Woodinville Vision 2035 | Town Center | Volume 1

Green Futures Research + Design Lab | University of Washington

Background Report

Advisory Committee Listening Session

1.0 Background Report

1.0 Contents

1.0 Introduction

"Molbak's Garden + Home (Molbak's) together with University of Washington Green Futures Lab (GFL) is initiating a year-long Visioning project to explore a range of possibilities, informed by site, social, environmental, and economic opportunities for the redevelopment of a sustainable town center in the heart of Woodinville."

- Molbak's Press release 2016,

Project Scope

Located at the center of the town of Woodinville, adjacent to new residential growth, the current site of Molbak's Garden + Home Center (Molbak's) provides the possibility for a new locus of urban growth and civic identity. The current use as a single-purpose garden center does not fulfill the site's economic or civic potential. A first step in determining the future of the site is to envision a range of possibilities, informed by site, social, environmental and economic opportunities. Therefore, at the request of Jens Molbak, an interdisciplinary team of University of Washington graduate students has been employed by the UW Green Futures Lab, under the guidance of Nancy Rottle, FASLA, and Julie Kriegh, AIA, to develop background materials, provide leadership in a collaborative visioning process, and to refine ideas into two distinct alternatives for consideration. This document serves as a background report to the project.

Objective

The objective of the project is to understand the needs of Woodinville community at large and create a vision for the ***Town Center over the next 20 years.*** Building on previous Downtown and Little Bear Creek Corridor Master Plans (2004, 2008) and proposed Comprehensive Plan Updates (2016), the Woodinville Vision 2035 project seeks to explore opportunities for a vital, walkable, sustainable city center.

Process Timeline

Groundwork | May 2015 - August 2015

GFL team assembled
Site Visit and orientation
City of Woodinville Planning Department Research
Background Information
Case Studies

Advisory Committee | October 2015

GFL team to present Groundwork findings
Listening, mapping, and feedback session
Presentation of precedent examples

Charrette | January 2016

Design Charrette using four design sustainability metrics:

1. Code Allowable
2. LEED Campus and Neighborhoods
3. Living Futures Institute Communities
4. One Planet Living Design Guidelines

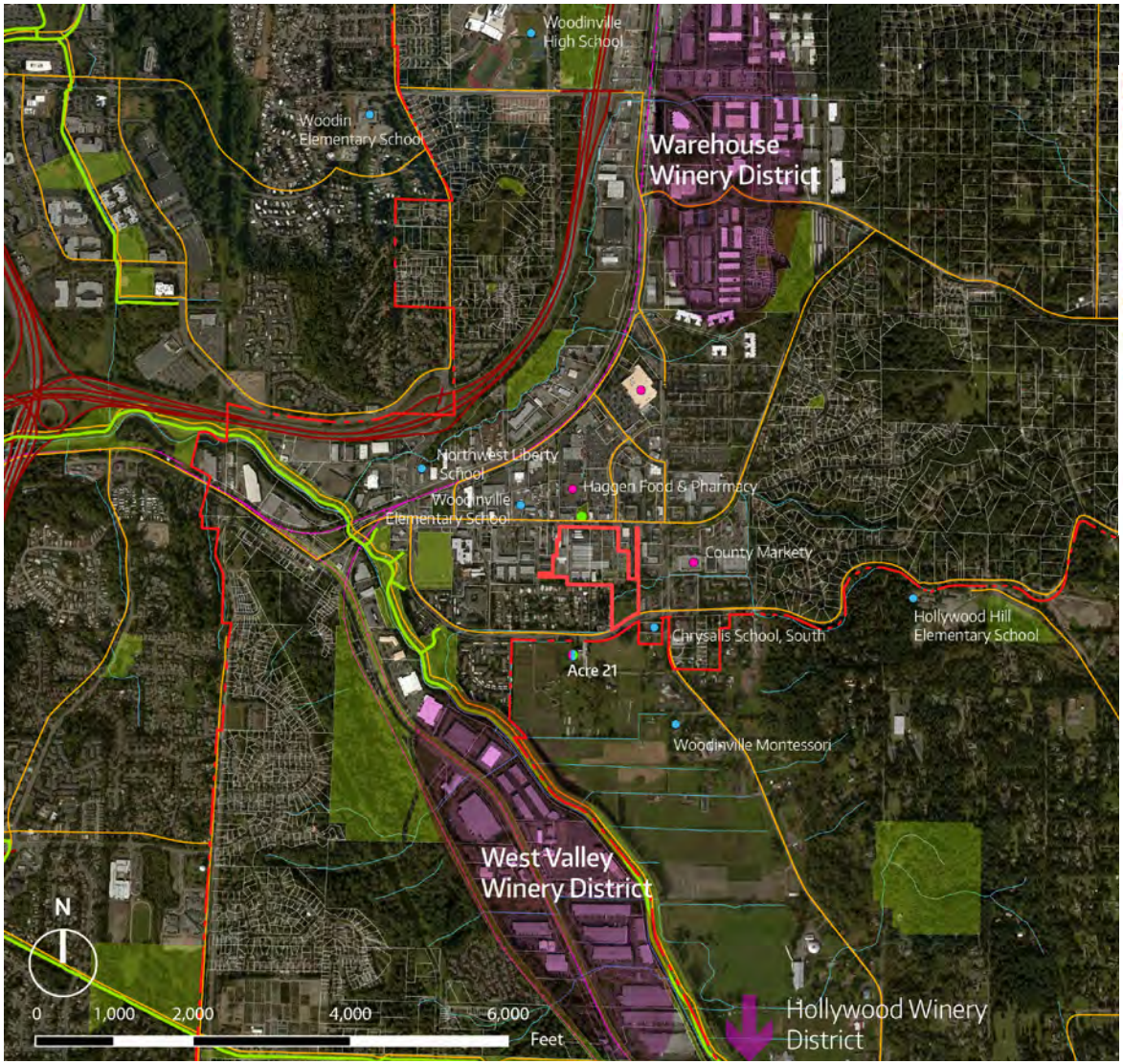
Analysis | March 2016 - May 2016

Refinement and Analysis
Create Alternatives, engage market analysis

Forum | June 2016

Forum
Presentation of alternatives
Reporting back opportunities

Final documentation | July 2016



Key

- Woodinville Boundary
- Molbak Boundary
- Park
- Winery District
- Highway
- Rail
- Bike Trail
- Trail
- Stream & River
- Farmers Market (In Dejoung Park)
- Major Grocery
- School
- Acre 21

Figure 1: Context Map

Participants

Advisory Committee:
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1.1 People + City Past & Present

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Regional Context + History

In the early 1870's white settlers began moving into the Woodinville area along the Squak Slough, now the Sammamish River. The Woodin family homestead was built on 160 acres north of current day NE Woodinville Drive. Located along the river, the homestead became a center for the new settlement, hosting a hotel, general store, and post office. Logging, the principal industry, continued to move up the Squak Slough reaching from Redmond to Kenmore. Without a railroad, the river was the primary means of transportation for the expanding region. This historically isolated area is aptly portrayed by Susan Woodin's account of the trip up the Sammamish:

"We carted our things out to Laurelshade [now Madison Park] on Lake Washington over McGilvra's road, loaded them on a scow and then made the remainder of the voyage by water. There was not a steamboat on the lake, so we had to pole the scow or tow it from a rowboat. After we finally reached the head of Lake Washington we entered Squak Slough and worked our way along it to Woodinville. I do not know exactly how far it is from Madison Park to Woodinville by water, because in the old days the slough was awfully crooked. Mr. Woodin used to say that there was one place where he could touch one tree three times going less than a mile."

A Legacy of Exchange

After the initial settlement of the area, agricultural production and commercial interests in Seattle were influential in shaping Woodinville. The Seattle Lake Shore and Eastern Railway, now the Burke-Gilman Trail, founded in 1885, opened up an avenue to import raw materials from the Cascades. In Woodinville the foothold first established via logging and river travel was soon replaced by industries surrounding the railway. This rail connection drew people from Seattle into the Woodinville area not only for employment opportunities but also for recreation.

Destination, Business & Tourism

Commerce and industry along the Sammamish River and railroad corridors provide the foundation for current employment and recreational opportunities. Over the past 100 years, Woodinville's budding food culture, local farms, renowned wineries, and artisan breweries share a historical continuity with its early identity centered on the exchange of goods, as well as recreation and tourism. Today's concerts held at Chateau Ste. Michelle, recreational biking trails along the Sammamish River and Burke-Gilman Trail, 21 Acres organic farm and education center, and Molbak's Garden + Home Center are all contemporary examples of Woodinville's legacy; these are the area's "Makers."

Figure 2:
Early Woodinville Economic Activity

Figure 3:
Woodinville Streets, then (1915) and now (2016)

1.1 People + City Past & Present

Figure 4: Chateau Ste. Michelle

Figure 5: Concert at Chateau Ste. Michelle

Winery Tourism

The city of Woodinville is home to more than 130 wineries and tasting rooms. The oldest winery, Chateau Ste. Michelle, is host to an international summer concert series at its outdoor amphitheater drawing patrons from the Pacific North region and beyond. Woodinville Village is slated to showcase some of the smaller wineries that are not normally open to the public. The wineries of Woodinville have also become well known as wedding and fashion photography venues.

The architecture of the wineries is distinctive in both style and use of materials. The Chateau Ste. Michelle and the Columbia Winery are two of the oldest and most traditional winery structures in the region while the relatively recent DeLille Cellars boasts a Tuscan look to its architecture. The modern breed of vintners have chosen to vary their architectural styles: from the wooden and natural look of the JM Cellars replete with oak barrels carefully displayed throughout the site to the grand ornate stone clad building of the Willows Lodge, and the relatively smaller stone-clad building of the Patterson Cellars to the state-of-the-art concrete-clad Novelty Hill Januik Winery.

Things to Consider

From contemporary Pacific Northwest to traditional old world architectural styles, the redevelopment of the Woodinville CBD (Central Business District) has a wide range of architectural styles and periods from which to draw inspiration.

Over the years, the wineries have created a solid destination based tourism drawing people into the area on a regular basis. The Woodinville CBD could leverage this established pattern of tourism by offering additional options for entertainment, lodging, recreation, and cultural events in the town center, expanding a visitor's experience into a weekend visit with an overnight stay in boutique hotels.

As new services and entertainment options are created, so too are employment opportunities appealing to a wide range of professionals from young professionals to families, to retired 'second' career professionals.

With increased employment and service opportunities, housing demand also increases, creating the need for vibrant, sustainable redevelopment in the CBD. In other words, winery tourism is a catalyst to spur economic growth and vitality in the town center.

Figure 6: Columbia Winery

Figure 8: Novelty Hill - Januik Winery

Figure 10: Patterson Cellars

Figure 7: DeLille Cellars

Figure 9: Novelty Hill - Januik Winery

Figure 11: Willows Lodge

1.1 People + City Past & Present

Demographics

- Population: 11,000+
- Area: 5.64 square miles
- Projected Population in 2035: 18,000
- Median age: 39.5
- Median household income: $96,993
- Property Values/ Median house cost: $436,000 (values have almost doubled since 2000- $254,000)
- Home ownership: Ownership 61% / Rental: 39%
- Racial distribution:
    - 78% white
    - 10% Asian
    - 4% Hispanic
    - 1% Black
- Education: See education distribution of Woodinville in Figure 13

Woodinville Housing & Affordability

The current stock of housing is predominantly single-family. As the population ages, new housing typologies and services will be necessary for this group of seniors. There is also a lack of housing affordability as identified in the 2015 Comprehensive Plan. Renters are more cost burdened than homeowners. Figure 7 shows the income distribution for the community.

Employment Distribution

Average commute time: 26 minutes
Surrounding area employment: 10,099 jobs
Regionally based employment:

- Woodinville- 334 jobs (3.3% of total)
- Seattle- 861 jobs (8.5% of total)
- Kirkland- 585 jobs (5.8% of total)
- Everett- 458 jobs (4.5% of total)
- Other- 78.5% of the remaining jobs are scattered across the region

Figure 17, Major Transit Connections depicts the possible commute options for residents to their various employment destinations.

Things to Consider

The population is projected to grow by 7,000 households by 2035. This population has the potential to rent and buy homes as well as start incubator businesses and grow artisan businesses to support the local economy and reduce commute times by locating in the town center. An economic and market analysis is recommended to identify future population characteristics for housing, business, and services needs as well as entertainment, recreational, and tourism opportunities.

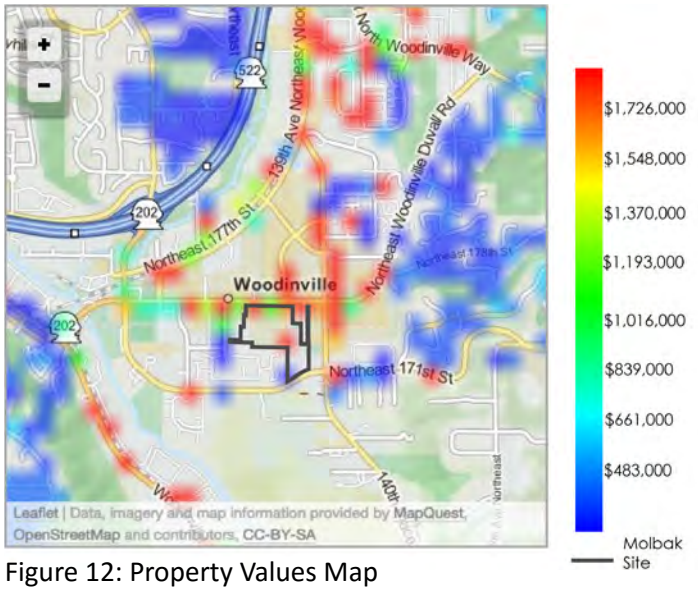


Figure 12: Property Values Map

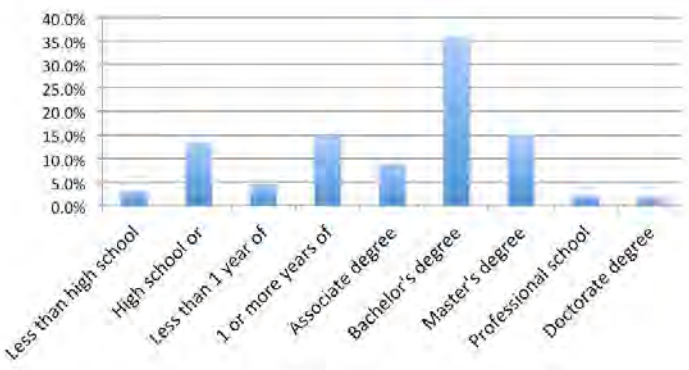


Figure 13: Education Distribution Graph

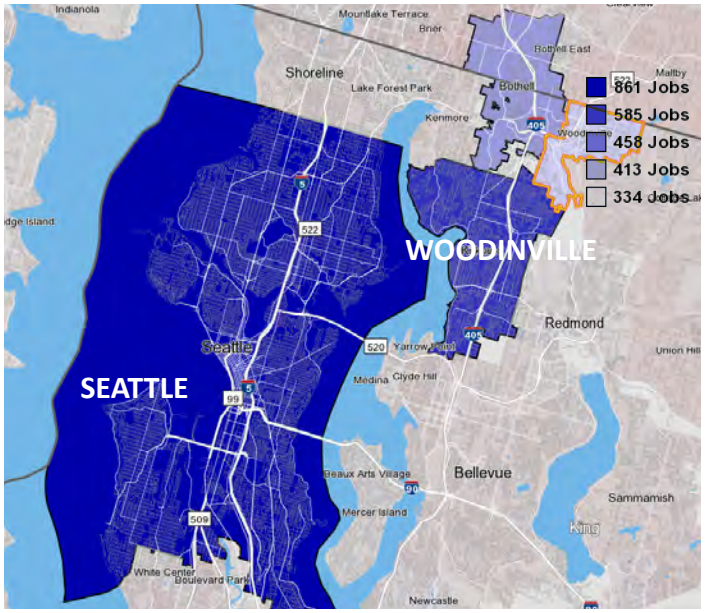


Figure 14: Employment Map

Total Households	Less than $21,200	$21,200-$35,299	$35,300-$56,499	$56,500-$70,599	$70,600-$84,699	$84,700 +	
% of area median household income:	*Very Low Income <30%*	*Low Income 30-50%*	*Moderate Income 50-80%*	*80-100%*	*100-120%*	*Over 120%*	*Median*
4,350	7%	9%	15%	8%	8%	54%	$91,049

Figure 15: Income Distribution & Cost Burden

1.2 Transportation

1.2 Transportation

Current Status

At present, the types of transportation movement through, by, and within Woodinville have two different qualities. Most of the vehicular traffic volume moves through the highway infrastructure and its conduit roads. In addition, there is a secondary network of pedestrian and bike trails where car volume is light.

Major Transit Connections

Public transit in the form of major bus routes and park and ride depots provide a vital link both within Woodinville and between surrounding communities. Bus Routes 236, 522, 311, 931 and 372 all terminate at the Woodinville Park and Ride at NE 179 Street. Route 522 provides connections for commuters traveling to Seattle and Route 535 provides access to Everett in the north and Bellevue to the south via 405. While local public transit use is significant, the regional impacts of congestion on Interstate 405 is more significant.

Things to Consider

The existing transit opportunities suggest that Woodinville is a fairly accessible city for visitors and residents as a destination for work, tourism and recreation.

Statistic	Woodinville	Washington
Total airports (within 30 miles of city center)	0 (2)	11
Total Amtrak train stations (within 30 miles of city center)	0 (4)	24
Average one way commute (mins)	26	26
Workers who carpool	8.0%	11.1%
Workers taking public transportation	5.1%	5.7%
Workers who walk to work	1.9 %	3.5 %
Working from home	7.7%	5.3%

Figure 16: Transportation Statistics

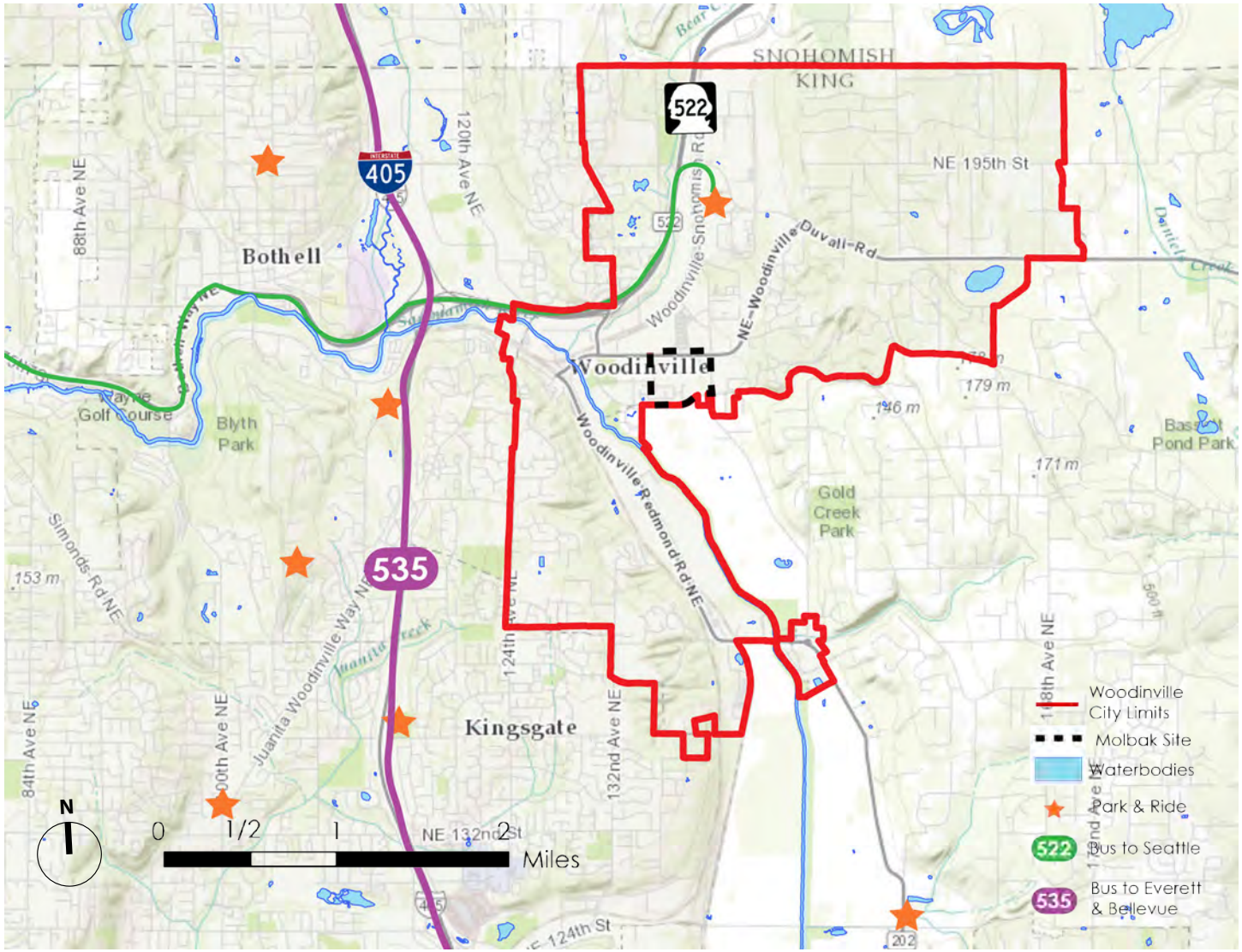


Figure 17: Major Transit Connections

1.2 Transportation

Multi-modal Connections

Local bus routes are shown to the right with their terminus at the Woodinville Park and Ride. Largely sharing lanes on a road system tailored for cars, bus routes and bike lanes constitute a flexible infrastructure around Woodinville.

Bike and Pedestrian Travel

Along with the major bus routes, a second network of transportation is present in the form of designated bike lanes and a separated bike and pedestrian trail system. The most significant trail is the Sammamish River Trail which promotes biking and walking for tourism, commuting and recreational activities. The Sammamish River Trail directly connects with the Burke- Gilman Trail providing an important biking path from Seattle to Woodinville.

Things to Consider

Increasingly regional gridlock suggests the importance of possible future expansion of the light rail network as well as the redevelopment of the Eastside Rail Corridor. The conversion of this freight rail to a commuter system would have vast implications for Woodinville and the greater Eastside. Taken together, these two opportunities to improve transportation have the potential to impact Woodinville and particularly the Central Business District.

