



NEWS

Vol. 33, No. 1 Fall 2009

Visit our website at:

www.hollywoodhillassoc.org

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No Fruit in MJR's new "Woodinville Village" proposal

*Requested zoning changes signal significant shift
away from "Wine Village" concept*

MJR's request for sweeping changes in the zoning codes for Woodinville's Tourist District would, if granted, fundamentally change the character of development at the foot of our neighborhood.

Originally named "Woodinville Wine Village", MJR has dropped "Wine" from the name and now call it "Woodinville Village". This small name change is symptomatic of the general effect the proposed changes would have, if adopted by the City of Woodinville (the City), on the "Tourist Business District".

MJR and Associates, who own the property that has been cleared and graded behind Vineyards Shopping Arcade (Tully's, etc.), have formally asked the City to make the changes. The City is going through the process of considering the request. The City Planning Commission will consider technical issues and public inputs before forwarding a recommendation to the City Council. The City Council will then vote to accept all, part or none of the request.

The Planning Commission originally scheduled formal public comment for this to take place in August. It has been repeatedly postponed as the City awaits MJR's submission of required documents such as traffic studies. At press time, MJR's request has been tabled and a public hearing date has not been set.

In spite of the lack of a formal public hearing to date, MJR and the City have been getting an earful from the community. The HHA has been working with other citizen groups, businesses and property owners to communicate our concerns to policymakers. A copy of a letter to MJR and the City, of which the HHA is a signatory, can be viewed on our website.

The requested changes cover a wide range of uses and development code amendments. They would expand the types of businesses that could be located on the MJR site and elsewhere in the Tourist Business Zone, including the following:

- bulk retail stores
- department stores
- furniture and home furnishing stores
- motor vehicle sales
- expanded medical office and business office uses

The proposal would increase the allowed height, size and density of development, including:

- increased building heights (current limit of 39 feet; proposal would increase limit to 60 feet and higher to match future height increases allowed in downtown Woodinville)
- large retail stores (e.g., current limit on variety stores is 2,000 s.f.; proposal allows department stores and bulk retail stores up to 20,000 s.f. per store.)
- large furniture/home furnishing stores (e.g. Pottery Barn and Thomasville—up to 10,000 s.f. per store)
- increased residential/apartment densities
- various provisions for 10-year extensions of any development agreement, which could mean indefinite grandfathering.

President's letter: Cookies and Milk

There is a book that we read to our children named: "If you give a mouse a cookie". That was also the text that went along with the illustrated first page - a seemingly innocent gesture.

On the second page, it went on: "Then the mouse will ask for a glass of milk to wash it down. If you give the mouse the glass of milk..."

Third page? You guessed it: the mouse asked for a napkin to wipe its chin. Fourth page was time for a nap and so forth until the house ended up in an uproar as the owner raced to meet the mouse's ever expanding expectations.

So it goes with the issue of the day: the requested zoning change proposed by MJR & Associates for its Woodinville Village property.

Everyone I have spoken to has been excited to see the Village come to life, including the HHA board. But we want to see something that will be an asset to our unique community, not just one more forgettable business park, apartment complex or bulk retail mall.

How this ultimately plays out will have profound effects on our community for generations to come. In the larger context of history, this will be looked back on as a defining moment of our stewardship of this place.

The durations of moments are relative. This moment started at least five years ago, when MJR came to the larger community and put forth a plan for developing a village that would compliment the emerging tourist district and the urban-rural interface with the farmland. In true collaborative manner, the zoning was changed to allow MJR to move ahead with their plans.

The HHA endorsed that change of zoning.

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YOUR ASSOCIATION

The Hollywood Hill Association is a private, state nonprofit corporation, formally chartered in 1976. We are an all volunteer, community based organization, dedicated to the preservation of our community character.

