

Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: Sedro-Woolley Planning Commission

From: John Coleman, AICP
Planning Director

Date: October 16, 2018

Subject: Development Standards for the Urban Village Mixed Use (UVMU) Overlay -
Continued

ISSUE

The Planning Commission (PC) has resumed its review of regulations for the Urban Village Mixed Use overlay (UVMU) that started in 2008. In 2012 the PC tabled its work on creating development regulations and design standards; the last draft that the PC worked on in 2012 is the basis for the current draft the PC has been asked to review. On behalf property owner, Slab Design/Build Inc. (Slab) submitted proposed revisions to the last draft of the UVMU regulations that the PC reviewed in 2012.

The PC attended a joint worksession with the City Council on September 5 to discuss the UVMU. As the property owner (Rob Janicki) pointed out at the worksession, SLAB has been hired to help the city draft codes for the UVMU. SLAB is making an attempt to complete the draft because city staff does not have enough man-power to do the work without assistance. The drafts submitted by SLAB are a starting point, the PC should be directing SLAB to revise future drafts (as the PC would typically instruct staff) to meet the city's desired vision for the UVMU.

At its September 18 meeting, the PC reviewed and made several comments on the proposed draft. Staff has synthesized the PC's comments into the attached draft UVMU zoning regulations. The draft includes the original language as normal text, the revisions from SLAB in blue or purple and staff's new revisions in red. The discussion will focus on the draft UVMU zoning code in Attachment 1; there will not likely be time to delve into the proposed design standards in Attachment 2.

Some of the significant changes that staff made to the attached draft are discussed under the bullet points below. Please discuss each of these topics in the following order and give direction to staff as to whether the text should be amended or if it should remain as drafted:

- Cleaned up sequence of sections 17.XX.005 through 17.XX.020, they were jumbled previously.

- Deleted “process” section, the proposed waiver of requirements by the Director gives too much leeway.
- Added a definition of motel to the definitions section.
- The PC wanted to include requirements that commercial be incorporated into all buildings fronting on Hodgin and Stendal Streets. Staff created two sections in 17.XX.020; one is the allowed uses in the areas fronting Hodgin and Stendal; the other is the allowed uses in the areas that do not front on those streets (the rest of the UVMU). The SLAB draft had consolidated the allowed uses section to include all the UVMU.
- Added “motels” to the allowed uses in 17.XX.020A to match the definition in 17.XX.020B.
- Types of stand-alone housing. The PC needs to recommend what types of housing forms should be allowed. The latest draft includes duplexes, triplexes and similar buildings as conditional uses. The PC should think about what other types of stand-alone housing should or should not be allowed, then specify as such in the code.
- Removed planned residential developments from the conditional uses in the UVMU
- 17.XX.030 – removed “Structures may share common lot or be part of a subdivided development” from lot size requirements. The purpose of this language was ambiguous.
- 17.XX.040 Density. The latest draft asks for up to 35 units per acre. Previous drafts included 25 units per acre. The PC began a discussion of density in the UVMU at the September 18 meeting. That discussion needs to be continued at the October meeting. Density is a major concept that must be addressed before the finer details of the drafts can be addressed. Also, need to address units per acre for multiple buildings on one lot. Does one building get to be 45 units/ acre if the other building is only 10 or 15 units per acre?

Some ideas about density have been brought up at the last meeting include:

- 35 units per acre allowed only in buildings that have commercial on the first floor. All other buildings will be limited to 25 units per acre.
- Limited to 25 units per acre unless some form of affordable housing is provided (along with a mechanism to assure the units stay affordable). If affordable housing is provided, the city may grant a density bonus up to a total of 35 units per acre. Attachment 3 includes sections of the Bellingham municipal code that provide a density bonus for affordable housing. This is not an apples-to-apples comparison, but it provides a starting point for the discussion. I have not found any provisions for an affordable housing density bonus in the Mount Vernon code.
- Other ideas?
- Staff relocated SLAB’s recommended language “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” to 17.XX.040 (it has been removed from 17.XX.100). Please consider this text carefully and be prepared to make a recommendation as to whether it stays, is altered or removed.
- 17.XX.040 includes a provision that a certain percentage the ground floor of all mixed use buildings have commercial space. SLAB suggested 25%, staff recommends 50%.
- Also under 17.XX.040 is the requirement for open space. The most recent SLAB draft reduced the open space from 25% to 20%. The PC has not yet discussed open space requirements. Please be prepared to discuss what the appropriate amount of open space shall be for development in the UVMU. The Design Standards will specify how the open

space shall be laid-out, what amenities are required, how much landscaping shall be provided and other details. Today's discussion will focus on the zoning code; there will not likely be time to delve into the proposed design standards in Attachment 2.

