

**CITY OF SEDRO-WOOLLEY  
PLANNING DEPARTMENT**

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**TRANSMITTAL & REPORT MEMORANDUM**

DATE: June 18, 2019

TO: Sedro-Woolley Planning Commission

REGARDING Proposed Amendments to Title 17 SWMC, the Design Standards and Guidelines manual and the Land Use Element of the Comprehensive Plan to implement development standards for the Urban Village Mixed Use (UVMU) Overlay

FROM:

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John Coleman, Planning Director

The following amendments are proposed by the Planning Department and submitted to the Planning Commission by the Planning Department. This report serves as the staff report for the proposed amendments and was submitted in accordance with Chapter 2.90 SWMC.

**FINDINGS OF FACT**

**PROPOSAL**

Proposed amendments to the Sedro-Woolley Municipal Code (SWMC) include: a new chapter in Title 17 SWMC to address the Urban Village Mixed Use (UVMU) Overlay (**Attachment A**); amendments to the Sedro-Woolley Design Standards and Guidelines manual (**Attachment B**); and a new UVMU Subarea Plan (**Attachment C**) that will be included as an appendix to the Land Use Element of the Comprehensive Plan. The geographic extent of the UVMU Overlay is already defined in the Comprehensive Land Use Map in the Comprehensive Plan. The Land Use Element also includes a definition of the UVMU.

The attached proposed UVMU proposed zoning chapter will be a new chapter in the zoning code; it is shown in normal text. The subarea plan is also a new document that is shown in normal text. The proposed amendments to the Design Standards and Guidelines are shown as stricken-through text and underlined text so that the proposed changes to the code are easily identifiable.

## **BACKGROUND**

In 2008, at the request of the property owners in an approximately 40 acre area west of Trail Road and east of Brickyard Creek, the City of Sedro-Woolley created an overlay called the Urban Village Mixed Use (UVMU) Overlay. A map showing the area that has been designated in the Comprehensive Plan as UVMU Overlay is in Attachment D.

An overlay is an optional zoning layer of which the property owner may take advantage. The UVMU overlay is intended to allow property owners in the area build taller buildings with more residential units than would normally be allowed in the underlying Mixed Commercial zone. In exchange, the property would be developed in a manner that improves the aesthetics and pedestrian amenities through more detailed development regulations and design standards than those of the underlying Mixed Commercial zone.

In 2008 the UVMU was incorporated into the Land Use Element of the Comprehensive Plan amendments, however the development regulations that govern the UVMU was not completed, nor were the design standards; the UVMU overlay is not useable until these are completed and adopted by the City Council. The attached zoning regulations, design standards and subarea plan contain the development regulations necessary for future developers to take advantage of the UVMU Overlay.

The property owners and the Planning Commission worked on creating development regulations and design standards in 2011 and 2012, but the real estate market conditions during the recession resulted in the project being put on a back burner. In 2018, the owner of one of the larger properties requested that the city resume the process of creating development regulations for the UVMU Overlay. The Planning Commission resumed work on the development regulations for the UVMU Overlay in June of 2018.

## **ANALYSIS**

### **Intent**

Per the proposed zoning regulations:

The intent of this zoning overlay is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zoning overlay will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduced dependence on motorized vehicles, and provide for an urban village experience and present an attractive and welcoming appearance to visitors at the western entrance of the City. The UVMU Overlay is over an area zoned Mixed Commercial. The intent of the overlay is to encourage commercial uses first and allow residential uses as an incentive to build commercial space.

As stated above, the UVMU Overlay is first and foremost a commercial area. Only after commercial space is provided may a developer be allowed to take advantage of the residential incentives of the UVMU rules. The Planning Commission has worked diligently to protect the intended commercial use of the property in the UVMU Overlay and create regulations that allow higher residential densities while still requiring the area to be developed for commercial uses. The UVMU is not intended to be strictly residential; it is intended to create a village-like atmosphere with commercial space along street frontages and residential uses above and behind the commercial spaces. Some residential buildings without any commercial space (such as townhouses, apartments and condominiums) are allowed behind the commercial buildings, not in areas on the main streets. Because the intended nature of the area is urban, single family residences, duplexes and triplexes are not permitted; only buildings with four or more units are allowed per the proposed regulations.

The purpose of allowing high-density residential uses in the UVMU Overlay is to stimulate the construction of commercial space in the Mixed Commercial zone. Having residences adjacent to the commercial uses also puts potential customers of the commercial spaces in convenient proximity. This proximity in-turn allows the residents of the UVMU to reduce vehicle trips and shop locally. Because of these potential benefits, the Planning Commission is considering allowing as many as 35 residential units per acre in the UVMU Overlay. 35 units per acre is more than is allowed in the city's multi-family residential zone (the Residential 15 zone), which allows up to 15 units per acre. The Central Business District zoning code does not limit the number of units per acre; unlimited residential is allowed above and behind commercial uses in the CBD. The UVMU Overlay intends to strike a balance between the Residential 15 and the CBD regulations. The proposed UVMU Overlay zoning code – referred to herein as proposed Chapter 17.XX SWMC – contains several conditions to address the potential anticipated impacts of allowing 35 units per acre.

### Impacts

The Planning Commission carefully considered the potential impacts of high density residential uses associated with commercial uses. The Planning Commission identified three core issues that needed to be carefully reviewed in context of each other before the details of the UVMU Overlay regulations were able to be addressed. These three issues – *units per acre (density)*, *open space and parking* – all play into each other and can be thought of as the backbone of the project. Design review standards and the details of the zoning code can be used to help address the issues that stem from the density/open space/parking decisions.

These issues largely concern crowding of a lot. From there, the Planning Commission addressed crowding by requiring a minimum amount of open space. If an applicant proposes to have 35 units per acre, the draft zoning code requires a minimum of 30% of the lot to be left for open space (a sliding scale of density to open space is proposed in section 17.XX.050 of the draft zoning code. 30 units per acre requires 25% open space and 20 units per acre (or less) requires that 20% of the total site be maintained as open space). Also, parking is required for all the commercial space and all the residential space in addition to that open space. Therefore, the footprint of any building is limited by the

amount of parking and open space that is required. In addition, the Fire Department limits development in the city to 60 feet, thus all proposed development needs to stay under that height restriction.

Full details about the open space requirements, which are based on a ratio of density to open space is proposed in section 17.XX.050 of the draft zoning code. Full details about the density allowances are in proposed section 17.XX.040 of the draft zoning code. Parking regulations for commercial uses are found in section 17.XX.085 and parking regulations for residential uses are found in section 17.XX.090 of the draft zoning code.

Another concern of the proposed overlay is impacts on transportation. The Public Works Director addressed those issues by referring to the existing Transportation Element of the Comprehensive Plan. The UVMU Overlay area is currently in the Mixed Commercial zone. The Transportation Element already anticipates auto-oriented development (such as grocery stores) in this area. The anticipated auto-oriented development is expected to generate a large number of peak hour vehicle trips. The Public Works Director indicates that the city's transportation plans already anticipate the area to generate a significant traffic impact and the projects identified in the city's transportation plans are intended to accommodate the traffic already planned in the area.

The development of the area also can help achieve one of the city's planned arterials between the current western extent of Stendal Street and Cook Road. The transportation plan includes an extension of Stendal St. westward to roughly the creek, then northward (along the west side of the creek) to Cook Road. Future UVMU development west of Stendal Street would require the extension of Stendal Street westward across the property to be developed.

#### Comprehensive Plan

The Land Use Element of the Comprehensive plan already identifies and defines the UVMU Overlay. Section 2.04 – Definitions – of the Element includes “‘Urban Village Mixed Use’ is a land use designation, as part of an overlay zone, intended to provide for higher density residential and commercial development in a designated geographic area, providing the benefits of mixed-use development, open space, quality development design and efficiency of land use.”

