

CHAPTER 3 LAND USE

3.1 Introduction

This section discusses the plan for future land uses in the City of Woodinville. The timing of development and provision of services are key components of this planning process. In addition to the discussion below, Figure 3-3 Future Land Use Map is included to illustrate the various land uses and growth management strategies.

An analysis of existing conditions and projected needs (see Land Use Appendix) highlights issues and opportunities for the City of Woodinville. These factors, as well as the visioning process, were used to create goals and policies.

3.2 Goals and Policies

GOAL LU-1: To guide the City's population growth in a manner that maintains or improves Woodinville's quality of life, environmental attributes, and Northwest woodland character.

Policies

- LU-1.1** Preserve the character of existing neighborhoods in Woodinville while accommodating the state's 20-year growth forecasts for Woodinville.
- LU-1.2** Encourage future development in areas:
1. With the capacity to absorb development (i.e., areas with vacant or underdeveloped land and available utility, street, park, and school capacity, or where such facilities can be cost effectively provided), and
 2. Where adverse environmental impacts can be minimized; and where such development will enhance the area's appearance or vitality.
- LU-1.3** Phase development and supporting municipal services together in an organized, cost-effective manner.
- LU-1.4** Coordinate with adjacent jurisdictions to ensure compatible land uses in areas along contiguous boundaries.

GOAL LU-2: To establish land use patterns, densities, and site designs that encourage less reliance on single-occupant vehicle travel.

Policies

- LU-2.1** Provide a compatible mix of residential and commercial land uses downtown to:
1. Make it possible for people to safely walk or bicycle to work and shopping,
 2. Reduce reliance on automobiles and reduce commuting time and distance,
 3. Make area transit service more viable, and
 4. Provide greater convenience for residents.

- LU-2.2 Connect residential, open space, and recreation areas by an appropriately planned network of streets, walkways, bicycle paths, and utility corridors.
- LU-2.3 Encourage the most intensive residential and employment land uses along major transportation routes to support transit service.
- LU-2.4 Encourage development of a transit system and facilities that link the Town Center Neighborhood and the Tourist District.

GOAL LU-3: To attain a wide range of residential patterns, densities, and site designs consistent with Woodinville's identified needs and preferences.

Policies

- LU-3.1 Encourage development that complements the existing residential development patterns in Woodinville's neighborhoods.
- LU-3.2 Preserve the existing natural environment of Woodinville's neighborhoods.
- LU-3.3 Maintain each residential area as a safe, pleasant, and enjoyable place to live.
- LU-3.4 Provide controls to minimize encroachment by incompatible land uses within and between zoning districts.
- LU-3.5 Allow lot clustering where applicable when residential development abuts sensitive areas or rural resource lands to provide open space buffers and to reduce potential land use conflicts.
- LU-3.6 Encourage moderate (5-8 d.u.) and medium (9-18 d.u.) density housing throughout the community where sufficient public facilities and services are available, where the land is capable of supporting such uses, and where compatible with adjacent land uses.
- LU-3.7 Permit a range of densities to encourage a variety of housing types that meet the housing needs of residents with a range of incomes.
- LU-3.8 Allow for an appropriate level of flexibility in the development regulations, while balancing community goals and the need for predictability in decision making.
- LU-3.9 Where appropriate, allow larger parcels with moderate density land use designations to develop with a mix of housing types, including single family, townhouse, apartment, and senior-assisted residences.

GOAL LU-4: To establish land use patterns that encourage a variety of commercial services and employment opportunities.

Policies

- LU-4.1 Create a vibrant compact downtown Woodinville that is an inviting place to work, shop, live, and socialize.
- LU-4.2 Encourage mixed-use development that balances residential and business uses within commercial areas.

- LU-4.3** Allow for appropriate development in the Tourist District that attracts tourists and still allows for uses in the underlying zoning.
- LU-4.4** Provide an adequate supply of land zoned for employment to support 20-year employment allocations as required by the King County County-Wide Planning Policies.
- LU-4.5** Limit expansion of neighborhood commercial centers to the size designated on the Future Land Use Map.
- LU-4.6** Ensure that development in neighborhood commercial centers is compatible with surrounding residential neighborhoods.
- LU-4.7** Establish special development conditions to ensure compatibility with existing uses in neighborhood commercial centers and the surrounding neighborhoods.
- LU-4.8** Accommodate a wide variety of industrial land uses consistent with responsible environmental practices.

GOAL LU-5: To provide a process for siting essential public facilities.

