diverse community that supports a successful balance of neighborhoods, parks and recreation, businesses, and tourism. Woodinville is a vibrant community in which to live, work, play, and visit. We have preserved our Northwest woodland character, our open space, and our clean environment. We have cultivated a compact, inviting downtown in which locally owned businesses can successfully establish and thrive. We have enhanced our ability to move about the community by all modes of travel. We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

#### Proposed revisions:

In the year 2035, Woodinville is a safe, welcoming, family-friendly, and diverse community that supports a successful balance of neighborhoods, parks and recreation, businesses, and tourism. ~~Woodinville is a vibrant community in which to live, work, play, and visit.~~ We have preserved our Northwest woodland character, our open space, and our clean environment. Woodinville is a vibrant community in which to live, work, play, and visit. We have cultivated a compact, inviting downtown in which locally owned businesses can successfully establish and thrive. We have enhanced our ability to move about the community by all modes of travel. We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

# DRAFT Amendments to Proposed version of Comp Plan (Exhibit 78 Exhibit C)

## Chapter 4—Economic Development

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### Sidebar (page 4-1 of Proposed version)

#### Legislative markup to Planning Commission recommendation:

- A compact and, inviting downtown and vibrant riverfront and tourist districts that are inviting and functional, in which locally owned businesses can successfully establish and thrive.
- We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

#### With markup accepted, DRAFT:

- A compact, inviting downtown in which locally owned businesses can successfully establish and thrive.
- We have strengthened the agricultural and wine industries in Woodinville, the Sammamish Valley, and throughout the state by transforming locally sourced food, libations, and hospitality into an internationally renowned tourism experience.

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## Exhibit 4-1 (page 4-1 of Proposed version)

### As currently proposed (Planning Commission recommendation):

Table on right lists "Services" which includes high tech down to minimum wage jobs.

### Amended, DRAFT:

Split out high tech and other skilled services (IT, software, biotech, engineering, and similar) from unskilled services.

Additional places to split up Services:

- Page 4-2, "Office Uses" paragraph

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## Industrial Uses (page 4-2 of Proposed version)

... and has the ~~largest amount~~ highest percentage of industrial and warehouse space of comparable Eastside communities.

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## Employment Capacity (page 4-2 of Proposed version)

### Legislative markup of Planning Commission recommendation:

The City has employment capacity to meet the City's 2031 and 2035 employment targets. ~~and at 2035, the City is close to its 2035 projections and will need optimal implementation of its~~ Job growth is guided by Woodinville's Downtown subarea plans, Tourist Business District Plan, and Economic Development Strategic Plan. Woodinville also benefits from a Retail and Hotel Market Demand Study conducted in 2013.

### With markup accepted, DRAFT:

The City has employment capacity to meet the City's 2031 and 2035 employment targets. Job growth is guided by Woodinville's Downtown subarea plans, Tourist Business District Plan, and Economic Development Strategic Plan. Woodinville also benefits from a Retail and Hotel Market Demand Study conducted in 2013.

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## Office (pages 4-2 and 4-3 of Proposed version)

### Legislative markup of Planning Commission recommendation:

Starting with last paragraph of page 4-2:

**Office:** ~~As the area's population grows there should be increased demand for personal service office space. The demand for personal services, and the associated office space, is expected to grow at roughly the same rate as population.~~ The market for new core office development within Woodinville (and the north King County and south Snohomish County region) is limited in the near term ~~due to abundant office space in Bothell. It is possible that the City could attract core office users, such as information technology.~~ However, Woodinville is seeing steady growth in high tech fields such as software, information technology, advanced engineering for the aviation industry, and professional services, . . . supportive nearby parks, . . .

### With markup accepted, DRAFT:

**Office:** The demand for personal services, and the associated office space, is expected to grow at roughly the same rate as population. The market for new core office development within Woodinville (and the north King County and south Snohomish County region) is limited in the near term due to abundant office space in Bothell. However, Woodinville is seeing steady growth in high tech fields such as software, information technology, advanced engineering for the aviation industry, and professional services, . . . nearby parks, . . .