Land Use Policy LU6.2 states: “The following categories shall be used on the future land use map. Permitted uses will be refined in the development regulations which shall accompany the comprehensive plan... Urban Village Mixed-Use (UVMU) overlay zone. An overlay zone, in a specific geographic area, that allows for and encourages higher density residential and commercial development in a mixed-use development. This overlay zone will encourage higher concentration of development allowing for open space, efficient use of land and a more urbanized environment.”

The Proposed Land Use map (Figure LU-3 of the Land Use Element) identifies the geographic extent of the UVMU Overlay.

A new UVMU Overlay Subarea Plan is proposed to further address the goals and policies of the UVMU Overlay. The Subarea Plan includes the background of how the UVMU Overlay came to be, the goals and policies the city has for future development in the UVMU, as well as those that guided the text of the UVMU Overlay zoning regulations and design standards.

In addition to the above examples and the proposed Subarea Plan, the proposed amendments are supported by and implement the Sedro-Woolley Comprehensive Plan:

Goal GMA1: Encourage development in areas where adequate public facilities exist.

*The UVMU is in an area that already has the road and utility infrastructure to support higher density residential and commercial uses.*

Goal GMA2: Reduce Urban Sprawl.

*The UVMU Overlay will allow more residents in the exiting city limits – near existing road and utility infrastructure – thereby reducing the residential development pressure on areas outside the city limits.*

Goal GMA4: Provide adequate, diverse and affordable housing to all community residents.

Policy A4.1: Encourage a variety of housing in Sedro-Woolley and its UGA.

*The proposed UVMU Overlay will increase the area available for mixed residential/commercial buildings. This is a housing type that is not possible in the residential zones or the rest of the Mixed Commercial zone.*

Goal GMA5: Encourage community economic development.

Policy E1.1: Create employment opportunities within the Sedro-Woolley economy, particularly for residents who now commute to other distant employment areas.

*By allowing residential uses in the UVMU, the proposed amendments are intended to stimulate the construction of new commercial tenant space below the residential units that are in high demand. Encouraging the construction of commercial tenant space provides new locations for commercial businesses and job growth.*

Policy H3.1: Require usable outdoor recreation space as part of all residential developments.

*The proposed UVMU regulations propose a minimum of 20% and a maximum of 30% open space, the majority of which shall be useable for recreation.*

Policy H4.1: Develop a mix of multi-family residential units and single-family units throughout the community.

*The proposed UVMU Overlay would encourage multi-family residential with higher design standards to balance out the mix between the large single-family residential inventories.*

## **PROPOSAL REVIEW PROCESS**

- Planning Commission review of the UVMU development regulations began in October 2011 and has been reviewed at as many as 16 Planning Commission meetings since that date.
- A SEPA threshold determination to be issued after public hearing.
- Public Notice of the June 18, 2019 Planning Commission Hearing was published in the Skagit Valley Herald on June 7, 2019. The notice is also posted on the city website.
- Notice of the June 18, 2019 public hearing was mailed to all property owners of land in the UVMU Overlay on June 7, 2019.
- The State Department of Commerce (COMM) was notified of the proposed amendments on June 13, 2019; an acknowledgment letter of the receipt of that notice was received the same day (COMM Submittal ID #2019-S-297).

## **RECOMMENDATION:**

Staff recommends that the Planning Commission review the proposed new chapter in Title 17 SWMC to address the Urban Village Mixed Use Overlay, amendments to the Sedro-Woolley Design Standards and Guidelines manual, and a new UVMU Subarea Plan, hold a public hearing, discuss the amendments and:

Make a motion to recommend that the City Council adopt the proposed new chapter in Title 17 SWMC to address the Urban Village Mixed Use Overlay, adopt amendments to the Sedro-Woolley Design Standards and Guidelines manual to address design standards in the Urban Village Mixed Use Overlay, and adopt the proposed Urban Village Mixed Use Overlay Subarea Plan.

## **ATTACHMENTS:**

- A. Proposed new chapter in Title 17 SWMC to address the UVMU Overlay;
- B. Proposed amendments to the Sedro-Woolley Design Standards and Guidelines manual to address design standards in the UVMU Overlay;
- C. Proposed new UVMU Subarea Plan; and
- D. Notice of Public Hearing.

**PROPOSED NEW Chapter 17.XX**  
**Urban Village Mixed Use (UVMU) Overlay**

Sections:

- 17.XX.005 Intent.
- 17.XX.010 Applicability
- 17.XX.015 Definitions
- 17.XX.020 Use restrictions.
- 17.XX.025 Bulk restrictions.
- 17.XX.030 Minimum lot size requirements.
- 17.XX.040 Maximum density requirements and mixed uses.
- 17.XX.050 Open Space.
- 17.XX.060 Building height.
- 17.XX.070 Hazardous waste.
- 17.XX.080 Parking - General.
- 17.XX.085 Parking for commercial uses in the UVMU.
- 17.XX.090 Parking for residential uses in UVMU.
- 17.XX.100 Integrated site plan.

**17.XX.005 Intent**

The intent of this zoning overlay is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zoning overlay will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduced dependence on motorized vehicles, and provide for an urban village experience and present an attractive and welcoming appearance to visitors at the western entrance of the City. The UVMU Overlay is over an area zoned Mixed Commercial. The intent of the overlay is to encourage commercial uses first and allow residential uses as an incentive to build commercial space.

### **17.XX.010 Applicability**

This chapter shall apply to areas within the city of Sedro Woolley designated Urban Village Mixed Use (UVMU) Overlay as shown on Sedro Woolley Comprehensive Zoning Map.

### **17.XX.015 Definitions**

These definitions are in addition to and reference Chapter 17.04.030 Definitions of the Sedro-Woolley Municipal Code.

“Motel” means a commercial building (or buildings) providing lodging for ten or more persons on a transient basis. Cooking facilities may be installed. Motels shall be designed to accommodate the automobile tourist or transient; daily maid service shall be provided, and parking facilities must be provided convenient to each guest room.

“Open space” means land which is free of buildings and is landscaped or pedestrian amenities are provided in compliance with the Open Space requirements in this chapter.

“Usable open space” means land which is free of buildings and is open to public and that serves public use of outdoor recreation and similar activities.

“Townhouse” means a dwelling in a row of units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more vertical common walls.

### **17.XX.020 Use restrictions.**

Use restrictions in the UVMU Overlay zone shall be as follows:

A. Permitted Uses for street-facing units on the first floor on Hodgin Street, State Route 20 (including the access driveway north of Parcels A-C of the Gateway Binding Site Plan), Trail Road and Stendal Street are listed below. Uses on the floors above the ground floor shall be regulated per 17.XX020(B). Similarly, uses on the first floor that face the opposite side of the main street-facing side that meet the requirements of 17.XX.040 shall be regulated per 17.XX020(B):

1. Retail and wholesale sales;
2. Food/drinking venues such as restaurants and taverns;
3. Banks and similar services;
4. Temporary lodging, including hotel/motel; and
5. Recreational and cultural uses.

B. Permitted uses in portions of UVMU not fronting on Hodgin, Trail, State Route 20 (including the access driveway north of Parcels A-C of the Gateway Binding Site Plan) or Stendal Streets:

1. Retail and wholesale sales;
2. Professional services;
3. General services;
4. Offices;
5. Recreational and cultural uses;
6. Food venues such as restaurants and taverns;
7. Banks and similar services;
8. Commercial day care centers;
9. Multifamily residential (townhouse, apartment, condominium) of four units or more, as part of a mixed-use site development;
10. Residential units above the first story of a commercial building in varied densities;
11. Temporary lodging, including hotel/motel and bed and breakfast guesthouse; and
12. Health facilities and healthcare, excluding overnight accommodations.

C. Conditional Uses.

1. Outdoor recreation facilities;
2. Public utilities, excluding wireless communication facilities;
3. Quasi-public uses;
4. Public uses;
5. Retirement / assisted living facilities;
6. Small scale wood / metal fabrication; shop space

D. Prohibited Uses.

1. Adult entertainment;
2. Wireless communication facilities; and
3. All uses not listed above.

#### **17.XX.025 Bulk restrictions.**

Minimum setbacks for commercial and mixed use buildings: None. Maximum setbacks 10 feet. These may be larger if exclusively used for pedestrian access and amenities. This does not include parking and any other accommodations for motorized vehicles. Sites shall be developed in a coordinated manner, complementing adjacent structures and uses through placement, size and mass.