Policies

- LU-5.1** Define Essential Public Facilities, consistent with the Growth Management Act, as “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, secured community transition facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, and group homes.”
- LU-5.2** Coordinate with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by the Snohomish County Tomorrow Steering Committee. Participate as early and as fully as practicable in any hearings, meetings and other decisional processes with respect to the proposed siting of any state or regional essential public facility within the City’s jurisdiction. Such participation may include, but is not limited to:
 1. Holding informational meetings independent of the formal siting process in order to obtain local citizen input regarding the proposal,
 2. Testifying at relevant state and regional hearings, and
 3. Submitting into the administrative record for any such hearing documentation regarding the probable economic, environmental, traffic, visual and other impacts of the proposed facility upon the Woodinville community.
- LU-5.3** Use the following Siting Process to site essential public facilities.
 1. The City shall adopt and periodically update a list of existing and potential essential public facilities (at a minimum, that provided by Washington State Office of Financial Management). In formulating and updating said list, the City shall consider and draw upon the following sources:

- a. The list maintained by the Office of Financial Management of essential state public facilities that are required or likely to be constructed within the following six years;
 - b. Any list maintained by King County regarding essential public facilities of a county-wide or regional nature, including facilities made part of or pursuant to the planning policies adopted by King County in consultation with the City of Woodinville; and
 - c. Any list of local essential public facilities adopted by the City of Woodinville, irrespective of the funding source therefore.
2. Essential public facilities shall be classified as “state”, “regional” or “local” facilities, with substantive and procedural standards for each classification provided in the Woodinville Municipal Code.
 3. The policy guidelines herein are intended to ensure the City’s compliance with applicable GMA mandates while simultaneously protecting the local public interest to the maximum permissible extent. Nothing herein shall be interpreted to allow preclusion of essential public facilities in contravention of RCW 36.70A.200.
 4. To the extent permissible under RCW 36.70A.200 and any controlling precedent established by Washington courts or the Central Puget Sound Growth Management Hearings Board, the City’s siting process for essential public facilities shall take into account the following considerations:
 - a. The extent to which the proposed facility will exacerbate the community, traffic, environmental, financial and other impacts of any other existing or proposed essential public facilities located in close proximity;
 - b. The proposed facility’s consistency and compatibility with the City’s Vision Statement, Comprehensive Plan, and development regulations;
 - c. The project site’s compliance with the proposed facility’s minimum physical site requirements, including any reasonably projected facility expansion needs;
 - d. The facility’s compatibility with surrounding land uses;
 - e. The extent to which mitigation measures would substantially avoid, reduce, or compensate for any adverse environmental impacts of the facility;
 - f. The extent to which necessary transportation infrastructure is or will be made available to ensure safe transportation access and transportation concurrency;
 - g. The extent to which necessary infrastructure is or will be made available to ensure appropriate access by public safety responders;

- h. The extent to which the proposed facility will unreasonably increase noise levels in residential areas, particularly at night;
- i. The extent to which visual screening would mitigate the visual impacts of the proposed facility from streets and adjacent properties; and
- j. The financial capacity of the project sponsor to comply with any bonding or other security requirements of the City's land use regulations.

The above list is nonexclusive.

- 5. In addition to the considerations enumerated in LU-5.3(4), the siting process for local essential public facilities shall take into account the following considerations:
 - a. The public need for the facility;
 - b. The extent to which the proposed facility site will reasonably serve the project sponsor's overall service population;
 - c. The extent to which the project sponsor has reasonably investigated alternative sites;
 - d. The project's consistency with the sponsor's own long-range plans for facilities and operations, as well as the plans of those jurisdictions and agencies that may also be participating in a facilities plan;
 - e. The extent to which the project sponsor's public participation plan has allowed for public participation in the siting decision and with respect to appropriate mitigation measures; and
 - f. The extent to which the project would result in a disproportionate burden of essential public facilities upon a particular geographic area of the City.
- 6. The proposed siting and/or expansion of essential public facilities shall be subject to the City's special use permit process. Applications for siting essential public facilities shall be submitted to the Department of Development Services.
- 7. To the extent legally permissible, it is the policy of the City of Woodinville that no essential public facility be located within a residential zoning district unless no reasonable alternative sites in other zoning districts are or practicably can be made available.
- 8. The City's regulations for essential public facilities shall provide a public process that includes, at a minimum, noticing as required by WMC Title 17 and provides for at least one public hearing to be

heard by the City's Hearing Examiner.

