

TOWN OF WOODWAY

ORDINANCE 2020-625

AN ORDINANCE OF THE TOWN OF WOODWAY CONCERNING REVISIONS TO CHAPTER 14.40 URBAN VILLAGE ZONE DISTRICT; ADOPTING FINDINGS OF FACT; ADOPTING NEW CHAPTER 14.60 TO THE WOODWAY MUNICIPAL CODE; PROVIDING FOR SEVERABILITY, AN EFFECTIVE DATE, AND FOR SUMMARY PUBLICATION BY ORDINANCE TITLE

WHEREAS, the Washington State Growth Management Act provides for the update, review, and revision of Comprehensive plans and subarea plans to ensure the plans and development regulations comply with the requirements of the Growth Management Act; and

WHEREAS, the Town of Woodway and City of Shoreline are concerned that future development at Point Wells may present impacts to each community's land use, transportation, infrastructure, neighborhoods, and form of governance that should be addressed through collaborative planning; and

WHEREAS, the Woodway Town Council and Shoreline City Council agreed to jointly plan for Point Wells and provide updated development regulations to implement updated subarea plans for Point Wells; and

WHEREAS, in October 2019, both jurisdictions signed a Settlement and Interlocal Agreement to jointly plan for the potential annexation of Point Wells and the preparation of coordinated subarea plans and development regulations to address future development at Point Wells; and

WHEREAS, a "working group" of Woodway and Shoreline staff met over a series of meetings between November 2019 and September 2020 to coordinate the preparation of development regulations to regulated future land uses at Point Wells upon annexation; and

WHEREAS, the Town's Urban Village Zone text at WMC 14.40 has been amended to address revisions to the permitted uses, bulk regulation, parking, transportation and other provisions of the Urban Village zone district; and

WHEREAS, a new section is added to Town's zoning ordinance at WMC 14.60 to provide urban design standards to ensure that new residential, commercial and mixed use developments within the Urban Village zone district are of high quality and appropriate to Woodway's character and context; and

WHEREAS, application of the Urban Village zone text and Urban Village Design Standards will only be applicable to new developments at Point Wells upon annexation to the Town; and

WHEREAS, a Notice of Adoption of proposed amendments was sent to the Department of Commerce on October 9, 2020; and

WHEREAS, a SEPA Declaration of Non-Significance was issued September 21, 2020 but withdrawn on October 6, 2020 to investigate additional information; and

WHEREAS, a new SEPA determination was issued October 28, 2020, prior to a decision on the zoning text by the Town Council; and

WHEREAS, a notice of public hearings before the Planning Commission was advertised in the Everett Herald newspaper, posted on Town bulletin boards, and posted on the Town's website on October 9, 2020; and

WHEREAS, the Planning Commission conducted a duly advertised public hearing on October 21, 2020 and continued deliberations to the November 4, 2020 regular meeting where a recommendation to the Town Council to approve the Urban Village zone text 14.40. and Urban Village Design Standards 14.60 passed by unanimous vote as set forth in Planning Commission Resolution 2020-02 attached hereto; and

WHEREAS, a notice of public hearings before the Town Council was advertised in the Everett Herald newspaper, posted on Town bulletin boards, and posted on the Town's website on October 30, 2020; and

WHEREAS, the Town Council has conducted two public hearings on November 16, 2020 and December 21, 2020 and complied with the statutory provisions set forth in RCW 35A.14.330-340; and

WHEREAS, the Urban Village zone text and Urban Village Design Standards are consistent with the Washington State Growth Management Act, the Puget Sound Regional Council Growth Strategy *Vision 2050* and the Snohomish County Countywide Planning Policies and are deemed reasonably necessary by the Council to be in the best interest of health, safety, morals, and the general welfare.

NOW, THEREFORE, the Town Council of the Town of Woodway does hereby ordain as follows:

Section 1. The recitals set forth above are adopted as findings in support of Section 2 of this ordinance.

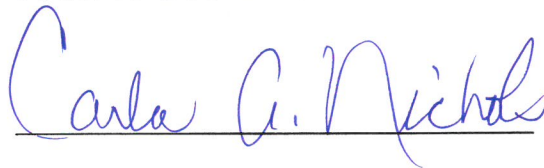
Section 2. Adoption of the Urban Village Zone District 14.40 attached hereto as Exhibit A and Urban Village Design Standards 14.60 attached hereto as Exhibit B.

Section 3. If any part or portion of this Ordinance is declared invalid for any such reason, such declaration of invalidity shall not affect any remaining portion.

Section 4. This Ordinance shall take effect 5 days after date of publication by ordinance title only.

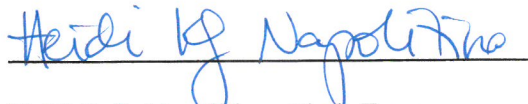
PASSED this 21st day of December 2020 by the Town Council of the Town of Woodway.

TOWN OF WOODWAY



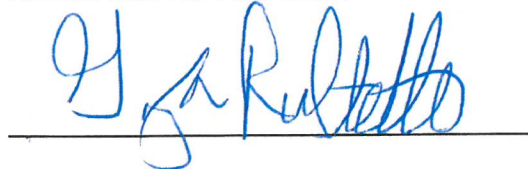
Carla A. Nichols, Mayor

ATTEST:



Heidi K. S. Napolitano, Clerk-Treasurer

APPROVED AS TO FORM:



Greg Rubstello, Town Attorney

Date Passed by the Town Council: 21 December 2020

Date Published: 24 December 2020

Effective Date: 29 December 2020

TOWN OF WOODWAY

ORDINANCE 2020-625 | EXHIBIT A

CHAPTER 14.40: URBAN VILLAGE ZONE DISTRICT

Sections:

- ~~14.40.010 Established.~~
- ~~14.40.020 010 Purpose and applicability.~~
- ~~14.40.020 Relationship to other regulations~~
- ~~14.40.025 Minimum zoning criteria.~~
- ~~14.40.030 Permitted uses.~~
- ~~14.40.035 Prohibited uses.~~
- ~~14.40.038 UV zone district performance standards.~~
- ~~14.40.040 Bulk requirements~~Development standards.
- ~~14.40.045 General performance standards.~~
- ~~14.40.050 Site and building design standards~~Building Height.
- ~~14.40.055 General landscaping requirements.~~
- ~~14.40.060 Parking lot landscaping.~~
- ~~14.40.065 Perimeter landscaping.~~
- ~~14.40.070 Submittal requirements~~ Recreation and Open Space.
- ~~14.40.080 Transportation.~~
- ~~14.40.090 Design Standards.~~
- ~~14.40.100 Landscaping.~~
- ~~14.40.110 Signs.~~
- ~~14.40.120 Sustainability.~~
- ~~14.40.130 Outdoor Lighting.~~
- ~~14.40.140 Tree Preservation and Management~~
- ~~14.40.150 Development Agreement Required~~
- ~~14.40.075 160 Pre-application n~~Neighborhood meeting required.
- ~~14.40.080 170 Review process and criteria~~Development agreement required.
- ~~14.40.180 Amendments to regulations and standards.~~
- ~~14.40.085 Design Review Board.~~
- ~~14.40.090 Major and minor plan revisions.~~
- ~~14.40.095 Adoption of Snohomish County codes related to vested applications.~~
- ~~14.40.100 Recordation.~~