Residential multi-family structure setbacks: 10 foot front yard; 5 feet side yard(s); 10 foot rear yard; minimum 20 foot buffer from commercial uses. In the event setbacks do not apply given large site areas and proximity to property lines, minimum setbacks shall be considered minimum yard requirements to public sidewalks and adjacent structures.

#### **17.XX.030 Minimum lot size requirements.**

No minimum lot size requirements for the UVMU Overlay.

#### **17.XX.040 Maximum density requirements and mixed uses.**

A. Residential density: the UVMU Overlay is intended for a range of multifamily, multi-level structures with density not to exceed 35 dwelling units (DU) per acre. The Urban Village Mixed-Use zone is not intended for single family residences. 35 DU per acre is a maximum density and is intended to encourage flexibility in dwelling unit densities and types of structures providing for a diversity of dwelling unit types and efficiencies associated within mixed-use development. This overlay will allow for multifamily, multi-level buildings with varying densities (not to exceed 35 DU per acre), dedicated to residential uses. Allowed number of units shall be calculated by dividing the total site area (less area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers per Chapter 17.65 SWMC) by the maximum units allowed per acre and rounding down to the nearest whole number. Land area encumbered by wetlands, fish and wildlife habitat conservation areas and their respective buffers per Chapter 17.65 SWMC do not count towards the density allowed, but may count as open space per SWMC17.XX.050.

B. In mixed use commercial and residential structures consisting of apartments or condominiums over commercial uses, no less than 50% of ground level floor space shall be a commercial use.

C. Residential structures without a commercial or retail component shall not exceed a 1:1 ratio of finished square foot space to finished commercial space on site; not to include indoor parking areas or garages in ratio calculation.

D. Residential uses may also be integrated with retail or office within the same building structure. There is no minimum or maximum commercial or residential unit densities per structure.

### **17.XX.050 Open Space**

Open space shall constitute a sliding percentage of gross acreage subject to provisions of other amenities as specified in the City Design Standards and Guidelines and as stated in UVMU Design Standards.

Of the minimum percent gross open space, a sliding percent must be landscaped and integrated into site plan; AND must be useable public open space.

Table 17.XX.050(1)

Density (units per acre)	Open Space (% of total site)	Usable public open space (% of total site)
35 Units	30%	25%
30 Units	25%	20%
≤25 Units	20%	15%

### **17.XX.060 Building Height.**

Maximum building height:

A. Mixed use or commercial buildings fronting on Hodgin Street, Trail Road, State Route 20 (including the access driveway north of Parcels A-C on the Gateway Binding Site Plan) or Stendal Street: sixty feet. 50% of any building stories above the third story shall be stepped-back 8 feet from the street frontage side of the building. Recessed balconies can count for up to 50% of the required step-back.

B. Maximum building height for mixed use or commercial buildings not fronting on the areas described in SWMC 17.XX.020(A): 35 feet. Exception: sixty feet, if adequate access for the fire Department's ladder truck is provided and the fire lane and fire apparatus access are approved by the Fire Chief.

C. Standalone residential apartments / condominiums: 35 feet. Exception: 45 feet, if adequate access for the fire Department's ladder truck is provided and the fire lane and fire apparatus access are approved by the Fire Chief.

D. Standalone townhomes, thirty-five feet.

### **17.XX.065 Design Standards.**

The UVMU is intended to create a pedestrian friendly environment while also accommodating vehicular traffic and parking. All development utilizing this chapter (UVMU Overlay) is subject to the UVMU design standards section of the Sedro-Woolley Design Standards and Guidelines manual in

addition to any other applicable sections of the manual. Where conflict between sections of the design standards exist, the Additional Standards for the Urban Village Mixed Use Overlay shall apply.

#### **17.XX.070 Hazardous Waste.**

On-site hazardous waste treatment and storage facilities as accessory to a permitted or conditional use are allowed as a conditional use; provided, such facilities comply with the state hazardous waste citing standards and Sedro-Woolley and State Environmental Policy Act requirements.

#### **17.XX.080 Parking-General.**

A. Intent: The intent of the UVMU Overlay to encourage commerce by creating a pedestrian-friendly environment that accommodates both shoppers and its residents. Providing adequate parking without creating large expanses of parking lots in front of commercial businesses is key to the success of the UVMU Overlay.

The creation of a mixed-use parking district shall be encouraged. Parking may be constructed and maintained for motor vehicles, bicycles or other non-motorized transportation, lease parking and/or other parking that promotes alternatives to driving single-occupant motor vehicles. New development may utilize a shared parking arrangement subject to review and approval by the planning director.

Partially underground parking structures are encouraged with either landscape or constructed buffers to minimize visual impacts of parking. The Sedro-Woolley Design Standards and Guidelines apply to location and design of parking lots.

Private driveways, garages and garage entrances shall be at rear and side of buildings; unless deemed unfeasible by civil engineer or planning director.

The City may enter into a developer agreement (or similar binding agreement) and collect in-lieu fees to develop and manage a mixed-use parking district.

B. Off-street parking shall be provided for residential dwellings, commercial and retail uses in the UVMU Overlay.

#### **17.XX.085 Parking for commercial uses in the Urban Village Mixed-Use zone**

Subject to any shared parking as approved under SWMC 17.XX.080, parking shall be provided as follows: A minimum of 1 parking space per three hundred square feet of gross commercial floor area shall be provided. If more than 50% of the gross floor area of the first floor is used as commercial area, then only 1 parking space per 600 square feet shall be required for the commercial space in

excess of 50% of the gross first floor commercial space. Parking for commercial uses shall be provided in addition to residential parking requirements.

#### **17.XX.090 Parking for residential uses in the Urban Village Mixed-Use zone**

Subject to any shared parking as approved under SWMC 17.XX.080, parking shall be provided as follows:

Table 17.XX.090(1)

Townhouse:	1.0 space per bedroom up to 2 bedrooms, 0.5 space per additional bedroom over 2 bedrooms
Apartment or condominium:	
Studio	1.2 per dwelling unit
One bedroom	1.5 per dwelling unit
Two bedroom	1.7 per dwelling unit
Three bedroom or larger	1.0 space per bedroom up to 2 bedrooms, 0.5 space per additional bedroom over 2 bedrooms

#### **17.XX.100 Integrated site plan**

It is the intent of the UVMU to allow for mixed use development in the context of development for the entire site. The site design shall consider the entirety of the UVMU overlay to achieve a cohesive mixed-use environment that incorporates mixed use structures, and single use structures (such as structures entirely consisting of either residential or commercial uses). The adjacent land uses consist of public-owned land, commercially zoned land and industrially zoned land. The edges of the UVMU do not abut residential land, therefore provisions to taper down the scale and height of the buildings at the edges of the UVMU are not specifically required, however, such tapering is encouraged. Although the entire UVMU is intended to be cohesive in design and infrastructure services, the individual properties may be subdivided and owned by different owners.

#### **17.XX.110 Integration with Brickyard Creek**

A. Intent: the Brickyard Creek corridor shall be an integrated amenity of any development in the UVMU Overlay. The creek has a riparian buffer per the Critical Areas Ordinance (Chapter 17.65 SWMC). Public access via a public trail along the length of the creek is encouraged by the Sedro-Woolley Comprehensive Plan, subject to the criteria in Chapter 17.65. It is the intent of the UVMU Overlay to incorporate public access along the creek corridor. It is not the intent of the UVMU Overlay to allow development that is blocked visually or physically from the creek corridor.