The addition of future redevelopment of the Eastside Rail Corridor and light rail expansion could achieve:

1. Shorter commuting times
2. Greater convenience
3. Lower commuting costs
4. Fewer cars (lessening gridlock)
5. Fewer environmental problems (less pollution/better air quality)
6. Greater access to housing and employment
7. Improved connectivity from rail to bike destination tourism, commuting, and recreational opportunities

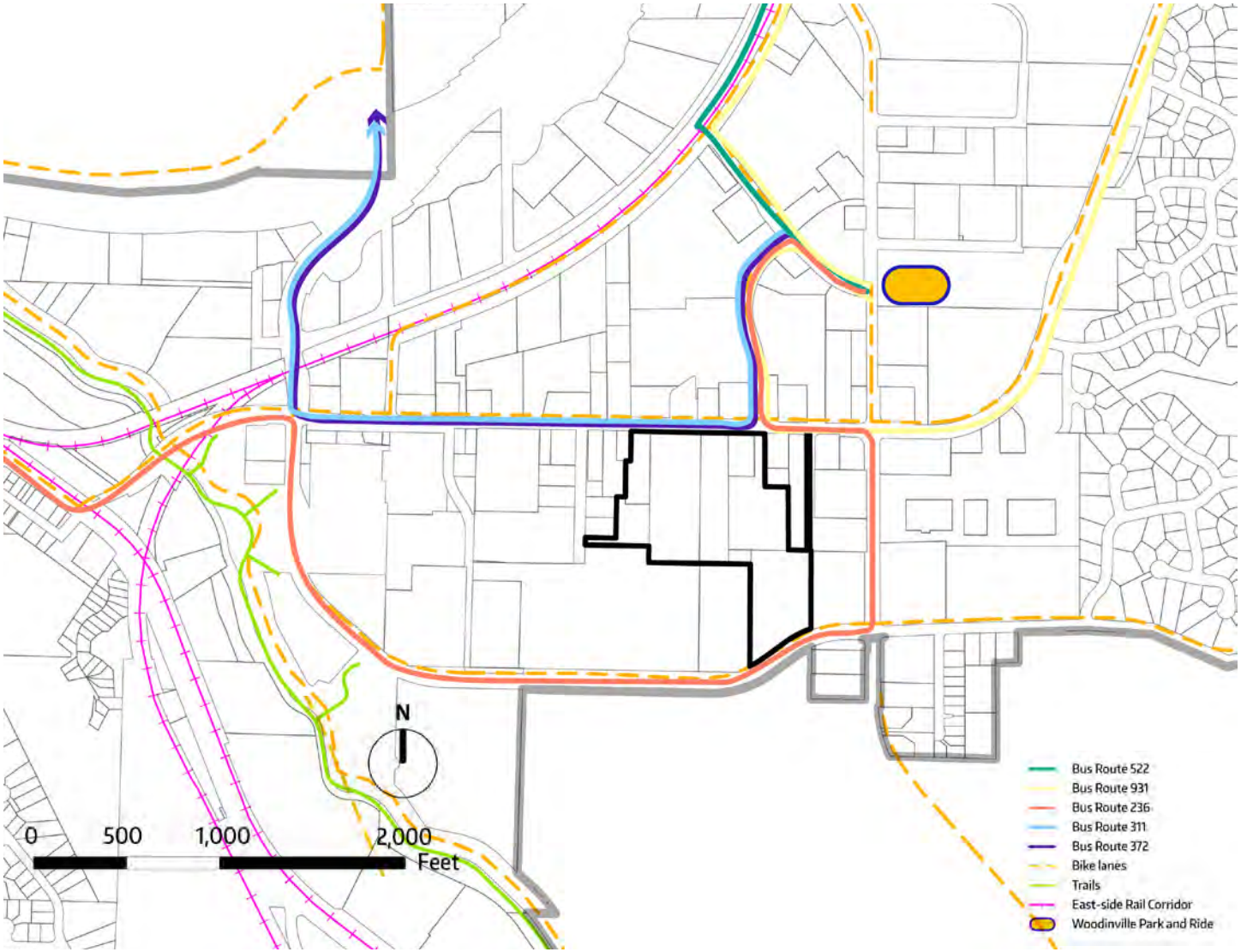


Figure 18: Multi- Modal Connections

1.2 Transportation

Future Redevelopment

The Eastside Rail Corridor (ERC) is part of the Woodinville rail subdivision, a 42-mile rail corridor that stretches north-south from Renton to Snohomish, passing through Renton, Bellevue, Kirkland, Woodinville, Redmond and portions of unincorporated King County. The ERC Regional Advisory Council has created a 30 year action plan, called Transportation 2040, for the central Puget Sound region to accommodate the influx of new people and jobs during the next 37 years that is expected to increase travel demand in the region by 40 percent. The development of a multifaceted rail corridor on the East side of Lake Washington is key to meeting 2040 transportation goals.

Eastside Rail Corridor (ERC)

A commuter rail line on the ERC would have both regional and local consequences. The image to the right shows the Woodinville Junction of the ERC, a likely point for a station. The influx of commuters would undoubtedly be a boon for businesses along 175th Street, Sammamish River Trail and the Wineries of greater Woodinville. More broadly, the ERC would link the Eastside to a seamless regional network, promising to return the now blighted Woodinville Junction to a hub of activity.

Light Rail Expansion

In addition to the long-term development of the ERC, Metro's Light Rail expansion would play a role in providing an alternative to current road congestion. LINK Light Rail currently runs from downtown Seattle, to Capitol Hill and the University of Washington. Many neighborhoods and communities have expressed interest in being a part of future extensions, including residents of Woodinville. Currently the light rail connection is only planned to go as far north as Lynnwood and as far east as Redmond. The only service improvements planned at this point for the Woodinville area are High Occupancy Vehicle or (HOV) lane improvements and rail/transit station improvements.

Things to Consider

Light rail and ERC extensions could increase demand for more shuttle services and park and ride lots for the citizens of Woodinville.

Figure 19: Future Light Rail Connections

1.3 Land Use

1.3 Land Use

Comprehensive Plan

The Comprehensive Plan Vision Statement focuses on:
A safe, family-friendly community that preserves the "woodland character" of the Pacific Northwest while providing multi-modal transportation and a compact, vibrant downtown.

The 2015 update of the plan uses 3 growth scenarios to portray the future of Woodinville.

1. No Action: City's current capacity in 2035 of 2,615 dwelling units (housing 7,000 new residents at 2.6 people per household) and up to 5,266 jobs
2. Mixed-Use Land Changes: supports a growth capacity of 3,097 new dwelling units (housing 8,000 new residents at 2.6 people per household) and up to 5,433 jobs. This is most representative of the current direction of the comprehensive plan
3. Downtown Growth & Infill: supports 3,097 new dwelling units (housing 8,000 new residents at 2.6 people per household) and 12,944 new jobs

Land Use Goals

Land use goals specific to the CBD (Central Business District) include:

1. Mixed use residential
2. Planning for a pedestrian-oriented, multi-modal transportation system
3. Expanding commercial areas and employment opportunities

Design Guidelines

Woodinville Design Guidelines are specific to zoning designations and districts within the city. Design goals for Woodinville's commercial areas include (WV 21.14.3):

- Visual cohesion of developments for visitors and residents
- Maintain northwest woodland character
- Promote quality design that enhances and preserves Woodinville character
- Create pedestrian-friendly environments
- Encourage the arts as a vital contribution to community design

The Downtown Little Bear Creek Master Plan outlines specific design examples for this particular pedestrian-oriented district. These include streetscaping, store fronts, open space and landscaping requirements, and other recommendations to enhance the overall pedestrian experience to promote the creation of a vital mixed-use Town Center.

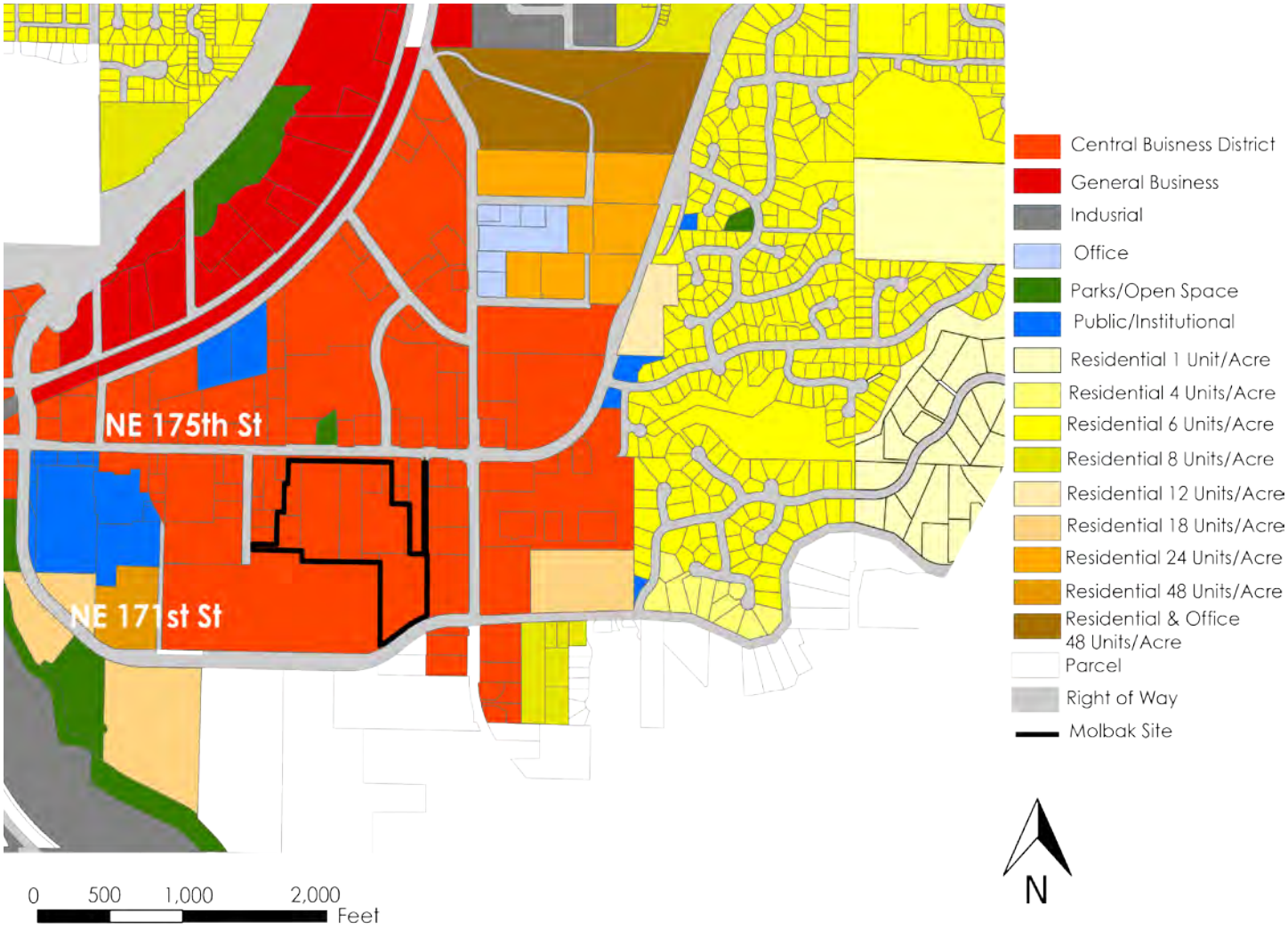


Figure 20: City Center Zoning Map

1.3 Land Use

Zoning + Use

The CBD is a 4-5 story, mixed use residential zone from 12 units/acre to 48 units per acre. Based on the Comprehensive Plan goals, the zoning code addresses several key regulations including:

1. "Compact development to support pedestrian travel and public transit." To this end, a “Pedestrian Core Design District” was created for the CBD which focuses specifically on pedestrian streets and building designs (see Figure 20)

2. "Key corners or critical intersections” in the CBD town center including Molbak’s Garden + Home (Molbak's) to improve way finding and identify the boundaries of the retail town center core

   Town Center intersections include: NE 175th Street and 135th Avenue NE, NE 173rd Street and 135th Avenue NE, and NE 175th Street and 138th Avenue NE (Garden Way)

3. "Street connections and improvements" are required in and through new developments. Molbak's Garden + Home site will require street extensions for 135th Ave NE, NE 173rd St, and Garden Way NE (see Figure 21)

Things to Consider

The comprehensive plan and design guidelines encourage new retail and pedestrian activity to enhance the downtown experience for citizens. Along with street improvements, new 4-5 story mixed-use developments (residential, retail and commercial uses) designed to attract new residents to the downtown area would create an opportunity to reduce vehicle dependence and lead to a more pedestrian-oriented environment.

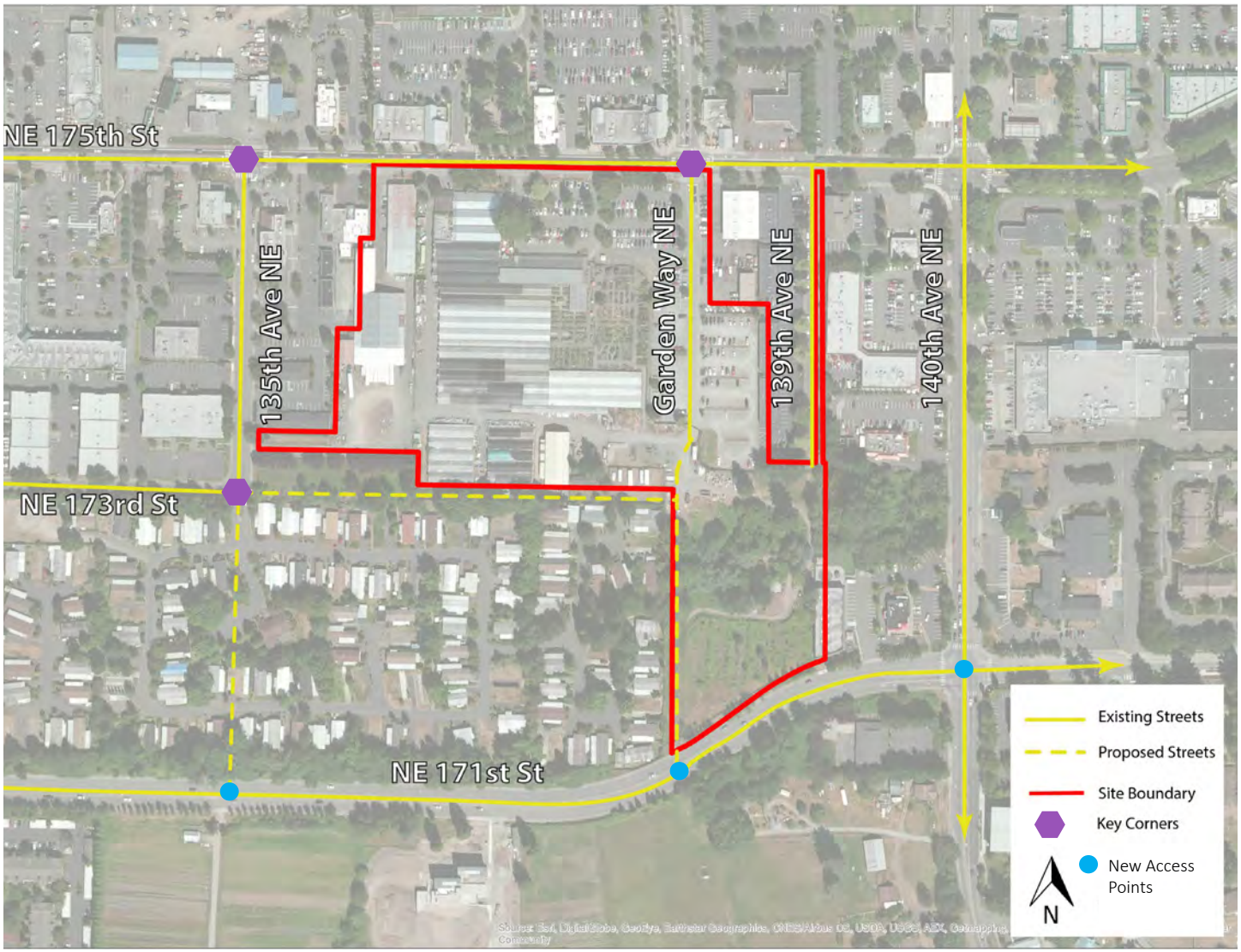


Figure 21: Existing and Proposed Streets & Key Corners

1.3 Land Use

Current Land Use in Town Center

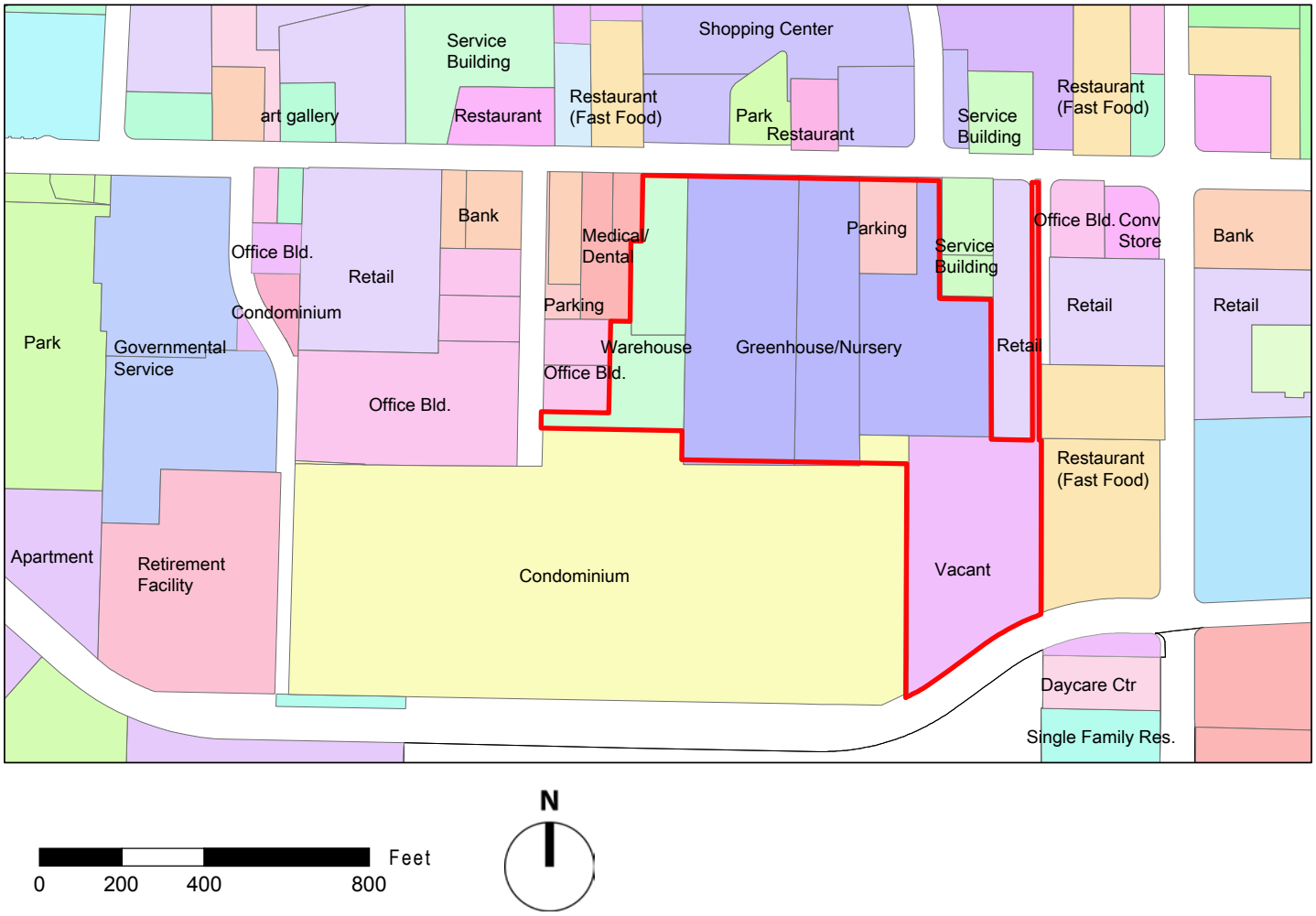
The Central Business District is mainly comprised of car dependent “strip mall” pattern of buildings and parking lots.

There is a mix of retail, medical/dental, offices and restaurants on the main arterial with a larger shopping mall directly north of NE 175th. Many of the stores are destination large retail, department, appliance, hardware, garden, and grocery stores. The car is a great convenience for the patrons of these businesses. The local chain restaurants with little or no outdoor seating are accessed by car through parking lots. The existing pattern of land use is predominantly car-centric. This pattern of development is no longer current with the Comprehensive Plan goals or zoning regulations which support improvements for a walkable, pedestrian friendly town center.

Things to Consider

Pedestrian Experience

Business types and uses that increase the quality of the pedestrian experience include: small artisan shops, specialty retail and boutiques, specialty restaurants, recreational shops (bike, running, boating, hiking, fishing etc...), and incubator businesses or tech startups. Woodinville is known for its wineries and breweries so small tasting shops in the CBD would leverage the existing business draw to the region and reaffirm a small urban village or “main street” pedestrian experience. New places to stay overnight, new eating and entertainment experiences along with new residential units could catalyze economic and social vitality in the CBD.