- The Building Height section has been entirely re-written since the last draft. When the draft UVMU was written in 2012, the Fire Department did not own a ladder truck; thus the height limits were much lower throughout the city. Today the height limit in the MC zone is 60 feet where the ladder truck has access to the building; the higher height limit has been added. Staff has also recommended that only buildings fronting on Stendal or Hodgin streets may be 60 feet. Commercial buildings (with or without residential above) and buildings that contain only apartments or condominiums are limited to 45' in height. Townhouses, duplexes and triplexes are limited to 35' in height.

It may be worth discussing the visual impacts of taller buildings. In the old draft, there was a requirement that "any building stories above the third must step-back a minimum of 15 feet." SLAB had eliminated this language. Please be prepared to give guidance on whether the buildings need to be stepped-back as they get taller.

- Parking. The parking standards in 17.XX.090 have been updated based on Paul Woodmansee's input and the observed parking patterns at BYK's apartments. The proposed allowance for on-street parking to count towards required parking has been eliminated from all locations of the draft regulations.
- 17.XX.100 has been entirely rewritten to clarify the intent. Also included is new language about tapering down building height and scale at the edges of the UVMU. Please review carefully.
- To make the section clearer in meaning, minor amendments have been suggested for section 17.XX.110 - Integration with Brickyard Creek.

After the PC completes its revisions to the draft UVMU regulations, then the draft UVMU design standards can be closely reviewed. Until the major concepts within the draft regulations are hammered out, it may not be appropriate for the PC to spend too much time on the draft design standards.

ATTACHMENTS

Attachment 1 – 3rd Draft UVMU zoning regulations

Attachment 2 – 3rd Draft UVMU Design standards (no changes since draft #2)

Attachment 3 – Sections of Bellingham municipal code that address density bonuses for developments that provide affordable housing

Attachment 4 – Map of UVMU

RECOMMENDATIONS

Please be ready to discuss the above sections of the draft UVMU regulations. There may not be time to closely review the draft design standards. Provide direction to staff and SLAB on those significant concepts.

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

Sections:

- [17.XX.005](#) Intent.
- [17.XX.010](#) Applicability
- [17.XX.015](#) Definitions
- [17.XX. ~~010~~020](#) Use restrictions.
- [17.XX. ~~020~~025](#) Bulk restrictions.
- [17.XX.030](#) Minimum lot size requirements.
- [17.XX.040](#) Maximum density requirements.
- [17.XX.050](#) Maximum lot coverage.
- [17.XX.060](#) Building height.
- [17.XX.070](#) Hazardous waste.
- [17.XX.080](#) Parking.
- [17.XX.090](#) Parking for residential uses in UVMU.
- [17.XX.100](#) Integrated site plan.

17.XX.005 Intent

The intent of this zone is to encourage a compatible mix of commercial and residential development and more diverse types of residential density. This zone 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.

17.xx.xxx 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.xxx Process

Applicants may request minor modifications to the general parameters and design standards set forth in this chapter. The planning director may modify these requirements if all the following criteria are met:

1. The site is constrained due to unusual shape, topography, easements, access or sensitive areas.
2. The modification is consistent with the purpose of this chapter.
3. The modification will not result in a development that is less compatible with neighborhood land uses.

17.xx.xxx 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 or impervious surfacing.

“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.

“Triplex” means a building containing only three dwelling units.

17.XX.010-020 Use restrictions.

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

A. Permitted Uses for street-facing units on main north-south ~~thoroughfare arterial~~ (Hodgin Street) and east-west-arterial (Stendal Street):

1. Retail and wholesale sales;
2. Food /drinking venues such as restaurants and taverns;
3. Banks and similar services; and
4. Temporary lodging, including hotel/motel. ~~Lodging / bed and breakfast;~~

B. Permitted uses in portions of UVMU not fronting on Hodgin 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. Multi-family residential ~~residential~~ (~~duplex, triplex,~~ townhouse, apartment, condominium or similar) as part of a mixed-use site development;
10. Mixed use residential units contained 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. ~~Planned residential developments;~~
2. Duplexes, triplexes, or other similar style housing forms;
3. Outdoor recreation facilities;
4. Public utilities, excluding wireless communication facilities;
5. Quasi-public uses;
6. Public uses;
7. Retirement / assisted living facilities;
8. 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.020-025 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.