- LU-5.4** Coordinate with adjacent jurisdictions in the siting of essential public facilities along common boundaries.
- LU-5.5** Where appropriate in the City Council's discretion, cooperate with sponsors of proposed regional and state essential public facilities through the execution of interlocal agreements regarding the siting, operation and/or expansion of such facilities within the Woodinville community. Such agreements are encouraged to the extent they would result in locally beneficial siting decisions, facilitate the sponsor's voluntary provision of enhanced mitigation measures exceeding those required by applicable regulatory standards, and/or provide for mitigation of any disproportionate financial burden on the City created by the proposed facility.
- LU-5.6** To the extent consistent with the other policies of Goal LU-5, encourage exceptional, high-quality design standards and the installation, use and operation of state-of-the-art technology with respect to any essential public facilities sited in the Woodinville community. Examples of such design standards and technology may include, but are not limited to, (a) architectural methods that minimize the building footprint and visual impact of the proposed facility, (b) energy-efficient technology and building design, (c) innovative and/or state-of-the-art pollution, noise and odor control measures, and (d) utilization of recycled, reused, or otherwise ecologically-sensitive building materials

GOAL LU-6: To plan and develop a pedestrian-oriented multimodal transportation system approach to the downtown area that accommodates the needs of retail, office, and residential uses.

Policies

- LU-6.1** Implement the street grid ordinance that provides for development of primary and secondary streets in downtown.
- LU-6.2** Require non-motorized transportation facilities throughout downtown that promote pedestrian activity and ease of access to housing and commercial outlets.
- LU-6.3** Where feasible and desirable, incorporate transit amenities into the design of all commercial and residential development.

GOAL LU-7: To encourage and achieve multi-story mixed uses in the downtown mixed-use area.

Policies

- LU-7.1** Encourage a mix of commercial, office and residential land uses to locate in the downtown.
- LU-7.2** Encourage the development of additional office space within the downtown mixed-use overlay.

GOAL LU-8: To manage growth and development within the Downtown Mixed-Use Overlay in a manner that balances the needs of commercial and residential uses.

Policies

- LU-8.1** Encourage a mix of housing types in and around downtown for all economic segments of the community.
- LU-8.2** Encourage multi-story construction that maintains existing vistas and views.
- LU-8.3** Locate larger developments of retail and residential uses nearest freeway access and major streets.
- LU-8.4** Encourage the development of underground parking or multistory parking structures in downtown as an alternative to surface parking.
- LU-8.5** Encourage mini-parks and open spaces in downtown.
- LU-8.6** Establish regulations for developments in office-designated areas that protect abutting low- and moderate-density residential parcels with appropriate restrictions on height, setbacks, landscaping, and access.
- LU 8.7** Ensure that regulations governing zoning incentives, are used appropriately to further the goals and policies of the Comprehensive Plan.

GOAL LU-9: To maintain the downtown area as the center for commercial, civic, cultural, and recreational activities.

Policies

- LU-9.1** Encourage uses that will support day and evening activities for all ages.
- LU-9.2** Encourage linkage of paths and trails from the downtown to the rest of the Town Center Neighborhood and to the entire community.
- LU-9.3** Develop Sorenson School campus and purchase appropriate adjacent properties as a civic center, consistent with the City's adopted Civic Center Master Plan.

GOAL LU-10: To provide an active and diverse industrial area that promotes economic growth.

Policies

- LU-10.1** Limit non-industrial use of industrial lands to uses which are complementary to industrial activities.
- LU-10.2** Protect industrial lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.
- LU-10.3** Develop industrial lands so as to minimize impacts on surrounding lands uses, especially residential land uses.
- LU-10.4** Establish new or additional industrial development that complies with the following criteria:

1. Sewer, water, and communications services should be available or planned for the industrial site area, and
2. New sites designated for industrial use should have convenient access to existing or planned freeways or major arterials.

GOAL LU-11: To annex additional areas to the City, when requested, that are appropriate for the welfare of both the City and the annexed area.

Policies

- LU-11.1** Phase annexations in accordance with efficient provision of necessary services. Support annexation proposals that meet the following criteria:
1. Urban level public services (including police and fire protection, schools, transportation, sewer, water, and general government services) can eventually be provided to annexation areas,
 2. The annexation does not create any pockets of unincorporated areas or special service districts,
 3. The City has adopted a land use plan for the annexation area,
 4. Residential areas contain potential urban densities unless environmental constraints preclude these densities, and
 5. Annexations include greenbelts and/or open spaces.
- LU-11.2** Use inter-local agreements for implementation of land use policies and public improvement standards within potential annexation areas and mutual planning areas.
- LU-11.3** Determine Woodinville's Potential Annexation Areas in order to provide for annexations as requested by working with King and Snohomish Counties to review the Urban Growth Area boundary.