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## **Industrial (page 4-3 of Proposed version)**

### **Legislative markup of Planning Commission recommendation:**

Middle paragraphs on page 4-3:

The Land Use Element proposes in Alternative 2 some mixed industrial concepts advanced both by City Council docket requests and by the Economic Development Strategic Plan:

- Consider expanded retail and tourism-related uses in the South Industrial area
- Concentrate industrial and large-scale retail in the North Industrial area

### **Replace entirely with the following, DRAFT:**

Woodinville may consider limited expansions of permitted uses, based on emerging trends of industrial tenants.

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## Goals & Policies (pages 4-4 to 4-6 of Proposed version)

### Revisions to Planning Commission recommendation:

Policies ED-1.1 B and D:

B. Professional services firms e.g. information and high technology, finance and insurance, and medical and biotechnology sectors as well as management companies and corporate headquarters.

D. ~~Mid~~Small and mid-sized, locally-owned firms.

### Deletions from Planning Commission recommendation:

Policy ED-1.4.E:

~~E. Connect businesses and developers with vacancies. Maintain a current inventory of available land for non-residential redevelopment and new based on future employment needs consistent with the community vision and character.~~

Policy ED-1.6.A and B:

~~A. Preserve lower cost incubator space through zoning and incentives.~~

~~B. Partner with the Chamber and local educational institutions to provide business support programs.~~

Policy ED-4.4

~~Policy ED-4.4. Enhance the City's attractiveness as an extended destination.~~

# DRAFT Amendments to Proposed version of Comp Plan (Exhibit 78 Exhibit C)

## Chapter 6—Transportation

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### Street Classification map (page 6-3)

Why is 140<sup>th</sup> Ave NE (in the northern part of Woodinville) and 148<sup>th</sup> Ave NE (in Hollywood) not a "principal" street? Make it so now?

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### Transit and Non-Motorized Transportation (page 6-4 of Proposed version)

#### Corrections to Planning Commission recommended version:

In the Downtown area, NE 171<sup>st</sup> Street, NE 175th Street, and 140th Avenue NE are served by transit; NE Woodinville-Duvall Road are also served by ~~Transit~~transit. Sound Transit has one express route in Woodinville, which is an express route that serves ~~Monroe~~, Bothell, Lake City, and Seattle. There is no bus service along SR 202 or in the Tourist District.

The most heavily traveled non-motorized facility within the City is the Sammamish River Trail, which parallels the Sammamish River from the city limits on the west-south to the city limits on the eastwest, connecting to the Burke-Gilman Trail system.

Sound Transit service boundaries:

[http://www.soundtransit.org/sites/default/files/documents/pdf/about/stdistrictmap07\\_10.pdf](http://www.soundtransit.org/sites/default/files/documents/pdf/about/stdistrictmap07_10.pdf)

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### Freight (page 6-4 of Proposed version)

#### Corrections to Planning Commission recommended version:

Woodinville is traversed by railroad tracks owned by ~~the Eastside Community Rail~~King County.

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## Downtown Street Planning (page 6-4 of Proposed version)

### Corrections to Planning Commission recommended version:

The ~~Little Bear Creek~~ Downtown Little Bear Creek Master Plan's land use planning . . .

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## Operations and Maintenance (pages 6-5 of Proposed version)

### Corrections to Planning Commission recommended version, second bullet:

. . . the principal routes serving and traversing Woodinville; I-405, . . .