Single use residential multifamily 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.

Residential density: the UVMU Overlay is intended for a range of multi-family, multi-level structures with density not to exceed R-~~3525~~ dwelling units per acre. The Urban Village Mixed-Use zone is not intended for single family residences. The R-~~3525~~ is a maximum density and it is the intention intended of this zoning designation to encourage flexibility in dwelling unit densities and types of, structures and building height, providing for a diversity of ~~mix of~~ dwelling unit types and efficiencies associated with in-mixed-use development. This zoning will allow for multi-family, multi-level buildings with varying densities (not to exceed R-~~3525~~ du per acre), dedicated to residential uses.

In mixed use commercial and residential structures consisting of apartments or condominiums over commercial uses, no less than ~~25%~~50% of ground level floor space shall be a commercial use.

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.

Open space shall constitute ~~20%~~30% of gross acreage subject to provisions of other amenities as specified in the City Design Standards and Guidelines. 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. See Site Design and Public Open Space here for additional information.

17.XX.050 Maximum lot coverage.

No maximum lot coverage requirements for the UVMU Overlay

17.XX.060 Building Height.

Maximum building height: Mixed use or commercial buildings fronting on Hodgin or Stendal Streets: 35 feet. Exception: sixty feet, if the building fronts on a public right-of-way . Any building stories above the third story shall be stepped-back 15 feet from the street frontage side of the building.

When not fronting on Hodgin or Stendal Streets, commercial buildings (with or without residential above) and buildings that contain only apartments or condominiums: 35 feet. Exception: 45 feet, if minimum required side and rear setbacks are doubled.

Townhouses, duplexes and triplexes and similar buildings: 35 feet.

~~the UVMU Overlay is intended to allow for variable-height structures that are taller than allowed in the standard Mixed Commercial zone, up to five stories. A five story structure may have four stories of residential over a retail ground floor or five stories of residential units provided that ground floor frontage of buildings along pedestrian-oriented streetscapes are used for non-residential uses. Any building stories above the third must step back a minimum of 15 feet.~~

~~Single use multifamily residential structures such as duplexes, triplexes, townhomes or similar are limited to 35 feet in height measured to midpoint of highest roofline slope from existing site grade.~~

~~Single use multifamily apartments, condominiums or similar are limited to 45 feet in height measured to midpoint of highest roofline slope from existing site grade.~~

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 specified in SWMC 17.36.

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:

Townhouse:	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2.0 spaces per dwelling unit</u>
Apartment:	
Studio	1.2 per dwelling unit
One bedroom	1.5 per dwelling unit
Two bedroom	1.7 per dwelling unit
Three bedroom or larger	<u>1.0 space per bedroom up to 2 bedrooms, 0.5 space per additional bedroom over 2 bedrooms</u> 2.0 per dwelling unit
<u>Duplex:</u>	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2</u>
<u>Triplex:</u>	<u>1.0 space per bedroom up to 2 bedrooms, .5 space per add. bedroom over 2</u>

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.

~~To allow for mixed use development in the context of development for the entire site, allowing for single uses in specific structures is allowed. (For example, 100% multifamily residential in a structure, or solely retail uses within a structure) while achieving mixed use development by the integration of uses across the entire site.~~

~~A. Single use 100% multifamily residential structures 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.~~

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.

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

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 ~~in exchange for density and height limit bonuses~~ 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 ~~a sense of~~ an urban village experience ~~and for to present~~ 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 ~~all~~ 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. Only commercial/retail space shall be located at street level along the north-south stretch of Hodgin ~~Road~~ Street and the east west stretch of Stendal Street. Other uses allowed in the UVMU shall be above or behind commercial/retail in this area.

[34](#). 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.

[45](#). Sidewalks along the main shopping section on Hodgin Street shall be ~~102~~ 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](#).

[56](#). Parking lots shall not be allowed at intersections.

[67](#). Drive-thru facilities are not allowed in the UVMU unless located behind [or at side of a](#) buildings and designed so as not to interfere with traffic movement in a parking lot or drive lane.