President	Mike Tanksley: 483-2529
Vice President	
Secretary	Jan Hunt: 806-0118
Treasurer	Mark Castro: 481-4835
Directors	Karen Mackie: 483-0889 Marsha Martin: 883-8561 Lincoln Potter: 481-8382 Ron Baum: 806-8044 Kim Taylor: 806-6991 John Snow: 881-8846
Website	www.hollywoodhillassoc.org

The HHA is managed by a 9-member Board of Directors. Elections are held by mail each autumn at the time of the HHA annual membership meeting. The existing Board selects candidates from those volunteers who have demonstrated a willingness to actively contribute to the HHA and who support its goals. Board meetings are scheduled on an as needed basis at the homes of Board members. The Board welcomes HHA members who wish to attend these meetings as long as prior arrangement has been made. Because these are business meetings, space availability and legal issues may require closed meetings from time to time. Contact any Board member if you are interested in attending.

Dues

Check the top line of your address label to see if your dues are current. If you have not sent in your dues for the current year, an envelope and application form are included in your newsletter. Dues are \$25 per calendar year.

Visit your community web site for more on these and other issues affecting our community.

www.hollywoodhillassoc.org

Muller farm to become Full Circle Farm in October

It has been a long road, but to one of the often bitter battles over balancing protection of our farmland with development of new sports fields has reached an amicable resolution. The Hollywood Hill Association has been a prime player in a series of events spanning over two decades that led to this point.

The purchase of the Muller farm by Full Circle Farms from Lake Washington Youth Soccer Association (LWYSA) is set to close in October, putting the long fallow dairy farm back into productive use as an organic farm.

Across the valley, LWYSA and King County held a ground breaking ceremony on August 31 to acknowledge the new lease agreement that will create 9 new full sized soccer fields on county parkland. A total of 25 fields will make the 60 Acres Park the largest such park complex west of the Mississippi. In addition to soccer, the fields host many other activities such as Ultimate Frisbee tournaments, RC glider flying, model rocket launching as well as various passive uses.

For more information, see our Winter 2008 newsletter archived at: www.hollywoodhillassoc.org

Hummingbird Feeder Management

Many of us enjoy putting out a hummingbird feeder or two, both for the birds' as well as our own enjoyment. However, it is possible for bird enthusiasts to do unintentional harm to some of the birds if the feeders are left out inappropriately. The concern is that leaving feeders up too long may encourage certain birds to stay in this area until it is too late for them to migrate successfully. Avoiding this requires careful observation of which species are still around and using the feeders in October.

To understand the issue, let's start with some background on the species that may be found in this area. The climate in western Washington is moderate enough to allow one species of hummingbird to live here in all seasons. This permanent resident is named Anna's hummingbird. Another species commonly found in our area is the Rufous hummingbird. The Rufous is typically found in this region during its breeding season and then migrates south for the winter. Other hummingbird species occasionally seen here include the Calliope, Ruby-throated, and the Black-chinned hummingbirds. These three species also migrate south for the winter.

All of the hummingbirds that are not permanent residents should naturally migrate south once the native flowers begin to go dormant for the year, which may occur as late as mid-October, depending on the weather that year. Based on the information above, if you are able to closely monitor your feeder and can verify that only Anna's hummingbirds are utilizing it, it should be fine to leave the feeder out because there is no threat of interrupting their migration. However, if other species are still using it into October, it should be taken down for a few weeks to remove the incentive for birds to linger here too long.

Likewise, if you are unable to carefully monitor the feeder or cannot differentiate between the different species, (which is the case for most of us), it is suggested that you take it down for most of October as a precaution.

If you choose to put a feeder out for the winter, put it up again in November or later, then monitor the feeder to ensure that only Anna's hummingbirds are using it. This will help to keep the migrating species on schedule to their natural wintering habitats.

Cookies & Milk - Continued from Page 2

MJR was back within the year and convinced the City to raise the maximum building heights. The HHA did not comment on that seemingly small change.

No doubt emboldened by the City's willingness to concede additional changes, MJR is back, setting their sights on changes that would essentially abandon the principles of the original Village concept. (details can be found elsewhere in this newsletter)

As long as MJR, or any other party, senses they can keep dipping into the cookie jar, whether for major leaps or for

incremental changes in land use policy, we will find that the evolution of our community will be driven more by land speculation schemes than by earnest developers.

If we want to successfully navigate past this "moment" in our community's history, then the Woodinville City Council needs to defend its fine existing plan by comprehensively turning down this request for zoning and code changes for the Tourist Business District.

