

For release: Feb. 2, 1999

Woodinville property becomes unique neighborhood

An agreement signed today by King County Executive Ron Sims and several developers will result in creation of a vibrant and affordable neighborhood on a parcel of the county's surplus land in Woodinville. When complete, more than 150 various housing units, amenities and parks will be available for rental and ownership by families and seniors in a new, mixed income, well-designed neighborhood called Woodinview.

"Under agreements signed today," Sims said, "design guidelines, affordability levels and neighborhood amenities will be guaranteed by the solid partnership of developers, King County and the City of Woodinville to ensure a community is created, not simply the building of houses."

The property is a 22-acre county-owned surplus property located in the northeastern portion of Woodinville, at the 14300 block of NE 190th Street. Only eleven of the 22 acres are developable, due to wetlands and steep slopes.

To ensure the agreement satisfies the housing needs of the City of Woodinville and county residents, King County formed a partnership with the city, A Regional Housing Coalition (ARCH), and the National Development Council. King County earmarked almost \$750,000 for



Executive Sims signs agreement to put housing on surplus property. Behind him are (left to right) Todd Bennett of DASH, Woodinville Mayor Don Brocha, and Jean Carpenter, the Executive's affordable housing liaison.

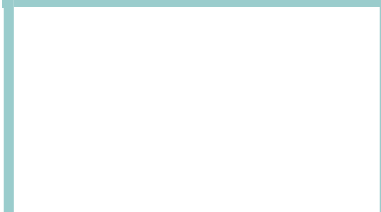


Transfer documents are signed by (foreground left to right) Mark Thometz of DASH, Len Brannen of Shelter Resources, and Eric Campbell of Cam West Development.

"This agreement ensures we are creating a community, not just a collection of houses."
King County Executive Ron Sims

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the project, and the City of Woodinville will waive permit fees for all housing units affordable to households at or below 80 percent of median income.

Four development teams submitted proposals for the property's development. The end result of the process, Sims said, is that a team of developers was selected that understands the vision for this property will create a vital and cohesive neighborhood for future Woodinview residents.

The agreement is being signed today by that team, including: Downtown Action to Save Housing (DASH), Cam West Development and Shelter Resources Inc., King County and the City of Woodinville to create a mixed income neighborhood with rentals for senior citizens and families, and ownership opportunities for a range of incomes. The property will become a neighborhood that was developed over time, Sims said, not just another subdivision.

Woodinview will feature:

- Seventy detached ownership units with three distinct configurations:
 - Small cottages priced from \$96,000 to \$110,000.
 - Houses clustered around "automews" priced at \$140,000, \$150,000 and \$200,000.
 - A row of detached townhouses priced at \$200,000.
- Fifty family rentals with two different configurations affordable to households with 30 to 50

renderings:

Overhead site view

[\(216 KB .pdf\)](#)

Architect: Bumgardner

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View from proposed Central Park

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Architects: Bumgardner and Dahlin Group

Illustration: Lynn Shimamoto

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View of typical street

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Architects: Bumgardner and Dahlin Group

Illustration: Lynn Shimamoto

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percent of median income:

- Two, three-story walkups adjacent to the wetlands and across the street from a central park.
- Sixteen, two-story townhouses over flats. Because of the slope, both flats and townhomes will have their own groundfloor entrance.
- Senior housing will be in one building with a wheel-chair accessible garden and greenhouse, available for seniors with 40 percent of median income.
- Community amenities for all residents, such as:
 - Central park with gazebo.
 - Community center with a computer lab across the street from the park.
 - Walking rail with benches linking all residential areas.
 - Views of the wetlands and a path along the boarder of the wetland.
 - Main road lined with trees.

Construction is set to begin in the fall of 1999, with completion by 2001.

Updated: Feb. 5, 1999