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 painted metal 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:

A) 1. 205% of site area must be dedicated to public open space; to include sidewalks, paths, parks, seating areas, plazas, greens, open malls, or similar. No more than 5% of public sidewalks for general connectivity and pedestrian access may be counted towards open space calculation; unless such path or sidewalk is part of or parcel to a larger public park, green path, plaza or similar. A lower standard may be considered and approved by planning director for small projects / lots.

~~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.~~

2. Seating, fountains, open usable green space and/or artistic embellishments or similar are required in all public open spaces.

- **REQUIRED AMOUNT OF PUBLIC SPACE PER SQUARE FOOT OF BUILDING. (30% of square footage)**

3. Buildings adjacent to 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 ~~so as~~ to avoid the back-of-building effect; and

4. Locate some ground level features such as entries, windows, decks, patios or similar features on buildings that interface with the public open space.

5. Walkways should connect the usable space and recreation facilities to the multifamily buildings.

Guidelines

Encouraged:

- 1) Paved 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 [developmentbuilding](#).

Standards

Required:

- [1\) ~~1\) Landscaping component~~ Non-invasive plant species that do not pose an environmental or human risk to the area and community.](#)
- [1\) ~~1\) —~~ 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 expediated permit review](#).

[1\) ~~Commercial parking lots are encouraged to meet stormwater drainage requirements by using Low Impact Development \(LID\) techniques wherever possible and practical.~~](#)

[12\) Design and construction of buildings that attain Leadership through Energy and Environmental Design \(LEED\) certification \(or equivalent\).](#)

[23\) Design and construction of buildings that attain Built Green certification, specifically a three to five star rating.](#)

[34\) Design and construction of site amenities that achieve Sustainable Sites Initiative \(SITES\) certification \(or equivalent\).](#)

[45\) Pre-wiring of building roofs for solar panel installation.](#)

[56\) Utilize environmentally focused incentive programs through Cascade Natural Gas and Puget Sound Energy](#)

[6\) Locally and regionally sourced building materials from responsible, lower impact manufactures 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.

Ground Level Details

See “Building Design, Ground Level Details” section as the basis for this additional standard.

Required: Ground floor, street facing facades of commercial and mixed-use buildings shall incorporate at least seven of the elements listed A-J and in addition may include any 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 dining, 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;

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

Prominent Entrance

See “Building Design, Prominent Entrance” section as the basis for this additional standard.

Required: the principal entry to the building shall be marked by at least two elements from each group A, B and C of the Building Design Standards. Buildings with multiple entries along street may share required entry features.

Multifamily residential with in UVMU

Required:

- 1) Duplex, triplex, townhomes, apartment or similar multifamily structures 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) Units separated vertically and or horizontally are permitted;
- 7) Mechanical equipment must be screened from public view;
- 8) Multifamily units are not to exceed 2,000 square feet of finished floor space per unit;
- 9) 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;
- 10) 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;
- 11) Garbage and recycling areas shall be consolidated and screened from public view;
- 12) Garages must be oriented to rear or side of units whenever possible;
- 13) Garages facing street must be setback a minimum of five feet from front facing wall of unit;
- 14) Two car garages (in width) facing street are prohibited;
- 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.

MASS AND ARTICULATION MASSING AND ARTICULATION

See "Building Design, Massing" sections from the Sedro Woolley Design Standards and Guidelines as the basis for these additional standards.

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 should convey a visually distinct base and top; [base and top must be in relative proportion to scale of building;](#)
- 2) Roof parapets and eaves are encouraged to vary in height to avoid long, straight lines at the maximum building heights;
- 3) [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 [cannot vary in width and depth and may not be less than 36" in depth; modulation can project into right of way 10 feet above grade.](#)
- 4) A change of materials, colors, or textures on different elements is encouraged to provide further articulation and additional variety and character;
- 5) Massing should be varied with elements such as bays and dormers;
- 6) [Trim, bellybands, fascia, bargeboards and related architectural elements should fit in form and scale to overall building size/scale; for example, avoid undersized barge and fascia boards for larger buildings; avoid trimless windows and doors on larger residential facades.](#)
- 7) [Any commercial or mixed-use building stories along street above the third must step-back a minimum of 5 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;](#)
- 8) [Larger scale residential and commercial developments are to avoid overly blank, repetitive forms and finishes across multiple buildings; variety in color, material, scale and orientation is encouraged.](#)

Guidelines

Encouraged:

- 1) ~~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](#)
- 4) [Operable divided light windows are encouraged](#)

Ground Floor Details

Standards

Required:

±

Guidelines

Encouraged:

±

BUILDING MATERIALS

The planning director may make minor modifications and interpretations to design standards on a case by case basis. See [“Building Design” sections as the basis for these additional standards.](#)

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;](#)
- [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;](#)
- [4. Historic or semi-historic forms and finishes that blend and enhance local and regional vernacular are encouraged;](#)

...