B. Orientation of residential and commercial uses on creek corridor: Development adjacent to the creek corridor shall maintain a pedestrian-friendly aesthetic along with a pedestrian connection to the public trail within the creek corridor. Views of the creek from adjacent residential development shall be incorporated in design plans. Seating areas for restaurants and cafes are encouraged along the riparian area. Because a pedestrian trail in the riparian area is an anticipated requirement of development along Brickyard creek, walls and building elements facing the creek corridor shall not be designed to have service areas or blank walls facing the creek.

**Attachment B**  
to June 18, 2019 Memo  
**Draft #9 –Design Standards updates**

**1. Introduction to Design Standards and Guidelines** (proposed amendments to this existing section of the Design Standards and Guidelines manual are underlined)

The purpose of these standards and guidelines is to produce development that meets a number of objectives.

The City encourages forward thinking designs that exceed these minimum standards and guidelines. These include:

- Building on the rich heritage and character of Sedro-Woolley.
- Creating an environment that emphasizes buildings and landscaping, rather than parking and signs.
- Supporting pedestrian movement and the use of transit and bicycles.
- Maintaining the scale and texture of development.
- Multifunctional features.
- Low Impact Development techniques.
- Encouraging creative designs for sites and buildings.
- Allowing for infill development that is sensitive to its context.
- Implementing the Comprehensive Plan.
- Protecting and enhancing the city's environment for living and working in manners that support and stimulate business and industry and also promote desirability of investment and occupancy in business and other properties.

The standards and guidelines in this document intend to promote orderly community growth which will both protect and enhance property values for the community as a whole. Inherent in these objectives is the expectation that well designed projects and economic development support the community's aesthetic values while creating an environment for living and working that stimulates business and industry to promote continued investment in our local economy. In order to protect the existing environment of the City of Sedro-Woolley and to reduce potential impacts of new development and redevelopment, the use of low-impact development (LID) practices and techniques are both allowed and encouraged, provided appropriate conditions exist on a development site for the employment of such practices and techniques. The provisions of this document shall apply to all development and redevelopment within the mixed commercial, industrial, residential, Planned Residential Developments (PRD), Central Business District, the Urban Village Mixed Use Overlay and public facility developments within the City of Sedro-Woolley. Each development / redevelopment project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Standards and Guidelines. Many of the standards include examples and illustrations of ways in which the intent of the standard can be achieved. The graphic examples are meant to be examples, and are not the only acceptable means towards accomplishing the intent of the standards. Applicants and project designers are encouraged to consider designs, styles and techniques not pictured in the

examples that fulfill the intent of the design standard. The standards in this document use the word “shall” while the guidelines use the word “should.” Regardless of which term is used, each standard and guideline must be addressed by an applicant. The City will expect to see how the design of a project has responded to each standard and guideline. The “shall” statements, with such wording, indicate requirements and offer relatively little flexibility unless choices are provided within the statements themselves. All projects must include these elements as described. However, the guidelines that use the word “should” are meant to be applied, but with flexibility. They indicate that the City is open to design features that are equal to, or better than, those stated - so long as the intent is satisfied. The applicant assumes the burden of proof to demonstrate how a proposed design meets the standards and guidelines and determination will be made by the City Planner.

## **Chapter XX. Additional Design Standards for the Urban Village Mixed Use Overlay**

(proposed new chapter – the following text would be new to the Design Standards and Guidelines)

### ***SITE DESIGN***

#### **SITE LAYOUT/ORIENTATION TO STREET**

##### ***Intent***

The intent of the Urban Village Mixed Use Overlay (UVMU) is to create a compatible mix of commercial and residential development, and more diverse types of residential density. A higher standard of aesthetics is required within the overlay. The UVMU will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, reduction of dependence on motorized vehicles, and provide for an urban village experience and for an attractive and welcoming appearance to visitors at the western entrance of the City. To reinforce pedestrian activity, development in the UVMU shall be oriented to ground floor activities and enhance the liveliness of the street through building location, uses and design.

##### ***Standards***

###### ***Required:***

1. Commercial parking lots shall be located behind, below or above buildings. Where commercial parking lots are allowed beside buildings, parking lots shall provide a 10-foot-wide planting area between the parking lot and street right-of-way to include two or more of the following:

- a year-round sight barrier, such as an approved architectural feature such as a trellis, archway, architectural detailing, contrasting materials, fence or other special interest;
- evergreen shrubs;
- evergreen ground cover,
- shrub material maintained at a maximum height of 3 feet for visibility.

2. Locate the building at sidewalk edge. A larger setback may be considered in order to accommodate a wider sidewalk, street parking, public space, or outdoor cafe seating area or similar.
3. Locate the primary entrance at street level facing a public street. The primary entrance should be more articulated and highlighted (size, material, recessed, lighting) than secondary entrances.
4. Sidewalks along the main shopping section on Hodgkin Street shall be 10 feet wide or greater. Other sidewalks on public streets shall be at least 8 feet wide or greater. Minor modifications to this standard may be approved by the planning director.
5. Parking lots shall not be allowed at intersections.
6. Drive-thru facilities are not allowed in the UVMU unless located behind or at side of buildings and designed so as not to interfere with traffic movement in a parking lot or drive lane.
7. Parking may be located below the first floor, above the first floor or on the non-street side of the first floor of a building. Such parking shall be designed so as not to look like a parking facility. Design criteria for the building as whole will apply to the parking incorporated into the structure of the building.
8. Only commercial/retail space shall be located at street level along the right of ways and driveways described SWMC 17.XX.020. Other uses allowed in the UVMU shall be above or behind commercial/retail in this area per the standards in SWMC 17.XX.040.

## ***Guidelines***

Encouraged:

- 1) Orient buildings to public streets and open spaces in a way that corresponds to the site's natural features and enhances the character of the street for pedestrians.
- 2) Building entrances could be oriented in one or more of the following ways:
  - Building should be oriented so that entrances are visible from the street.
  - Connect entries to public sidewalk by walkways that do not go through a parking lot.
  - Front buildings on courtyards that have a visible connection to the public street.
- 3) Buildings may be oriented to natural areas and common open space while including design elements that provide a clear pedestrian entry from the public street. This may be done by using measures such as:
  - Clustering buildings around a consolidated open space with some buildings and entries oriented to the street.
  - Emphasizing the pedestrian entry to the site from the fronting street with landscaping, special paving, gateways, arbors and similar features.
  - Optimizing solar access by avoiding shadow casting on adjacent properties, orienting buildings toward the south or west and using deciduous trees to help shade in summer without blocking solar access in winter.
- 4) Provide a main pedestrian walkway from the street to building entries, as well as from the parking lot to the building.

## **PARKING LOT LANDSCAPING/SCREENING**

### ***Intent***

To reduce the visual impact of parking lots through landscaping and architectural features that complement the overall design and character of the UVMU.

### ***Standards***

#### *Required:*

1. The number of trees required in the internal planting areas in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:
  - where the parking lot is located to the side of the building and partially abuts the public right-of-way, one tree for every six spaces shall be provided (1:6);
  - where the parking lot is located behind building and is not visible from the public right-of-way, one tree for every eight spaces shall be provided (1:8).
2. Landscape plantings consisting of trees of which at least 80% are deciduous and shrubs and groundcover materials of which at least 80% are evergreen;
3. Walls and raised planters shall not exceed a maximum height of 3 feet and screen treatment does not create a safety hazard;
4. All plant material used for parking lot screening shall be managed and/or selected to provide clear views between 3 and 8 feet above the ground surface, for surveillance purposes; and
5. Fencing, if necessary, shall be of architectural interest and must be approved by the Planning Director. Fences may not exceed 6 feet in height. Chain link fencing, barbed or razor wire is not allowed in the UVMU.

### ***Guidelines***

#### *Encouraged:*

1. Landscaping along pedestrian walkways through parking lots.
2. Landscaped berm with trees and evergreen shrubs.
3. Utilize landscaping strips as bioretention facilities where possible.