~~14.40.010 ESTABLISHED:~~

~~An urban village (UV) zone is established. The land uses and standards for this zone are established in this chapter.~~

~~14.40.020 010 PURPOSE AND APPLICABILITY.~~

~~The primary purpose of the Urban Village (UV) zone district is to implement the goals and policies of the Point Wells Subarea Plan which envisions a pedestrian-oriented provide for a mixed-use development consisting of primarily residential uses in a variety of housing types with limited commercial uses along with public recreation access. consistent with the goals and policies of the urban village land use designation in the Town of Woodway comprehensive plan. The zone district is applied to the land designated as urban village on the Woodway~~

~~Municipal Urban Growth Area (MUGA) Land Use Map and will become effective upon annexation to the Town pursuant to Chapter 35A.14 RCW.~~

14.40.020 RELATIONSHIP TO OTHER REGULATIONS.

Development in the Urban Village zone district is governed by WMC Titles 13-16 including the Town's Shoreline Master Program (Ordinance 19-600). Where conflicts occur between provisions of this subchapter and other Town regulations, the more restrictive provisions shall apply.

14.40.025 MINIMUM ZONING CRITERIA:

- ~~A. A tract of land proposed for UV zoning shall contain sufficient area to create a contiguous tract of UV-zoned land at least five acres in size.~~
- ~~B. A tract of land must be in single ownership or, for multiple parcels, under unified control. This requirement shall apply during preliminary and final plan stages to ensure continuity of plan development.~~
- ~~C. Zoning requests must be accompanied by a preliminary development plan prepared by a team of design professionals in compliance with the regulations and requirements of this chapter.~~
- ~~D. Preliminary and final plans must comply with bulk regulations contained in Section 14.40.040.~~
- ~~E. All utility services and distribution lines shall be located underground and the area must be served by public water and sewer services and paved streets, paved private roads, or paved common access areas.~~

14.40.030 PERMITTED USES.

- A. The following Land uses listed in Table 14.40.030 (A) are permitted subject pursuant to an approved development agreement as set forth in Section 14.40.080.
- B. Land uses not listed in Table 14.40.030 (A) may be permitted as part of an approved development agreement, provided the development agreement includes written findings that the unlisted land use(s) is consistent with the Point Wells Subarea Plan and the purpose of this subchapter.

Table 14.40.030 (A)

<u>SPECIFIC LAND USE</u>
<u>Live/work units</u>
<u>Assisted Living Facilities</u>
<u>Apartment/Multifamily</u>
<u>Single-Family Attached (Townhomes)</u>
<u>Single-family Detached¹</u>
<u>Eating and Drinking Establishments (excluding Gambling Uses)</u>
<u>Hotel/Motel</u>
<u>General Retail Trade/Services²</u>
<u>Professional Office</u>
<u>Parks and Trails</u>

<u>Recreation/cultural</u>
<u>Personal services</u>
<u>Financial institutions</u>
<u>Parking structures and surface parking lots, accessory to a primary use</u>
<u>Health and fitness facilities</u>
<u>General government/public administration</u>
<u>Fire facility</u>
<u>Police facility</u>
<u>Utilities³</u>
<u>Wireless Telecommunication Facility⁴</u>
<u>Home Occupation</u>
<u>Accessory dwelling units</u>

Footnotes:

1. Subject to 35' maximum building height and 30% lot coverage
2. These general retail trade/services are prohibited in the UV zone:
 - a. Adult use facilities;
 - b. Smoke/vape shop (a business that sells drug paraphernalia and smoking products);
 - c. All businesses that are prohibited under the Town's business license regulations;
 - d. Firearm sales;
 - e. Pawnshops; and
 - f. Vehicle sales and service.
 - g. Drive-thrus.
3. Utility facilities necessary to serve development in the UV zone are permitted.
4. Subject to the provisions of WMC 14.46

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- ~~A. Art galleries and studios;~~
- ~~B. Residential dwellings: single-family attached, multiple-family residential, townhouse dwellings;~~
- ~~C. Personal and professional services;~~
- ~~D. General office, real estate, and financial institutions;~~
- ~~E. Retail sales and service;~~
- ~~F. Hotel, motel, and bed and breakfast establishments;~~
- ~~G. Public/private community and country clubs;~~
- ~~H. Electric vehicle infrastructure;~~
- ~~I. Fallout shelters;~~
- ~~J. Schools and churches;~~
- ~~K. Eating and drinking establishments;~~
- ~~L. Daycare centers;~~
- ~~M. Governmental buildings and facilities;~~

~~N. Health clubs and recreational facilities;~~
~~O. Medical facilities and licensed practitioners;~~
~~P. Museums;~~
~~Q. Mortuaries;~~
~~R. Boat launch facilities;~~
~~S. Farmers markets;~~
~~T. Public facilities and utilities;~~
~~U. Transit centers;~~
~~V. Parking garages;~~
~~W. Swimming pools;~~
~~X. Wireless communication facilities;~~
~~Y. Railroad rights-of-way;~~
~~Z. Other uses not listed that are consistent with the purposes of the UV district and as approved by the Director.~~

14.40.035 PROHIBITED USES:

~~A. The following uses shall not be allowed:~~

- ~~1. Accessory apartments;~~
- ~~2. Dwellings, attached, single family;~~
- ~~3. Dwellings, duplex;~~
- ~~4. Dwellings, single family;~~
- ~~5. Family daycare homes;~~
- ~~6. Foster homes;~~
- ~~7. Garages, detached: private accessory;~~
- ~~8. Garages, detached: private non-accessory;~~
- ~~9. Greenhouses, lath houses, and nurseries: retail;~~
- ~~10. Greenhouses, lath houses, and nurseries: wholesale;~~
- ~~11. Guest houses;~~
- ~~12. Hazardous waste storage and treatment facilities, on site;~~
- ~~13. Kennels;~~
- ~~14. Mini self storage;~~
- ~~15. Stables; and~~
- ~~16. Wholesale establishments.~~

~~B. Other uses determined by the Director to be inconsistent with the urban village goals and policies of the comprehensive plan.~~

14.40.038 UV ZONE DISTRICT PERFORMANCE STANDARDS:

~~In addition to the minimum zoning criteria and general performance standards set forth herein, the following are specific performance requirements in the UV zone district:~~

~~A. All permitted uses shall be entirely contained within an enclosed structure except the following:~~

