

### **III. Existing Development**

#### *Neighborhood Centers*

Traditionally a neighborhood center is a park or green or distinctive intersection in the middle of the neighborhood. For purposes of this project and to recognize their role as providers of daily needs destinations, the Rural Neighborhood Commercial Centers are included in this category.

In the Bear Creek demonstration area the Cottage Lake Rural Neighborhood at the intersection of NE Woodinville-Duvall Road and Avondale Road NE is the only identified neighborhood center and the closest provider of multiple daily needs destinations (see Appendix A) for the area. Within the center is a mix of commercial and civic uses, the later including a fire station, county service center, and an elementary school. Near the neighborhood center within a quarter-mile walking distance are additional destinations, including a library, churches and Cottage Lake Park.

Walkability to the center and nearby properties is impacted predominately by the rural street standards and heavy traffic along both NE Woodinville-Duvall Road and Avondale Road NE. Residents on properties south of the Zip Market on 191<sup>st</sup> Avenue SE are not able to directly walk to the center due to a P-suffix condition that disallows this access. Steep slopes and lack of public access further limits walkability from the north.

#### *Residential*

All residential property within the demonstration area has been built as single-family housing. There are no multi-family developments in the demonstration area or the immediate surrounding area. In total there are 1,584 single-family homes on 1,551 properties. These figures include one property with three residences, fifteen properties with two residences, and sixteen mobile homes.

Of the 1,550 non-mobile, primary residences, over 84% were built between 1960 and 1990. Forty-one percent were built during the 1970s alone. Less than seven percent of the homes were built before 1960, which is less than the number built in the last two decades. The average area of these properties is less than one acre, with many of the developments on properties as small as one-quarter acre in size. In these neighborhoods development is closer to that seen in suburban areas within the Urban Growth Area than other parts of the Rural Area. Very few residential properties have been developed at a size consistent with their RA-5 or RA-2.5 zoning.

Development is a combination of suburban residential neighborhoods and rural street standards. Although housing sizes can vary dramatically throughout the demonstration area, most are set away from the road with front yards and garages flush or set before the house. Housing styles and colors vary both within neighborhoods and from neighborhood to neighborhood. The most noticeable contrast tends to be transitions from smaller, one story houses to larger, multi-floor houses. Few properties have been or are still currently developed as traditional rural with barns or other accessory buildings and grazing or cropland instead of lawns.

Consistent with rural development standards, there are no sidewalks, curbs or gutters. Non-motorized travel is along the shoulder or on the road surface.

Vacant and properties large enough for subdivision are limited within the demonstration area. Any new development will be predominately dependent upon

redevelopment of existing housing, potentially through demolition and reconstruction. The level of this type of redevelopment will depend upon the life of existing housing stock or pressures to replace current homes with larger ones.

Table 3: Year Primary Residence Was Built

<b>Year Primary Residence Was Built in Bear Creek FBC Demonstration Area</b>			
Year	Number of Properties	Percent of Total Properties	Total Area in Acres
Before 1930	5	<1%	9.6
1930-1939	21	1%	26.2
1940-1949	38	2%	47.5
1950-1959	40	3%	54.6
1960-1969	381	25%	142.7
1970-1979	641	41%	439.7
1980-1989	286	18%	255.6
1990-1999	111	7%	139.7
after 1999	27	2%	37.3
Total	1,550	100%	1,152.9

*Mixed-use*

No mixed-use centers are located within or near the demonstration area.

*Commercial*<sup>1</sup>

The majority of commercial uses within the demonstration area are located within the Cottage Lake Rural Neighborhood Commercial Center. Located at the intersection of SE Woodinville-Duvall Road and Avondale Road NE, this center provides a range of services on all four corners of this intersection. The largest is located on the northwest corner. Anchored by a Safeway grocery store, this property contains multiple services including a bank, restaurants, veterinary clinic, dentist, video rental and a dry cleaner. On the southwest corner is the Zip Market. This property also has a hair and nail salon and a dry cleaner. A realty company and a music studio are located on the southeast corner.