## **PUBLIC OPEN SPACES**

### ***Intent***

To create exterior open space that encourages interaction with the environment, social interaction, recreation and physical activities. Public open spaces to accommodate seating, dining or other park-like activity are

required to give visitors and residents a place to gather, relax, or otherwise enjoy the experience that the UVMU intends to provide.

### ***Standards***

#### *Required:*

1. See SWMC 17.XX.050 Table 1 for open space percentage values. A percentage of gross lot area must be open space; of which a percentage must be landscaped and integrated into site plan as usable public open space and consist of any or one of the following; paths, parks, seating areas, plazas, greens, open malls, sport courts, landscaped areas tertiary to primary use or similar;
2. Seating, fountains, open usable green space and/or artistic embellishments or similar are required in all useable public open spaces;
3. Buildings adjacent to useable public open spaces such as public parks, plazas, and trails shall be oriented to promote activity and interaction, and provide visual interest to and from buildings to avoid the back-of-building effect;
4. Bike racks shall be provided for all buildings. Artistic creativity in the design of bike racks is encouraged. One bicycle space shall be provided for every 10 vehicle parking spaces, at least half of which must be sheltered from the weather. Bicycle parking shall be well lit and close to the building entrance;
5. Locate some ground level features such as entries, windows, decks, patios or similar features on buildings that interface with the usable public open space; and
6. Walkways should connect the usable open space and recreation facilities to the multifamily buildings.

### ***Guidelines***

#### *Encouraged:*

- 1) Paved/brick/stone or similar walking surfaces that promote pedestrian use and interaction through the landscape and greenspace.
- 2) Landscaping components that add visual interest and do not act as a visual barrier. This could include planting beds, potted plants, or both.
- 3) Features that make the space desirable for pedestrian use. Examples include adjacent storefronts, site furniture, artwork, kiosks, and/or weather protection elements.
- 4) Outdoor space should be oriented to receive sunlight whenever possible.
- 5) Site should provide adequate space for a diverse range of activities and uses.
- 6) Public open space should provide a sense of place. Features unique to that public space should be present for identification and wayfinding purposes.

# ENVIRONMENTAL ASPECTS

## ***Intent***

### ***Intent***

To encourage the implementation of environmentally friendly building and development features which reduce the overall environmental impact of the development.

### ***Standards***

#### ***Required:***

- 1) Non-invasive plant species that do not pose an environmental or human risk to the area and community; and
- 2) Parking lots are required to meet stormwater drainage requirements by first using Low Impact Development (LID) techniques wherever possible and practical.

### ***Guidelines***

Encouraged: projects using portions of the following may receive expedited permit review.

- 1) Design and construction of buildings that attain Leadership through Energy and Environmental Design (LEED) certification (or equivalent).
- 2) Design and construction of buildings that attain Built Green certification, specifically a three to five star rating.
- 3) Design and construction of site amenities that achieve Sustainable Sites Initiative (SITES) certification (or equivalent).
- 4) Pre-wiring of building roofs for solar panel installation.
- 5) Utilize environmentally focused incentive programs through Cascade Natural Gas and Puget Sound Energy
- 6) Locally and regionally sourced building materials from responsible, lower impact manufacturers when feasible.
- 7) High efficiency HVAC, HRVs, ERVs are encouraged; use of will grant reduced impact/permit fees.
- 8) Exceeding minimum envelope R-values; use of will grant reduced impact/permit fees.
- 9) Use of less toxic / nontoxic, environmentally sensitive building materials.
- 10) Pervious sidewalks and similar permeable approved hard surfaces are encouraged for public sidewalks, open malls, pedestrian paths or similar.
- 11) Green roofs, living walls or similar are encouraged and may count toward landscaping or open space.

# **BUILDING DESIGN**

## ***Intent***

To encourage and implement architectural design that is varied, aesthetically pleasing, functional and fits within local and regional vernacular, encouraging regional materials and lower impact design; to avoid large blank homogenous spaces, overbearing and out of scale forms and materials. These standards work from and in addition to the existing Sedro Woolley Design Standards and Guidelines. The planning director may make minor modifications and interpretations to design standards on a case by case basis.

## **Prominent Entrance**

This section builds on and is in addition to the “Building Design, Prominent Entrance” section of Chapter 2 – Design Standards and Guidelines for All Development – of the Design Standards manual.

### ***Required:***

1. Visual prominence - the principal entry to the building shall be marked by at least two elements from each of the following groups. Buildings with multiple entries along street may share required entry features:

#### **Group A**

- a) recess
- b) overhang
- c) canopy
- d) portico
- e) porch

#### **Group B**

- a) clerestory
- b) glass window(s) flanking door
- c) ornamental lighting fixtures
- d) large entry door(s)

#### **Group C**

- a) stone, masonry or tile paving in entry
- b) ornamental building name or address
- c) pots or planters with flowers
- d) seating

## MASS AND ARTICULATION

This section builds on and is in addition to the “Building Design, Massing ” section of Chapter 2 – Design Standards and Guidelines for All Development – of the Design Standards manual.

### ***Intent***

Reduce the apparent mass of large buildings to provide visual interest and pedestrian scale; to avoid large overly repetitive facades.

### ***Standards***

#### *Required:*

- 1) Buildings shall convey a visually distinct base and top; base and top shall be in relative proportion to scale of building;
- 2) Roof parapets and eaves to vary in height to avoid long, straight lines at the maximum building heights;
- 3) Eaves or other projections such as a cornice of two feet or more shall be provided at the top of the wall;
- 4) Horizontal roofline sections shall articulate at a minimum of 30 feet;
- 5) Mixed use and commercial buildings with facades along street longer than 50’ should be divided into “modules” that are expressed three dimensionally throughout the building façade. Modules can vary in width and depth and may not be less than 24” in depth;
- 6) To provide further articulation and additional variety and character, a change of materials, colors, or textures on different elements is required;
- 7) Massing shall be varied with elements such as bays and dormers;
- 8) Trim, bellybands, fascia, bargeboards and related architectural elements shall fit in form and scale to overall building size/scale; for example, avoid undersized barge and fascia boards for larger buildings;
- 9) Any commercial or mixed-use building stories along a street above the third floor must step-back a minimum of 8 feet; or modulate no less than 1/2 of the building’s street face back no less than 10 feet. Final modulation at discretion of Planning Director and may approve minor variations in modulation requirements;
- 10) Larger scale residential and commercial developments shall avoid overly blank, repetitive forms and finishes across multiple buildings; variety in color, material, scale and orientation is encouraged; and
- 11) Projections such as eaves and cornices are permitted to project into the right-of-way. Occupiable space may not project into the right-of-way.

### ***Guidelines***

- 1) Scale buildings to provide appropriate transitions to adjacent developments;
- 2) Design may be done in a contemporary way;

- 3) Fixed square picture windows are to be avoided as primary glazing in residential applications; and
- 4) Operable divided light windows are encouraged.

## Ground Level Details

This section builds on and is in addition to the “Building Design, Ground Level Details” section of Chapter 2 – Design Standards and Guidelines for All Development – of the Design Standards manual. That section requires that five of the following ten elements be included in a design. Because development in the UVMU is intended to surpass the design requirements, seven of the following elements a-j shall be incorporated.

Required:

1. Ground floor, street facing facades of commercial and mixed-use buildings shall incorporate at least seven of the elements listed a-j:

- a) Lighting or hanging baskets supported by ornamental brackets
- b) Medallions
- c) Belt courses
- d) Plinths for columns
- e) Kickplate for storefront window
- f) Projecting sills
- g) Tilework
- h) Pedestrian scale sign(s) or sign(s) painted on windows
- i) Planter box
- j) An element (to be approved by the Planning Director) not listed here that meets the intent.

In addition to the seven elements in a-j above, ground floor, street facing facades of commercial and mixed-use buildings shall incorporate include two of the following as part of requirements:

- k) Masonry skirting/base/wainscoting or similar, no less than 36” above grade at building; min height does not apply under fenestrations; finished concrete may be considered;
- l) Large format doors and windows with transom windows above;
- m) Large operable window and or doors that create dynamic usable space/interface of public and private space for dinning, seating, retail or similar;
- n) Post and lintel detailing/articulation; corbeling, dentils or similar;
- o) Decorative trim, moldings, bands, arches, balustrades, base moldings or similar architectural features; or

p) Notable building articulation vertically or horizontally or similar architectural feature(s) that meet the intent of this section.