- ~~1. Public utility transmission facilities;~~
- ~~2. Eating establishments where the space for outdoor public service is adjacent to the closed structure and does not disrupt vehicular traffic within or adjacent to the zone;~~
- ~~3. Permitted signing;~~
- ~~4. Parking and loading facilities;~~

5. ~~Plant nurseries;~~
6. ~~Outdoor storage areas, when in conjunction with an enclosed principal use; and~~
7. ~~Public realm.~~

~~B. No outside loading and unloading of goods and materials shall occur between the hours of eleven p.m. and seven a.m. unless approved in writing by the Director based upon a showing that any resulting impact to adjoining properties is minor.~~

14.40.040 DEVELOPMENT STANDARDS~~BULK REQUIREMENTS.~~

- ~~A. Density. Residential development shall provide maintain a minimum density of twelve dwelling units per acre and a maximum density of forty-four dwelling units per acre. For the purposes of this chapter, "Density" means the net density of residential development excluding roads, drainage detention/retention areas, biofiltration swales, areas required for public use, tidelands, and critical areas and their required buffers. Minimum net density is determined by rounding up to the next whole unit or lot when a fraction of a unit or lot is 0.5 or greater.~~
- ~~B. No building within the development shall exceed 60 dwelling units.~~
- ~~C. No building within the development shall have a footprint that exceeds 10,000 square feet.~~
- ~~D. Setbacks. Setbacks shall be consistent with applicable design standards and identified as part of an approved development agreement. Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the Town Engineer. Setbacks for rear and side yards are zero feet.~~
- ~~E. Lot dimensions. There is no minimum lot size or width. Any subdivision of land or alteration of property lines is subject to WMC Title 13, Subdivisions.~~
- ~~F. Utilities. All utilities, including transmission and distribution, shall be underground. Location of utilities and mechanical areas shall comply with applicable design standards set forth in WMC 14.60.~~

~~Permitted uses allowed in the UV zone district shall be in compliance with the following:~~

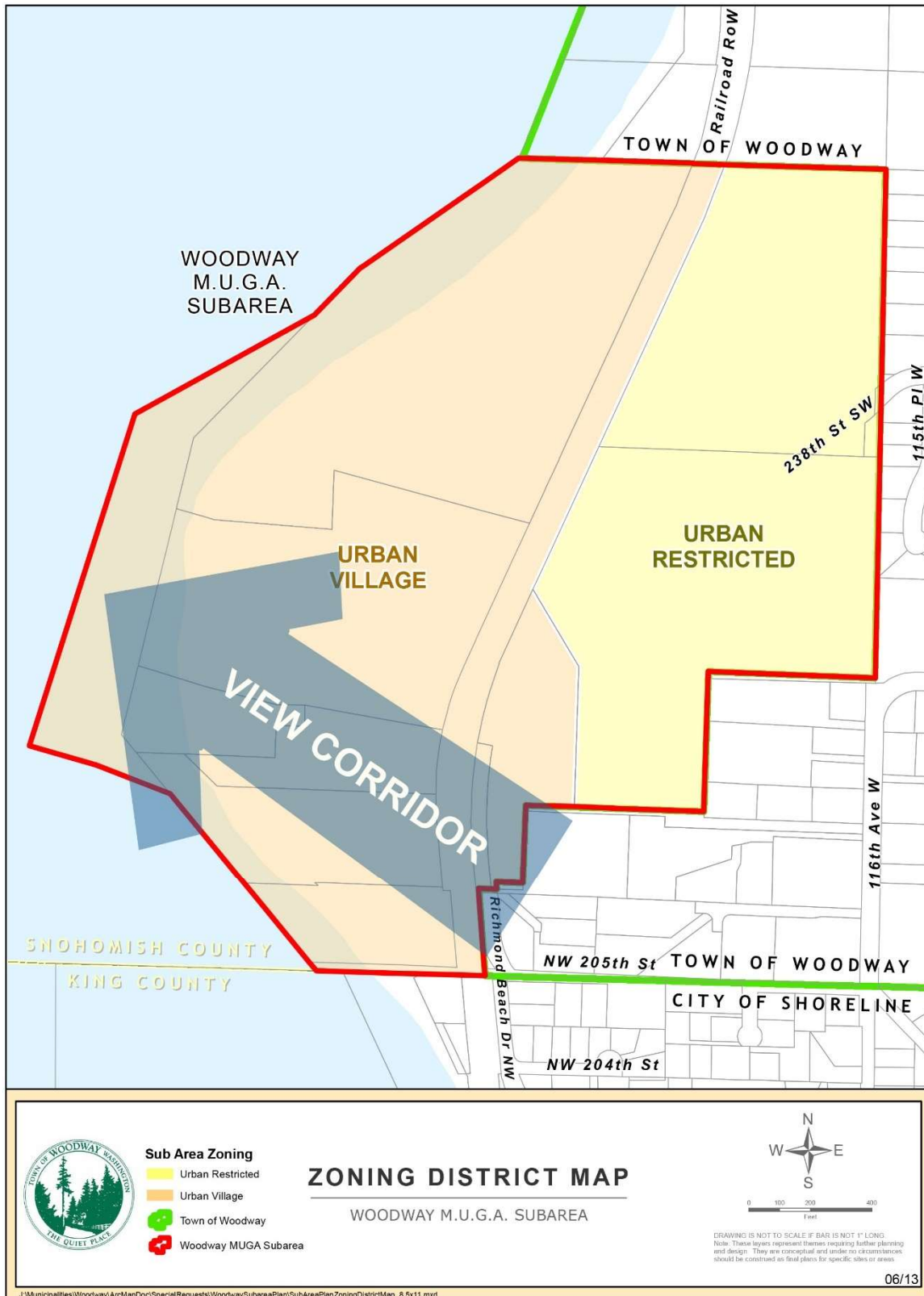
14.40.050 BUILDING HEIGHT

- ~~A. Building Height. The maximum building height shall be seventy-five45 feet, except areas east of the BNSF railroad right-of-way the maximum building height shall be 35 feet.~~
- ~~A.B. The maximum building height may be increased to 75 feet west of the BNSF railroad right-of-way provided the applicant conducts a view analysis demonstrating that public views from Richmond Beach Drive to Admiralty Inlet are not impacted (as depicted on Figure 14.40.050(1)). The view analysis and accompanying height limits shall be reviewed and approved concurrently with a development agreement. The Director may recommend a height increase in appropriate locations within the urban village of up to an additional fifty feet beyond that otherwise allowed when the applicant prepares an environmental impact statement pursuant to Chapter 16.04 and where such increased height in designated locations does not unreasonably interfere with the views from nearby residential structures.~~
- ~~B.A. Setbacks. Front setbacks may be reduced to zero only if such reduction will not have a likely impact upon future right-of-way needs and/or right-of-way improvements as determined by the Town Engineer. Setbacks for rear and side yards are zero feet.~~
- ~~C.A. Density. Residential development shall maintain a minimum density of twelve dwelling units per acre and a maximum density of forty-four dwelling units per acre.~~
- ~~C. Building height shall be measured pursuant to WMC 14.08.020.~~