3.3 Urban Growth Areas

The Growth Management Act requires that each county planning under the act shall designate an Urban Growth Area or areas within which urban densities shall be developed. An Urban Growth Area may include territory located outside of a city if such territory is characterized by urban growth or is adjacent to territory already characterized by urban growth. Within the overall Urban Growth Area defined by counties, cities must also establish an urban growth area.

The Growth Management Act has established three criteria for establishing a city's Urban Growth Area:

1. Based on the growth management planning population and employment projections made for the county by the Washington State Office of Financial Management, the Urban Growth Area in the city shall include areas and densities sufficient to permit their county allocation of urban growth that is projected to occur for the succeeding 20-year period. Each Urban Growth Area shall permit urban densities and shall include greenbelt and open space areas,

2. Urban growth should be located in areas already characterized by urban growth that have existing public facility and service capacities to serve such development, and
3. Urban growth should be located in areas already characterized by urban growth that will be served by a combination of both existing public facilities and services and any additional needed public facilities and services that are provided by either public or private sources.

Figure 3-1 shows the Urban Growth Area for the City of Woodinville and adjacent cities and counties. Woodinville's urban growth areas include the current city limits as well as the Grace Neighborhood.

3.4 Future Land Use Map

Figure 3-2 Future Land Use Map of the Land Use Element is the official map designating desired future land use patterns for the City of Woodinville. The map graphically represents the Land Use Element policies and serves to tie together the various elements of the Comprehensive Plan. The City's current land use is shown in Figure A3-1. Acreages for these land uses are shown in Table A3-7.

The Future Land Use Map is only to be used in conjunction with the written policies of the Comprehensive Plan as the policies indicate how the community wishes to implement its vision for the city, its goals and objectives for land use, and other related elements of the plan.

Under the Growth Management Act, all zoning actions and development regulations must be consistent with the community's adopted comprehensive plan. Since the Growth Management Act requires that a city's development regulations be consistent with its comprehensive plan, it is imperative that the Future Land Use Map be sufficiently detailed to enable the public to understand what the designations on the Future Land Use Map imply for future zoning and what land uses will be allowed in various locations.

3.4.1 Land Use Designations and Location Criteria

The land use categories described below have been designated in the Future Land Use Map. The following criteria have been used in applying the various land use designations on the Future Land Use Map and are shown in Figure 3-2. These criteria shall be used in evaluating future changes to any land use designation, in concert with the policies for amendments outlined below.

The Future Land Use Map will serve as a guide for elected officials as they make decisions about the need for, and the locations of, public services, utility systems, transportation routes, and other capital facilities. Private citizens, developers, and others interested in the City's future will also consult the Map as they make decisions about where to live, work, invest, and conduct business.

The Future Land Use Map and its accompanying policies will also play a key role in land development and zoning decisions made by elected and appointed officials. All zoning decisions must be consistent with the Comprehensive Plan.

Low Density Residential

This designation has been applied to all areas currently developed with predominantly single-family detached dwellings. Other dwelling types will be allowed under certain circumstances,

such as duplexes, single-family attached, or accessory (i.e., mother-in-law) dwellings. The permitted density for this designation will not exceed 4 dwelling units per acre.

Moderate Density Residential

This designation has been applied to areas currently developed with single-family detached and attached dwellings. These include duplexes and triplexes, condominiums, townhomes, and accessory dwelling units. The intent of this designation is to support urban residential densities while still preserving Woodinville's small town atmosphere. The permitted density for this designation is between 5 and 8 dwelling units per acre.

Medium Density Residential

This designation has been applied to areas currently developed with lower density multi-family dwelling units. The intent of this designation is to provide opportunities for apartments and condominiums that are generally 1 to 4 stories and compatible with abutting low and moderate density residential areas. This designation provides housing densities supportive of public transit along transit routes. This designation can be used as a transition between existing commercial areas and adjoining, lower density residential areas. The permitted base density for this designation is between 9 and 18 dwelling units per acre.

High Density Residential

This designation has been applied to areas around downtown Woodinville and includes multi-story apartments and/or condominiums. The intent is to locate this designation near public transit facilities or along transit corridors, near commercial and employment areas, and near community facilities such as parks, and community centers. This designation creates a transition from high intensity uses, such as commercial or industrial development, to lower intensity residential areas. The permitted density for this designation is 19 dwelling units per acre or greater.

Neighborhood Business

This designation provides convenient daily retail and personal services (including offices) for a limited service area while minimizing impacts of commercial activities on nearby residential properties. This designation does allow for a mix of housing and retail/service uses and excludes industrial and large scale regional commercial uses.