WEATHER PROTECTION

See “Building Design, Weather Protection” section as the basis for this additional standard.

Standards

Required:

1. No less than 60% of street facing facades along public sidewalks shall have a canopy, awning or similar weather protection.
- 1.2. Retractable fabric, vinyl or similar canopies are prohibited along street; such canopies may be permitted for exterior, seasonal dining or similar retail spaces;
3. Weather protection size, type, location and orientation may be adjusted above and below minimum standards and dimensions at the discretion of the Planning Director

Guidelines

Encouraged:

1. Avoid drip edge onto middle of public sidewalk;
2. Gutters, scuppers and similar closed drain systems are encouraged;
3. Neon, loud, obtrusive colors on or of fabric, vinyl or similar canopies are discouraged;
4. Overly large marketing, images, text are discouraged as part of canopy/awnings;

Bellingham Density bonus criteria

BMC 20.35.070.D.4.c.ii (density bonuses in Old Town urban village – based on Floor Area Ratios)

ii. Affordable Housing. Housing for low and middle income residents receives bonus floor area when approved by the planning director. For each square foot of floor area certified by the director as affordable housing, four square feet of bonus floor area is earned up to a maximum of 0.5 FAR. The project must have controls in place, subject to approval by the director to ensure that the project's residences remain permanently affordable in accordance with subsections (D)(4)(c)(ii)(A) and (B) of this section. Purchasers of affordable homes constructed under this chapter shall meet the following requirements:

(A) Annual Income. All purchasers or tenants shall be from a household whose annual income, at the household's initial occupancy of the single-family residence, is 80 percent or less of the median income (determined by Housing and Urban Development) as adjusted by family size of the Bellingham Standard Metropolitan Statistical Area (SMSA), specifically defined as Whatcom County; and

(B) Housing Expenses. The monthly expenditure by a purchaser, as described in subsection (D)(4)(c)(ii)(A) of this section, for housing including rent or mortgage repayment, insurance, taxes and utilities (water and sewer) shall not exceed 38 percent of the gross household income at the time of purchase and the amount for rent or mortgage repayment shall not exceed 30 percent of gross household income. All other variable living expenses associated with the resident's occupancy shall not be a factor in the calculation of affordability.

BMC 20.38.050.B.3.a (density bonuses in Planned Developments)

a. For planned projects within a residential general use type, the maximum number of units possible shall be determined by dividing the size of the subject property by the area density designated in the applicable subarea of the zoning table pursuant to Chapter [20.00](#) BMC. This resulting figure represents the maximum number of units possible and cannot be exceeded without obtaining a density bonus or having the density designation of the area changed by city council. Partial units shall not be counted as a full unit. For example, a figure of 34.3 units possible shall result in a maximum of 34 units allowable.

b. For planned projects within a residential general use type which have no density specified in Chapter [20.00](#) BMC, Zoning Tables, the number of allowable units shall be determined by the director and specified within the final decision.

c. Density Bonus. As stipulated in Chapter [20.00](#) BMC, Zoning Tables, a density bonus may be obtained for a multifamily development proposal that has not previously been granted a density bonus under a different development proposal. A density bonus shall not establish a density greater than the maximum specified density of the applicable subarea.

A decision to allow a density bonus shall be based on the benefit and quality of the features offered to obtain a bonus and determined to provide project elements that are in addition to the minimum development aspects listed in BMC [20.38.040\(B\)](#) and this section. The director may impose conditions to ensure that an approved bonus results in a public benefit.

A density bonus may be obtained up to the amounts listed below:

i. Up to a 50 percent bonus for the purchase and transfer of all or part of the development rights of a parcel identified as meeting any of the following criteria:

(A) A parcel, tract or land area declared as a suitable density donor by city council resolution.

(B) A parcel with a valid planned development permit which provides for a development right transfer.