Legend

- Apartment
- Art Gallery/Museum/Soc Srvc
- Bank
- Church/Welfare/Relig Srvc
- Condominium(M Home Pk)
- Condominium(Mixed Use)
- Condominium(Residential)
- Conv Store with Gas
- Daycare Center
- Governmental Service
- Greenhse/Nrsry/Hort Srvc
- Grocery Store
- Industrial Park
- Medical/Dental Office
- Mini Lube
- Single Family(Res Use/Zone)
- Vacant(Commercial)
- Vacant(Single-family)
- Warehouse
- Mortuary/Cemetery/Crematory
- Movie Theater
- Office Building
- Park, Public(Zoo/Arbor)
- Parking(Assoc)
- Post Office/Post Service
- Restaurant(Fast Food)
- Restaurant/Lounge
- Retail Store
- Retail(Big Box)
- Retail(Line/Strip)
- Retirement Facility
- Right of Way/Utility, Road
- Service Building
- Shopping Ctr(Community)
- Shopping Ctr(Nghbrhood)

Figure 22: Town Center Land Uses Map

1.3 Land Use

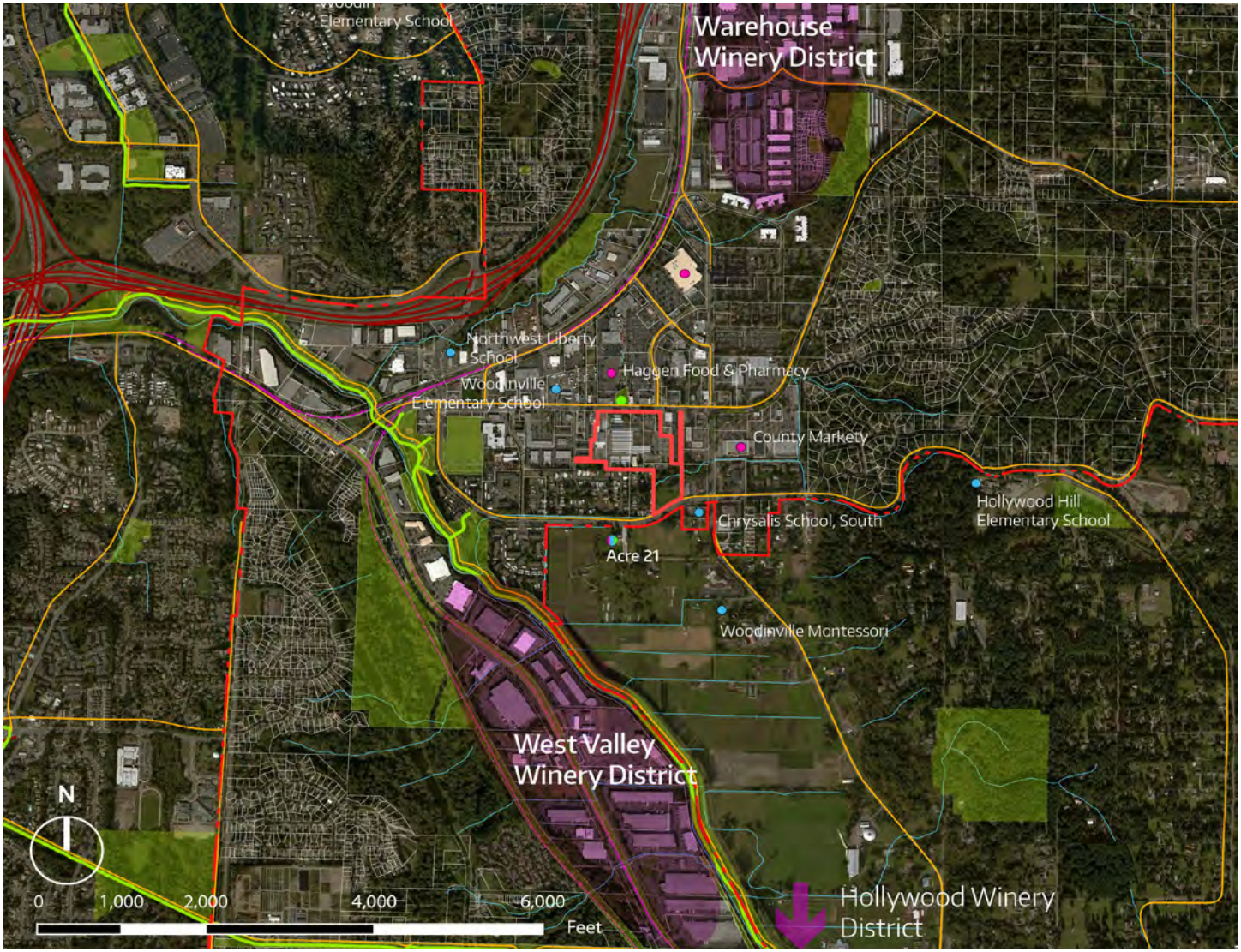
Things to Consider

Connecting Land Uses in Region

The downtown CBD is well situated to connect various land uses and activities in the region and throughout greater Woodinville. Located between two winery/ brewery districts the Woodinville town center provides opportunities for tourist services such as bed and breakfasts, hotels, artisan eateries, and entertainment. The Sammamish River Trail provides an interesting opportunity to increase connectivity via a bike greenway, trolley, or shuttle between the two winery/brewery districts.

Currently the Woodinville region is car dependent but could benefit from a walkable, bikable town center emphasizing an Urban Village concept as one part of a development strategy. The heart of the town center is located adjacent to a big box shopping mall and a tourist arts and entertainment winery district. The town center would compliment the existing development with an authentic “main street” pedestrian experience, supporting a local "Makers" identity.

Providing car parking (just outside of the key corners district) with easy access to trails and pathways could provide opportunities to bike and walk the neighborhood, district, and region.



Legend

- Woodinville Boundary
- Molbak Boundary
- Park
- Winery District
- Highway
- Rail
- Bike Trail
- Trail
- Stream & River
- Farmers Market (In DeYoung Park)
- Major Grocery
- School
- Acre 21

Figure 23: Regional Context Map

1.4 Natural Environment

1.4 Natural Environment

Woodin Creek Hydrology

Woodinville is associated with several streams and water bodies such as Woodin Creek, Derby Creek, Cold Creek. Lake Leota, Little Bear Creek, and the Sammamish River, all of which contribute to its strong agricultural history.

City of Woodinville Priorities for urban streams in Woodinville Habitat

1. Storm water conveyance
2. Trapping and filtering pollution from urban storms
3. Feeding wetlands which are critical for recharging aquifers

City of Woodinville Goals for urban hydrology

1. Support wildlife
2. Daylight streams. Piping streams underground does not support wildlife
3. Integrate pollution mitigation
4. Remove non-native vegetation
5. Remove man-made barriers to wildlife movement

Woodin Creek Development

Upon discussions with the developer the City agreed that the Woodin Creek Buffer, which is usually 115 feet may be reduced to 50 feet. It has been designated as an Urban Stream and according to the City this appears to be the standard for the Molbak's Garden + Home site and other future developments.

Stormwater

The city-wide hydraulic analysis shows that approximately 75% of the analyzed pipes have sufficient capacity for the 24-hour, 25-year rainfall event (3.1 inches) and 63% of the City's pipes have enough capacity for the 24-hour, 100-year rainfall event (3.7 inches). There are areas of insufficient capacity located throughout the City. Some of the more significant problem areas are within the Woodin Creek basin and in areas upstream of Lake Leota.

Goals of Stormwater management

1. Promote public safety by minimizing uncontrolled stormwater runoff
2. Provide for the comprehensive, integrated management and administration of the City's drainage infrastructure
3. Actively maintain the design capacity of the City's drainage infrastructure
4. Develop an annual program to design and construct capital projects to reduce flooding

Things to Consider

The City's goals for stormwater management may provide opportunities for integrated stormwater design and open space features. This is particularly true for Woodin Creek, which could be daylit as a water feature in any new town center development.

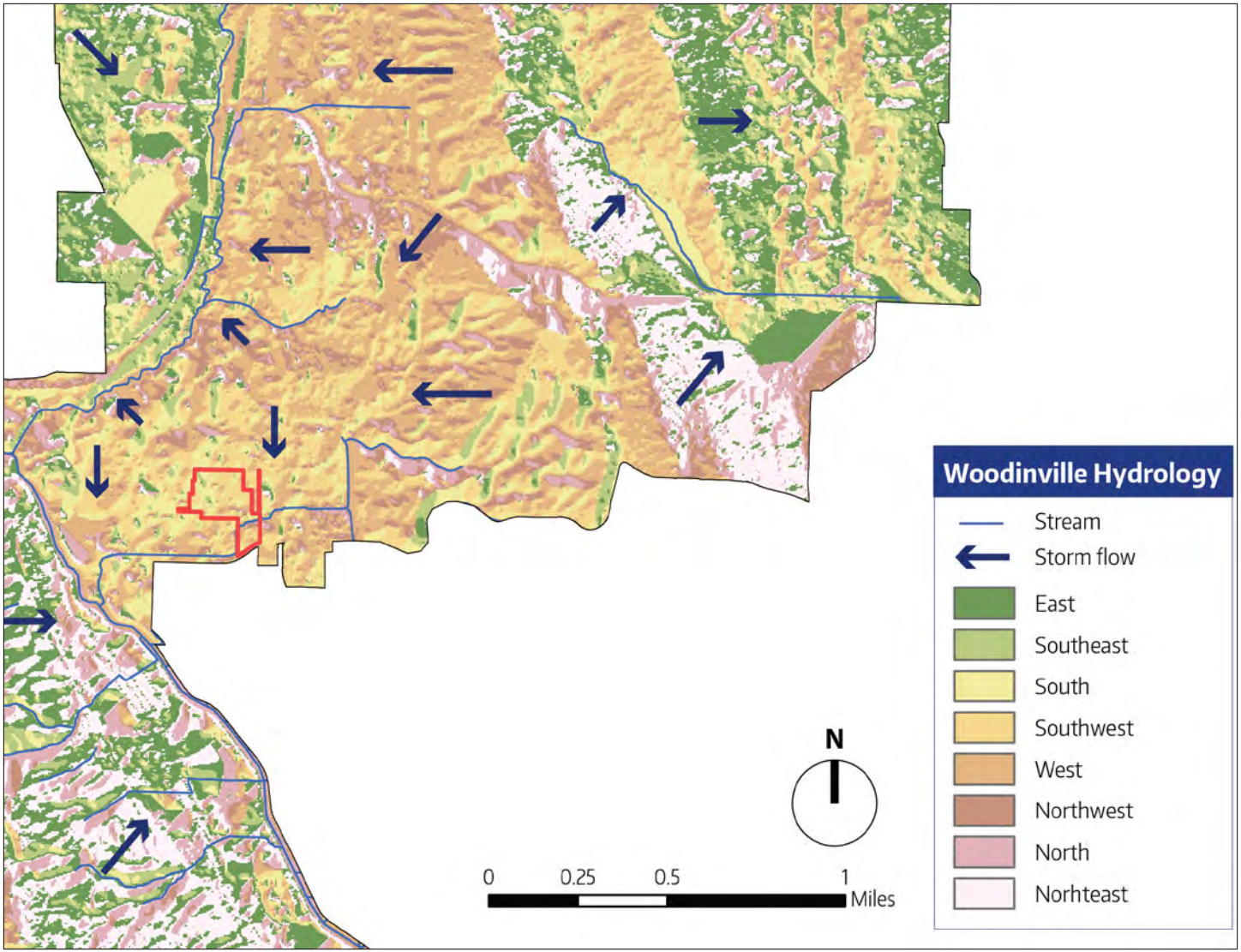


Figure 24: Woodinville Hydrology

Figure 25: Woodin Creek on site

1.4 Natural Environment

Parks and Open Space

The current average age of Woodinville citizens is 40 years old. Population studies forecast an increase in retirement age of citizens in the next 20 years, shifting the age demographic to 60+ years old. The older population will likely see a greater need for trails, natural open space, wildlife observation, special use or event venues, and less demand for sport fields and playgrounds.

Park resources are distributed into five categories (See Figure 27: Park and Trail Map):

1. Neighborhood Parks
2. Community Parks
3. Resource Parks
4. Special Use Parks
5. Trails

Things to Consider

- How to connect the City's parks into a system?
- How to increase accessibility to trails and parks with streetscape and vegetation programs?
- How to leverage redevelopment to address city and community goals using a systems approach (a holistic approach integrating land use, sustainable building design, multi-modal transportation options, green stormwater infrastructure, native landscaping, wayfinding, public and social spaces, and renewable energy opportunities)? Rain gardens to clean and slow storm water while providing visual interest, habitat preservation, shade, and beauty is one possible example
- How to preserve mature trees that provide character and identity to a place?

Figure 26: Park at the Neighboring Confluence of Horse Creek and the Sammamish River

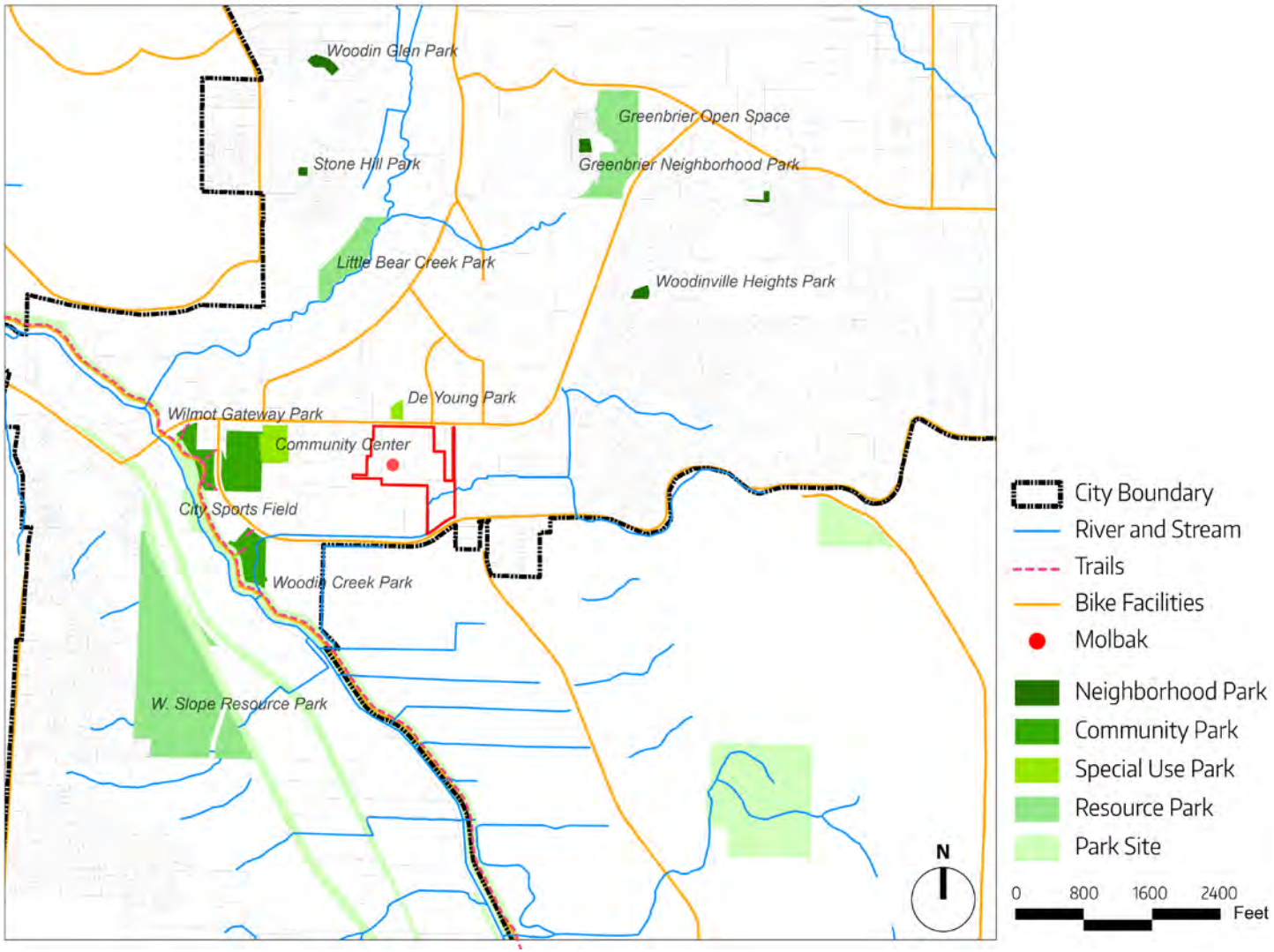


Figure 27: Woodinville Parks and Open Space

Figure 28: DeYoung Park

Figure 28a: to Gateway Park Trail

Figure 29: Gateway Park Trail

1.4 Natural Environment

Town Center Trees and Parks

Mature trees in the CBD can be found in the Molbak's Garden + Home Center property. Since the 1950s many trees on the property have been able to mature and flourish. Mature trees provide a variety of benefits such as shade, scale, habitat and water retention.

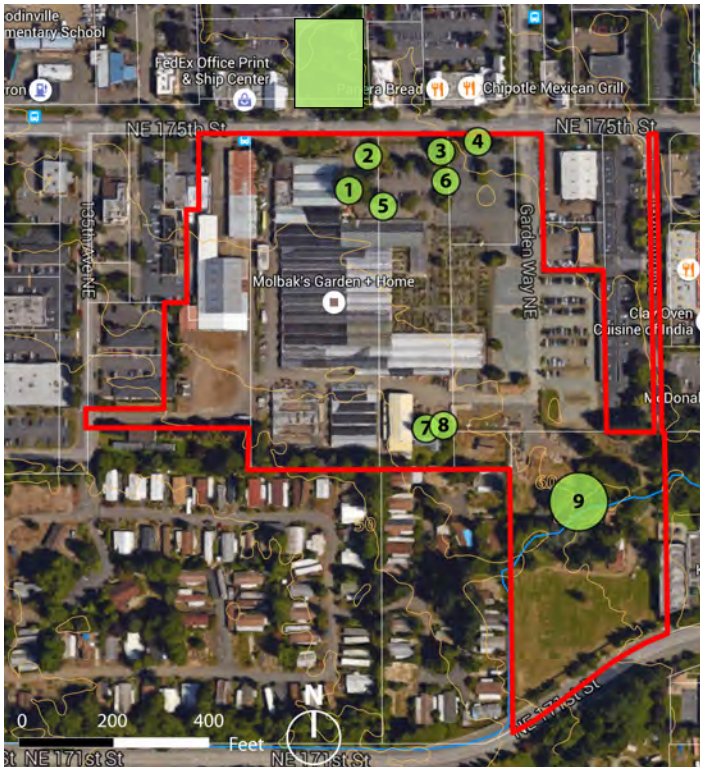
Two nearby parks are DeYoung Park to the north and Gateway Park Trail to the west of the CBD. Additionally, 21 Acres Farm sits to the south. A network of "green streets" could connect these areas while enhancing existing green features with mature trees as visual wayfinding.

Things to Consider

Several of the trees or stands of trees identified in Figure 31 are in the direct path of a newly proposed street network. It might be useful to explore ways in which the proposed streets could deviate slightly from the path of these trees in order to maintain them on the site. Linking parks with new green streets and pathways offers multiple benefits. In addition to ecological functions (stormwater run off) and habitat protection (birds and bees), preserving mature trees offers an opportunity for visual delight, beauty, shade, and a sense of place for human enjoyment.

Figure 30: Trees on the site

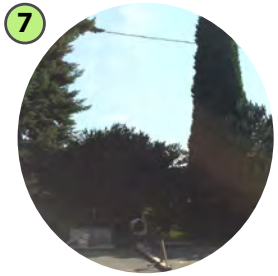
DeYoung Park



Gateway Park Trail

21 Acres Farm

Figure 31: Significant Trees



1.5 Built Environment

1.5 Built Environment

Building Code

The current building code in the Town Center is somewhat detached from the Comprehensive Plan goals that would support a vibrant and pedestrian-friendly environment:

1. Street setback: 10 feet min (not abutting arterial)
2. Minimum Interior setback: 20 feet
3. Maximum height with structured parking: 57ft
4. Base Height: 35ft, Maximum height with incentives: 51ft and no more than 4 floors
5. Commercial/Industrial Maximum Floor Area Ratio: 2.5/1, Residential Maximum Floor Area Ratio: 2/1
6. Impervious Surface: 85% max
7. Gross sq ft of Retail: limited to 30,000 sq ft for a single building

(Woodinville Municipal Code 21.12)

Existing Building Form

The typical building form in the CBD prioritizes vehicular drive-up access to businesses and services such as:

- Strip malls, Shopping centers
- Many single story buildings located behind parking lots

City Comprehensive Plan Goals

Promote the following concepts:

- Mixed-use residential to increase intensity of use
- Integrate age diversity
- Increase walkability
- Improve economic opportunities for businesses

Things to Consider

- Use a systems approach to promote an integrated sustainable neighborhood design (green streets, sustainable buildings, pedestrian oriented) to draw people into the town center
- Increase density and residential population to support a lively and vibrant city center and increase economic base
- Highlight a regional identity that works synergistically with the winery/brewery district, shopping mall district and walkable town center
- Identify and highlight a City of Woodinville landmark to create greater visibility
- Promote residential and business opportunities to increase tourism

Figure 32: Strip Mall Adjacent to MG + H

Figure 33: Building Form Along NE 175th St.

Figure 34: Drive Up Shopping

1.5 Built Environment

Streetscape

The current streetscape prioritizes automobiles as the main source of transportation and accessibility to shopping and amenities. Subsequently, much of the land is given over to parking lots.
Existing conditions include:

- Continuous two-way left turn lanes
- Frequent curb cuts giving priority to automobiles
- Buildings are set back from the street, fronted by parking lots, promoting drive-up businesses
- Inconsistent planting and trees
- Minimal bike lanes

Things to Consider

A vibrant walkable and bikable down town streetscape that favors people over cars could include:

- An expanded range of street types that are inviting for all users
- Improvements to increase a sense of identity and wayfinding
- Greater beauty and aesthetic improvements
- Well defined street character and a sense of place
- Improved safety for bicycle and pedestrian use

Improvements to promote connectivity between streets and districts could improve access to parks, tourism and recreation. For example, the path from the City Hall to Sammamish River Trail is indistinct, passes through parking lots and is difficult to find/follow. The trail is an asset that could be celebrated as a defining feature in the heart of town. A more dense, intense and vibrant town center could be created by implementing a street plan that is inviting to all users.

Figure 35: NE 175th Existing Streetscape

Figure 36: 131st St. NE & Wilmot Gateway Park

Figure 37: 131st St. NE to the East

Figure 38: 135th Ave NE & NE 175th

1.5 Built Environment

Public Art

Eleven unique artworks are located throughout the City in public spaces. The Parks and Recreation Commission, acting as the City's Public Arts Advisory Committee, advises the City Council on issues related to public art, as the need arises. The City has been fortunate to be the beneficiary of several artwork donations over the past several years. The City coordinates with local artists to display artworks at City Hall on a rotating basis.

Things to Consider

- The public art program could be leveraged and promoted in the CBD as a town center wayfinding device to promote a sense of place in the town center
- The public art program could be a tourism and cultural amenity to be harnessed for site seeing starting in the town center and moving outward toward the river and other locations
- Public art can act as a role to increase social interaction and involvement

Figure 39: Mural at DeYoung Farm & Feed

Figure 40: Gardener & Companion Artist - Georgia Gerber, DeYoung Park

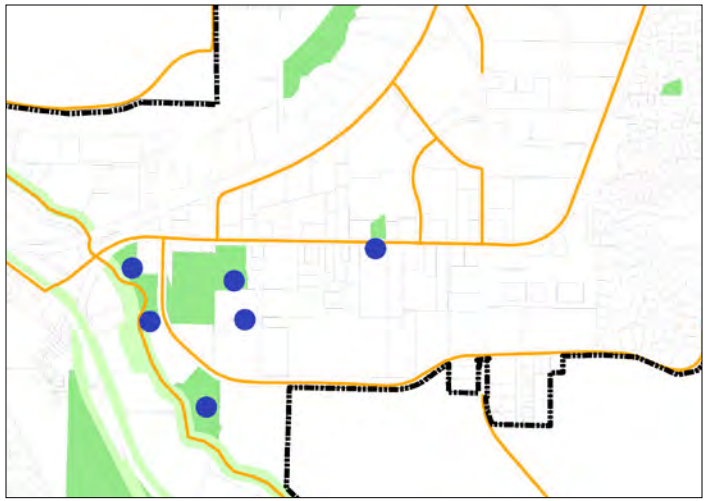


Figure 41: 2009 Public Art Locations

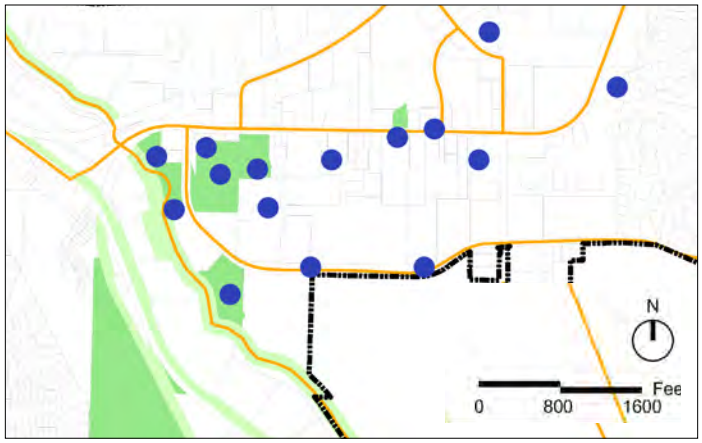


Figure 42: Promising Public Art Locations

Figure 44: Midnight Salmon Wilmot Gateway Park

Figure 43: Flowering Structure, City Hall

1.5 Built Environment

Town Center Redevelopment Woodin Creek Village

The Woodin Creek Village is a 20.5 acre site bordered by 133rd Ave NE, NE 171st St., 138th Ave NE, and NE 173rd St. and borders the Molbak's property to the west. It is a mixed-use development comprised of 800- 1000 residential units, which include townhouses, apartments, condominiums and senior/assisted living units along with 50,000 sq ft of retail. The site was a former mobile home park and there was significant deterioration to the ecological function of Woodin Creek. Stream buffers are typically 115 feet, such that development cannot be within 115 feet of the stream, however the City approved a 50 foot buffer for the Woodin Creek Village site.