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## Roadway LOS, second para (page 6-6 of Proposed version)

### Odd content; remove?

~~SR 202 is considered a highway of regional significance. SR 522 is considered a highway of statewide significance. WSDOT has identified LOS D for state highways. However, per state law, highways of statewide significance (SR 522) are exempt from concurrency. The Puget Sound Regional Council has indicated that regionally significant state highways must be addressed in local comprehensive plans, have LOS standards at regionally, but the law is silent in terms of including or exempting them from local concurrency rules. Options for local jurisdictions include amending its existing concurrency program to reflect the newly established regional LOS standard, modifying its local concurrency program to make it more flexible with regard to regionally significant state highways, or removing the state highway from the local concurrency program. The City's LOS standards in the Municipal Code apply to State routes that are not freeway. The City's stated desired LOS of D matches the State standard for SR 202, and its adequate LOS E is lower. However, the City has indicated in its code that no improvements to State roads shall be required unless the State requests such improvements and there is an agreement between the State, City and applicant.~~

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## Goals & Policies (pages 4-4 to 4-6 of Proposed version)

### Corrections to Planning Commission recommended version, second bullet:

**Policy T-4.2.** Establish LOS “C” ~~is should be established~~ for local roads and intersections, contained within the R-1, R-4, and R-6 zones, as shown on the currently approved Zoning Map, subject to the following conditions:

# DRAFT Amendments to Proposed version of Comp Plan (Exhibit 78 Exhibit C)

## Chapter 7—Capital and Public Facilities

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### Conditions and Trends (page 7-1)

#### Changes to Planning Commission recommended version:

This element summarizes services, facilities, and levels of service and future capital projects in the city limits. For analysis of services in the City’s planned Urban Growth Area (UGA) in Snohomish County, assigned King County Potential Annexation Area, and the ~~City-County Joint Study Area~~Sammamish River Valley in unincorporated King County are addressed in the Existing Conditions Report (November 2014).

Also make the change on page 7-4

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### Public Works Shop & Equipment (page 7-3)

#### Corrections to Planning Commission recommended version:

~~... demolition of an existing training tower that was used when the building was a fire station, ...~~

The ~~current Six-Year~~2015-2020 CIP ...

~~... and demolition of an existing fire training tower on the premises.~~

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## Sanitary Sewer (page 7-7)

### Corrections to Planning Commission recommended version:

Nearly all of those customers are located within the more densely-populated areas of ~~the City of western~~ Woodinville ~~near the Sammamish River~~; most of the residential properties ~~at higher elevations in~~ eastern Woodinville are served by onsite sewage systems.

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## Policy CFP-1.8. (page 7-12)

### Remove (training citizens for emergencies is not a capital facilities component):

~~Policy CFP-1.8. Maintain the City of Woodinville's Emergency Comprehensive Management Plan and program to promote the education of residents in areas of disaster preparedness and response.~~

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## Policy CFP-3.1. (page 7-13)

### Remove (amending LOS to allow growth is the opposite of concurrency):

Policy CFP-3.1. In conjunction with the biennial budget, confirm that long-term financial capacity exists to provide adequate capital facilities and to ensure consistency between the Capital Facilities Plan, Land Use Element, and other elements of the Comprehensive Plan. ~~Include contingencies for amending level of service standards or land use plans as necessary if sufficient funding is not available to planned levels of growth.~~

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## Goal CFP-7 (page 7-14)

### Legislative markup to Proposed version

Goal CFP-7. Require connection to the wastewater system when development or subdivision of land occurs, ~~only for land that has a density greater than one unit per acre~~ in all commercial zones except the Neighborhood Business District at Woodinville-Duvall Road and 156<sup>th</sup> Ave NE and in all residential areas zoned R-4 and higher, except when the City determines that the connection is not technically feasible.

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## Policy CFP-7.1. (page 7-14)

### Legislative markup of Planning Commission recommendations:

**Policy CFP-7.1.** Limit the use of on-site wastewater disposal systems to areas where the zoned density is one unit per acre and only if soil conditions are suitable and groundwater would not be negatively impacted. ~~Through King County Health Department and City permit review, require on-site wastewater disposal treatment systems that meet environmental and water quality standards equivalent to sewer system standards, and where a long-term maintenance plan is in place.~~