~~D. Open Space.~~

- ~~1. All developments in the UV zone must have a coherent integrated open space network that links together the various open spaces within the project.~~
- ~~2. All developments must provide open space at a rate of one hundred fifty square feet per residential unit and two percent of the floor area of nonresidential development (excluding parking), at least fifty percent of which must be accessible to the public as an active recreation area. At least twenty-five percent of the required active recreation area must be located on a single tract. Those portions of required sidewalks that abut an active recreation area may be counted toward the fifty percent active recreation open space requirement.~~
- ~~3. On-site recreational open space for residential and nonresidential developments must be designed and improved to allow one or more active uses. Active uses include:~~
 - ~~a. Playgrounds developed with children's play equipment;~~
 - ~~b. Outdoor sports courts (such as volleyball, basketball or tennis courts), swimming pools, and similar facilities;~~
 - ~~c. Picnic areas with permanent tables, benches or gazebos;~~
 - ~~d. Community gardens for use by residents;~~
 - ~~e. Improved trails or paths not otherwise required to provide pedestrian connections;~~
 - ~~f. Plazas;~~
 - ~~g. Courtyards;~~
 - ~~h. Forecourts; or~~
 - ~~i. Rooftop gardens; and~~
 - ~~j. Other active recreational uses approved by the Director.~~

Figure 14.40.050 (1)



E. **14.40.060 PARKING.**

1.A. Development in the UV zone ~~must~~ shall comply with the following parking ratios:

~~Table 1. Parking Ratios~~

<u>Parking Ratios</u>			
<u>Table 14.40.060 (1):</u>			
<u>Use</u>	<u>Minimum</u>	<u>Maximum</u>	<u>Bicycle Parking</u>
Restaurants	2 stalls/1,000 net square feet (nsf)	8 stalls/1,000 nsf	2 spaces minimum
Retail	2 stalls/1,000 nsf	4 stalls/1,000 nsf	2 spaces minimum
Office	2 stalls/1,000 nsf	4 stalls/1,000 nsf	2 spaces minimum
<u>Hotel/Motel</u>	<u>Parking analysis</u>		
<u>Assisted Living</u>	<u>1 stall/3 beds</u>		
<u>Personal Services</u>	<u>2 stalls/1000 sf</u>		
<u>Health & Fitness Facilities</u>	<u>2 stalls/1000sf</u>		
Residential (units with 2 or more bedrooms > 1,000 sq. ft. each)	1.52 stalls per unit	2.5 stalls per unit	2 spaces minimum
Residential (units with fewer than 2 bedrooms < 1,000 sq. ft. each)	1 stall per unit	1.5 stalls per unit	2 spaces minimum
<u>Public parks and open space</u>	<u>To be determined as part of the project master plan</u>		
<u>Senior Housing</u>	<u>0.5 stalls per unit</u>	<u>1 stall per unit</u>	<u>2 spaces minimum</u>
<u>All Other Uses</u>	<u>See Section 14.40.040(E)(4) below—2 spaces minimum</u>		

Note: Square footage in the table above refers to net usable area and excludes walls, corridors, lobbies, bathrooms, etc.

B. If the formula for determining the number of parking spaces results in a fraction, the number of parking spaces shall be rounded to the nearest whole number, with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

- ~~2. Parking must be located under, behind, or to the side of buildings. Parking lots must be landscaped pursuant to Section 14.40.060.~~
- ~~3. Parking garage entrances must be minimized, and where feasible, located to the side or rear of buildings. Lighting fixtures within garages must be screened from view from the street. Exterior architectural treatments must complement or integrate with the architecture of the building through the provision of architectural details such as:
 - ~~a. Window openings;~~
 - ~~b. Plantings designed to grow on the facade;~~
 - ~~c. Louvers;~~
 - ~~d. Expanded metal panels;~~
 - ~~e. Decorative metal grills;~~
 - ~~f. Spandrel (opaque) glass; and~~
 - ~~g. Any other architectural detail approved under Section 14.40.080 that reduces and softens the presence of above ground parking structures.~~~~
- ~~4.C. Uses not listed in or uses listed with a parking ratio referring to "Parking analysis" in Table 14.40.060(1) shall subsection (E)(1) of this section, Table 1, must undergo a parking demand analysis prepared by an independent consultant a qualified professional with expertise in parking demand studies. The parking demand study shall be reviewed and approved concurrently with a development agreement analysis to ensure no more than the necessary amount of parking is provided. An increase of up to twenty percent above the estimated parking demand may be approved under Section 14.40.080 when historical data of a particular use indicate additional parking is necessary to properly serve a use or uses at a site.~~
- ~~D. Public parking areas shall be distributed throughout the project and provided at a rate appropriate to serve publicly-accessible recreation and open space areas.~~
- ~~5.E. An applicant may request a reduction from of the minimum required parking spaces with the approval of a parking management plan. The parking management plan shall be reviewed and approved concurrently with a development agreement. requirements as specified in subsection (E)(1) of this section, Table 1, may be approved under Section 14.40.080 if a shared parking study based on either the Urban Land Institute Shared Parking Report, ITE Shared Parking Guidelines, or other approved procedures is prepared by an independent consultant with expertise in performing shared parking studies. The study must demonstrate that the development will result in a more efficient use of parking provided the combined peak parking demand is less than that required in subsection (E)(1) of this section, Table 1. The number of spaces required for an approved shared parking plan shall be based on the number of spaces estimated to be the combined use peak parking demand.~~

14.40.045 GENERAL PERFORMANCE STANDARDS.

- ~~A. Development applications for permitted uses included in Section 14.40.030 shall conform to the following design principles set forth in the Town of Woodway Urban Village Design Guidelines and Standards:
 - ~~1. Connectivity.~~
 - ~~2. Sensitivity to the natural resources and sustainability.~~
 - ~~3. The public realm.~~
 - ~~4. Streetscapes.~~~~