Key Aspect of Development Agreement

- Must include a multi-use trail and pedestrian bridge along and over Woodin Creek
- Restoration and preservation efforts to improve the condition of Woodin Creek

Things to Consider

- Habitat and ecological function restoration
- Systems approach leveraging green infrastructure and sustainable building practices
- Create a sense of place and local identity
- Promoting walkability through and around the development
- Improve multi-modal connectivity to the surrounding area, shops, parks and residential neighborhoods

Figure 45: Woodin Creek Development Plan

1.5 Built Environment

City of Woodinville, Downtown Skyline Draft

The downtown skyline draft prepared by the City in 2010 provided a basis for developing goals and policies for the Comprehensive Plan.

The draft envisions a safe, friendly, family-oriented community that has balanced neighborhoods containing parks and recreational areas and is supplemented by tourism and small businesses. Residents' ability to avail multiple modes of travel and preservation of the existing Northwest woodland character are the other key features of this draft proposal.

The aim for the downtown area is to create a pleasant and attractive place where people can live, work, play and visit but at the same time encourages compact and functional development. However, the renderings focus almost entirely on the street and are extraordinarily car-centric.

Much of the development that is slated for the downtown area is focused along the 135th Ave NE leading up to a new Link Light Rail Station and Park n' Ride. The residences that are proposed in this area are predominantly 3-4 storied and are expected to be well connected by car and transit routes.

Things to Consider

A vibrant and thriving CBD would:

- Promote a unique identity and sense of place
- Increase walkability; less car centric
- Improve transit connectivity
- Provide for growth and appropriate density
- Encourage new business opportunities

Figure 46: Downtown Skyline Draft 2.0

Figure 47: Aerial Image of Proposed Density

Figure 48: Proposed Light Rail

Figure 49: Proposed Housing

1.5 Built Environment

Architecture of Woodinville

The architectural style of Woodinville is varied and is a rich blend of both new and old architectural styles. A mix of brick and wood buildings is supplemented by a more modern look in the recent developments that feature stone cladding.

Some of the buildings that utilize brick as a material include the grand City Hall building. The Chrysalis High School uses wood and glass to create a Northwest architecture. Metal has also found its way into the architect's choice of material as can be seen from some of the newer buildings that are being built in Woodinville.

Sustainability considerations in the region have been particularly robust, one of the finer examples being the approach taken by the Brightwater Treatment Plant which has integrated its industrial relevance through a sustainable design as well as incorporating the public life by acting as a community gathering place.

Things to Consider

- Use of material
- Style of architecture
- Buildings that frame public plazas where people meet, greet and linger

Figure 50: Brightwater Treatment Plant (Case Study - p. 64)

Figure 51: Chrysalis High School

Figure 52: City Hall, Woodinville

Figure 53: NE 175th St. Strip Mall

Figure 54: 21 Acres

1.6 Sustainable Development

1.6 Sustainable Development

Woodinville Sustainability Goals

The City of Woodinville does not delineate specific sustainability goals for their Central Business District or the rest of the city, however several documents do imply an underlying value for sustainable design and development. One example is the City's stormwater guidelines which are based on King County's 2009 Surface Water Design Manual.

Woodinville's design guidelines imply a focus on thoughtful architecture in terms of the pedestrian's experience, especially in the CBD. Design measures focus on ground floor retail, human scale (awnings) and pedestrian amenities. For example, the Downtown Little Bear Creek Corridor Master Plan highlights a pedestrian focus. The design guidelines also encourage LEED certified buildings however no certification is required. The key corners zoning regulation (page 26) defining the pedestrian-oriented town center requires new development to be pedestrian focused.

Things to Consider

- The Downtown Little Bear Creek Corridor Master Plan encourages sustainability in terms of pedestrian activity
- Design guidelines for the rest of the city will hopefully spur new development toward sustainable urban village concepts by providing development incentives
- There is also an opportunity to require compliance with LEED certification or other similar high performance sustainable development criteria
- Examples of sustainable development are found in Malmö, Sweden, Bahnstadt, Germany, Bainbridge Island, WA, and Seattle, WA

Figure 55: Malmö Urban Village, Sweden

Figure 57: Bahnstadt Urban Village, Germany

Figure 56: Grow Community, Bainbridge, WA

Figure 58: Seattle Urban Community, WA

1.6 Sustainable Development

"This sweet spot tends to be in the four-to-eight-story height range at densities between 30 and 100 dwelling units."

Density and Sustainability

by Jason F. McLennan (2009)

"I believe that there is, like so many things in life, a "sweet-spot" between density and height as well as culture and the environment."

The author believes that there should be limits to the density of our cities and to the heights of the buildings in which the majority of humanity lives. He believes that there is a "sweet spot" that results in the kind of urbanity that best meets our test and should guide our long-term vision of the cities of tomorrow. This sweet spot tends to be in the four-to-eight-story height range at densities between 30 and 100 dwelling units/acre.

McLennan states that there needs to be enough density to allow for a car-free lifestyle in an urban space that is walkable and resilient. The built environment should also fall within the "sweet spot" of height (assuming an urban fabric and most decidedly not isolated buildings in the landscape) results in the best mix of energy efficiency while retaining a fundamental human-to-nature connection.

There are seven arguments regarding the "sweet spot":

A1. Living buildings; energy and water independence
A2. Density and transportation effectiveness
A3. Security and passive survivability
A4. Way-finding and defining place
A5. 3,000 Years of cultural legacy
A6. The need for nature in the city: biophilia
A7. Too high to see faces: evolutionary support for limited height

We should gradually transform our existing communities. Cities, like living organisms, evolve over time. With careful and thoughtful planning, the urban areas of today can transition to the more environmentally sound cities that we envision for our future. Only a fraction of the buildings that currently stand in a city will remain in place 100 years from now.

Things to Consider

- How can new development hit an ideal "sweet spot" for building height for redevelopment in a new town center?
- How can new buildings be oriented for an ideal building and street configuration to promote solar access?
- How can new developments be built with resiliency so that they remain for 100 years?

Solar Envelope Diagrams like this show how maximum building height and massing for a given latitude, grid orientation and street width to ensure that one building never negatively impacts another's access to sun.

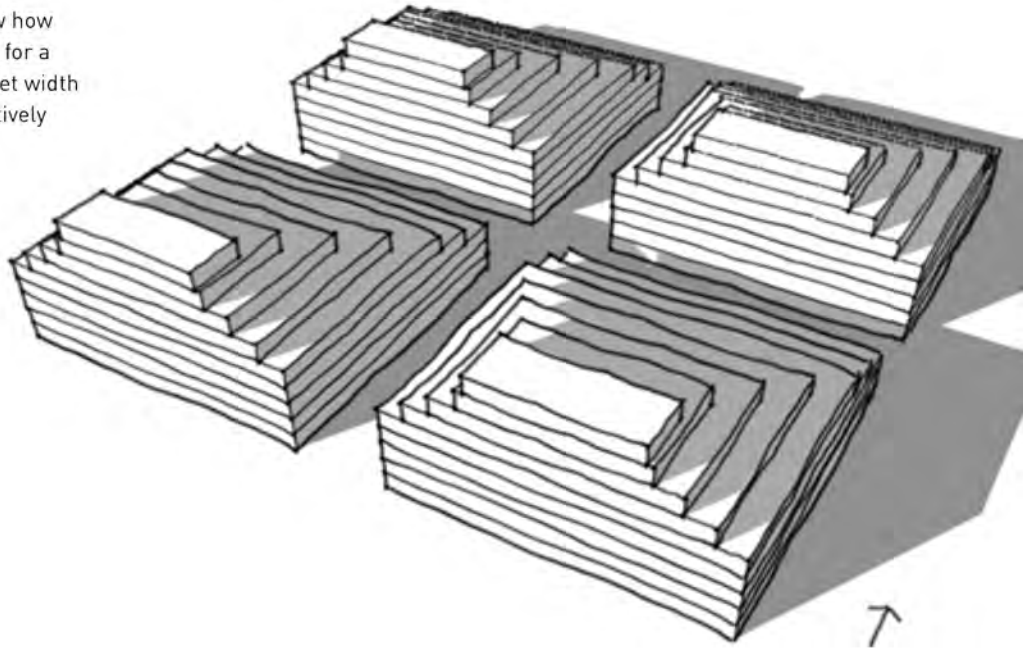


Figure 59a: Central Park and Surrounding Building Heights, Manhattan, NY

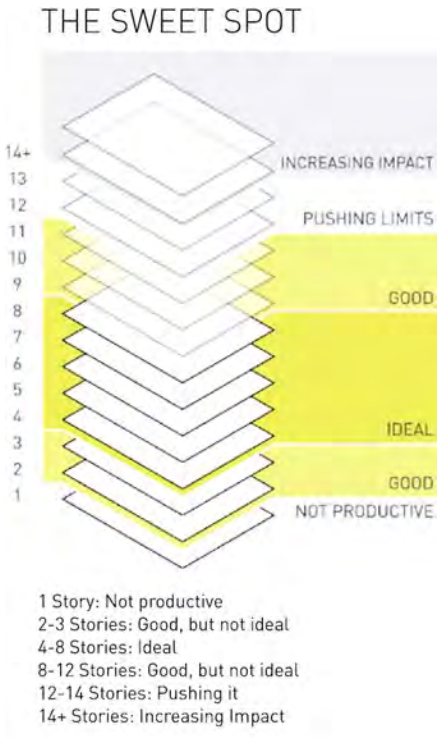


Figure 59: The Sweet Spot

1.6 Sustainable Development

12 Steps to Redevelopment

by Christopher B. Leinberger (2005)

The first six steps focus on how to build the necessary infrastructure, both "hard" and "soft," for turning around a downtown, and define the public and non-profit sector roles and organizations required to kick off the revitalization process.

The next six steps are the means by which a viable private real estate sector can be re-introduced to a downtown that may not have had a private sector building permit in many years.

Step 1: Capture the Vision
Step 2: Develop a Strategic Plan
Step 3: Forge a Healthy Private/Public Partnership
Step 4: Make the Right Thing Easy
Step 5: Establish Business Improvement Districts and Other Non-Profits

Step 6: Create a Catalytic Development Company
Step 7: Create an Urban Entertainment District
Step 8: Develop a Rental Housing Market
Step 9: Pioneer an Affordability Strategy
Step 10: Focus on For-Sale Housing
Step 11: Develop a Local-Serving Retail Strategy
Step 12: Re-create a Strong Office Market

Things to Consider

- How can these twelve steps be applied in efficient ways to the Molbak redevelopment site and the town center plan?
- What are the most important benefits and opportunities for the overall community in redevelopment?

"Ultimately, reaching critical mass means that the redevelopment process is unstoppable and cannot be reversed."
-Christopher B. Leinberger

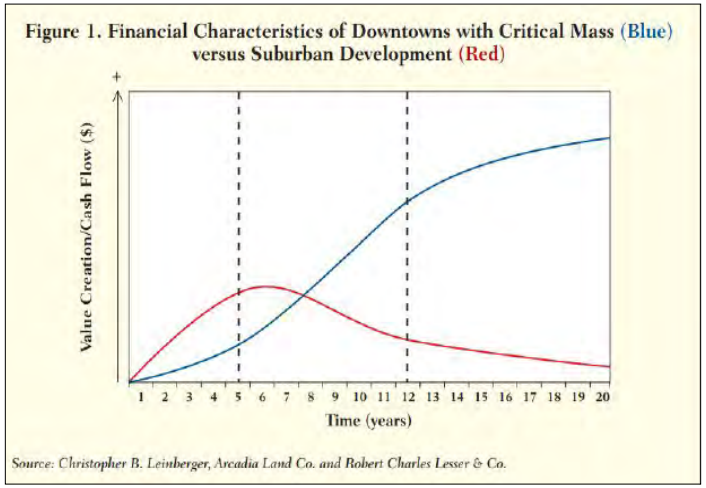


Figure 60: Financial Statistics from Leinberger

Step 1. Capture the Vision: Determining whether the intention for a long-term effort is present in the community requires the mining of the most important asset a downtown revitalization has.

Step 2. Develop a Strategic Plan: Building upon the vision outlined in Step 1, creating walkable urbanism that encompasses many individual strategies. i.e. Employment, Marketing, Housing, Social Values and etc.

Step 3. Forge a Healthy Private/Public Partnership: The key to the public sector's successful involvement in downtown redevelopment is to avoid making it overly political.

Step 4. Make the Right Thing Easy: Rather than reform the existing zoning codes, it is generally best to throw them out and start from scratch, putting in place a new code that will make it easy to produce the density and walkability a downtown needs to thrive.

Step 5. Establish Business Improvement Districts and Other Non-Profits: One of the leading ways the private/public process is implemented is through various non-profits, business improvement districts (BID). There are over 1400 BIDs in the country, and establishing a BID is crucial to the successful revitalization.

Step 6. Create a Catalytic Development Company: The catalytic development firm demonstrates to the rest of the development community and their investors that downtown development can make economic sense.

Step 7. Create an Urban Entertainment District: Walkable urbanism starts with urban entertainment venues and retail that are within walking distance of one another. It must be in place before households can be enticed to move downtown.

Step 8. Develop a Rental Housing Market: The initial urban pioneers looking to live within walking distance of the urban entertainment growing in downtown will tend to be young, often students and their 20's.

Step 9. Pioneer an Affordability Strategy: The values will be some of the highest in the metropolitan area, meaning only the well-to-do can live downtown. To address this issue, an affordability strategy must be developed early-on in the revitalization process.

Step 10. Focus on For-Sale Housing: Having an established for-sale housing market is the ultimate test of whether the downtown has achieved critical mass. Given the size of the for-sale housing market, it is crucial to the success of a downtown turnaround.

Step 11. Develop a Local-Serving Retail Strategy: More urban areas are required to be under-retailed, since the structure of retail has changed considerably over the past several decades and local-serving retail is a "follower" real estate product.

Step 12. Re-create a Strong Office Market: It will be a tremendous benefit for city revenues and the employment prospects of other downtown and city residents.

1.7 Case Studies

1.7 Case Studies

Woodinville's Brightwater Wastewater Treatment Plant

The Brighwater Wastewater Treatment Plant uses state-of-the-art membrane filtration method to provide enhanced water quality for the region. Protecting public health, the environment and wildlife was a major goal for this project.

The buildings have been integrated into the natural landscape to fit within the region's development patterns and natural systems. The project also aims to promote education trails along the site and is supplemented by an education and community center with a wide variety of classrooms, exhibits, laboratories and spaces for meetings, conferences and community events.

The treatment plant features public art installations within the site that explores different elements such as water, nature, science and communities.

Things to Consider

Brightwater is an exceptional example of integrating a systems approach to promote:

- Sustainability
- Public Art
- Architecture
- Natural environment
- Community events
- Education on sustainability
- Water treatment

Figure 61: Brightwater Treatment Plant, , Mithun Architects of Seattle.

Figure 62: Treatment Plant

Figure 64: Treatment Plant

Figure 66: South Branch, North Folk and Puddles

Figure 63: Education Center

Figure 65: Community Center

Figure 67: Bio Boulevard

1.7 Case Studies

MFO Park Zurich

Former industrial site used to for weapons and production testing, called Neu Oerlikon.

- MFO Park is designed to reflect and capture the site's industrial past while converting the space into a public park
- Steel structure supports live vine walls and multiple elevated walkways
- As the seasons change the plants will grow and bloom creating an interesting experience for those visiting the park throughout the year

Things to Consider

This case is relevant to the legacy of the Molbak's Garden + Home Center because the design of the public space is may be closely associated to the nursery space within Molbak's. The layout of MFO Park can provide an example of what the retail nursery environment could be like to visitors of the new town center.

The garden legacy and identity is an opportunity that could be leveraged through demonstration gardens that serve as wayfinding devices, public art, stormwater collection, habitat promotion, public plazas, informal gathering spaces, beauty, discovery and delight.

Figure 68: Inside MFO Park

Figure 69: Outside MFO Park

Figure 70: Exterior Structure

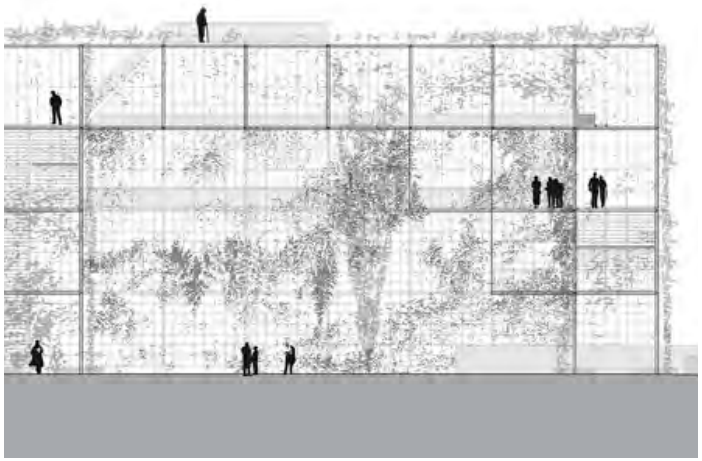


Figure 71: Elevated Walkways

1.7 Case Studies

Cascade Neighborhood

The Cascade Neighborhood is located on the southeast shore of Lake Union and west of Interstate 5 in Seattle, WA. Fairview Avenue borders it to the west and Denny Way to the south.

The neighborhood has seen a growth in redevelopment in recent years spurred by the highly visible relocation of REI- a well known, much loved major retailer in the Pacific Northwest-- much like Molbak's Garden and Home Center is to the Woodinville area and eastside region.

- REI's flagship store is located on Yale Ave between John and Thomas Streets
- Alley 24 is a mixed use development comprised of residential and commercial spaces

Things to Consider

The neighborhood scale is similar to that of the proposed redevelopment site and similarly to Molbak's Garden + Home, a major retailer serves as an anchor tenant drawing more activity to the area.

Figure 72: REI Anchor Store

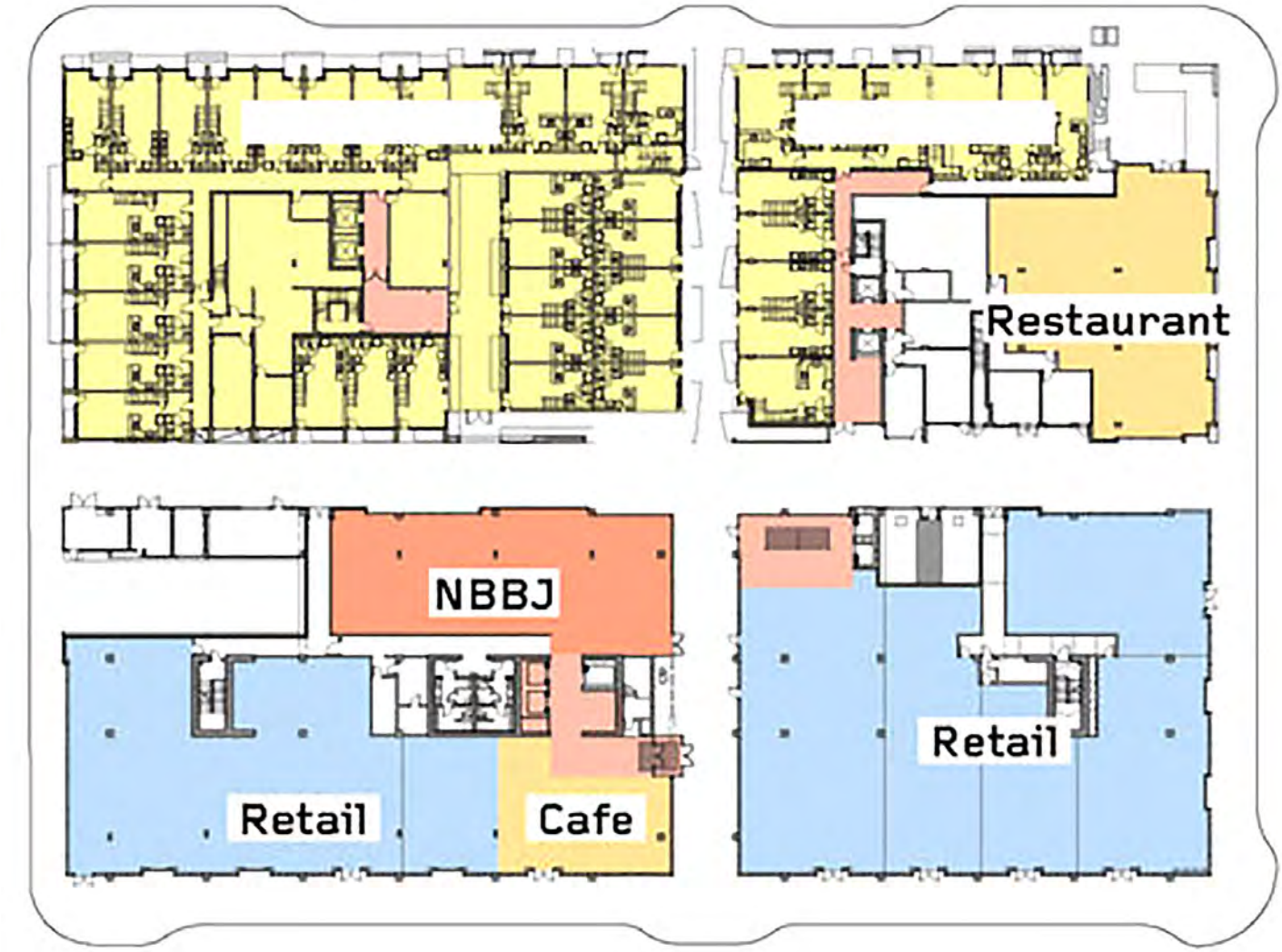


Figure 73: Alley 24 Site Plan

Figure 74: Pedestrian Path

1.7 Case Studies

Western Harbor - Malmö, Sweden

Malmö was an industrial and manufacturing port city located on the Öresund Sound, suffering from soil contamination and an economic decline in the 1980s.