2. Building façades not facing a street shall incorporate at least three of the above mentioned items.

## **SCREENING BLANK WALLS**

### **Intent**

To ensure that buildings do not display blank, unattractive walls to the abutting street or public areas. This section builds on and is in addition to the “Building Design, Screening Blank Walls ” section of Chapter 2 – Design Standards and Guidelines for All Development – of the Design Standards manual.

### ***Standards***

*Required:*

1. Walls fifty or more feet in length facing streets or visible from residential areas where windows are not provided shall have architectural treatment. At least five of the following elements shall be incorporated into any ground floor, street-facing façade:

- a) masonry (but not flat concrete block)
- b) concrete or masonry plinth at the base of the wall
- c) belt courses of a different texture and color
- d) projecting cornice
- e) projecting metal canopy
- f) decorative tilework
- g) trellis containing planting
- h) medallions
- i) change of paint color
- i) opaque or translucent glass
- j) artwork
- k) vertical articulation
- l) lighting fixtures
- m) recesses
- n) an architectural element not listed above, as approved, that meets the intent

2. Building designs should be sensitive to and compliment adjacent buildings that meet these standards and guidelines.

## **BUILDING MATERIALS**

The planning director may make minor modifications and interpretations to design standards on a case by case basis.

### ***Standards***

#### *Required:*

1. Exterior cladding and finishes must be of higher quality, aesthetics and durability;
2. Exterior cladding of mixed used buildings shall be no less than 20% masonry, brick, stone or similar approved material; finished concrete may be considered;
3. T1-11, low grade plastic, vinyl siding and similar low grade exterior products are prohibited;
4. Exterior unpainted wood elements must be treated with approved penetrating finish and or covered and capped to prevent blackening or uneven weathering;
5. Exterior metal elements must be properly painted or sealed to prevent rusting and staining;
6. Interior floor finishes at commercial street levels should be highly durable and waterproof and provide a slip resistant texture or similar; and
7. All other interior finishes at commercial spaces are to be commercial grade.

### ***Guidelines***

#### *Encouraged:*

1. Exterior cladding and finishes may be done in a contemporary way;
2. Locally and regionally relevant and sourced materials and finishes are encouraged;
3. Post modern design is discouraged; and
4. Historic or semi-historic forms and finishes that blend and enhance local and regional vernacular are encouraged.

## **WEATHER PROTECTION**

This section builds on and is in addition to the “Building Design, Weather Protection ” section of Chapter 4 – Additional Design Standards and Guidelines for the Mixed Commercial Zone – of the Design Standards manual.

### ***Standards***

#### *Required:*

1. No less than 60% of street facing facades along public sidewalks shall have a canopy, awning or similar weather protection;
2. Weather protection size, type, location and orientation may be adjusted above and below minimum standards and dimensions at the discretion of the Planning Director; and

3. Internal illumination (under-lighting) of awnings shall not be allowed unless the awning material is opaque. However, pedestrian-scale lighting and other down-lighting is allowed beneath awnings.

## ***Guidelines***

### *Encouraged:*

1. Avoid drip edge onto middle of public sidewalk;
2. Gutters, scuppers and similar closed drain systems are encouraged; and
3. Overly large marketing, images, text are discouraged as part of canopy/awnings.

## **CONCEALING ROOFTOP EQUIPMENT**

### ***Intent***

To screen view of rooftop mechanical and communications equipment where visible from the street level. This section builds on and is in addition to the “Building Design, Concealing Rooftop Equipment” section of Chapter 4 – Additional Design Standards and Guidelines for the Mixed Commercial Zone – of the Design Standards manual.

### ***Standards***

#### *Required:*

1. Mechanical equipment shall be screened by extended parapet walls or other roof forms that are integrated with the architecture of the building;
2. Painting equipment, erecting fences, and using mansard-type roofs are not acceptable methods of screening; and
3. Communication equipment shall be blended in with the design of the roofs, rather than being merely attached to the roof deck.

## **STANDALONE RESIDENTIAL BUILDING DESIGN WITHIN THE UVMU**

Residential units are allowed above commercial uses and in other locations as provided in SWMC 17.XX.040. This section specifies the design criteria that also applies to residential buildings that contain no commercial uses in the UVMU.

#### *Required:*

- 1) Townhomes, apartments or condominium buildings with units entered at and from street level must have covered front porch a minimum of 50 square feet with no dimension less than 5 feet;
- 2) Street level unit entrances are not to be shared;

- 3) Ground level units to have minimum 150 square feet of private green space, partially screened from public view with no dimension less than 5 feet; green space must have clear public / private barrier: fencing, landscaping, change in grade or similar; ground level decks may count towards green space requirement; communal private green space may count towards green space requirement if individual ground level green space is deemed infeasible;
- 4) Units at or above a second story to have private deck no less than 20 square feet with no dimension less than 3 feet; communal private rooftop deck space or ground level amenities may supplant this requirement; communal spaces must be sufficient size and directly accessible by tenants;
- 5) Low pitch "flat" roofs are permitted in conjunction with rooftop decks/patios, parapets or similar architectural features;
- 6) Horizontal roofline sections shall articulate at a minimum of 30 feet;
- 7) Eaves or other projections of two feet or more at the top of the wall shall be provided;
- 8) Units separated vertically and or horizontally are permitted;
- 9) Mechanical equipment must be screened from public view;
- 10) Multifamily units are not to exceed 2,000 square feet of finished floor space per unit;
- 11) Multifamily buildings must be modulated along the public street at least every 35 feet. Building modulations must step the building wall back or forward at least three feet;
- 12) Use lines and rhythms to create a human scale streetscape. These may include vertical and horizontal patterns as expressed by bays, belt lines, door and windows;
- 13) Garbage and recycling areas shall be consolidated and screened from public view;
- 14) Garages must be oriented to rear or side of units;
- 13) Garages facing internal streets must be setback a minimum of five feet from front facing wall of unit;
- 14) Two car garages facing a main street are prohibited; and
- 15) A distinct base of brick, stone or similar is required no less than three feet above grade at building along public street; minimum height does not apply under fenestrations; or at least 20% of building façade along street must be brick, stone or similar; finished concrete may be considered.

**Attachment C**

to June 18 Memo

**Draft #2 – UVMU Subarea Plan**

# Urban Village Mixed Use Overlay

## Subarea Plan



**June 2019 Draft**

Sedro-Woolley Planning Department  
325 Metcalf Street Sedro-Woolley, WA



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# 1. Introduction

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## 1.1 Growth Management Planning in Sedro-Woolley

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Cities in Washington State are required by the Growth Management Act (GMA) to plan for 20 years of projected population and employment growth. Per the GMA, these projections are to be updated periodically (every eight years unless changes by the State Legislature). The cities within Skagit County work with the County to update each city's growth projections and then the cities develop plans to accommodate the projected growth. In Skagit County, the Growth Management Steering Committee recommends 20-year growth projections, then the Skagit County Board of County Commissioners (BCC) reviews that recommendation and adopts the final growth projections. Those projections can be found in the Countywide Planning Policies adopted by the BCC.

The city of Sedro-Woolley uses many tools to plan for and accommodate the projected population growth within the city urban growth area. One of the tools specified in the Land Use Element of the Sedro-Woolley Comprehensive Plan is the creation of an urban village overlay. The Introduction to the Sedro-Woolley Comprehensive Plan identifies several goals and policies to address the goals of the GMA. These general goals and policies focus on encouraging development in urban areas; reducing/preventing sprawl; providing well-planned, efficient multi-modal transportation systems; providing diverse and affordable housing options; encouraging economic development; protecting property rights; retaining open space for recreation; and protecting the environment for current and future residents while preserving the city's existing character.

