



## **Jeff Lyon Urbanist Questionnaire 2025**

### Woodinville City Council Position 1

#### **What are your top three priorities to achieve in your term?**

My top priorities are integrated affordable housing, improving parks and traffic safety within existing neighborhoods, and prioritization of roads and transit ahead of new growth. I will use a pragmatic, data-driven approach to ensure that our residents see the highest return for each dollar spent.

#### **How will you boost housing options, particularly for families of all incomes to live where they work? How will you engage the public for new shelters, transitional housing, emergency housing, permanent supportive housing? How do you weigh community objections with the housing goals for your jurisdiction, while encouraging engagement from neighbors?**

Woodinville has very little developable land, so we must make every decision count. I will hold a high bar for affordability in our Central Business District (CBD), targeting 26% of units affordable at a wide range of income levels. We must stop green lighting projects with minimal affordability and have tough discussions with developers who are accustomed to taking advantage of our community.

#### **Do you support adding progressive revenue sources? Which ones would you support to fund your priorities? Or what cuts would you make to balance budgets facing increasing strain under Trump?**



Woodinville has the highest per capita sales tax in King County. We are in a great position to invest in our neighborhoods, including parks and pedestrian safety initiatives. I will cut wasteful, political pet projects that rely on support from State and Federal grants and would require future tax increases of more than \$1,500 per year, per family, to actually complete.

**What do you think is the most important strategy your jurisdiction can pursue to limit cost increases and make the region affordable to live in? How would you go about implementing that strategy?**

The cost of housing has nearly doubled since I moved to Woodinville in 2018 and the problem is only getting worse. Developers have manipulated cities into requiring no or minimal affordability, making poorly supported claims about the projects "penciling out" while 29% of inclusionary zoning programs in the US require 20% or more affordability. Woodinville will lead with a model zoning ordinance that raises the bar for our region, reduces the cost of CBD land, and creates a virtuous cycle that reduces the cost of living.

**Traffic deaths are rising across Washington state, with pedestrians composing an increasing share statewide. What is your approach to making our streets safer for all users?**

Woodinville is seriously underinvested in traffic safety. There is minimal investment in safe crossings, speed bumps, and sidewalks while the city allows buildings closer to the street and the majority of our capital investments are focused on political pet projects. I will ensure that the majority of our capital investments are directed to meaningful pedestrian safety initiatives in our existing neighborhoods.



**What is your approach to improving public safety over the next five years? How will you actualize it?**

I will apply my nine years' experience in law enforcement to this role, directing our police and public works departments to known effective solutions like increased presence and community partnerships. I will direct funding away from politically motivated initiatives with poor return on investment and double down on physical mitigations like better designed streets, sidewalks, lighted crossings, protected bike lanes, and speed bumps. I support funding police and fire services as our top budget priority.

**What have you done/will you do to increase collaboration at city hall and ensure all residents are included?**

I launched the Democratic Woodinville PAC in 2024 to address superficial engagement in our city government, create awareness of civic issues, and promote representation-forward candidates in our elections. Our sitting majority listens selectively and votes as an indivisible bloc to progress their own ideas and interests. I will encourage real debate on the dais, ask residents to bring their spiciest opinions and problems to our meetings, and deliberately appoint planning and open spaces commissioners whose ideas differ from my own.

**What actions should the city take to address the climate crisis?**

Our greatest opportunity to reduce carbon footprint is with credible transit infrastructure, which must include diverse and frequent bus service. Residents should see transit as a better alternative to driving. We can measure this based on whether a trip is faster via transit than automobile.



**What is your financial sustainability plan for the city?**

Woodinville's high property values, tourism, and commerce have created impressive revenue streams that should benefit our community. Despite this, the City planned its second consecutive budget deficit and is relying on \$900K in school zone camera revenue, which assumes that 56% of our population will receive a ticket. I will return Woodinville to its pre-2023 convention of increasing the General Fund by 10% year-over-year.

**What are your top transportation goals for the city, and how will you get them done? What is your plan to improve walkability, bike safety, and accessibility in your community?**

We must design our city for the safety of every person, regardless of their choice of transportation. I will focus our capital investments on better designed roads, sidewalks, lighted crossings, speed bumps, and hold firm on our code-mandated 20 foot setback that creates safe space for pedestrians.

**Do you support camping bans or sweeps? If elected, how would you adapt or change current law/policies to protect and support our neighbors?**

No. Encampments and sweeps are symptoms of a failed housing policy and ineffective leadership. I will fight for affordability to keep people in their homes and to find homes for those in need. I will work with law enforcement and social services to manage complex situations with compassion while ensuring that sensitive areas like parks and schools remain safe places for families and children.



**In what ways could your city's comprehensive plan go further, and what would you push for to improve it during your tenure?**

The new Comprehensive Plan is based on the creation of an Eastrail Mixed Use (EMU) district, which was created to deceive the County about our affordable housing capacity and segregate lower income residents into a currently unpopulated industrial area on the literal other side of the railroad tracks. I will unwind this plan and direct our growth to parts of Downtown that are further from SR-202 to ensure that the benefits of our future expansion and trestle removal are not immediately negated by new demand. I will pursue the creation of an Old Town Historic District that protects affordable commercial real estate for our minority-owned small businesses.