- To revitalize the city, planners sought to make Malmö more sustainable focusing on mixed-use, energy efficient development and green space
- Today it is a vibrant city comprised a residential and business district that runs on 100% renewable energy
- Sustainability features include green roofs, energy efficient homes, innovative stormwater infrastructure, a bicycle and pedestrian friendly street network, and reliable public transit
- Malmö is famously known for its Turning Torso, a 54 story residential building, a stark contrast from the surrounding developments, serves as a landmark for residents and visitors
- The waterfront boardwalk also provides an inviting urban experience enhanced by the natural environment

Things to Consider

This case is an example of a city district with a variety of public spaces, innovative sustainable design and infrastructure, and a mix of building uses. There are ample opportunities to explore the district with formal and informal parks, plazas, play grounds, and pathways to explore. Boats, bikes and pedestrians mix throughout the site while cars are kept to distinct areas.

Figure 75: Waterfront

Figure 76: Western Harbor Aerial View

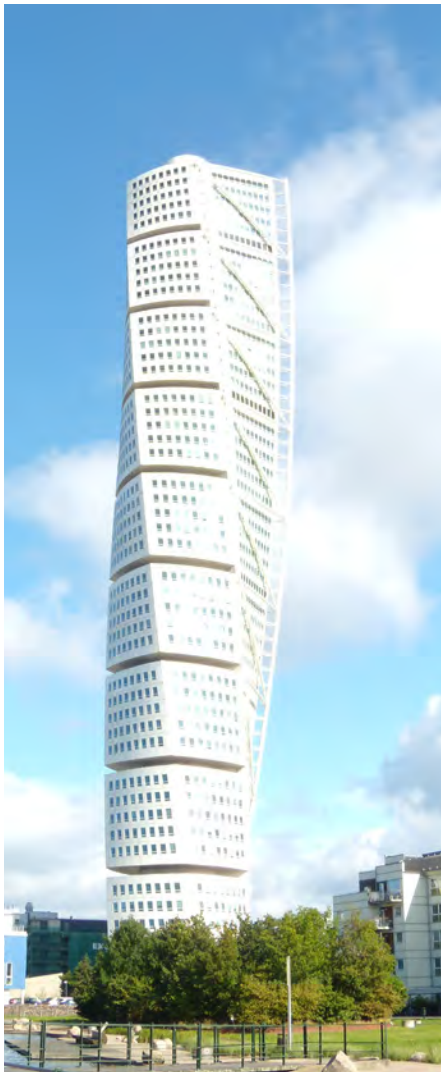


Figure 77: Turning Torso

1.7 Case Studies

Greenfire Campus

Greenfire Campus is a sustainable mixed-use residential and commercial development located in the Seattle neighborhood of Ballard.

- 50% of the campus is green space, 25% residential and 25% commercial
- The design is focused on a mixed use model providing office spaces, shared amenities, communal gathering areas and gardens where residents can grow their own produce and plants
- Greenfire's sustainability goals include cost-effective low energy infrastructure to demonstrate how green buildings can be profitable and functional while reducing their carbon footprint
- Sustainability features include a ground source heating system, rain gardens, passive cooling, green roofs, and locally sourced recycled materials such as countertops made from recycled bottles
- The energy efficient ground source heating and cooling system provides the campus with 33% energy savings in comparison to standard systems
- This development serves as an excellent example of thoughtful design focused on enhancing community while providing a responsible sustainable building model that could be a great fit for the new town center and Molbak's property

Things to Consider

This development provides an example of how sustainable design and profitability can coexist in a mixed-use project.

Figure 78: Greenfire Residential

Figure 79: Greenfire Site

Figure 80: Urban Gardens

1.7 Case Studies

Bahnstadt, Heidelberg, Germany

Bahnstadt is a comprehensive sustainable neighborhood developed with a systems approach focused on providing a vibrant, inspiring environment using Passive House building technology and 100% renewable energy.

- The development is meant to support a variety of activities: residential, workspace, leisure, and education while facilitating efficient and renewable energy systems. It represents another life, space, building model
- It is a mixed use district expected to house 5,000 people and provide work spaces for 7,000. The dwelling units are made to suit a diverse group of people from students, families, single people, to seniors
- The transportation network is focused on bicycles and rail access, with Bahnstadt having added accessibility to the main train station
- City grants and subsidies allow for sustainable development opportunities in the form of low carbon buildings and “smart meters” that measure energy consumption more accurately
- Stormwater is treated as an asset and is used as a water feature throughout the site
- Habitat is meticulously restored as the project develops- including the lizard population

Things to Consider

This case emphasizes the diverse needs for energy and water conservation, habitat protection and the needs of people served in the district. This case study provides an interesting model and opportunity for the Molbak's site, particularly with the presence of the Woodin Creek Village residential community, down town retail, Woodin Creek ecosystem, 21 Acres, and the Molbak's Garden + Home Center that is in need of a new infrastructure.

Figure 81: Compact Streets

Figure 82: Stormwater

Figure 83: Pedestrian Paths

1.8 Conclusions

1.8 Conclusions

Summary

Molbak's Garden + Home has been part of the Woodinville community for nearly 60 years. During this time, the area surrounding Molbak's has developed and changed substantially. At this time, the physical infrastructure of the store is aging and significant reinvestment will be needed for the future. The company would like to make this investment as part of a thoughtful master plan for the site and downtown district.

Like many eastside communities, Woodinville's population is expected to grow significantly over the next 20 years. Thoughtful planning is necessary to enhance, protect, and preserve the unique qualities of this rural area while accommodating new residences, businesses, and services. Cities like Woodinville have an opportunity to evolve into sustainable urban villages, designed to create vibrant, pedestrian friendly, town centers for its citizens as well as leverage the best sustainable development practices to create thriving natural and built environments.

The purpose of this document is to present background information on the City of Woodinville and identify opportunities for innovative design using best practices from global examples and employing a collaborative approach to apply the best global thinking to designing sustainable, vibrant local communities.

For this project, the GFL's process will include UW students, City representatives, local professionals and business leaders and Molbak's customers and staff and will culminate with several design options and recommendations for the City, Molbak's, and the public to consider. The goal for this project is to imagine a vital and compelling future for downtown Woodinville.

Looking forward, Molbak's wants to create a new store that will complement Woodinville's future downtown design and continue to meet its core customer desires to create compelling outdoor and indoor living spaces. Molbak's is also considering expansion opportunities beyond its current location. To this end, Molbak's management team is partnering with the UW Bothell School of Business and its retail management program along with the UW Green Futures Lab to brainstorm and assess potential future business model(s) for Molbak's.

The Molbak site presents an unparalleled opportunity to create a unique civic heart that builds upon Sammamish Valley heritage while providing innovative and exciting commercial, residential and public spaces.

Figure 84: Molbak's Garden + Home

Background

Molbak's Garden + Home is a premier retail Garden Center located on 17 acres of land in the Central Business District in Woodinville, WA. The company was founded in 1956 by Egon & Laina Molbak and operated as a wholesale grower until 1967 when it added a small seasonal retail shop. Today, the company operates a 150,000 square foot store, is 100% retail and sells a large variety of plant and related products for residential home and garden needs. Jens Molbak, son of the founder, purchased the company in 2001. For more information about Molbak's Garden + Home, visit www.molbaks.com or follow Molbak's Garden + Home on Facebook.

Figure 85: Molbak's Garden + Home

1.9 Figures & Sources

1.9 Figures & Sources

Figures & Sources

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18. Multi- Modal Connections, GFL
19. Future Light Rail Connections, Sound Transit, edited by GFL
20. City Center Zoning Map, GFL
21. Existing and Proposed Streets & Key Corners, GFL
22. Town Center Land Uses Map, GFL
23. Regional Context Map, GFL
24. Woodinville Hydrology, GFL
25. Creek on site, GFL
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30. Trees on the site, GFL
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33. Building Form Along NE 175th St, GFL
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37. 131st St NE & Wilmot Gateway Park, GFL
38. 135th Ave NE & NE 175th, GFL
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40. Gardener & Companion Artist - Georgia Gerber, DeYoung Park, http://www.ci.woodinville.wa.us/

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69. Outside MFO Park, https://upload.wikimedia.org/wikipedia/commons/f/fd/MFO-Park_Oerlikon_2010-10-03_14-25-04_ShiftN.jpg
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73. Alley 24 Site Plan, http://www.metropolismag.com/attachments/article/12854/ALLEY24_SITE_PLAN.jpg
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75. Waterfront, GFL
76. Western Harbor Aerial View , GFL
77. Turning Torso , GFL
78. Greenfire Residential, GFL
79. Greenfire Site, https://www.djc.com/stories/images/20130531/GreenfireCampusAerial_big.jpg
80. Urban Gardens , GFL
81. Compact Streets , GFL
82. Stormwater , GFL
83. Pedestrian Paths , GFL
84. Molbak's Garden + Home, http://3.bp.blogspot.com/-5z-FZo3B3yM/TeD95wTsnyI/AAAAAAAAAxM/et6HaQptlhE/s1600/P1010378.jpg
85. Molbak's, Google Streetview
86. Section Divider + Thumbnail,"Woodinville." Google Earth. July, 2016.

2.0 Advisory Committee Listening Session

2.0 Contents

2.0 Introduction

Background

The University of Washington Green Futures Lab (GFL) organized a listening session with a focus group of Woodinville community leaders to glean insights into various aspects of community life as it currently exists and as it moves into the future.

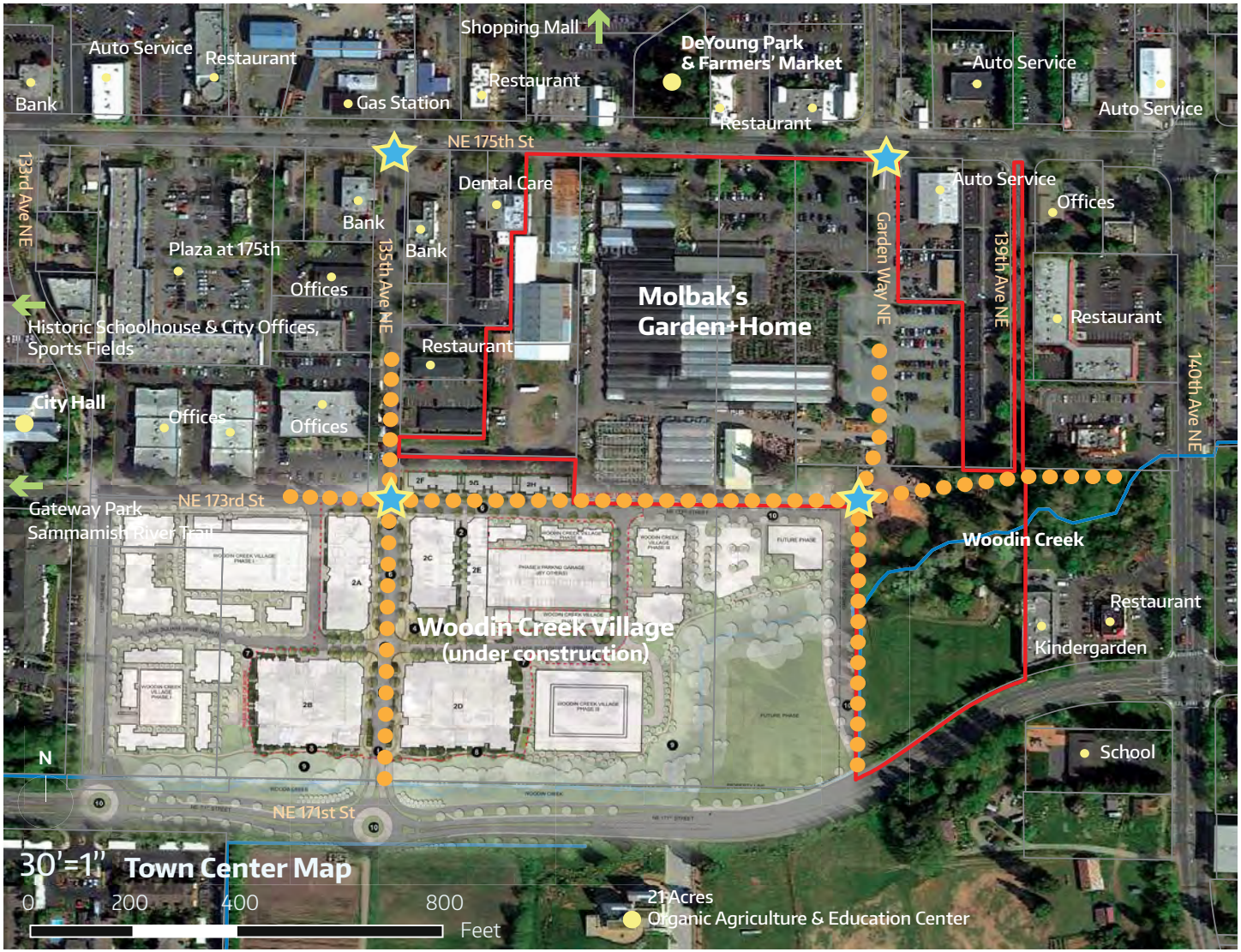
Advisory Committee Members

- Jens Molbak - Owner of Molbak Garden + Home
- Greg Fazzio - City of Woodinville Planning Commissioner
- Greg Lill - President/Founder of DeLille Cellars
- Harold Moniz - Planning Lead at CollinsWoerman Architects
- Jenny Ngo - Senior Planner for the City of Woodinville
- Michael Stevens - General Manager for Brian Carter Cellars
- Keith Wells - Owner of Woodinville Law
- Dave Witt - Executive Director at Woodinville Chamber of Commerce
- H. Pike Oliver - Owner of UrbanNexus
- Mark Carlson - Facilities Director, Molbak's
- Sandeep Krishnamurthy - University of Washington, Bothell Campus
- Lee A. Michaelis - AICP, R.W. Thorpe & Associates, Inc.
- Nancy Rottle, FASLA
- Julie Kriegh, AIA
- Ana Seivert
- Jason Grover
- Yoonshin Kwak

Things to Consider

The listening session, held in the fall of 2015, at Molbak's Garden + Home Center, focused on the future of Woodinville's town center within the region and more specifically, how opportunities in the town center might enhance future development that would benefit residents, business owners and visitors alike.
This listening session is the first step in gathering public input that will help shape the Woodinville Vision 2035 project that is beneficial to all stakeholders. It is important to note that many of the people at this first session were representatives of Woodinville businesses. The GFL recognizes that it is important to have a representative cross-section of the community engage in a variety of public workshops and events. Therefore, special attention is being aimed at drawing in under-represented groups from the area and giving the broader public an opportunity to help shape Woodinville Vision 2035.

Subsequent visioning sessions are planned for the Winter and Spring of 2016. In January, 2016 a design charrette will be held with University of Washington students, area design professionals, and local community advisors to generate ideas for the town center. In June, 2016 a public forum will present alternatives for the town center and to solicit greater input from the general public.



Town Center Map

2.0 Introduction

Instant Polling

Instant polling, as the name implies, is a method of obtaining quick feedback on the opinions, needs, and desires of the listening session participants.

During the listening session at Molbak's Garden+Home, the participants were presented a slide show that was designed to determine their preferences for potential activities, spaces, amenities and buildings in the town center 20 years into the future.

The following pages display the issues and questions posited during the instant polling session. The results are shown in graph form alongside the images from the slide presentation.

Things to Consider

The instant polling revealed an overall desire to develop an intense and lively mixed-use town center.

- Pedestrian oriented public space was shown to be a priority with public gathering and play areas in high favor.
- Another top priority was integrating sustainable infrastructure with the public spaces and the buildings.
- To support the intensity and liveliness of the new development, the idea of mixed-use residential and retail buildings was seen as a desirable opportunity by the participants.
- To bring people into and out of the area, multi-modal transportation infrastructure was thought to be a viable strategy.

2.1 Instant Polling

2.1 Instant Polling

Integrated Designs

Learning from case studies: Reclaimed land and revitalized neighborhoods. Which strategies do you prefer? (Choose up to three)

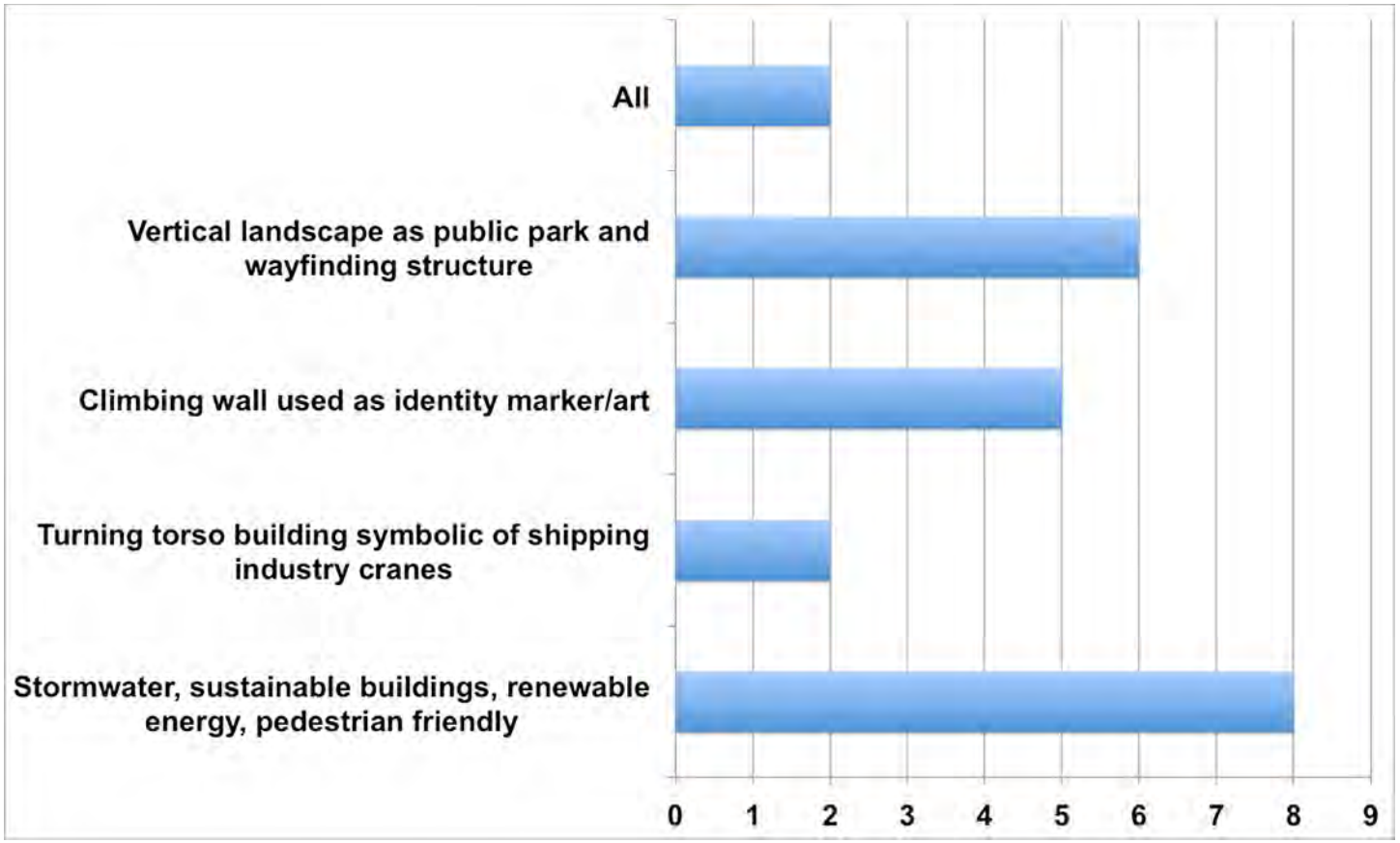


Figure 1: Integrated Landscape & Public Park

Figure 3: Symbolic buildings

Figure 2: Marking identity

Figure 4: Sustainable Buildings

2.1 Instant Polling

Activities

Which activities are the most important to you? (Choose up to three)