- ~~5. Building orientation and parking.~~
 - ~~6. Street level for mid/high rise buildings.~~
 - ~~7. Open space and view corridors.~~
 - ~~8. Architectural compatibility and quality.~~
- ~~B. Development Phases. Where the proposal contains more than one phase, all development shall occur in a sequence consistent with the phasing plan, which shall be presented as an element of the preliminary plan unless revisions are approved by the Director.~~
- ~~C. Building Design. Buildings shall be designed to be compatible with their surroundings, both within and adjacent to the UV zone.~~
- ~~D. Restrictive Covenants. Restrictive covenants shall be provided which shall ensure the long-term maintenance and upkeep of landscaping, storm drainage facilities, other private property improvements, and open space areas and facilities. Further, the covenants shall reference the approved binding site plan(s) and shall provide that the Town of Woodway is an additional beneficiary with standing to enforce, and shall preclude the avoidance of performance obligations through lease agreements.~~
- ~~E. Off-Street Parking. Permanent off-street parking shall be in accordance with Section 14.40.040(E)(1), Table 1.~~
- ~~F. Signage. Signs for business identification or advertising of products shall conform to the approved sign design scheme submitted with the final plan, and must comply with Section 14.40.050.~~
- ~~G. Noise. Noise levels generated within the development shall not exceed those established in Section 6.08.031 or violate other laws or regulations relating to noise. Noise of machines and operations shall be muffled so as to not become objectionable due to intermittence or beat frequency, or shrillness.~~
- ~~H. Landscaping. General landscaping requirements shall be in accordance with Sections 13.36.040 and 14.40.050.~~
- ~~I. Supplemental Standards.~~
- ~~1. Neighborhood Meeting. A neighborhood meeting shall be held pursuant to Section 14.40.075;~~
 - ~~2. Negotiation of Binding Agreements. The applicant shall successfully negotiate binding agreements for public services, utilities, or infrastructure that are to be provided by entities other than the Town prior to the Town approving a development permit that necessitates the provision of public services, utilities, or infrastructure;~~
 - ~~3. Phasing of Development Applications. Development applications may be planned and programmed in phases; and~~
 - ~~4. Intensity of Development. The intensity of development shall be consistent with the level of service standards adopted by the entity identified as providing the public service, utility, or infrastructure.~~

~~14.40.050 SITE AND BUILDING DESIGN STANDARDS:~~

~~In addition to the provisions of Section 14.40.040, proposed uses shall conform to the following site design standards:~~

~~A. Signage:~~

- ~~1. Signs must fit with the overall architectural character, proportions, and details of the development;~~

- ~~2. The base of any freestanding, pole, ground, or monument sign must be planted with shrubs or seasonal flowers;~~
- ~~3. Electronic reader boards and signs that include flashing, chasing, moving, or animation are prohibited;~~
- ~~4. Freestanding or pole signs located along adjacent streets may be permitted if they meet the following criteria:~~
 - ~~a. No more than fifteen feet in height;~~
 - ~~b. Designed with two poles placed at the outermost sides of the sign face;~~
 - ~~c. No more than forty five square feet in sign area per face; and~~
 - ~~d. Constructed of materials matching one or more buildings located on the site.~~

~~B. Trash Enclosures and Rooftop Mechanical Equipment.~~

- ~~1. Garbage collection and service areas must be placed away from public right-of-way and screened from view on all sides with solid evergreen plant material or architectural treatments similar to those used in the design of the adjacent building.~~
- ~~2. Rooftop mechanical equipment must be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.~~

~~C. Lighting.~~

- ~~1. All lighting fixtures must be equipped with a "cut-off," which is either an external housing or internal optics that directs light downward.~~
- ~~2. Flashing lights are prohibited, except for low wattage holiday and limited special occasion accent lights.~~
- ~~3. Lighting directed upward above the horizontal plane (up-lighting) is prohibited.~~

~~D. Building Step-Backs and Roof Edge.~~

- ~~1. Any part of the building facade over sixty feet high facing a public right-of-way and those portions of buildings facing a non-UV zone district must be stepped back at least ten feet from the first floor facade.~~
- ~~2. Facades of floors that are stepped back must be distinguished by a change in elements such as window design, railings, trellises, details, materials and/or color so that the result is a rich and organized combination of features that face the street. Balconies may extend into the step-back areas.~~
- ~~3. Buildings with pitched roofs must have a minimum slope of 4:12.~~
- ~~4. An alternative step-back may be approved provided the effect is that the upper floor(s) appears to recede from view.~~

~~E. Building Massing and Articulation.~~

- ~~1. Buildings over thirty feet in height must distinguish a "base" at ground level using articulation and materials such as stone, masonry, or decorative concrete.~~
- ~~2. The "top" of the building must emphasize a distinct profile or outline with elements such as projecting parapet, cornice, upper level setback, or pitched roofline.~~
- ~~3. For buildings over sixty feet in height, the "middle" of the building may be distinguished from the top and base by a change in materials or color, windows, balconies, step-backs, and signage.~~

- ~~4. An alternate design for massing and articulation may be approved under Section 14.40.080 provided the design reduces the apparent bulk of multi-story buildings and maintains pedestrian scale.~~

~~F. Building Ground-Level Detail and Transparency.~~

- ~~1. Facades of commercial and mixed-use buildings that face the streets must be designed to be pedestrian-friendly through the inclusion of at least three of the following elements:
 - ~~a. Kick plates for storefront windows;~~
 - ~~b. Projecting window sills;~~
 - ~~c. Pedestrian-scale signs;~~
 - ~~d. Canopies or awnings;~~
 - ~~e. Plinth;~~
 - ~~f. Containers for seasonal plantings;~~
 - ~~g. Ornamental tile work;~~
 - ~~h. Pilasters;~~
 - ~~i. Cornices;~~
 - ~~j. Medallions; or~~
 - ~~k. An element not listed above that is approved by the Director, if it reinforces the character of the streetscape and encourages active and engaging design of the pedestrian edge of the streetscape.~~~~

~~G. Weather Protection.~~

- ~~1. Overhead weather protection elements such as canopies must be installed on street-facing facades along county arterials and streets intended for pedestrian activity and connectivity within the urban center. Canopies or awnings must be a minimum of five feet in width.~~
- ~~2. Canopies or awnings must be at least ten feet, but not more than thirteen feet, above the sidewalk.~~

~~H. Blank Walls.~~

- ~~1. Blank walls longer than twenty feet must incorporate two or more of the following:
 - ~~a. Vegetation, such as trees, shrubs, ground cover, and/or vines adjacent to the wall surface;~~
 - ~~b. Artwork, such as bas-relief sculpture, murals, or trellis structures;~~
 - ~~c. Seating area with special paving, lighting fixtures, and seasonal plantings; and/or~~
 - ~~d. Architectural detailing, reveals, contrasting materials or other techniques that provide visual interest.~~~~

~~14.40.055 GENERAL LANDSCAPING REQUIREMENTS.~~

- ~~A. A landscape plan, prepared by a certified landscape architect, shall be submitted in concert with the binding site plan application and, at a minimum, include the following:
 - ~~1. An assessment of whether temporary or permanent irrigation is required to maintain the proposed landscaping in a healthy condition;~~
 - ~~2. Street trees and other right-of-way planting;~~~~