Tourist Business

This designation provides convenient daily retail and personal services for a limited service area with the intent of encouraging tourism-related uses. This designation excludes residential and most regional facility uses.

Central Business District

This designation has been applied to the existing downtown commercial district in downtown Woodinville. It is intended to provide a broad mix of comparison retail, moderate to high density residential, professional, services, and recreation/cultural uses that serve the regional market.

Office

This designation provides for pedestrian and transit-oriented developments that provide space for professional services and related employment activities.

High-Density Residential/Office

This designation has been applied to a single parcel in the City, where mixed residential and office uses are appropriate. Development possibilities will include all uses allowed in both the High Density Residential and the Office zones, so long as at least 300 dwelling units are developed on the site.

Auto Service/General Commercial

This designation has been applied to an existing industrial zone within Woodinville where auto-oriented general commercial services have developed. This designation should be located along major arterial streets within the city and should not be located near low to moderate density residential areas.

Mixed-Use Overlay

This designation has been applied to the downtown area of Woodinville. The intent of this designation is to encourage the development of the community's center as a pedestrian-oriented place that supports a wide variety of commercial, residential, governmental, professional services, and entertainment activities. Mixed-use developments that contain, for example, retail on the ground floor and residential or office above are highly encouraged in this designated area.

Industrial

This designation has been applied to areas currently suited for industrial and business park activities. These areas are located along major arterial streets.

Tourist District Overlay

This district is located in the southern city limits of Woodinville and is intended to promote tourism and tourist-related activities.

Open Space Tracts

This designation has been applied to all "open space tracts" within the city limits that have been retained as open space areas. Many of these areas were set aside as part of development agreements and are owned by King County. They are often located in sensitive environmental areas. Open Space areas may be suitable for passive and/or active recreation development such as neighborhood parks.

Public Parks

This designation has been applied to all existing and planned publicly owned parks.

Public and Institutional

This designation has been applied to existing government/public facilities and includes city hall, libraries, public schools, fire and police stations, as well as the land owned by the Woodinville Water District.

Joint Planning Area

This designation has been given to the Grace Neighborhood in anticipation of annexation by the City of Woodinville. This area is subject to joint planning activities and agreements to ensure a smooth transition from Snohomish County to the City of Woodinville.

3.4.2 Amending the Future Land Use Map

From time to time, the City may be asked to amend the designations of the Future Land Use Map. The Planning Commission and City Council must carefully evaluate such requests to amend the Future Land Use Map to determine the long-term benefits and costs to the City. Requests will be considered annually. The factors listed below should be considered in reviewing map amendment requests. Whether initiated by the City or a private party, the burden of proof is upon the proponent to demonstrate the long-term benefit to the City.

1. How is the proposed land use designation supported by or consistent with the existing policies of the various elements of the Comprehensive Plan? If it isn't, the development should demonstrate how the change is in the best long-term interest of the City.
2. How does the proposed land use designation promote a more desirable land use pattern for the community? If so, a detailed description of the qualities of the proposed land use designation that make the land use pattern for the community more desirable should be provided to enable the Planning Commission and City Council to find that the proposed land use designation is in the community's best interest.
3. What impacts would the proposed change of land use designation have on the current use of other properties in the vicinity, and what measures should be taken to ensure compatibility with the uses of other properties in the vicinity?
4. Comments received from affected property owners and residents.

3.5 Annexation

Annexation is the process by which unincorporated lands adjacent to the city boundary become part of the City. When annexed to the City, land use and zoning designations are assigned. The main reasons for annexation include, but are not limited to, increasing the efficiency and reducing the fragmentation in the delivery of municipal services, greater control of land use and service planning within a geographically related area, more logical city boundaries, and the desire of adjacent residents to be part of the city.

Within the designated urban growth area, it is appropriate to phase annexations so that governmental services can be extended to the annexing area with a minimum of service disruption or adverse fiscal impacts. Phasing annexations encourages the City to grow and services to be extended in a deliberate, well-planned, and efficient manner. Phasing annexations also promotes more efficient use of land by encouraging in-fill development, which, in turn, discourages urban sprawl and preserve open space.

The City should work with King or Snohomish County to ensure a smooth transition and avoid service disruption to the Woodinville City residents. There should be city-county cooperation in the development of compatible land uses and service standards, which would help ease the future transition from county to city jurisdiction in an area. Inter-local agreements can help avoid difficulties in the change in jurisdiction.