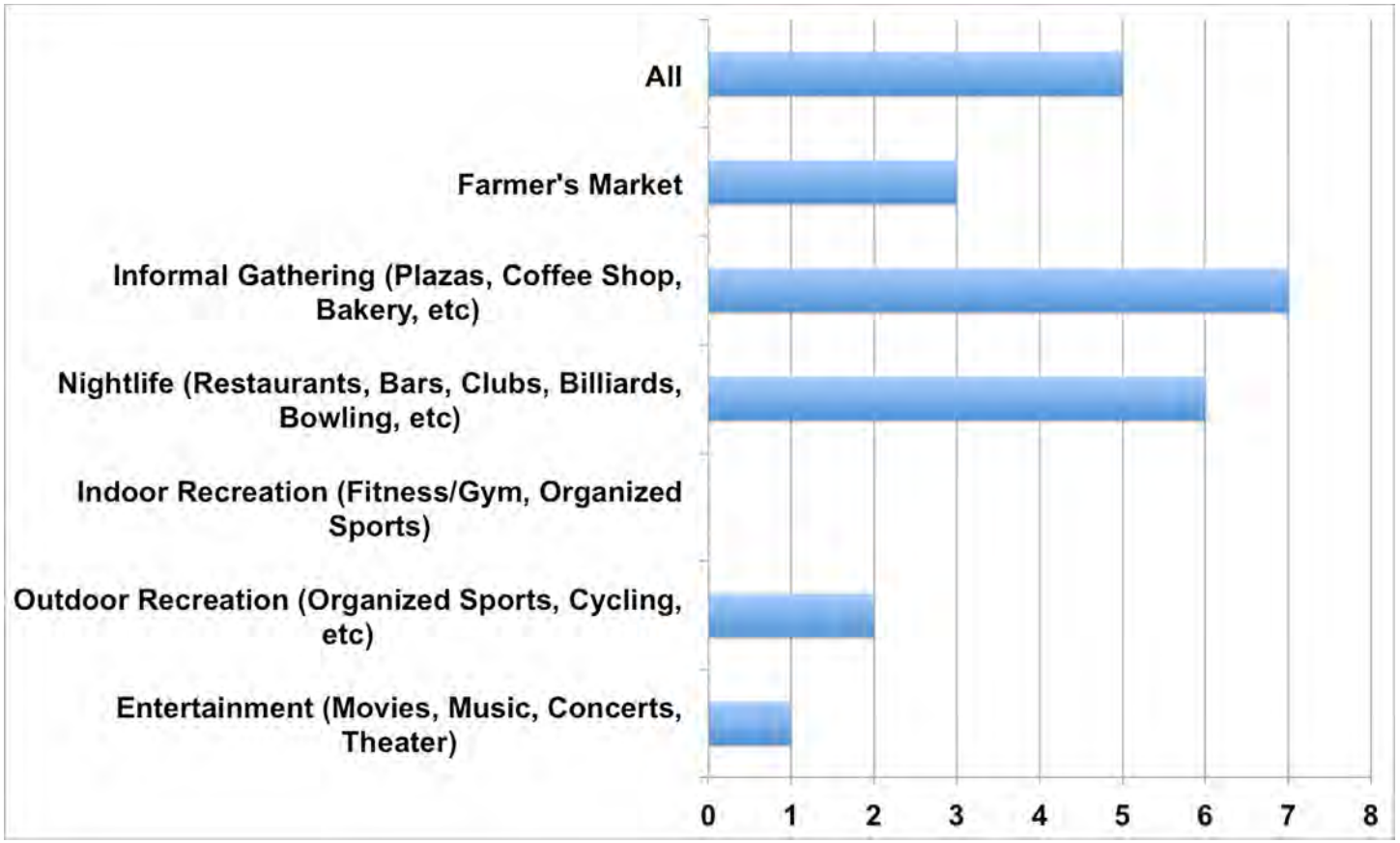


Figure 5: Outdoor Market

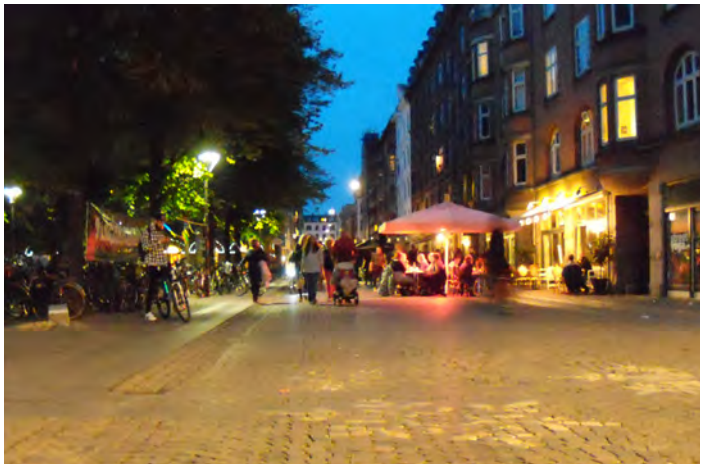


Figure 7: Nightlife-Restaurants/Cafes

Figure 6: Gathering Space

Figure 8: Play

Figure 9: Entertainment

2.1 Instant Polling

Amenities

Which type of gathering space do you think is most needed? (Choose up to two)

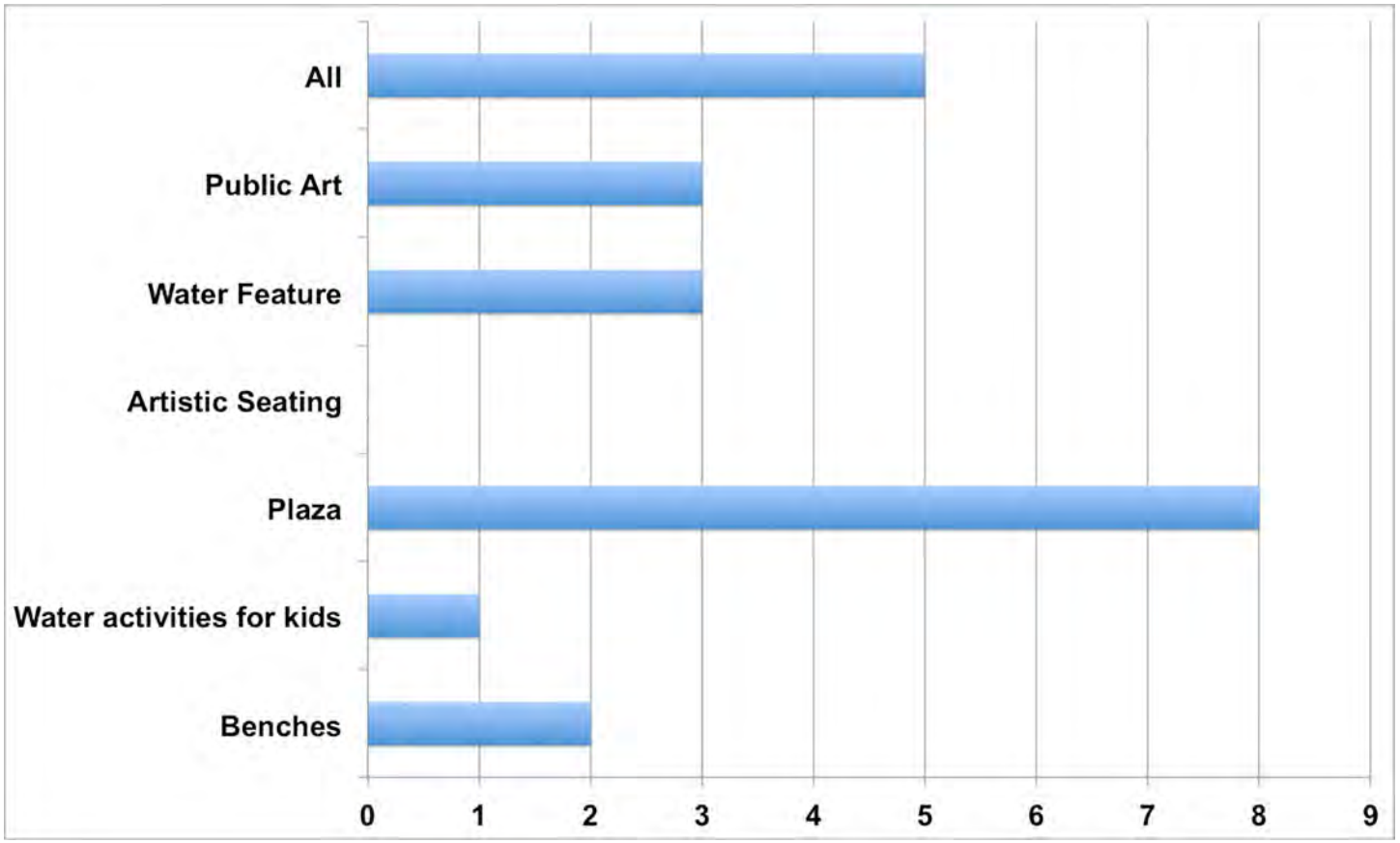


Figure 10: Public Art

Figure 12: Artistic Seating

Figure 14: Water Activities

Figure 11: Water Feature

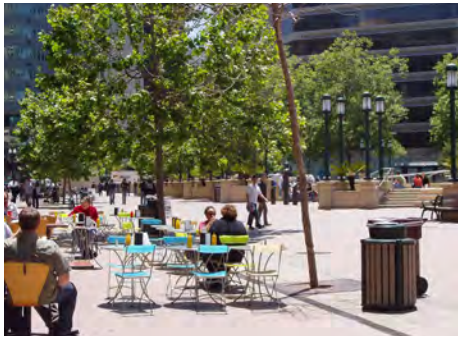


Figure 13: Plaza

Figure 15: Benches

2.1 Instant Polling

Public Art

Which kind of public art do you think would be the most appropriate? (Choose up to two)

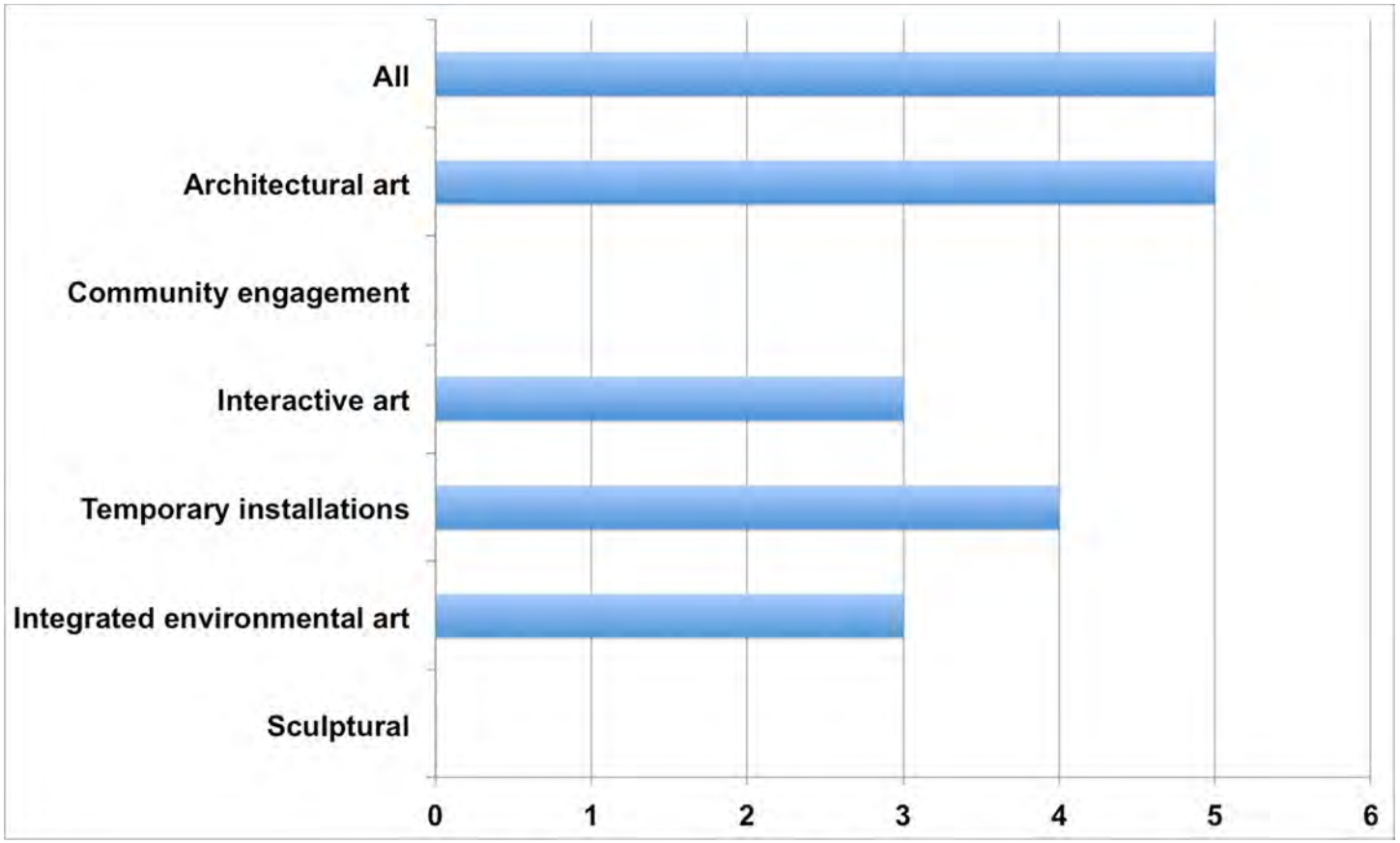


Figure 16: Architectural

Figure 18: Interactive Art

Figure 20: Integrated Environmental Art

Figure 17: Community Engagement

Figure 19: Temporary Installations

Figure 21 Sculptural

2.1 Instant Polling

Sustainable Infrastructure

What type of greening elements do you think are the most appropriate? (Choose up to three)

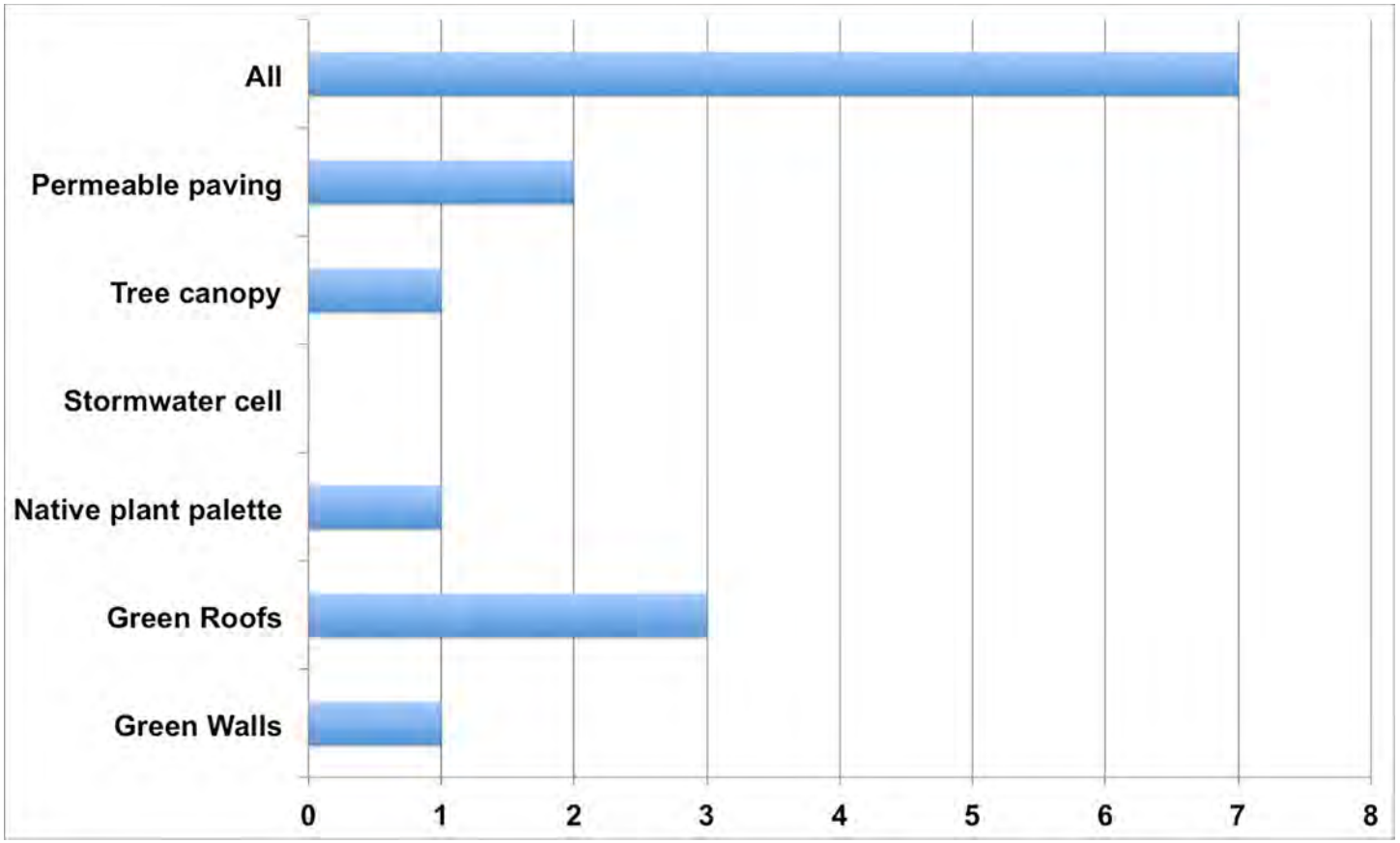


Figure 22: Permeable Pavement

Figure 24: Stormwater Cells

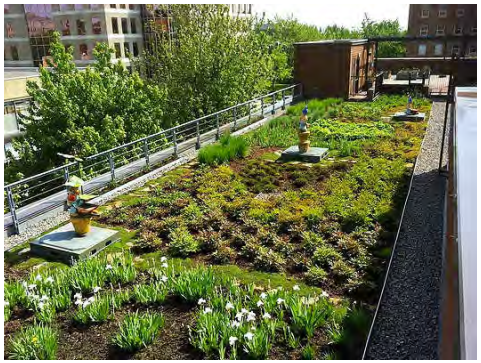


Figure 26: Green Roof

Figure 23: Tree Canopy

Figure 25: Native Plant Palette

Figure 27: Green Walls

2.1 Instant Polling

Renewable Energy

What type of renewable energy, if any, do you think is the most appropriate? (Choose up to two)

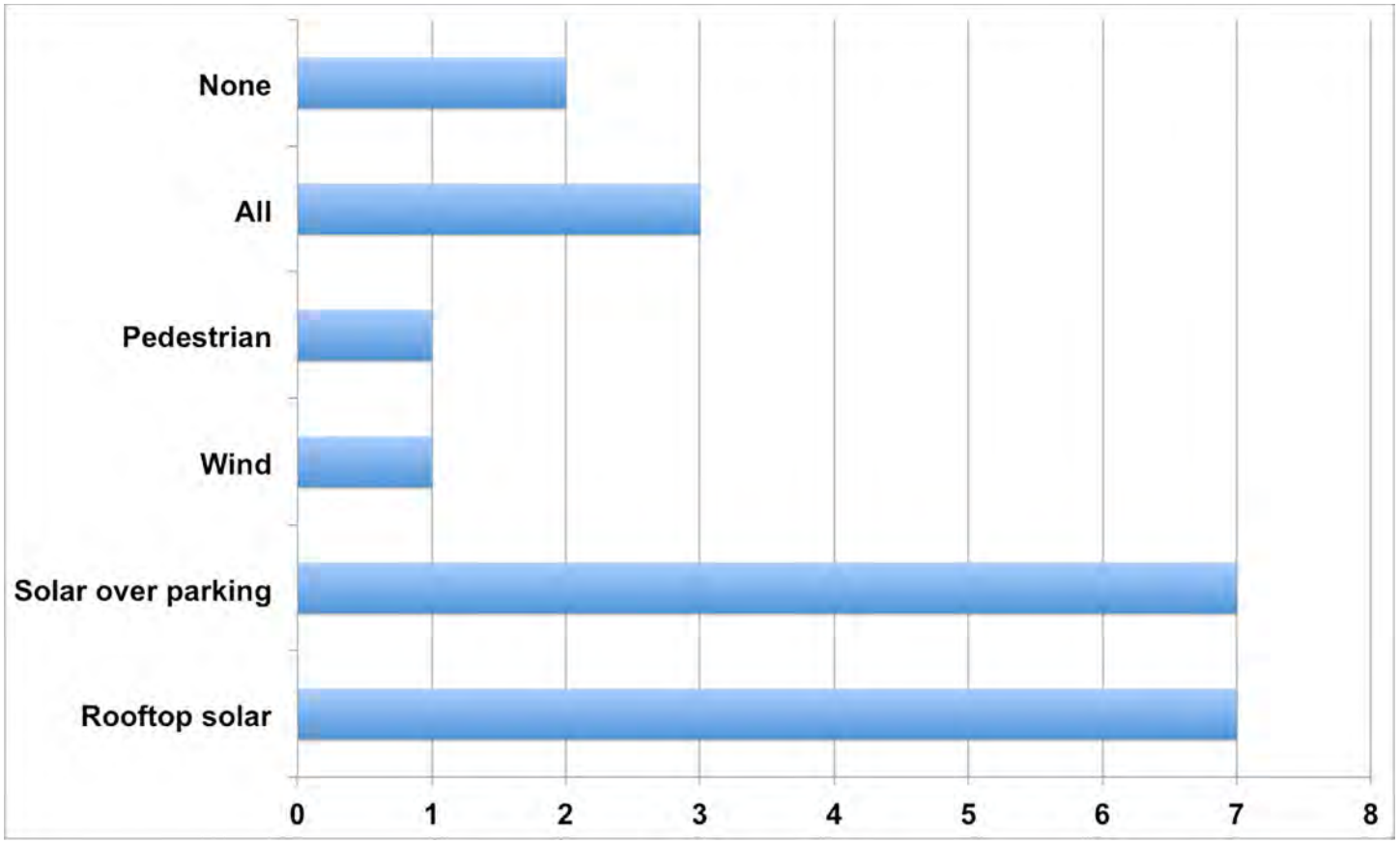


Figure 28: Pedestrian

Figure 30: Solar Over Parking

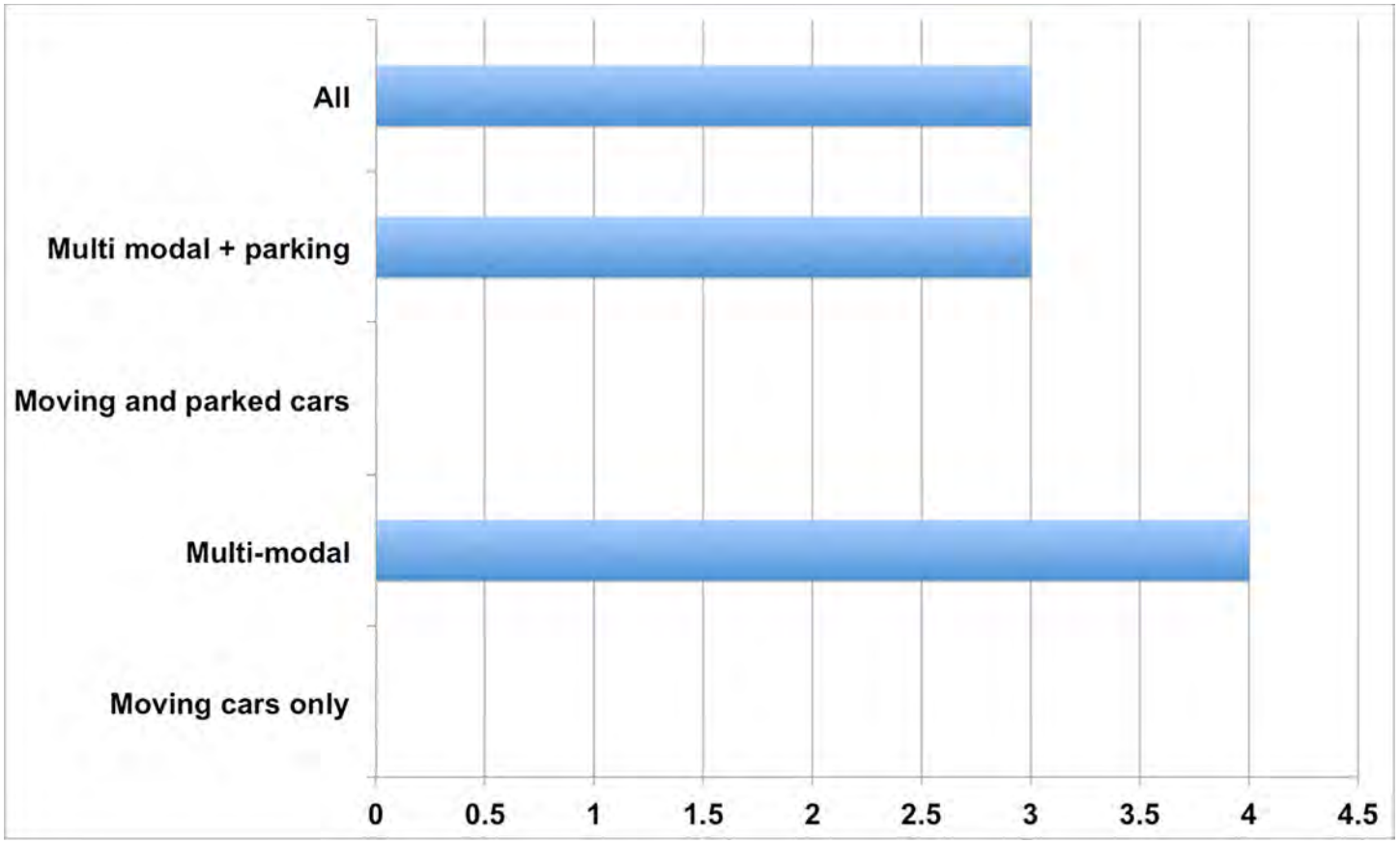
Figure 29: Wind

Figure 31: Rooftop Solar

2.1 Instant Polling

Streetscape

What type of streets do you think are the most appropriate in the commercial centers?