(C) A parcel previously zoned for residential uses that, due to the adoption of subsequent governmental regulations and as determined by city council resolution, is unlikely to achieve even 50 percent of the original allowable density, resulting in the loss of the city's potential infill capacity.

ii. Up to a 50 percent bonus when a project is able to provide at least one-half of the total unit count of the project as affordable housing, as defined by the city council resolution, inclusive of a provision to maintain said housing as such for a reasonable duration determined by city council.

iii. Up to a 50 percent bonus for the redevelopment of an area considered in need of revitalization as declared by city council resolution.

iv. Up to a 25 percent bonus for the development of a neighborhood park and related improvements identified in the comprehensive plan or that satisfies the needs of the immediate neighborhood as determined by the director.



v. Up to a 15 percent bonus for providing at least 15 percent additional open space that is not otherwise restricted from development by environmental regulations.

vi. Up to a 15 percent bonus for restoring a degraded natural area that would not otherwise require restoration or enhancement through a planned development or critical areas permit, which would provide significant public enjoyment if enhanced.

vii. Up to a 10 percent bonus for providing enhanced perimeter buffering of adjacent, less compatible uses.





City of Sedro-Woolley Urban Village Mixed-Use Overlay

Legend

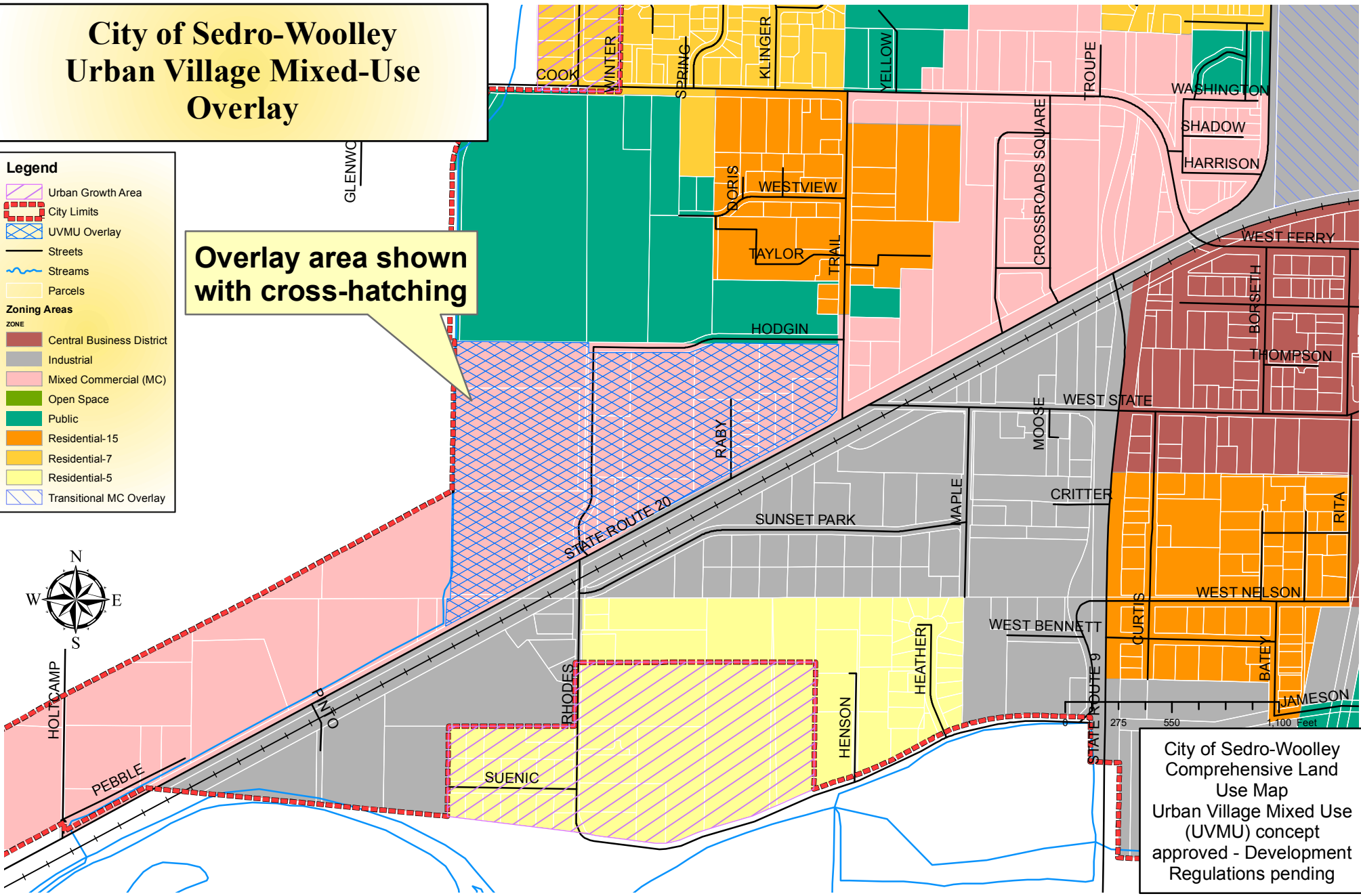
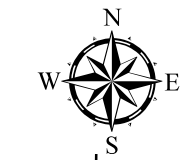
-  Urban Growth Area
-  City Limits
-  UVMU Overlay
-  Streets
-  Streams
-  Parcels

