Comprehensive Plan & Municipal Code Update

Comprehensive Plan

April 14, 2015
### Transmit Planning Commission Recommendations

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>77</td>
<td>Summary of Planning Commission Recommendations of Ord No. 591</td>
</tr>
<tr>
<td>78</td>
<td>Proposed Ord. No. 591</td>
</tr>
<tr>
<td></td>
<td>• Comp Plan</td>
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<td></td>
<td>• PRO Plan</td>
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<tr>
<td>79</td>
<td>Proposed Ord No. 605 Critical Areas</td>
</tr>
<tr>
<td>80</td>
<td>Proposed Ord No. 606 Planned Action for Central Business District</td>
</tr>
<tr>
<td>81-</td>
<td>Additional Exhibits to City Council through the closing of the Public Hearing.</td>
</tr>
</tbody>
</table>
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

![Pie chart showing distribution of responses to vision questionnaire: East Residential 35%, West Residential 23%, CBD, Tourist, Industrial 16%, Other 25%.]
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

Exhibit 84

PRELIMINARY ALTERNATIVE CONCEPTS

General Concepts

Making Policies and Code Work Better. For example:

► Accessory Dwelling Units
► Housing Incentives in CBD
► Other ideas from recent docket and residential code updates

Facilitating the Vision of the CBD:

► Infill Exemption, OR
► Planned Action

CITY OF WOODINVILLE FUTURE LAND USE DESIGNATIONS

Industrial Areas: Review job mix.

Residential Areas: Not a focus for Comp Plan Update.

CBD: Facilitate vision of greater jobs and housing.

Riverfront: Develop mixed use options and make the riverfront a community amenity. Review job mix.

CITY OF WOODINVILLE COMPREHENSIVE PLAN UPDATE
Draft Plan Workshop 11/14

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

Present & Discuss Plan
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

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Citywide Growth</th>
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<tbody>
<tr>
<td></td>
<td>New Housing Units</td>
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<tr>
<td>Alternative 1: Current Comprehensive Plan (No Action)</td>
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<tr>
<td>Alternative Buildable Land Capacity</td>
<td>2,615</td>
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<tr>
<td>Pending Development</td>
<td>225</td>
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<tr>
<td>Alternative 2: Comprehensive Plan Update with Mixed Use Land Use Changes</td>
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<tr>
<td>Buildable Land Capacity</td>
<td>2,682</td>
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<td>Pending Development</td>
<td>225</td>
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<td>Alternative 3: Current Comprehensive Land Use Plan with Greater Downtown Growth and City Infill</td>
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<tr>
<td>Buildable Land Capacity</td>
<td>3,090</td>
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<td>Pending Development</td>
<td>217</td>
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</tbody>
</table>
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)
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.
**Neighborhood Business**

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

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.
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).
Regional Retail Overlay
Purpose: This overlay designation provides for large scale retail commercial uses that serve regional consumer needs.
Allowed uses & density: Large scale retail commercial uses (in addition to uses permitted under base zoning).
Issue: Desire to expand the range of uses supportive of small wineries and compatible with other warehouse district uses (?)
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).
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

|---------|---------|--------------|-------------------------|

[Images of Draft Documents]
## Draft Documents

<table>
<thead>
<tr>
<th>Document</th>
<th>Purpose</th>
<th>Organization</th>
<th>Related to Ordinance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Draft Comprehensive Plan Update 2015</strong></td>
<td>- Update 20-year plan per GMA</td>
<td>- Table of Contents</td>
<td>• 591</td>
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<tr>
<td></td>
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<td>- Nine elements – Chapters 1-9 with vision and required topics</td>
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<td></td>
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<td>- Public participation appendix</td>
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<tr>
<td>Pages are numbered by chapter</td>
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<tr>
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<td>- Attachment B: ADU Example</td>
<td>- Critical Areas: 605</td>
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<td>- Attachment C: Downtown Residential Incentives</td>
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<td>- Attachment D: Critical Areas BAS Review, Gap Analysis, and Geologic Hazards Review</td>
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<td>Pages are numbered in bottom center continuously</td>
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# November 2014 Documents, cont.

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</thead>
<tbody>
<tr>
<td><strong>Draft Environmental Impact Statement</strong>&lt;br&gt;Pages are numbered by Chapter</td>
<td>• Consider impacts and mitigation of alternative growth and policy choices&lt;br&gt;• Study potential SEPA facilitation tools for CBD</td>
<td>• Fact Sheet&lt;br&gt;• Table of Contents&lt;br&gt;• Summary&lt;br&gt;• Alternatives&lt;br&gt;• Affected Environment, Significant Impacts, and Mitigation Measures</td>
<td>• All draft plan and policy proposals including&lt;br&gt; - Plan in Ord 591&lt;br&gt; - Critical Areas in Ord 605&lt;br&gt; • Basis for Planned Action Ord 606</td>
</tr>
<tr>
<td><strong>Revised Draft Existing Conditions Report</strong>&lt;br&gt;Pages are numbered by Chapter</td>
<td>• Provides a reference document of information and analysis of trends&lt;br&gt;• Supported formation of Plan and EIS&lt;br&gt;• Helps shorten Plan inventories</td>
<td>• Introduction&lt;br&gt;• Inventory with 9 subsections addressing similar topics as Comp Plan</td>
<td></td>
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