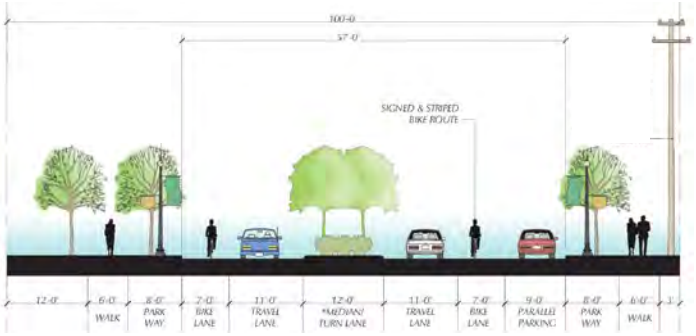


Figure 32: Multi-Modal and Parking

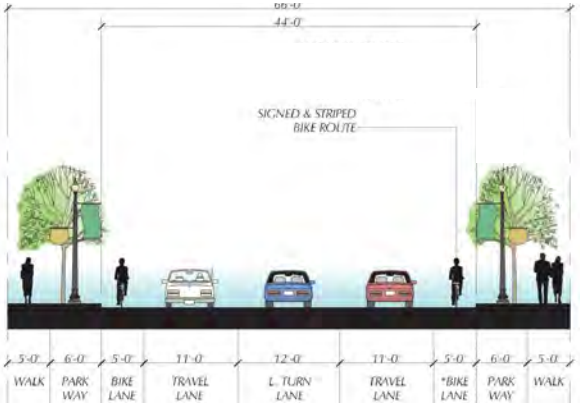


Figure 34: Multi-Modal

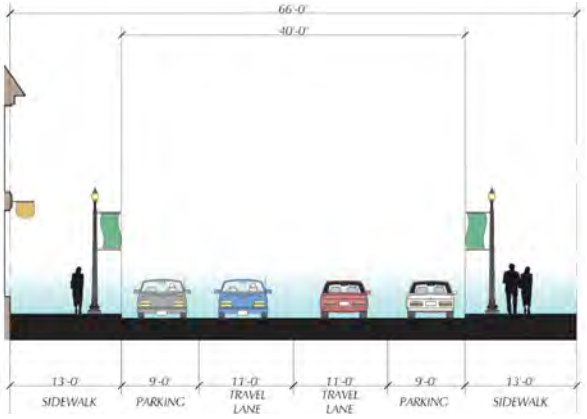


Figure 33: Moving and Parked Cars

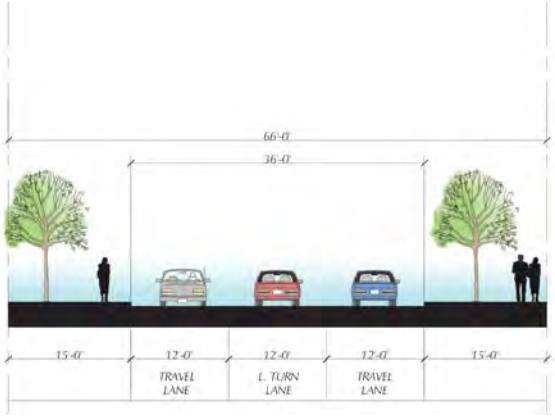


Figure 35: Moving Cars Only

2.1 Instant Polling

Open Space

What type of open space do you think is most appropriate? (Choose up to three)

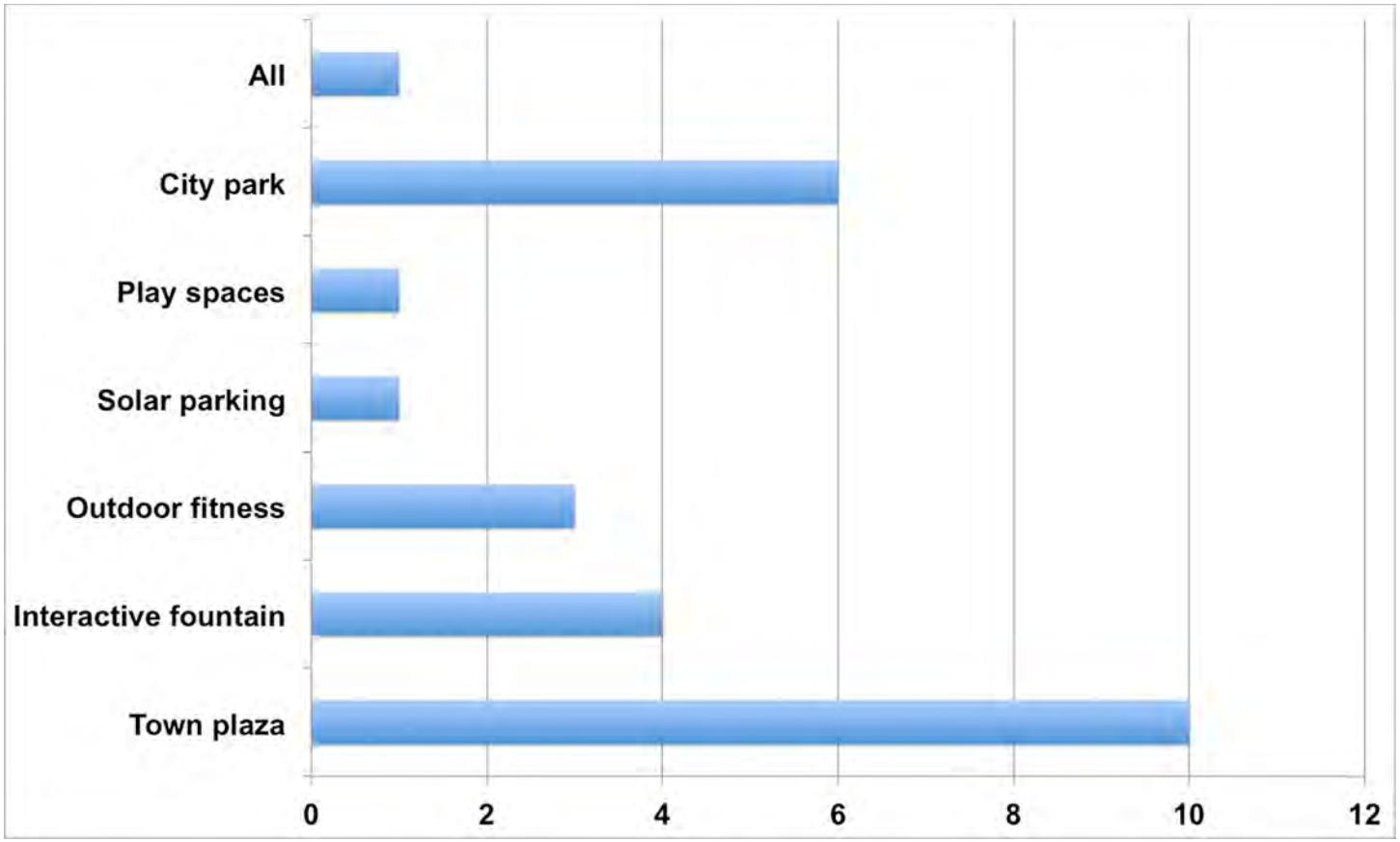


Figure 36: City Park

Figure 38: Solar Parking

Figure 40: Interactive Fountain

Figure 37: Play Spaces

Figure 39: Outdoor Fitness

Figure 41 Town Plaza

2.1 Instant Polling

Building Scale

What building scale do you think is most appropriate?

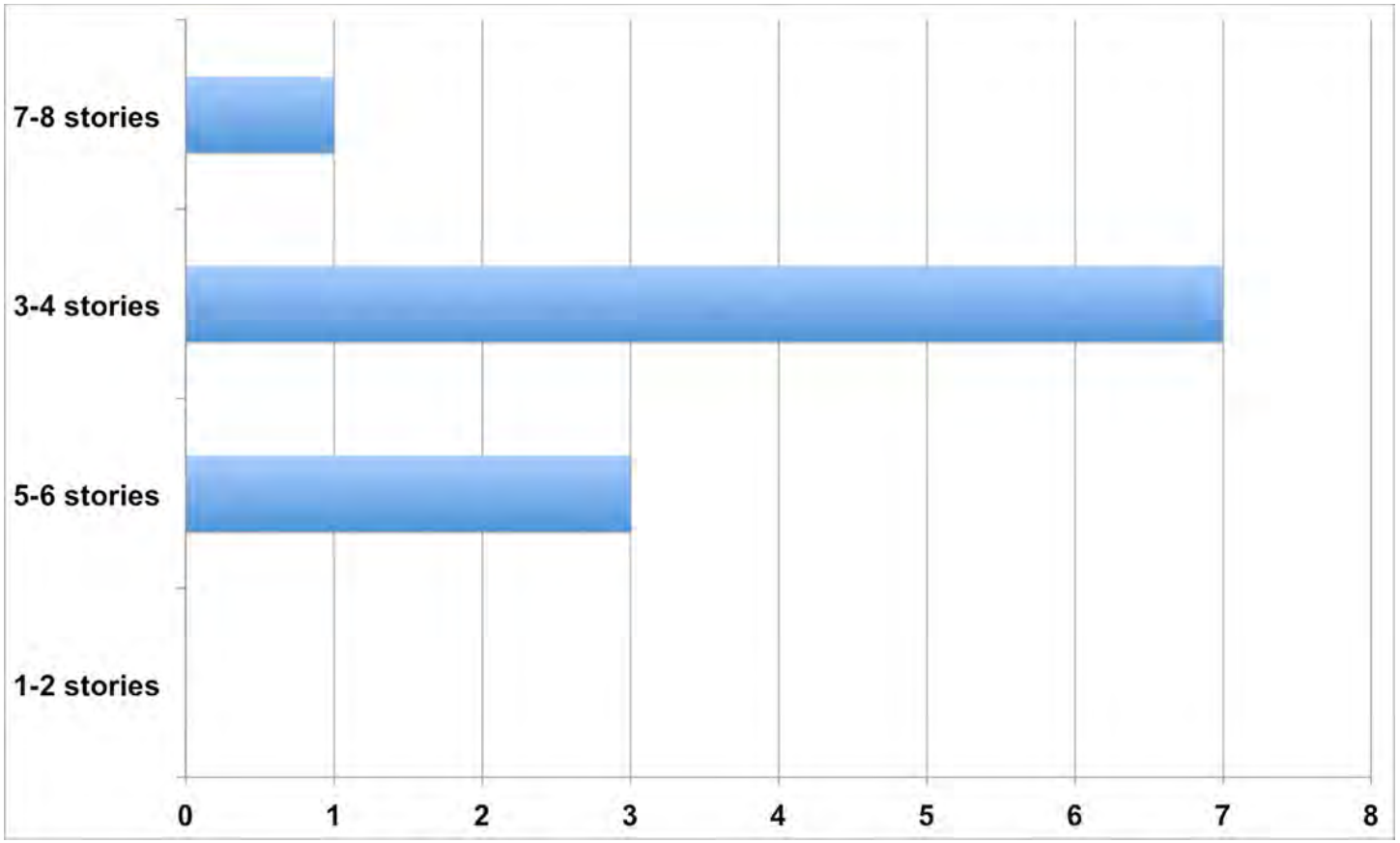


Figure 42: 1-2 Stories

Figure 44: 5-6 Stories

Figure 43: 3-4 Stories

Figure 45: 7-8 Stories

2.1 Instant Polling

Building Placement

How would you like to connect to the businesses?

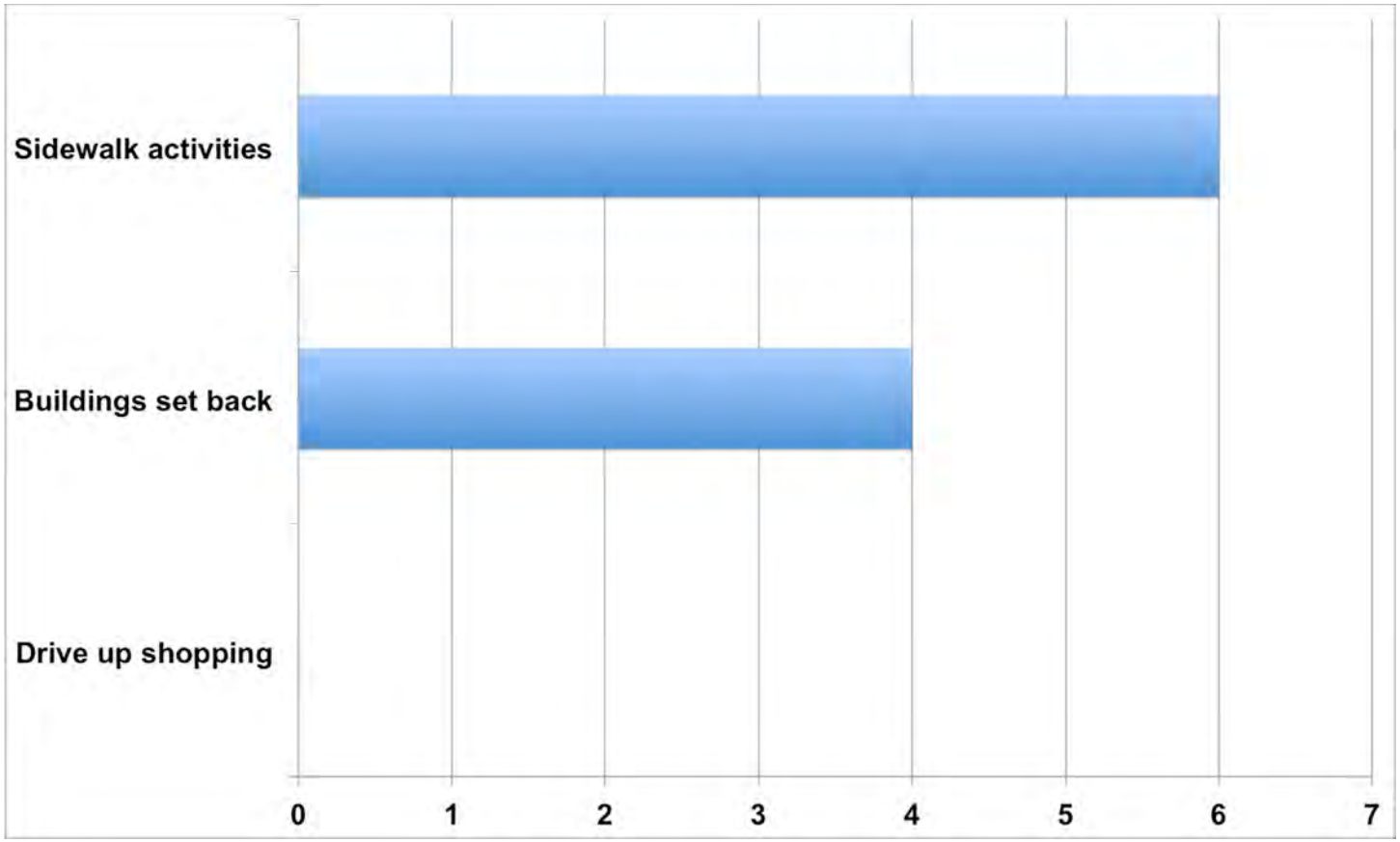


Figure 46: Sidewalk Activities

Figure 47: Buildings Set Back

Figure 48: Drive-up Shopping

2.1 Instant Polling

Housing

What type of housing, if any, do you think is most appropriate? (Choose up to three)

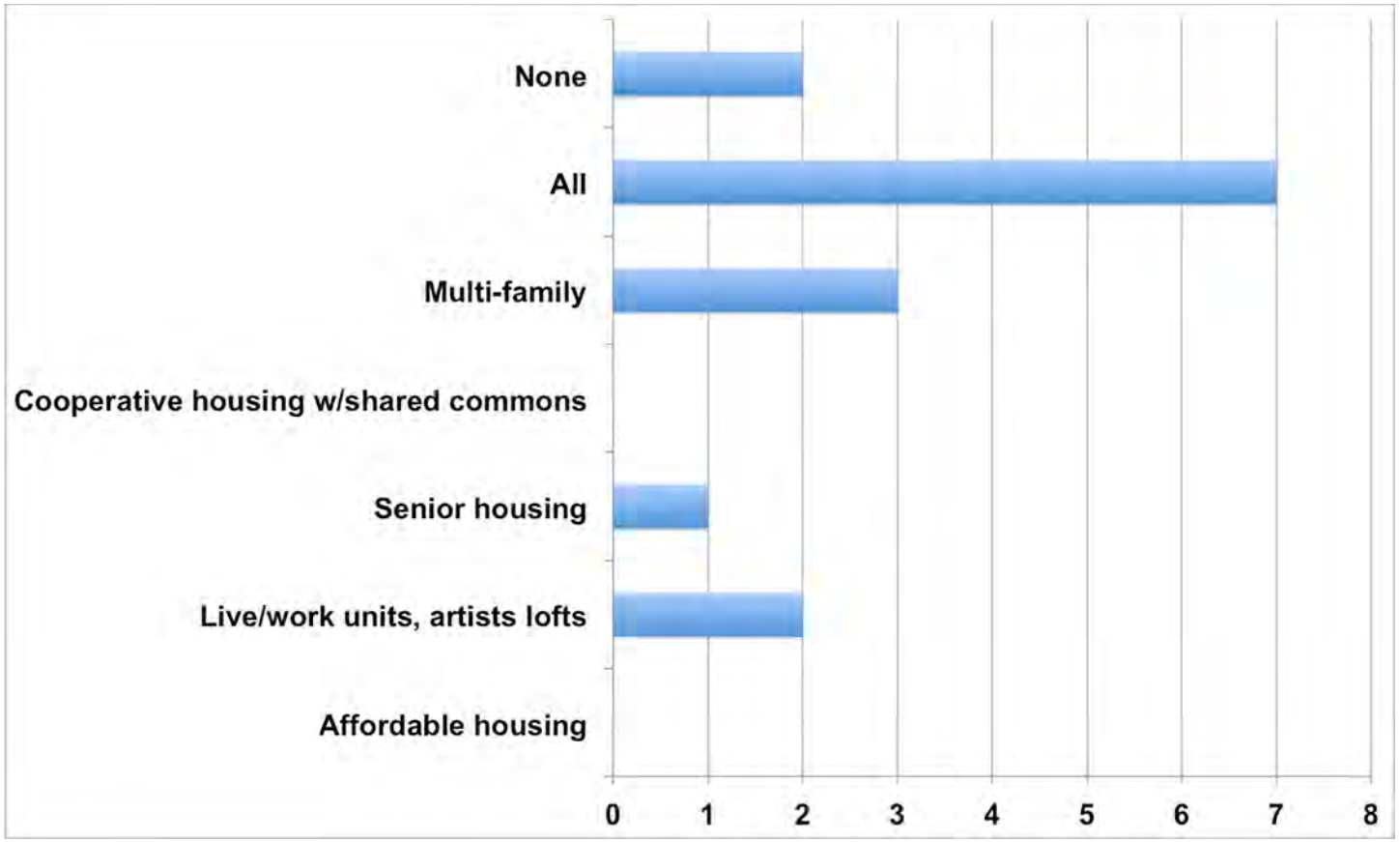


Figure 49: Transit Oriented Senior Housing

Figure 50: Live/Work Lofts

Figure 51: Multi-Family

2.1 Instant Polling

Housing Mix

What mix of housing and retail would be most appropriate?

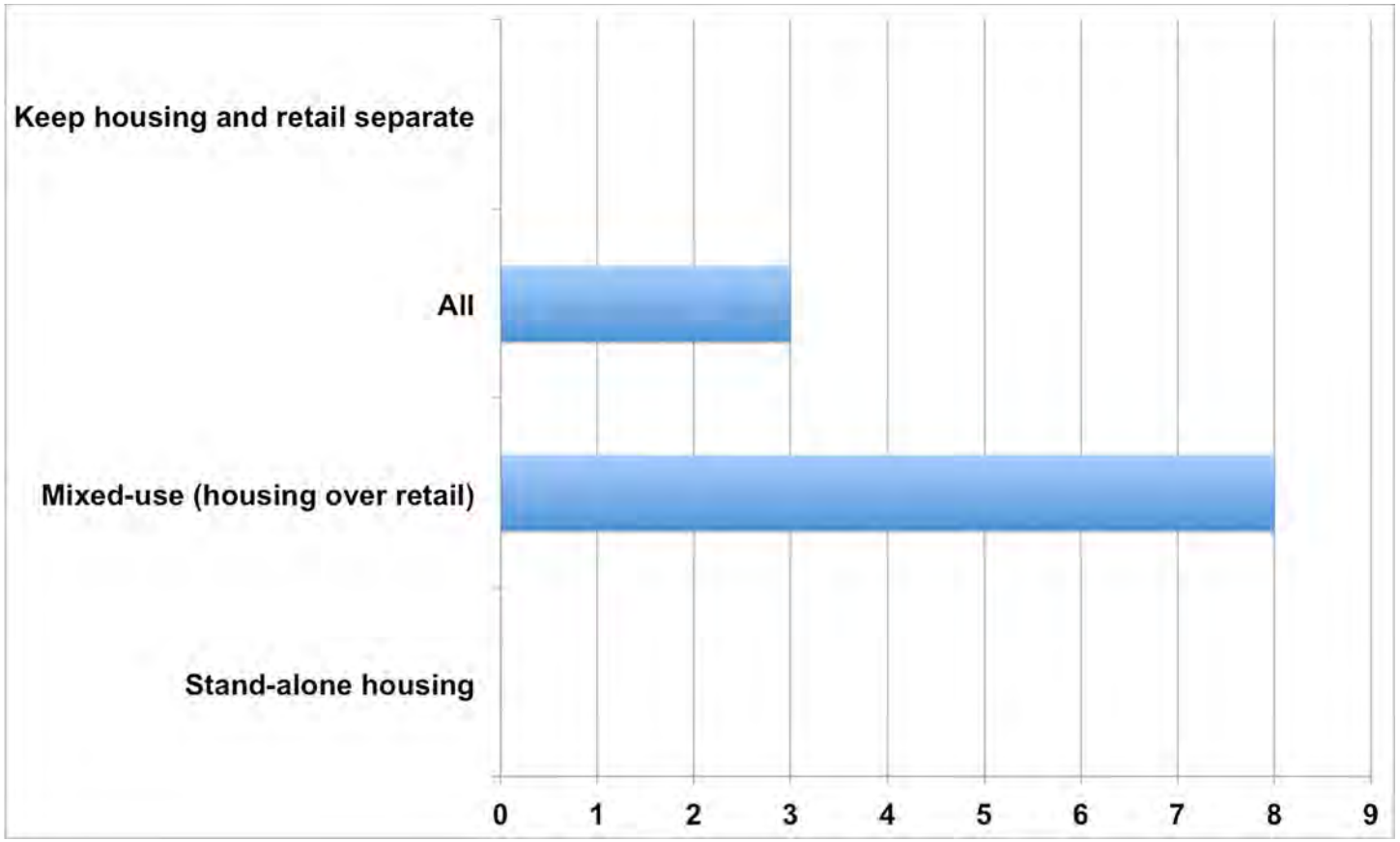


Figure 52: Mixed-Use Residential/Retail

Figure 53: Retail

Figure 54: Multi-Family

2.2 Transportation & Context

2.2 Transportation & Context

Transportation

The advisory group participants were asked to draw lines and write comments illustrating the routes they use to get in and out of downtown Woodinville. This activity revealed participants primarily drive SR 522 and I-405 or take a bus to access the downtown area demonstrating that the current transportation infrastructure favors motorized vehicles.