- ~~3. The location, caliper, and species of all significant trees located on the site that are proposed to be removed;~~
 - ~~4. The location, caliper or height, and species of all replacement trees to be planted;~~
 - ~~5. A description of why significant trees cannot or should not be retained;~~
 - ~~6. A description and approximate location of any trees on adjoining properties that may be directly affected by any proposed activities; and~~
 - ~~7. The delineation of clearing limits consistent with applicable land-disturbing activity site plans required pursuant to Chapter 12.06.~~
- ~~B. Planting areas outside of the right-of-way may include landscape features such as decorative paving, sculptures, fountains, rock features, benches, picnic tables, and other amenities; provided that the area devoted to such features may count toward no more than twenty percent of the total required perimeter and parking lot landscaping area. Use of bark, mulch, gravel, and similar nonvegetative material shall be minimized and used only to assist plant growth and maintenance or to visually complement plant material.~~
- ~~C. An accessible route of travel meeting construction code barrier free requirements may cross a required landscape area at a ninety-degree angle or as close to a ninety-degree angle to the road right-of-way as conditions allow.~~
- ~~D. The following minimum planting standards apply:~~
- ~~1. Evergreen and deciduous trees shall be at least eight feet high at the time of planting;~~
 - ~~2. Deciduous trees shall have a minimum diameter of one and one-half inches caliper at the time of planting; provided that the combined diameter measurements of groupings of under-story trees, such as vine maples, may be used to meet this requirement;~~
 - ~~3. Evergreen and deciduous shrubs shall be at least eighteen inches high at the time of planting;~~
 - ~~4. Trees shall be of a size and type projected to reach a height of at least twenty feet in ten years, except where under-story or low-growing trees are specifically approved or required by the Director;~~
 - ~~5. Trees shall be planted at least five feet from adjoining property lines, except as may be approved for landscaping along road frontages.~~
- ~~E. All landscape materials shall meet or exceed current United States standards for nursery stock published by the American Nursery and Landscape Association and consist of native species. The applicant shall use a list of acceptable species prepared by the Director or may substitute a species with similar characteristics not on the list with the Director's approval.~~
- ~~F. To promote stabilization and continued healthy growth of the landscape areas required by this section, a qualified landscape designer shall determine the need for irrigation. An irrigation plan shall be submitted together with the required landscape plan.~~
- ~~G. Street trees are required to be planted along public and private roads according to the road cross section submitted as part of the binding site plan submittal requirements.~~
- ~~H. Street tree maintenance shall be as follows:~~
- ~~1. Property owners shall be responsible for the maintenance (including pruning) and liability of street trees on their property, or where responsibility has been assumed by the owner through a recorded agreement with the county; and~~
 - ~~2. Utility work affecting street trees shall be limited to the actual necessities of the services of the company and such work shall be done in a neat and professional manner.~~

~~I. Tree retention and replacement shall conform with Chapter 16.12.~~

14.40.060 PARKING LOT LANDSCAPING.

- ~~A. Parking lot landscaping is required for all parking areas with more than three parking stalls. Parking lot landscaping is required in addition to any perimeter landscaping required by Section 14.40.065.~~
- ~~B. Parking lot landscaping shall be installed as follows to provide visual relief and shade in parking areas, to decrease reflected heat and glare, and to mitigate aesthetic impacts:~~
- ~~1. An area equal to at least ten percent of the parking lot area shall be landscaped;~~
 - ~~2. Trees shall be included in parking lot landscaping at the rate of one tree for every seven parking stalls or one per landscaping area or island, whichever is greater;~~
 - ~~3. Low growing evergreen shrubs and groundcover, not to exceed a mature height of approximately thirty inches, shall be planted in each parking lot landscaping area or island. Shrubs shall be planted approximately three feet on center and groundcover shall be planted approximately twelve inches on center;~~
 - ~~4. Lawn may be allowed as a substitute for shrubs and groundcover in parking lot landscaping if an applicant demonstrates that the areas proposed for lawn can and will be easily maintained; and~~
 - ~~5. Coniferous evergreen trees shall not be planted in parking lot landscaping islands or in any other location where they could obstruct lines of sight or create a safety hazard.~~
- ~~C. No passenger vehicle parking stall shall be more than fifty feet from a landscaped area or island.~~
- ~~D. Parking lot landscaping areas or islands shall be at least eighty square feet in size and shall have a minimum horizontal dimension of four feet in every portion of the island.~~
- ~~E. All landscaping areas or islands shall be protected from vehicle damage by six-inch protective curbing, and, if necessary, wheel blocks. Vehicle overhang into landscaping areas is prohibited unless the required landscape area adjacent to any parking stall overhang area is increased in width by a minimum of two feet.~~
- ~~F. A landscaping island shall be located at the end of each row of passenger vehicle parking, and in mid-row or other locations as needed to meet the requirements of this section; provided that parking lots containing fewer than twenty parking stalls may satisfy the ten percent landscaping requirement with plantings in any area.~~
- ~~G. When a parking area abuts residentially-zoned property or a property developed for residential use, a solid fence (gaps no greater than one-quarter inch) at least forty-eight inches high shall be required to block headlight glare; provided that the Director may modify or waive this requirement when the abutting property or existing or likely future development is separated topographically from the parking area or otherwise protected from headlight glare.~~
- ~~H. For calculating the ten percent landscaping requirement, parking lot area shall include all areas devoted to parking spaces, driveways, and aisles accessing passenger vehicle parking spaces, accessible routes of travel across a parking area, and landscape islands within a parking area. Truck loading areas and truck turnarounds, if not in the passenger vehicle parking areas, and outdoor storage and outdoor display areas are not included in the calculation of parking lot area for landscaping purposes.~~
- ~~I. Parking lot landscaping may include landscape areas adjacent to property lines, critical areas buffers, buildings, recreation areas, and roads. These areas may not be double~~

counted as fulfilling the requirements for perimeter landscaping or for open space or other required landscape buffers unless specifically so provided.

14.40.065 PERIMETER LANDSCAPING.

~~A landscaping buffer with a minimum width of fifteen feet shall be provided on the perimeter of UV developments and planted with a variety of trees and shrubs to effectively screen the development from adjacent residential neighborhoods.~~

14.40.070 SUBMITTAL REQUIREMENTS RECREATION AND OPEN SPACE.

A. Development in the UV zone shall provide an integrated public open space network that links together the various open spaces throughout the development and provides public access to shorelines, public open space areas, and publicly-accessible parking.

B. All development shall provide public recreation and open space at a minimum rate of ten (10) percent of the gross site area. The minimum public recreation and open space area shall not include shoreline public access as required pursuant to the Shoreline Management Act, RCW 90.58.

C. Public recreation and open space areas may include a mix of active and passive uses.

D. For developments with an approved phasing plan, each phase of a development shall include a minimum of ten (10) percent of the gross recreation and open space area required for the phase.