To the west of the Cottage Lake shopping center on a Rural Neighborhood Commercial Center designated property is an automobile repair facility. Directly west of this is the Evergreen Montessori and Cottage Lake Motors. South of Cottage Lake, along NE 165<sup>th</sup> Street is a nursery.

Additionally within the demonstration area are multiple home businesses and offices. For purposes of this analysis, these home businesses and offices were not mapped due to the difficulty in accurately verifying all locations. Commercial

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<sup>1</sup> Online mapping sites, field surveys, and residential input were used to determine location and number of commercial destinations. Dependent upon accuracy and changes since information was collected; the actual number of commercial destinations may vary.

destinations as mapped are those that require higher levels of customer traffic or have no assessed residential buildings.

Outside of the demonstration area the closest location for commercial services is within the City of Woodinville.

*Civic*<sup>2</sup>

Within the demonstration area are Bear Creek and Cottage Lake elementary schools, both of which are part of the Northshore School District. The Woodinville Branch of the King County Library System is located along Avondale Road NE. The Montessori Evergreen Academy offers preschool education at a private school operated by a for-profit organization. On the Zip Market property is a King County service center, which is open three days per week and provides various records and licensing services.

Eight religious organizations are located within the demonstration area along NE Woodinville-Duvall Road or Avondale Road NE. Four of them are within a quarter-mile walking distance of the Cottage Lake Rural Neighborhood.

Table 4: Existing Development

<b>Existing Development for Bear Creek FBC Demonstration Area</b>			
Category	Sites	Acres	Percent
Civic	Cottage Lake Elementary, Bear Creek Elementary, King County Service Center, Woodinville Library, Wooden Cross Lutheran Church, Seventh Day Adventist Church Bible Baptist Church of Cottage Lake, Bear Creek United Methodist Church, Cottage Brook Assembly of God Church, Unitarian Universalist Church, LDS Church, Cottage Lake Presbyterian Church	58.7	4%
Commercial	Cascade County Realty, Alpine Music Studio, Zip Market, Cottage Lake Hair and Nails, Family Dry Cleaners, Dominos, Safeway, Starbucks, Bank of America, Simon and Son Dry Cleaners, Subway, Cottage Lake Family Dentistry, Cottage Lake Veterinary Hospital, DVD Now, Cottage Lake Motors, Numark Automotive Repair, Bassett's Crooked Arbor Gardens	13	<1%
Mixed-Use		0	0%
Park/open space	Cottage Lake, Cold Creek Natural Area, Bassett Pond Natural Area	178.6	11%
Single family		1,177.6	71%
Vacant/Other		236.6	14%
Total		1664	100%

<sup>2</sup> For purposes of this analysis, civic uses are those which generally service the community without a commercial interest. These uses can be government, religious or community operated.

*Vacant or Undeveloped Properties*

Using the Assessor’s data report and GIS, it was determined that approximately 236 acres in the demonstration area are either vacant or have not been developed for residential, commercial or civic use. This is approximately 14% of the total demonstration area.

Over 1/3 of the vacant area is comprised of three parcels, one of which is a tract adjacent to the Basset Pond and Cold Creek Natural Areas and another owned by the Northshore School District. Of the remaining vacant parcels, only 6 are larger than five acres. Included in these figures are publicly owned properties and tracts that may not be available for development. The minimal number of large or adjacent vacant properties means any new development in the demonstration area will be limited in size and scope.

Table 5: Number of Parcels by Size and Use

Number of Parcels by Size and Use for the Bear Creek FBC Demonstration Area						
Area in Acres	Civic	Commercial	Park/Open Space	Single-family	Vacant	Demonstration Area
0 - 1		2	3	1,289	100	1,394
1 - 2	4	2	3	206	22	237
2 - 3	2		1	35	5	43
3 - 4	2	1	1	15	5	24
4 - 5	1		1	3	3	8
5 - 6	3	1	3	8	1	16
6 - 7			2	3	1	6
7 - 8			2	3		5
8 - 9				1		1
9 - 10			2		1	3
10 - 20			3	2	1	6
20 and above	1		2	1	3	7
Total	13	6	23	1,566	142	1,750

*Lot Coverage*

Consistent with the rural standards of development and larger lot size, all of the developments within the demonstration area have building-to-lot coverage of less than 40%.