We have already handed out the cookies and milk to MJR. It is now time for them to wipe their chin and make their own bed.

New Woodinville Village Proposal

Continued from Page 1

There have been indications that MJR may abandon some of the requested changes. For a more complete and up-to-date list of the proposed changes, visit our website: www.hollywoodhillassoc.org.

According to information submitted to the City by MJR, the proposed changes would allow 750,000 square feet of development or more plus associated parking on the MJR site. By way of comparison, the Costco in Woodinville is approximately 140,000 square feet. The new Bravern retail development in Bellevue anchored by Neiman Marcus is 305,000 square feet. The office component of the Bravern development fully leased to Microsoft consists of 2 high rise towers totaling approximately 750,000 square feet. Nordstrom, JC Penney and Macy's at Bellevue Square combined total 650,000 square feet.

The requested changes should be considered in relation to what is currently allowed. Five years ago, MJR received a major upzone of their property based on changes that they requested. The HHA and others met with MJR representatives, who painted a picture of a quaint village with wineries, boutique shops, a small hotel, grocery store, some high quality townhouses, pedestrian friendly passages and open spaces – all quite compatible with Woodinville's Tourist District concept and the type of business developments that were well underway in the zone. It also complimented the ambiance contributed by the farms and forested hillsides of the surrounding Rural King County.

The overarching idea was to encourage development with a "village" feel rather than the typical strip mall or business park patterns that we see in most places.

MJR's stated intent to develop such a compatible project convinced the HHA to conditionally support MJR's original zoning request, which was granted by the City in early 2005. (You can read our public comment letter on our website – click on Issues, then on Tourist District Rezone Proposal (2004)).

MJR's early collaborative approach has been absent since MJR secured the initial zoning changes.



Barbara Kelson and Tim Schriever, owners of Apple Farm Village, on the covered porch of one of the vintage homes they moved to the Tourist District and restored for small businesses, share their concern over proposed zoning changes: "We would like to complete the vision for our property, but the success of unique small family owned businesses depend on City support of existing regulations. The bucolic country and small village ambiance with a wine theme is what will attract distinctive businesses and draw visitors to experience this unique area." - Photo by Lincoln Potter

How you can be involved

The Woodinville Planning Commission will have a public hearing on this and all comments, either written or spoken, must be presented to the city by the end of that meeting in order to go into the record. The date for the public hearing has been postponed several times and has not been set as of press time. We will be sending out an email alert with contact info and post it on our web site when the date becomes known.

The City will give at least two weeks notice of the public hearing. The two week period leading up to the hearing will be when written comments can be submitted and entered into the record.

We urge concerned citizens to wait for the public comment period to open before sending letters. Letters sent to City officials before the two week period will be considered "correspondence" only and will NOT be entered into the record.

This newsletter goes out mostly to households living on Hollywood Hill, which is outside the city limits. We are all part of the same community and ALL of our thoughts matter, but city officials will give our positions more consideration if they are mirrored by similar opinions from residents within the city boundaries.

So, if you have friends who live within the City of Woodinville, you might discuss this with them and urge them to make their feelings known. The effects of what is eventually built at the bottom of our hill will have ramifications, positive or negative, for the entire city.

Knotweed Warning

Asian Knotweed is spreading rapidly around Hollywood Hill. Knotweed is notorious for causing damage to buildings and roads and destroying habitat by driving out native plants and clogging small waterways.

These bamboo-like plants grow into 8-9 feet tall thickets that produce large white plumes in late summer and die back during the winter to brittle, sharp canes. Their stout rhizomes form dense mats in the soil as much as 6 feet deep and up to 20 feet beyond the edge of a thicket, sending up new shoots to quickly widen a thicket. Pieces of root and rhizome, moved by water, machinery or people, are the primary sources of new infestations. Plants can sprout from fragments as small as 1 inch. The species are also spread from seed but not as frequently.

Knotweed is especially prevalent near water and can be found along many creeks and damp spots around our hill.

Knotweed is extremely difficult to remove. Just digging it up does not usually work, even to remove a few plants. The rhizomes break apart and soon you have a larger patch.

