



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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KING COUNTY FORM BASED

COMMUNITY MEETING

Tuesday, Feb 11, 2009

6:00 – 7:30 PM

Woodinville Water District Offices

17238 NE Woodinville-Duvall Road, Woodinville

Agenda

- 6:00 Welcome and Opening Remarks
Jason Lindahl, King County
- 6:05 Meeting Orientation
- 6:10 Community Exercise
- 6:30 Introduction to the Smart Code
- 6:50 Advantages of the Smart Code
- 7:00 Other Issues
- 7:05 Recap Community Exercise
- 7:10 Questions and Answers
- 7:25 Wrap-up and next steps
- 7:30 Adjourn

Community Meeting Results

Results of Community Exercise: Values, Challenges, and Visions

- Identify **THREE VALUES**, things you value most about your neighborhood
 - What are the most important attributes you value about being a part of your neighborhood?
 - What (tangible or intangible) do you value most?
 - Community: strong sense of community with convenient services
 - Rural Character: low density feel and rural character
 - Nature: open space, natural areas and preserves, trees and forested areas,
 - Water: Cottage lake, protected watershed
- Identify **THREE CHALLENGES** in your neighborhood
 - What are the biggest challenges in your neighborhood today?
 - What obstacles are currently facing your neighborhood?
 - Enforcement: lack of DDES code enforcement
 - Environment: water quality and drainage, illegal tree clearing, deforestation, disconnected riparian corridors, development of riparian areas
 - Density of Development: Potential for increased density and over-development
 - Business uses: increased allowance of business uses
 - Traffic: congestion, lack of pedestrian connections
- Identify **THREE VISIONS** for the future of your neighborhood
 - What does your ideal or dream neighborhood look and feel like?
 - Who lives, works, and plays there in the future? What is going on in the neighborhood?
 - What do you hope stays the same?
 - Rural businesses and farming: small farms, fishing or hunting, horses, increased productivity of farm lands
 - Rural Character: small retail only, low density maintenance, continued rural sense of community
 - Traffic/transit: better mass transit options, decreased single occupancy vehicle trips
 - Bike travel: improved bike access and bike lanes
 - Environment: Low Impact Development, Green Design such as green roofs, rain gardens, native plantings. Protection of water and environmental quality, wildlife corridors and habitat protection, restoration of fresh water mussels and salmon spawning habitat.

Other issues/community input/questions:

- Strip businesses along roads such as auto repair shops may negatively impact water quality.
- Need to connect and protect riparian areas.
- How would code enforcement with Form Based Code be any better than what is happening now? Currently the community feels that enforcement is poor.
- What is the benefit of Form Based Code to Bear Creek Neighborhood, a rural area?
- What is the benefit for nonresidential uses?
- Possible development may occur at:
 - Property near the Safeway and Zip's market
 - Property across the Street from the Church
- Can businesses be clustered?
- Can this project help the neighborhood to engage in an effective dialogue with developers?
- Things the community loves:
 - Family concerts in the Park, that uses shared parking with the Church
- If there are to be public Right of Way improvements, who will pay for it? Costs to build and maintain are of concern.
- How should the project and next meeting be publicized? Woodinville Weekly was suggested.



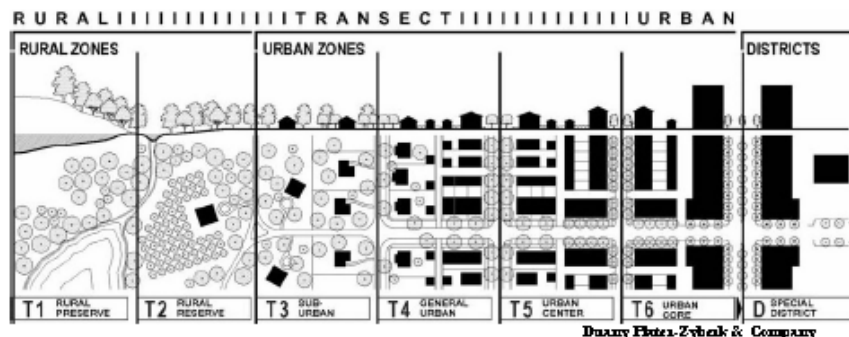
King County

Department of Development
and Environmental Services

Form-Based Code Project

King County's Department of Development and Environmental Services is conducting a project to examine the feasibility of replacing the current conventional land use code with a **Form-Based Code**. Some potential benefits of the new code include:

- A prescriptive ("*what is wanted*") approach to regulating development
- A focus on the public space (sidewalks, streets) to create vibrant, mixed-use neighborhoods
- Greater flexibility to developers in exchange for public benefits, such as walkability and affordable housing
- Simplified and flexible land use regulations that will provide increased predictability in the development process and create more opportunities for businesses



PROVIDE INPUT IN THE DEVELOPMENT OF THE NEW ZONING CODE

A portion of the Bear Creek community planning area is one of two demonstration projects that will assist in the creation and drafting of the new code. Demonstration area residents will have the opportunity to provide input throughout the project, beginning with an initial workshop that will provide information on the Form-Based Code and highlight its potential benefits for the area. At the workshop residents will be able to learn about the King County Form-Based Code Project and suggest priorities and objectives for the new code.

Bear Creek Form-Based Code Workshop

Feb 11, 2009 at 6:00 pm

Woodinville Water District Offices

17238 N. E. Woodinville-Duvall Rd.

Woodinville 98072

For more information about King County's Form-Based Code project:

<http://www.kingcounty.gov/property/permits/codes/legislation/legnews.aspx>

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