~~A. An urban village development plan application shall contain, at a minimum, the following:~~

~~1. A graphic presentation depicting:~~

- ~~a. Conceptual graphic presentation depicting the layout and design of the proposed development;~~
- ~~b. Size of the proposed development;~~
- ~~c. Proposed mix of land uses including the number of dwelling units and the amount of nonresidential square footage;~~
- ~~d. Proposed building heights;~~
- ~~e. Number of parking spaces;~~
- ~~f. Location and amount of open space; and~~
- ~~g. The location of existing structures to be retained, proposed structures, parking, internal circulation patterns, landscape areas required pursuant to Sections 14.40.055 through 14.40.065, recreation open space, pedestrian facilities, and other applicable design components required by this chapter, including any design standards selected by the applicant for compliance with the provisions of Sections 14.40.040 and 14.40.050;~~

~~2. A detailed description of the design intent, architectural character, and spatial qualities and relationships of and between the major structures and physical amenities and attributes within the urban village;~~

~~3. A preliminary LEED checklist or other similar means of demonstrating sustainable design goals;~~

~~4. A narrative description, together with either architectural drawings or photographs that will adequately demonstrate compliance with any required architectural design standard of Sections 14.40.040 through 14.40.050, where applicable;~~

- ~~5. The location of building envelopes of all structures, and points of egress;~~
 - ~~6. Existing and proposed topography at contour intervals of five or less feet;~~
 - ~~7. The names and addresses of the developer, land surveyor, engineer, architect, planner, and other professionals involved;~~
 - ~~8. Calculations showing acreage of the site and recreational open space, number of dwelling units proposed, zoning, FAR, number of parking spaces and site density;~~
 - ~~9. Scale and north arrow;~~
 - ~~10. Vicinity sketch (drawn to approximately one inch equals 2,000 inches scale) showing sufficient area and detail to clearly locate the development in relation to arterial streets, natural features, landmarks, and municipal boundaries;~~
 - ~~11. Natural drainage courses and probable alterations which will be necessary to handle the expected drainage from the proposal, and the general method proposed to comply with Chapter 11.02;~~
 - ~~12. A description of intended type of uses including timing of development, if phased, and management control;~~
 - ~~13. A document satisfactorily assuring unified control through the final urban village development plan approval;~~
 - ~~14. A provision for removing existing structures or incorporating them into the overall development scheme; and~~
 - ~~15. A signed affidavit that includes a written summary of the pre-application neighborhood meeting pursuant to Section 14.40.075.~~
- ~~B. The applicant for a proposed development in a UV zone shall certify that, in addition to the direct involvement of an architect licensed in the state of Washington, one of the following has been involved with the preparation of the urban center development plan:~~
- ~~1. A landscape architect licensed in the state of Washington;~~
 - ~~2. A registered civil engineer licensed in the state of Washington; or~~
 - ~~3. A registered land surveyor licensed in the state of Washington.~~
- ~~C. A circulation, landscape and open space plan shall be submitted which includes the following requirements:~~
- ~~1. A narrative containing:~~
 - ~~a. A list of the types of plants to be incorporated in a final landscape plan;~~
 - ~~b. Assessment of whether temporary or permanent irrigation is required;~~
 - ~~c. How potential off-site pedestrian connections relate to the development and all abutting properties;~~
 - ~~d. How potential off-site public and private road right-of-way connections relate to the development and all abutting properties;~~
 - ~~e. How potential critical areas and/or designated open space tracts on abutting properties will be integrated into the development.~~
 - ~~2. A site plan containing:~~
 - ~~a. Location of parking lot landscaping;~~
 - ~~b. Location of proposed and existing landscaping areas;~~
 - ~~c. Information indicating the size of required landscape buffers;~~
 - ~~d. Critical areas and their buffers including any extending into abutting properties;~~

- ~~e. Active recreation space including plazas and public realm elements;~~
- ~~f. All internal roads and drive aisles;~~
- ~~g. All internal pedestrian walkways, sidewalks, and trails;~~
- ~~h. Designation of all potential off-site pedestrian connections; and~~
- ~~i. Designation of all potential off-site public and private road right-of-way connections.~~

~~D. Illustrations representing the design intent and architectural character for the urban village shall be submitted, including:~~

- ~~1. Overall massing;~~
- ~~2. General architectural character of buildings indicating color and material range;~~
- ~~3. General character of open spaces, including exterior site lighting.~~

~~E. A shared parking allocation plan showing all the shared parking shall be submitted when shared parking is proposed.~~

~~F. A traffic analysis of the site and surroundings as determined by the Town Engineer shall be submitted.~~

~~G. A plan for the phasing, if any, of the on-site recreation required and pedestrian circulation patterns shall be submitted. Such recreation and pedestrian circulation facilities shall be installed with the completion of the first building or first phase of the development if the overall development is to be phased, unless the applicant demonstrates that site characteristics or constraints make compliance impractical, in which case such improvements shall be installed in compliance with any timing requirements set forth in the terms and conditions of the urban center approval.~~

~~H. A complete application for urban village approval meeting requirements of this section is deemed to have vested to the zoning code, development standards and regulations as of the date set forth in a letter of completeness pursuant to Section 14A.04.060.~~

14.40.080 TRANSPORTATION.

A transportation study shall be prepared and submitted with the application for a development agreement as set forth in 14.40.150. The scope of the transportation study shall be established by the Town Engineer and include at a minimum the following elements:

A. Development within Point Wells shall comply with the following traffic restrictions:

- 1. Richmond Beach Drive shall be limited to 4,000 average daily trips (ADT) and;
- 2. The Richmond Beach Road Corridor shall not exceed a level of service (LOS) D with 0.9 volume-to-capacity (V/C) ratio; and
- 3. Woodway streets shall remain at a level of service (LOS) A, with a street volume not to exceed 273 vehicles per hour.