The UVMU is intended to help the city accommodate the 20-year growth projections with those general GMA Goals in mind. In addition to the expanding in a well-planned manner at the edge of the city through annexations – primarily for residential development – higher densities of residential and commercial development are planned within the existing city limits near infrastructure that can support development. This is done in an environmentally and aesthetically rational way, under compliance with the GMA. Planning efforts strive to maintain an intentional balance of residential, commercial and industrial uses. The provision of new commercial space is intended to keep up with the residential growth within the city to maintain that balance. The Urban Village Mixed Use (UVMU) area just off State Route 20 has been identified as one of high potential for the kind of development that will promote the sort of urban environment for which the city strives. In the UVMU area, Commercial space is required, while allowing for residential uses in close proximity, thereby reducing vehicle trips, reducing housing pressure on the edge of the city and providing a diverse, affordable housing options.

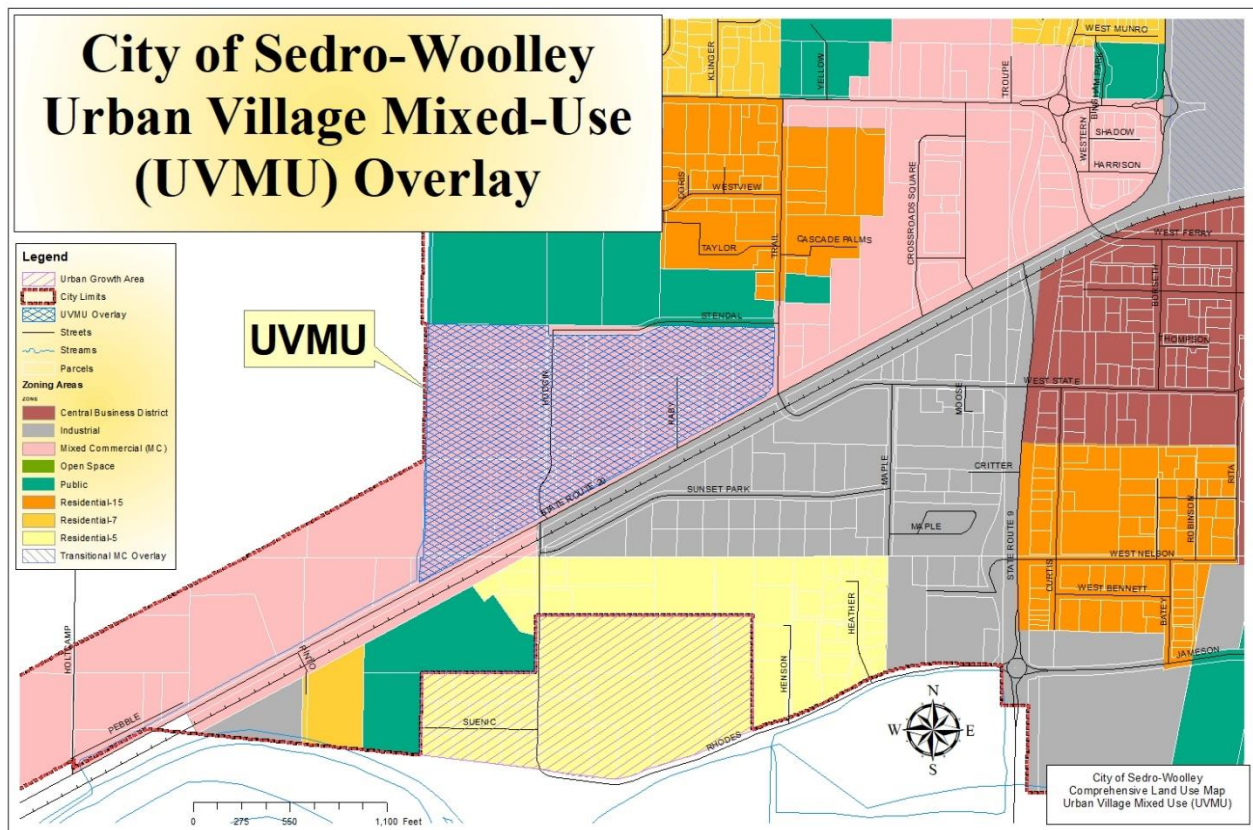


Figure 1. UVMU Overlay Area as shown on Comprehensive Land Use Map

## 1.2 Background to the Creation of the UVMU Overlay

In 2008, at the request of the property owners of several properties west of Trail Road and east of Brickyard Creek, the City of Sedro-Woolley created a zoning overlay called the Urban Village Mixed Use Overlay (UVMU). The roughly 40 acre area included in the UVMU is depicted in Figure 1. An overlay is an optional zoning layer of which the property owner may take advantage. The property is still zoned Mixed Commercial, so a property owner may develop their property using the Mixed Commercial zone regulations in Chapter 17.20 of the Sedro-Woolley Municipal Code (SWMC). However, if the owner desires to create more housing units than are allowed per the standard Mixed Commercial zoning regulations, then that owner may elect to develop the property per the UVMU Overlay standards.

The UVMU Overlay is intended to allow property owners in the area to build taller buildings with more residential units than would normally be allowed in the underlying Mixed Commercial zone. In exchange, the property would be developed in a manner that improves the aesthetics and pedestrian amenities through development regulations and design standards that exceed the standards of the underlying Mixed Commercial zone. “Urban Village Mixed Use” is defined in the Comprehensive Plan as “a land use designation, as part of an overlay zone, intended to provide for higher density residential and commercial development in a designated

geographic area, providing the benefits of mixed-use development, open space, quality development design and efficiency of land use.”

In 2008 the UVMU was incorporated into the Land Use Element of the Comprehensive Plan amendments. However, the zoning regulations and design standards that enable property developers to use the UVMU Overlay were not completed until 2019. The zoning code specifies uses that are allowed and many of the technical performances required. A separate chapter in the Sedro-Woolley Design Standards and Guidelines has been adopted to address the additional standards and guidelines for development in the UVMU. Those additional standards provide detailed standards for the design of structures and open space amenities as well as driveways and parking. The Goals and Policies of this Subarea Plan help guide the specific zoning regulations and design standards for the UVMU.

### 1.3 Existing Land Use in the UVMU Area

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The UVMU area is located along the north side of State Route 20, northward to Stendal Street. It runs westward from Trail Road to Brickyard Creek. The area includes properties on the west side of Hodgin Street between Brickyard Creek and Hodgin Street. To the north of the UVMU are school district-owned baseball and soccer fields. The properties to the south, across State Route 20 and the BNSF railway, are zoned for industrial use and the land uses in that area are largely industrial. To the east of the UVMU the property is zoned Mixed Commercial. The uses east of the UVMU include single story commercial uses used for sales and repair and a single family home. West of the UVMU is agricultural land that lies outside the city limits and one small commercial/industrial use along State Route 20.

Existing uses within the UVMU area are restaurants, storage, gas stations, an RV repair company, single-family homes and a shuttered caged egg layer operation/compost facility. A large national grocery chain had planned to build a store within the area that is now the UVMU; a traffic light was installed at the intersection of Hodgin Street and State Route 20 to accommodate the projected traffic impacts of the grocery store. However, the plans for the grocery store fell through and the lot they intended to occupy has since remained undeveloped.



*Figures 2.1 – 2.3. Stendal Street, the site formerly intended for the grocery chain, and the sites edge along Hodgin Street respectively.*

## 2. Purpose

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### 2.1 The Subarea Plan and New Urbanism

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A subarea plan is a set of guidelines or regulatory framework for a specific urban area. The purpose of this subarea plan is to provide a policy framework and design standards for Sedro-Woolley's Urban Village Mixed Use (UVMU) area. The UVMU has been rezoned with an overlay specifically to allow for and encourage mixed use. The UVMU will provide for more efficient use of resources providing for an integrated mixed-use site plan to include open space, walkability, convenience, environmental protection, enhanced commercial options, and reduced dependence on motorized vehicles. The UVMU will also provide for an urban village experience while presenting an attractive and welcoming appearance to visitors at the western entrance of the city. The intent of the Subarea Plan is to encourage commercial uses first and allow residential uses as an incentive to build commercial space.