Recommended removal methods are:

1. For small patches, cut them down beginning with the first growth in the spring. Cut the canes at the base whenever they reach 6-12 inches tall. **DO NOT** leave cut stems on moist ground or near waterways – stems can grow roots and form new plants. Dry stems out and discard in yard waste bins or take them to the transfer station. This can work without using chemicals but be prepared to repeat every 2-4 weeks throughout the growing season for 5-7 years until the roots have been starved.
2. Shading out with heavy landscape cloth or cardboard can work after cutting back the canes of smaller patches. Weigh down with heavy rocks or blocks and regularly stomp down re-growth and remove sprouts around edges. Expect to keep covered for 3-7 years, depending on the size of the roots.
3. Spray with herbicides during the summer and fall. The spray should thoroughly coat each plant to be effective. This can be difficult in large dense thickets, so spraying is most effective on new growth after the large canes have been removed. Use Aquamaster or Rodeo if plants are near water. These are related to Roundup-type chemicals without the surfactant. Surfactants get in the gills of fish and smother them.
4. Injecting herbicide using specially designed injector guns has become the method of choice for larger thickets or in more difficult terrain. Injecting keeps the chemical in the cane so the liquid is drawn to the roots. Small plants may return for 3-5 years and can be sprayed. Herbicide considerations are the same as for spraying.



The Hollywood Hill Association and the Sammamish Valley Grange are purchasing an injector and the proper herbicides to help property owners. Contact Jan Hunt: janmaxwa@comcast.net or 425-806-0118.

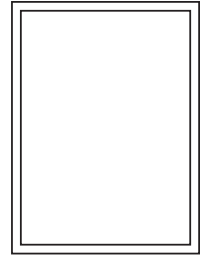
There are also grants for Earth Corps trained staff to do some work. Contact Tor Bell with Mountains to Sound Greenway: tor.bell@mtsgreenway.org

The King County Noxious Weed Program has excellent information and expertise on invasive plants affecting our area. Contact Sasha Shaw: sasha.shaw@kingcounty.gov or Judy Blanco: judy.blanco@kingcounty.gov at (206)296-0290.

Music in our Community

We have a little known musical jewel in our community by the name of the Eastside Symphony Orchestra. Numerous Hill residents play in it and, for a very reasonable price, you can hear beautiful symphonic music, often featuring top quality soloists. The next performance will be a concert version of Verdi's opera Rigoletto on Saturday, November 21, 2009 - Redmond Performing Arts Center at 8:00 p.m. For more information, visit: www.eastidesymphony.org

Hollywood Hill Association
P.O. Box 404
Woodinville, WA 98072



CHECK YOUR LABEL -- ARE YOUR DUES CURRENT?



Meet the Candidates Night

The Sammamish Valley Grange will host a "Candidates Night Public Meeting" 7 pm on October 7 at the Grange Hall at 14654 148th Ave NE. Candidates from both the City of Woodinville as well as King County will be invited to respond to questions from the public. Please come meet them and address the issues. For questions call Ron Baum at 425 806 8044.

Woodville Harvest Festival

Woodinville Harvest Festival started in September and continues through October. The festival features farm tours & family fun, harvest arts & hand crafts, flowers & horticulture, vegetables & foods, drinks & desserts, community culture and agricultural & heritage. For scheduled events and more information, visit: www.cascadeharvest.org or: www.sammamishvalleyalliance.org

Fall Roadside Cleanup

"It is time once again for a Hollywood Hill roadside cleanup. The bad news is that the usual assortment of trash is collecting. The good news is that our more consistent efforts over the last couple of years is producing less trash for King County to pick up. I believe that cleaner roads tend to dissuade littering, and with your help, the general levels of trash seem to be falling.

"Mark your calendars for Saturday, October 3. I will be at the usual place at the Hollywood Hill Elementary parking lot exit with trash bags and safety gear. Please visit the Hollywood Hill Association website (www.hollywoodhillassoc.org) for directions. See you there!"

Get Hollywood Hill E-Mail News and Alerts

The HHA maintains an email list for disseminating news and alerts to the community in a timely and cost efficient manner. The list is used only for this purpose and we do not share lists. If you would like to be on the list, contact our webmaster John Snow at: johnsnow@hollywoodhillassoc.org