The process for annexing new lands should include the following:

1. Pre-annexation planning agreements negotiated between the County and the City for proposed annexations of a significant size or nature,

2. Pre-annexation planning agreements that address, at a minimum, the following issues in the proposed annexation area:
 - a. Land use planning,
 - b. Transportation planning and mitigation,
 - c. Development standards and development review,
 - d. Surface water drainage,
 - e. Utilities planning and provision,
 - f. Housing, including affordable and fair housing,
 - g. Historic preservation,
 - h. Parks, trails, and open space,
 - i. Environmentally sensitive areas including, but not limited to, steep slopes, bodies of water, floodplains, and wetlands, and
 - j. Fire protection.
3. A joint City-County team comprised of appropriate staff from each jurisdiction shall be established to coordinate annexation and incorporation proposals and facilitate a smooth transition from County to City jurisdiction,
4. Provisions for open spaces and urban separators should be included in large annexation proposals,
5. Neighborhood goals that seek to preserve the unique characteristics of that neighborhood should be incorporated into annexation proposals, and
6. Strategy to address taxes, revenues, and other financial considerations such as economic impacts of the annexation upon the City.

3.5.1 Potential Annexation Areas

Woodinville's Urban Growth Area (Figure 3-2) includes the current city limits, as well as two unincorporated areas within King and Snohomish County that are eventually planned to be annexed to the City. A vision for these areas has been developed to guide land use planning and facilitate future annexation to the City.

Grace Potential Annexation Area

The Grace area consists of industrial and commercial land immediately north of the city limits in Snohomish County and within the City of Woodinville Urban Growth Area. This area should continue to be designated for industrial and office park uses in appropriate locations to encourage a variety of commercial development and provide employment opportunities. Land use and zoning in this area should include industrial design standards to encourage aesthetic improvements.

Southern Potential Annexation Area

This area consists of two relatively small areas located south of 171st Street, east and west of its intersection with 140th Avenue. Office and Moderate Density Residential designations within this area are appropriate to maintain consistency with surrounding land uses and to soften the transition to adjacent rural and agricultural lands.

3.6 Implementation Strategies

The effectiveness of any comprehensive planning effort can be measured by the degree to which its goals are recognized and its policies are implemented. Implementation requires a commitment of both public and private investment. However, as private investment in development projects occur, a public investment must be made to provide such development with utility systems, streets, police and fire protection, and other services. Decisions on the specific location and timing of a development project are traditionally initiated by the private sector. The City must be involved with the coordination between private development and public facilities and services.

Adoption of the Comprehensive Plan is the first step in a series of commitments the City must make to achieve the vision and goals of the community. Adopting the plan commits the City to future actions such as spending public dollars on capital facilities and public services, and revising codes and regulations. In adopting the Comprehensive Plan, the City acknowledges that future growth in the community will require increased public services and capital expenditures. Land use regulations must be evaluated and revised to ensure that they are promoting the best interest and intentions of the community.

The policies of the Land Use Element can be implemented through a variety of methods. Listed below are a number of tools the City can use to further the goals and objectives of the Land Use Element.

1. Develop a series of Sub-Area Master Plans:

1.1 Downtown Master Plan for the City of Woodinville

Discussion: The Comprehensive Plan focuses considerable attention on downtown Woodinville. This includes the retail core (along NE 175th Street) as well as the new auto service/general commercial adjacent to Woodinville-Snohomish Road. While the Land Use Element of the Comprehensive Plan lays the conceptual groundwork and vision for the downtown, the City will need to develop a more detailed plan to encourage and attract the type of development the Comprehensive Plan envisions. At a minimum, this plan should address the following items that are noted in this Comprehensive Plan:

- a. Development of a street grid system that improves vehicular circulation while addressing the needs of pedestrians and bicyclists,
- b. Development of the Civic Campus as a focal point for community services and public events,
- c. Development of a pedestrian boulevard parallel and south of NE 175th Street and extending east from the proposed civic campus,
- d. Visual issues and opportunities,

- e. Incentives and regulations to encourage housing in the downtown, using such techniques as mixed-use development and thereby creating a more lively and diverse town center,
- f. Methods to create non-vehicular linkages (i.e., trails and sidewalks) to surrounding residential neighborhoods and recreational opportunities, as well as appropriate transitions and interface between downtown and these neighborhoods,
- g. Creating strong linkages between downtown and the Tourist District, and
- h. Encouraging open spaces and mini parks.
- i.