The "Urban Village Mixed-Use" zone emphasizes aspects of New Urbanism planning. New Urbanism development is consistent with policies articulated in the Comprehensive Plan and the City's Design Standards and Guidelines. The principle components of New Urbanism development include:

- Pedestrian access and walkways
- Connectivity for both pedestrian and vehicular flows
- Mixed-Use and diversity of development mix including residential, office and retail
- Diversity of housing to include a range of types, sizes and prices in close proximity
- Quality architecture and urban design
- Traditional neighborhood elements including open space at the center of the development
- Increased density to enable a more convenient, efficient use of services and resources
- Smart transportation including pedestrian friendly design
- Environmentally sensitive and sustainable, energy efficient and utilizing Low Impact Development to effectively manage storm water and (possibly LEED) to design environmentally efficient buildings
- Promote open space through more efficient land use and increased densities, and
- Enhance quality of life.



*Figure 3. Illustration of the principles of New Urbanism*

## 2.2 Model Results

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Because the intent of the UVMU is to encourage the construction of commercial space by including the incentive of additional residential units, the commercial use is required before additional residential units are allowed. Similarly, the required open space and parking for the total site development must be provided before additional residential units. If the proposed commercial space, residential units, parking and open space as required in the development regulations are not able to fit on any given site, then the residential units shall be reduced.

Figures 4.1 through 4.4 illustrate what a development could potentially look like using the UVMU Overlay regulations in Title 17 SWMC and the Additional Design Standards for the UVMU Overlay. The figures were designed to illustrate what a development of 35 units per acres (the maximum number of units per acre in the UVMU) could look like on a corner site. The model presumes a 1.98 acre property, therefore 69 residential units could be allowed if 30% of the site is dedicated as open space. The model buildings each have a 7,200 sf footprint, so a minimum of 3,600 square feet of each building needs to be commercial space. The parking required for that commercial space is 36 parking spaces (three buildings of 3,600 square feet of commercial each / 300 parking spaces per square foot = 36 parking spaces). The model shows 99 parking spaces, which takes up almost 40% of the gross site area. 99 parking spaces could be enough to accommodate the residential uses, but would be too few to also accommodate the commercial uses. Therefore, the number of residential units needs to be reduced in this example or more parking would need to be provided.

Without using structure parking, it is unlikely that a development of 35 units per acre can be accomplished. Thus, structure parking is anticipated and regulations to address structure parking have been included in the development regulations and design standards. The results were that roughly sixty-nine dwelling units could fit on the parcel with the required open space specified by the overlay code, but that number of dwelling units may need to be reduced in order to accommodate parking for both residential and commercial uses.



*Figures 4.1- 4.4. Model based on UVMU Overlay Zoning Code and Design Standards*

### 3. Urban Village Mixed Use Goals and Policies

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The UVMU goals and policies are aligned with the Growth Management Act goals in the Introduction to the Sedro-Woolley Comprehensive Plan. The UVMU goals and policies also conform to the goals and policies of the Land Use Element of the Comprehensive Plan and the other elements of the city Comprehensive Plan. The goals and policies below are also aligned with some of the principle components of “New Urbanism.”

**Goal UVMU 1:** Encourage high quality commercial development in the UVMU Overlay through incentives for additional residential units that would not be possible under the MC zoning regulations.

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Policy UVMU-1.1: The Mixed Commercial zone should allow for a compatible mix of commercial and residential development with standards intended to present an attractive and welcoming appearance to visitors at the entrances to the city and at selected nodes along major roads.

Policy UVMU-1.2: Buildings along Hodgin Street, Stendal Street, Trail Road, and State Route 20 (including the access driveway north of Parcels A-C of the Gateway Binding Site Plan) should have commercial street frontage with parking screened from public sight.

Policy UVMU-1.3: A higher standard of aesthetics is required within the overlay. The UVMU will promote more efficient use of resources by providing for an integrated mixed-use site plan intended to create an urban village experience and an attractive, welcoming appearance to visitors.

**Goal UVMU 2:** Encourage commerce by creating a pedestrian-friendly environment that accommodates shoppers, employees and residents.

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Policy UVMU-2.1: Drive through and other non-pedestrian friendly facilities should not be permitted in UVMU area unless set back from main streets.

Policy UVMU-2.2: The creation of a mixed-use parking district should be encouraged. Parking may be constructed and maintained for motor vehicles, bicycles or other non-motorized transportation, lease parking and/or other parking that promotes alternatives to driving single-occupant motor vehicles.

Policy UVMU-2.3: Off-street parking should be provided for residential dwellings, commercial and retail uses in the UVMU Overlay. Providing adequate parking without creating large expanses of parking lots in front of commercial businesses is key to the success of the UVMU.

Policy UVMU-2.4: To reinforce pedestrian activity, development in the UVMU should be oriented to ground floor activities and enhance the liveliness of the street through building location, uses and design.

### **Goal UVMU 3:** Integrate environment into site design.

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Policy UVMU 3.1: Open space and environmental conservation are encouraged as much as possible. Integrating the Brickyard Creek buffer area into the design and use of the buildings and other site improvements shall be required.

Policy UVMU 3.2: The UVMU area should create and/or preserve usable open space for the enjoyment of the occupants and the general public.

Policy UVMU 3.3: Open space should be landscaped and attractive to promote a sense of place and aesthetic enjoyment.

Policy UVMU 3.4: Public access via a public trail, restaurant seating, and pedestrian activity along the length of the Brickyard Creek riparian area is encouraged.

Policy UVMU 3.5: Site development shall be subject to the connection of Hodgin/Stendal Streets westward and/or northward as specified in the Sedro-Woolley Transportation Element.

### **Goal UVMU 4:** Encourage mixed-use development and diverse housing options.

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Policy UVMU-4.1: The UVMU is intended for a range of multifamily, multi-level structures with density not to exceed the limit set in Title 17 SWMC. The limit on maximum density is intended to encourage flexibility in dwelling unit densities and types of structures to provide diversity of dwelling unit types and efficiencies associated within mixed-use development.

Policy UVMU-4.2: The Urban Village Mixed-Use zone is not intended for single family residences or duplexes. Rowhouses (AKA townhouses) may be approved if not located on the main roads and if they are part of a comprehensive mixed use site.

Policy UVMU-4.3: The UVMU area will allow for multifamily, multi-level buildings with varying densities dedicated to residential uses. Commercial uses should be street fronting and occupy no less than half of the first floor use with residential uses mostly above street level.

# **NOTICE OF PUBLIC HEARING**

## **CITY OF SEDRO-WOOLLEY**

### **Amendments to Development Regulations, Design Standards and Comprehensive Plan**

The City of Sedro-Woolley Planning Commission will hold a public hearing on **June 18, 2019 at 6:30 PM**, at the Sedro-Woolley Council Chambers located at 325 Metcalf Street, to hear testimony regarding the following proposed amendments to the City's Development Regulations, Design Standards and Comprehensive Plan:

1. Adoption of a new Chapter in Title 17 SWMC – Zoning – and amendments to the Design Standards and Guidelines manual to address development regulations in the Urban Village Mixed Use (UVMU) Overlay. A new UVMU Subarea Plan is also proposed to be adopted and incorporated in the Comprehensive Plan.

Interested parties can comment on the proposed amendments in writing or at the hearing. **Written comments must be received by 4:30 PM June 18, 2019** to be considered at this public hearing. Send written comments to: Sedro-Woolley Planning Department, 325 Metcalf Street, Sedro-Woolley, WA 98284. Complete project files are available for review at the Planning Department between the hours of 8:00 AM to 5:00 PM, Monday through Friday. The Sedro-Woolley Planning Commission will make a recommendation to the City Council on the proposed amendments.

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