Destinations

The participants listed several shopping destinations that help fulfill their day to day needs; these are:

- Target
- Haggen Food & Pharmacy
- Wineries on 142nd Ave

The participants also listed destinations frequented by out of town visitors; these include:

- Wilmot Gateway Park
- Willows Lodge
- Hollywood Winery District
- Wineries on 142nd Ave
- Totem Lake (in Kirkland)

The participants selected landmark destinations in the area; these include:

- Molbak's Garden + Home
- Chateau Ste. Michelle Winery
- Hollywood Schoolhouse event facility

Things to Consider

The results of these mapping activities show that people rely heavily on motorized transportation to get into and out of the area. The wineries are a big draw for both residents and out of town visitors and could be a defining characteristic of the area. Also, Molbak's Garden + Home brings in many people from the surrounding region. Wilmot Gateway Park is an important asset for drawing in people using alternative modes of transportation (cycling, hiking, and walking).

Increased biking and pedestrian connections should be planned in WV 2035. The participants suggested several ways to encourage more walking and biking such as:

- Adding more east /west connections to the Burke Gilman with better lighting
- E-bike network
- Bike supporting amenities, facilities, and destinations
- Benches, bike stands, and tree lanes
- Protected bike lanes
- Landscaped sidewalks
- Bike lane on Winery Hill

Woodinville Vision 2035 should consider providing safe infrastructure for multiple modes of transportation such as cycling lanes and trails or walking sidewalks and paths.

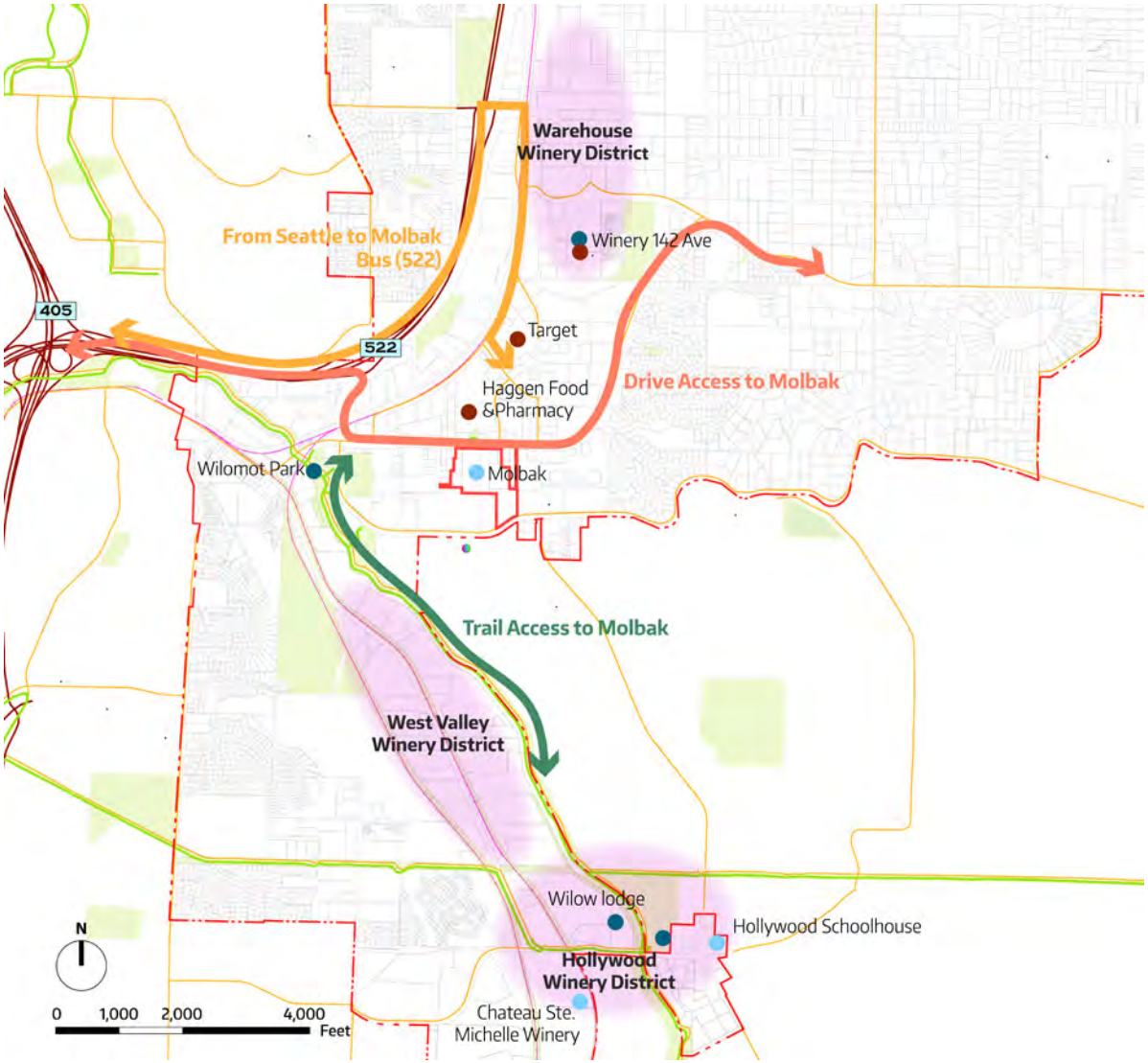


Figure 55: Transportation and Context Results

2.3 Amenities

2.3 Amenities

Introduction

The focus group was given a handout with a list of various amenities as inspiration to help generate ideas for the types of activities they would like to see for the Woodinville Town Center area. These amenities included categories of Services & Shopping, Socializing, and Housing. About half the listening session group provided written feedback. For the purposes of this report the amenities that received 3-5 votes have been included here.

Services & Shopping

The preferred amenities selected by the group leaned more towards retail (bookstore, more coffee shops, gift shops and restaurants), but suggestions for services like office space, hotel, and wineries were also listed.

There was a focus on small artisan "Maker" shops and incubator businesses. This category received the most responses compared to the other categories, which might be due to the interest of the focus group as most of them are associated with retail and businesses around the Central Business District.

Socializing

The major consensus among the participants was the need or interest in an indoor and outdoor meeting or gathering space in the town center. More outdoor seating, plazas and playgrounds in general were cited as desirable amenities.

Housing

This category received fewer responses than the rest of the amenities categories, with only 2 participants selecting preferences for housing types. A variety of housing types were identified including: semi-detached garden apartments (2 stories) and multi-unit housing in the form of condominiums/apartments (2-3 stories), live/work, rental apartments, row houses, efficiency apartments/studios, and 5-6 story multi-unit housing to be preferred.

Services & Shopping Preferences

Services & Shopping	Total Responses (out of 5)
Bookstore	5
Coffee	5
Gift Shop	5
Restaurants	5
Clothing	4
Coffee	4
Fitness/Yoga	4
Florist	4
Gallery	4
Community Center	3
Grocery Store	3
Real Estate	3

Tables 1 & 2: Amenities Ideas

Socializing Preferences

Socializing	Total Responses (out of 5)
Indoor Meeting Space	4
Outdoor Seating	3
Playground	3
Plaza	3
Public Bike Facility	3

Figure 56: Sidewalk Cafe

2.4 Life, Space and Buildings

2.4 Life, Space and Buildings

Life. Space. Buildings.

Life. Space. Buildings. is a method of designing new urban areas developed by Gehl Architects in Copenhagen, Denmark and adapted by the Green Futures Lab.

Life. Space. Buildings. accounts for human scale and mobility and prioritizes the street level experience for pedestrians in the city.

Life

The first step in using this method is to determine what the character of life will be in a new development. This can begin by looking at what kinds of activities already exist in an area and those that would enhance the area with future development.

- Which life activities should be celebrated and enhanced?
- What types of activities are missing?
- What should be happening in an area?

This could also be determined by demographics and understanding what types of people, groups, and species habitats are well represented as well as understanding who is under-represented in an area.

Space

The next step is to find out what sorts of public space and connections will support the desired life and activities. Gehl Architects recommends that the supporting life space be determined by desired walking and biking connections. The connections between spaces should be a comfortable distance that promotes walking and biking.

Buildings

Finally, buildings and program/uses can be arranged to support the desired life activities and desired spaces. Buildings that are well placed and scaled to human street level activity create a welcoming sense of enclosure to the street environment and a sense of place in the town center for gathering.

Figure 57: Life. Space. Buildings.

2.4 Life, Space and Buildings

Focus Group Results: Life

This activity asked the participants where they take visitors. The advisory group identified Molbak's Garden + Home and the wineries/breweries such as Redhook and Chateau Ste. Michelle, as places they take visitors. Wilmot Gateway Park, which is located to the west of the site off the Sammamish River Trail is another destination.

The participants were also queried as to where they would like to locate amenities. Regarding amenities, most of the comments indicated types of amenities but not necessarily a location for them. These comments matched the amenities checked off on the idea list provided in the focus group packet. (Table 1 & 2)

Group members identified a central plaza as an important feature and then surrounding this central plaza with activities like wine tasting, artisan and specialty retail, boutiques, restaurants, pubs, coffee shops, and a theater or symphony hall.

Focus Group Results: Space

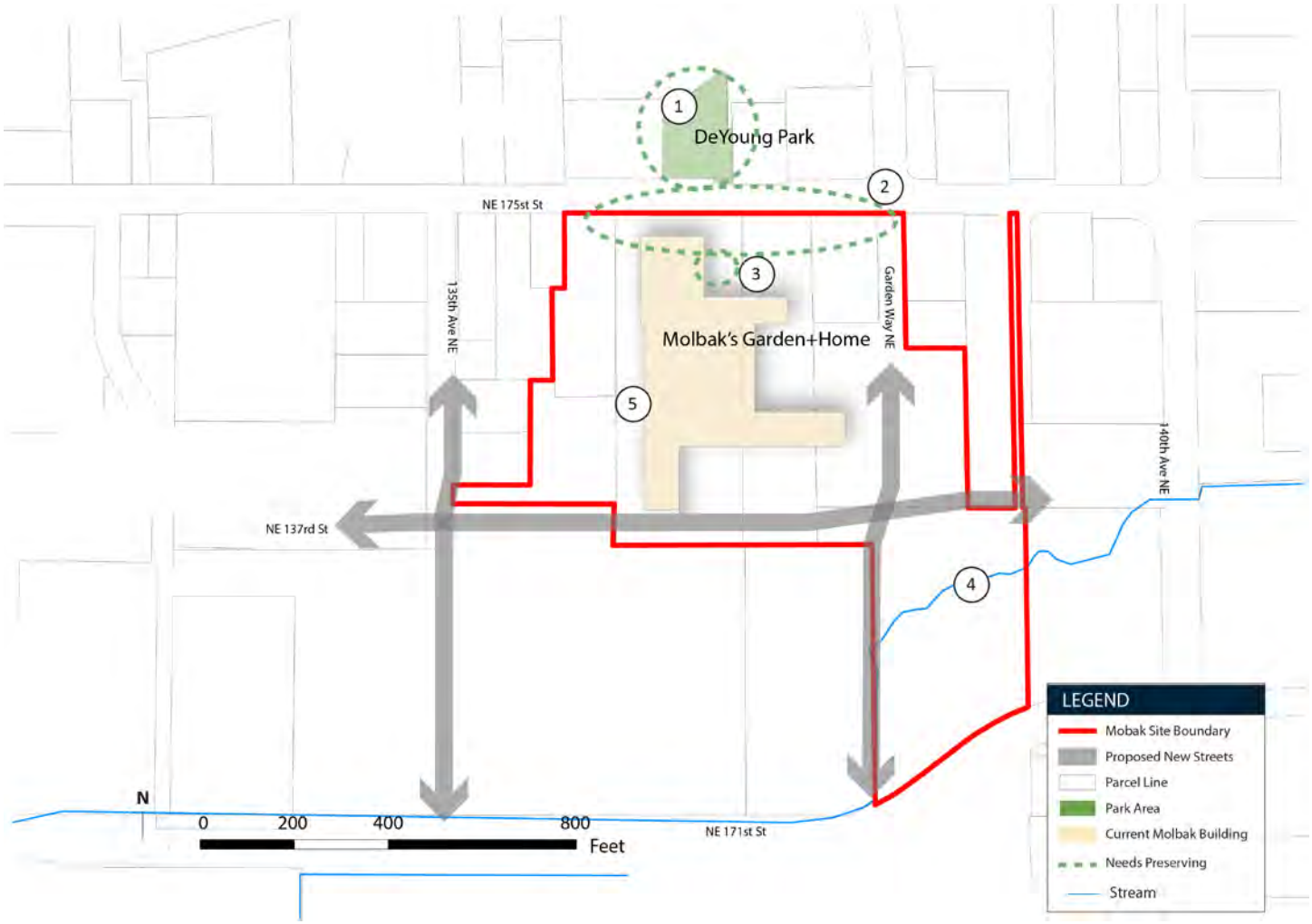
This activity asked participants to highlight areas on and around the site that should be preserved. These areas included Woodin Creek, the landscaping and streetscape off 175th and the Molbak's property, DeYoung Park, the significant trees in the north end of the Molbak's property, and the school to the northwest of the central business district.

Many of the comments included a need for outdoor meeting and gathering spaces and covered spaces that allow people to be outside but sheltered from the rain. Tying this desire with the desired retail amenities illustrates an interest in street cafes and walk up shops where these gathering spaces could be located.

Things to Consider

The amenities and activities highlighted in this mapping exercise indicate a large desire for more social and community interaction that also stimulates the Woodinville downtown economy.

While there does not seem to be consensus among the group about preserving the mature and significant trees in the Town Center, finding a way to keep as many of these as possible provides one major way in which to add a sense of character to any new development that occurs here. These trees can contribute to the addition of more landscaped gathering spaces and protection from the elements for the social activities they desire.



Map Key: Assets to Preserve

1. DeYoung Park
2. Streetscaping along north end of Molbak Garden + Home parking lot on 175th.
3. Significant tree
4. Woodin Creek
5. Historic Schoolhouse

Figure 58: Life. Space. Mapping Results: Assets to preserve.

2.4 Life, Space and Buildings

Focus Group Results: Building

This exercise asked the participants what activities in buildings were missing and where residential, office, commercial/retail, and mixed-use buildings should be located.

Potential retail locations were identified along the proposed streets of 135th, Garden Way, 173rd, and 175th. Inside this group of streets, members marked a “town center” or plaza that could support various amenities and social activities. These activities are indicated in the previous sections and include wine tasting, cooking classes, and artisan businesses.

Residential buildings were identified on the southern half of the map off 173rd and 171st. This is where residential is already planned due to the Woodin Creek Village development.

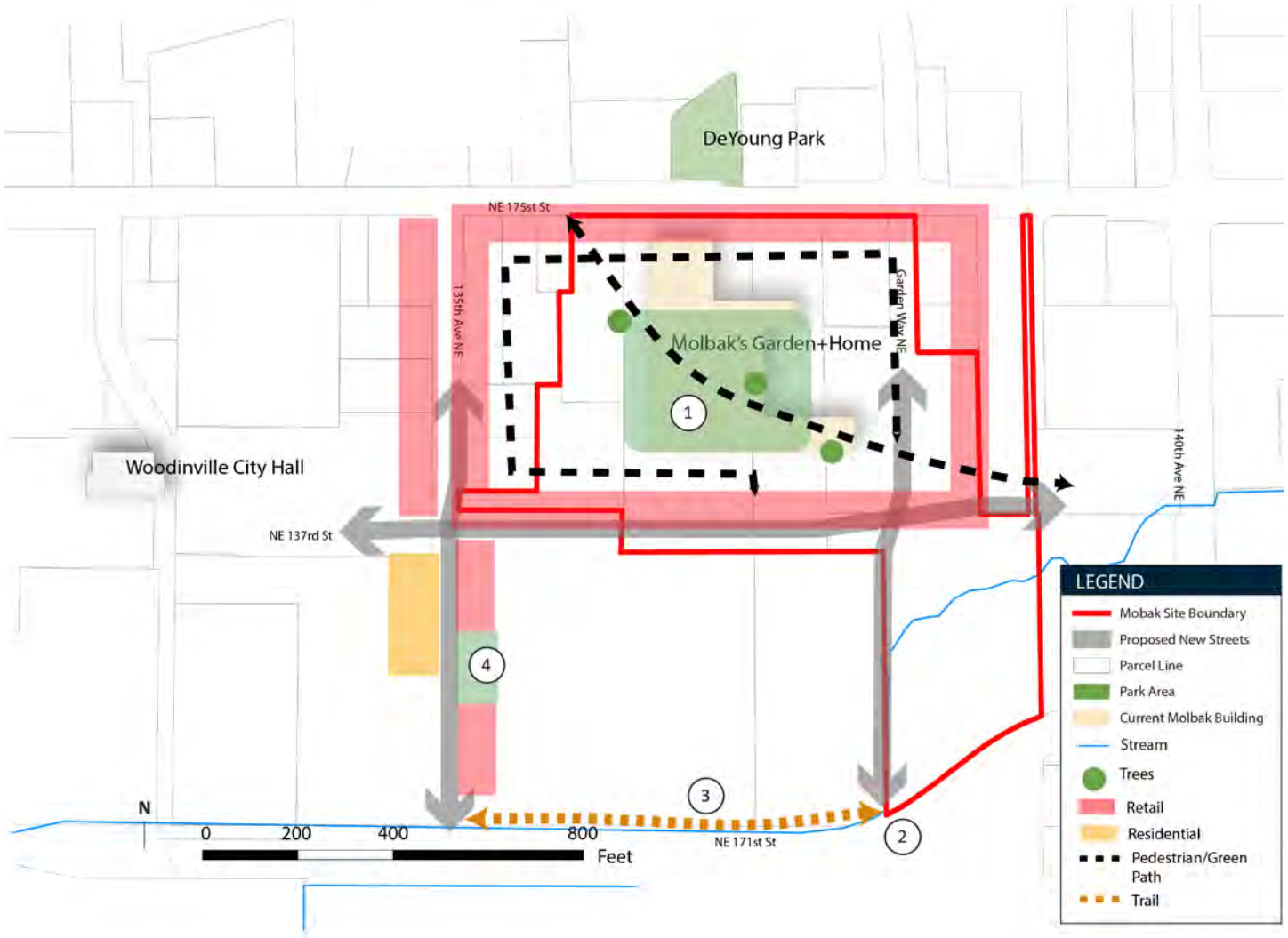
Participants indicated a trail running along 171st, a roundabout at the intersection of 171st, and the proposed Garden Way extension.

Comments also suggested specific things they would like to see such as innovation/tech startups, landscaped social spaces, and thoughtful design that cater to shopping experiences like Healdsburg, CA, Bryant Park in NY, University Village in Seattle, or Madison Park in Seattle.

Things to Consider

This activity asked participants to write down statements or words that represent the Central Business District or Woodinville identity in general. Pacific Northwest character building design and layout characteristics were noted:

- Green and sustainable
- Unique and different than other communities
- Integrated living opportunities
- Destination experiences
- Local and authentic



Map Key

1. Plaza
2. Roundabout
3. New trail
4. Plaza

Figure 59: Building Mapping Results

2.5 Conclusions

2.5 Conclusions

Summary

The instant polling revealed an overall desire to develop an intense and lively mixed-use town center.

- Pedestrian oriented public space was shown to be a priority with public gathering and play areas in high favor
- A top priority was integrating sustainable infrastructure with the public spaces and the buildings
- To support the intensity and liveliness of the new development, the idea of mixed-use residential and retail buildings was seen as a desirable opportunity by the participants
- To bring people into and out of the area, multi-modal transportation infrastructure was thought to be a viable strategy

Targeted strategies proposed by the Advisory Group at the listening session include:

- More social gathering spaces for all people
- Greater local and regional based retail
- Economic focus
- More opportunities for destination tourism and entertainment
- Increased residential opportunities
- Greater connectivity for recreational activities from surrounding parks like Wilmot Park and the Sammamish River Trail to the Central Business District
- Enhanced mixed-modal transportation infrastructure
- Promote authentic identity and a sense of place

2.6 Figures & Sources

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Figures & Sources

1. Integrated Landscape & Public Park
2. Marking identity
3. Symbolic buildings
4. Sustainable Buildings: Sustainable Buildings http://www.greenfirecampus.com/images/story/aerial-rendering-crop.jpg
5. Outdoor Market, credit: Jason Gover
6. Gathering Space, credit: Jason Gover
7. Nightlife-Restaurants/Cafes, credit:Jason Gover
8. Play, credit:Jason Gover
9. Entertainment, credit:Jason Gover
10. Public Art
11. Water Feature
12. Artistic Seating
13. Plaza
14. Water Activities
15. Benches
16. Architectural
17. Community Engagement
18. Interactive Art
19. Temporary Installations
20. Integrated Environmental Art, Beckoning Cistern, Buster Simpson, 2003
21. Sculptural
22. Permeable Pavement
23. Tree Canopy
24. Stormwater Cells
25. Native Plant Palette
26. Green Roof
27. Green Walls
28. Pedestrian
29. Wind
30. Solar Over Parking
31. Rooftop Solar
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37. Play Spaces
38. Solar Parking
39. Outdoor Fitness
40. Interactive Fountain
41. Town Plaza
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44. 5-6 Stories
45. 7-8 Stories
46. Sidewalk Activities
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