1.2 Little Bear Creek Corridor Master Plan:

Discussion: The General Business, Industrial, and Residential zoned areas adjacent to Little Bear Creek within the City including the PI zoned parcels (High School site) and wetland/pond area located in the Wedge Neighborhood in the Northwest corner of the City. Issues to address include:

- a. Develop the road system to accommodate existing uses with the corridor and relieve traffic pressures on the downtown vehicle circulation,
- b. Create a design for the lineal park that includes pedestrian linkages to the City's park/trail system, education opportunities, and environmental preservation,
- c. Designate allowed land uses compatible with the surrounding areas and adjoining land uses including the lineal park,
- d. Develop measures including incentive to promote economic vitality with the corridor,
- e. Create a uniform gateway and sign design to be used with and at the designated locations within the corridor,
- f. Enhance design guidelines to contain measures that are sensitive to vistas in and above the corridor, and
- g. Coordinate the relationship of the Little Bear Creek Corridor with the downtown area to ensure consistency and transitional opportunities are considered.

1.3 Northwest Gateway Master Plan:

Discussion: The Commercial, Industrial, and Multi-family zoned area west of 131st Ave NE and, north and west of the Woodinville to Renton railway line (tracks). Issues to address include:

- a. Permitted land uses and zoning,
- b. Vehicle circulation,
- c. Stream and buffer issues,
- d. 178th (Private Road),
- e. Master Plan developments for area,
- f. Visual issues,

- g. Connectivity to Downtown,
- h. Uses (Residential/Commercial),
- i. Trail connectors to Downtown,
- j. Methods to create non-vehicular linkages,
- k. Incentives to encourage development,
- l. Methods to create non-vehicular linkages (i.e., trails and sidewalks) to surrounding residential neighborhoods and recreational opportunities, as well as appropriate transitions and interface between downtown and these neighborhoods,
- m. Building heights,
- n. Design standards,
- o. Signage,
- p. Freeway landscaping,
- q. Environmental opportunities, and
- r. Linkage to proposed CCR highway.

1.4 Industrial Master Plan:

Discussion: (1) Valley Industrial – All of the Industrial zoned area located north of the Tolt Pipeline right-of-way and south of the proposed Northwest Gateway Master Plan Study Area (see above). (2) North Industrial – The Industrial zones area located north of downtown Woodinville, east of SR 522. Issues to address include:

- a. Road signage to Tourist District,
- b. Transitions to adjacent zones,
- c. Land Uses,
- d. Ability to have retail sales (10% allowed at present),
- e. SOB zone factors,
- f. Transportation issues,
- g. Landscaping,
- h. Signage, and
- i. Visual opportunities.

1.5 Tourist District Master Plan:

Discussion: All of the area south of the Tolt Pipeline right-of-way located within the City limits. The City prepared a Tourist District Master Plan in 1997. To encourage consistency of this area with other sub-area planning, an updated Master Plan for the Tourist District should be prepared. Issues to address include:

- a. Linkages to Downtown,
 - 1. Transportation (Rail, motorized and non-motorized), and
 - 2. Economic (advantages of each sub-area to the other).

- b. Coordination with County on planning,
- c. Recreation (ball fields), water oriented, ban enhancement of Sammamish River,
- d. Derby Creek/Sammamish River,
- e. Signage,
- f. Link two sides of Tourist area,
- g. Willows Road extension vs. pedestrian access,
- h. Rail linkage,
- i. Retail opportunities,
- j. Other compatible land uses in Tourist District,
- k. Design Standards review,
- l. Under grounding of utilities,
- m. Parking opportunities,
- n. Environmental opportunities,
- o. Transition to industrial sub-area,
- p. Connector trail along state Route 202 and Tolt Pipeline right-of-way, and
- q. Assess properties for potential historic landmark designation.

1.6 Grace Master Plan:

Discussion: The proposed Grace Annexation area consisting of the industrial and commercial zoned area immediately north of the City limits located in Snohomish County within the Urban Growth Area.

- a. Coordinate with Snohomish County service providers; including water, fire districts, etc.,
- b. Inter-local agreements as necessary,
- c. Consider moving Sexually Oriented Business zone to Grace,
- d. Compatibility with Snohomish County regulations,
- e. Land uses and transitions,
- f. Ability to have retail sales (10% allowed off),
- g. Transportation issues,
- h. Landscaping,
- i. Signage, and
- j. Visual opportunities.

2. Update the Zoning Code and Zoning Map to reflect the goals and policies of this Comprehensive Plan.

Discussion: Some of the policies contained in the Land Use Element will require revisions to the Zoning Code text. The Zoning Map, as part of the

Zoning Code, will also need to be amended to bring the zoning classifications into consistency with the land use designations of the Future Land Use Map. Specific changes to the Zoning Map and Code that will need to be made as a result of the Comprehensive Plan include:

- a. Incentives to promote mixed-use development in downtown,
- b. Provisions to accommodate the proposed Civic Campus,
- c. Provisions for open space and parks,
- d. Revisions to support a changing industrial base, and
- e. Periodically review, revise, and create development incentives to ensure their effectiveness in meeting the Vision, Goals, and Policies of Comprehensive Plan. The review should include an evaluation of whether or not the incentives are being used as intended.