Zoning Areas

ZONE

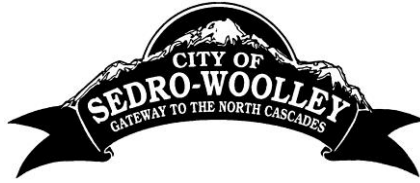
-  Central Business District
-  Industrial
-  Mixed Commercial (MC)
-  Open Space
-  Public
-  Residential-15
-  Residential-7
-  Residential-5
-  Transitional MC Overlay

**Overlay area shown
with cross-hatching**



City of Sedro-Woolley
Comprehensive Land
Use Map
Urban Village Mixed Use
(UVMU) concept
approved - Development
Regulations pending

275 550 1,100 Feet



Planning Department
Sedro-Woolley Municipal Building
325 Metcalf Street
Sedro-Woolley, WA 98284
Phone (360) 855-0771
Fax (360) 855-0733

MEMO:

To: Sedro-Woolley Planning Commission
From: John Coleman, AICP
Planning Director
Date: October 16, 2018
Subject: Requested Amendments to SWMC 17.16.010 - Use Restrictions in the R-15 zone

ISSUE

A local land developer/builder requested that the city amend SWMC 17.16.010 to change the eight-unit limit for apartments in the Residential 15 (R-15) zone to 12-units. The current requirement reads:

SWMC 17.16.010(A)(1) "Multifamily residential uses up to eight units per building;"

The proposed revised text is:

SWMC 17.16.010(A)(1) "Multifamily residential uses up to twelve units per building;"

The request to amend Chapter 17.16 SWMC, submitted by Scott Wammack, is attached as Attachment 1. Mr. Wammack included his reasoning to support the recommended code changes in that letter.

ATTACHMENTS

Attachment 1 – Letter with proposed updates to Use Restrictions – SWMC 17.16.010

RECOMMENDATIONS

Staff recommends that Planning Commission review the proposal at tonight's meeting. If the Planning Commission wishes to advance the proposal, a public hearing can be scheduled at its November 20, 2018 meeting.

Attachment 1

to October 16, 2018 PC memo –
Letter requesting modifications to Ch. 17.16 SWMC

Grandview
NORTH L.L.C.

September 30, 2018

City of Sedro-Woolley
Attn: John Coleman
325 Metcalf Street
Sedro-Woolley, WA 98284

RE: SWMC 17.16.010 (A)(1)

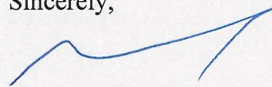
Dear Mr. Coleman:

The purpose of this letter is to request a Zoning Code change to SWMC 17.16.010 (A)(1). This code section restricts the number of permitted units in the R-15 zone to eight (8) units per building. I would request that the number of permitted units be increased to twelve (12) units per building.

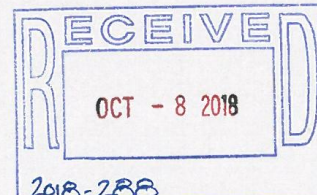
This change would allow for projects to be constructed with smaller foot prints allowing for more area to be used for parking, and open spaces to be used by the occupants. A smaller foot print would also reduce the amount of impervious service area which would reduce the environmental impacts. The foot print of a 2-story building with eight (8) units is the same as a 3-story building (3-story buildings are allowed) with twelve (12) units, however to build two (2) buildings that total twelve (12) units would increase the foot print by 50%. Other zones in the City of Sedro-Woolley allow for substantially larger buildings and this change would be consistent.

If you need anything further please let me know. Thank you for your assistance with this matter.

Sincerely,



Scott Wammack
Managing Member



P.O. Box 159, Arlington, WA 98223
360-435-7171 • Fax 360-435-2265