Additionally, from time to time the Zoning Code and Map will need to be modified based on changes to the Comprehensive Plan and/or if the City finds it necessary to be more assertive or pro-active in realizing its land use goals.

3. Revise other City codes and ordinances to ensure consistency with the Comprehensive Plan.

Discussion: The City has a variety of regulations to ensure safe, orderly development consistent with the Comprehensive Plan. These include the Subdivision Code, grading and drainage ordinances, the Capital Facilities Plan, and the Shoreline Master Program. These regulations should be evaluated to ensure consistency with the goals and policies of the Comprehensive Plan.

4. Revise Conditional Use Permit requirements to minimize visual and traffic impacts of higher density development on established residential neighborhoods.

Discussion: This strategy will help to ensure that the character of existing neighborhoods is protected as the city becomes more urbanized.

5. Support the development, adoption, and implementation of the Bear Creek Valley Ground Water Management Plan, as well as other ground water plans that address protection of Woodinville's ground water resources.

3.7 Monitoring and Amending the Land Use Element

Although the Land Use Element is intended to be a guide for the public, elected officials, Planning Commission, and City staff in making decisions concerning community growth and land use and development, it is not so rigid as to be inflexible or unresponsive to changing circumstances. While changes to the Land Use Element will be required from time to time, they should be carefully considered, responsive to the changing needs of the community, and in the best long-term interest of the entire community. To determine if the Land Use Element is effectively implementing the vision of the community, it should be periodically reviewed to determine how well it is performing. This is not to suggest that the policies of the Land Use Element be changed routinely, but that they are reviewed from time to time to keep the Plan abreast of legal requirements, community needs, and changing circumstances.

The Growth Management Act allows jurisdictions to amend comprehensive plans only once per year. The process for updating and amending the Comprehensive Plan will be defined herein and. By City ordinance, changes to either the policies or land use map of the Land Use Element can be made only through a public review process conducted by the Planning Commission and City Council. The Planning Commission must conduct a public hearing and make a recommendation to the City Council. The City Council has the final authority to approve or deny a request to amend either the policies or land use map of the Land Use Element.

3.7.1 Monitoring

To measure the effectiveness of the implementation strategies for the Land Use Element, it is necessary to monitor the progress made toward achieving the many goals and objectives contained in the text. The City does track certain measures (dwellings, population, square feet of building space, transportation improvements, etc.) of development activity, which can be used to determine if certain goals are being met. For those types of actions, which can be quantified, the City should maintain an up-to-date database, which can be easily revised to measure such items as land consumption, inventory of vacant land or various types (single family residential, multiple family, commercial, industrial, etc.) employment levels, building permits, housing costs, vacancy rates, and population. The City's land use monitoring program will be useful in coordinating local and regional efforts to implement the countywide planning policies for King and Snohomish Counties.

The more subjective qualities, such as overall community appearance, quality of life, and neighborhood character, are more difficult to measure yet very important in rating the overall effectiveness of the Land Use Element. Periodic public opinion surveys can be used to gauge these less tangible items. Typically, subjective aspects of community life have had more effect on the land use decisions made by appointed and elected decision makers than measurable trends, data, and growth projections. Land use plan decisions are often based on intuition, or "how things feel" rather than on measurable statistical factors. Although often immeasurable, perceptions about the quality of character of growth must be understood if they are to be used as basis for amending policies of the Land Use Element.

3.7.2 Amending Policies

The policies of the Land Use Element are the basis for many actions taken by the City and private sector. The foundation for the policies should be grounded in legal requirements, such as the Growth Management Act, sound planning and land use principles, the community's vision and values, and the community's anticipated future growth needs. From time to time laws are changed, economic conditions or social values change, growth trends cause a shift in land use needs, or the community's idea of what it wishes to be may be altered. When such changes occur, it is appropriate to review the goals and policies.

The policies of the Land Use Element are intended to provide a stable framework to guide the long-term physical growth within the Woodinville Planning Area. Therefore, consideration of changes to the land use policies should be based on the long-term benefit to the community. Changes to the foundations upon which the policies are based may cause a need to change the policies and subsequent programs or regulations, which implement the policies. Major policy changes should be viewed in the context of changes to law, changed socioeconomic conditions, shifts of community opinion and priorities, and significant changes to the amount and characteristics of anticipated future growth. Changes will be considered every five years.