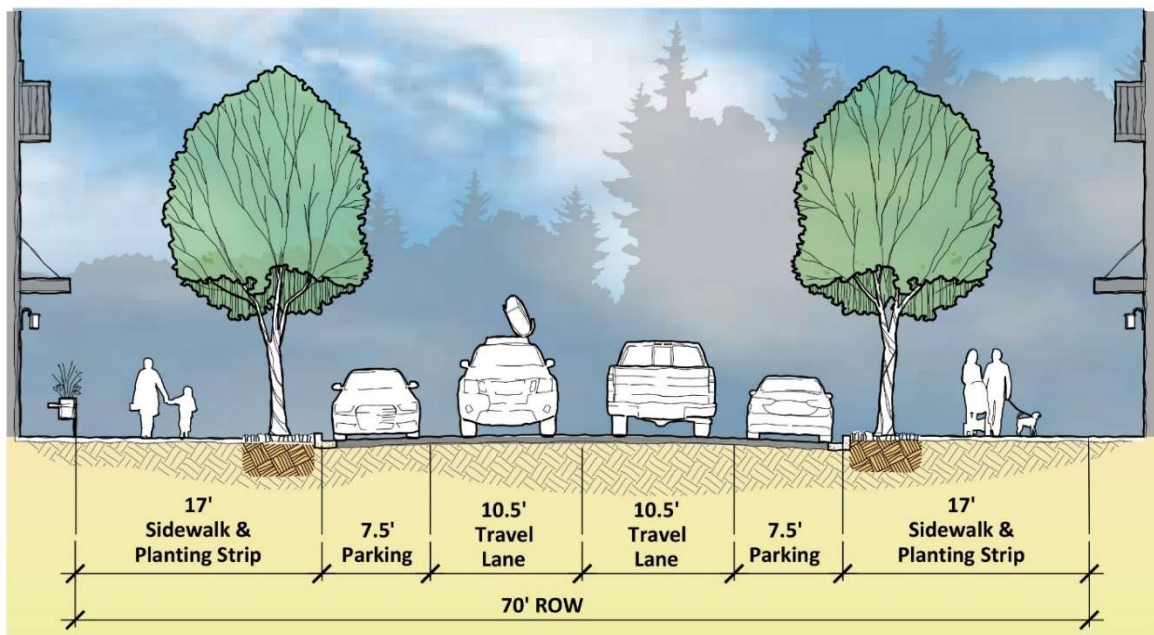
B. Any combination of residential or commercial development or redevelopment that would generate 250 or more average daily trips shall provide a general-purpose public access road wholly within the Town of Woodway that connects into Woodway's transportation network and provides a full second vehicular access point from Point Wells into Woodway.

C. Connectivity. Development in the UV zone shall provide a network of streets, sidewalks, and multipurpose pathways that are well connected and provide efficient circulation throughout the zone and connect to the surrounding transportation network.

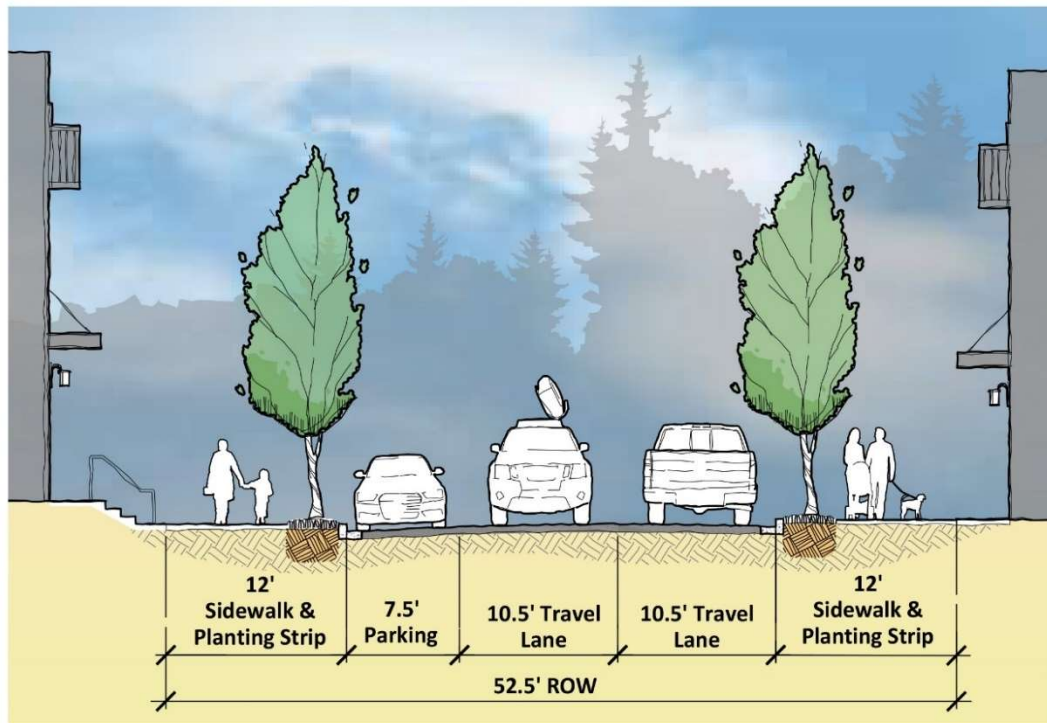
D. Public and private street cross sections. Street cross sections shall be developed to complement adjoining land uses and implement applicable design standards while also meeting engineering standards for safety and function. Cross sections for each type of street within the development shall be reviewed and approved concurrently with a development agreement. The table below describes the primary elements for types of streets anticipated within a development.

<u>Feature</u>	<u>Primary Street (both sides)</u>	<u>Secondary Street (both sides)</u>
<u>Sidewalk/Planting Strip</u>	<u>17'</u>	<u>12'</u>
<u>Street Tree Spacing</u>	<u>30' on center</u>	<u>30' on center</u>
<u>On Street Parking</u>	<u>Yes</u>	<u>Yes (one side)</u>
<u>General Purpose Lane</u>	<u>10.5' max. lane width</u>	<u>10.5' max. lane width</u>
<u>Right of way</u>	<u>60'-70'</u>	<u>52.5'</u>

Primary Street



Secondary Street



14.40.090 DESIGN STANDARDS.

Site and project design standards for buildings, public and private streets and streetscapes, infrastructure location, landscaping, signage, open spaces, and other design details are set forth in WMC 14.60. Project applications shall include both drawings and narrative descriptions of the project's consistency with the listed design standards.

14.40.100 LANDSCAPING.

Landscaping shall be provided throughout the site and integrated as part of the overall project design. Landscaping shall be provided on the perimeter of the site adjacent to existing development. A development-wide conceptual landscape plan identifying landscape locations, dimensions, and planting plan and material shall be reviewed and approved with the development agreement.

14.40.110 SIGNS.

Signs within the UV zone shall comply with WMC 14.60.070.

14.40.120 SUSTAINABILITY.

Development within the UV zone district shall meet or exceed LEED standards for building design, construction, and neighborhood development as set forth in the U.S. Green Building Council rating system.

14.40.130 OUTDOOR LIGHTING.

Outdoor lighting shall be located and designed to eliminate light pollution by meeting the following standards:

- A. Fixtures shall contain shielding and/or be direct cut off type.
- B. Fixtures shall be no brighter than necessary to light the intended area.
- C. Color temperatures shall minimize blue light emissions to the extent feasible.
- D. Timers, dimmers, motion sensors, or other adaptive control methods shall be utilized where feasible to turn off lighting when unnecessary.
- E. Up-lighting shall be limited to accent features or landscaping.

14.40.140 TREE PRESERVATION AND MANAGEMENT

The provisions of WMC 16.12 shall apply to the removal, installation, and maintenance of trees within the project area.

14.40.150 DEVELOPMENT AGREEMENT REQUIRED

- A. The entitlement for development of the entire site, or portions thereof, shall be authorized through the legislative approval of a ~~A development agreement adopted by the Town Council, pursuant to RCW 36.70B.170,~~ is the major entitlement required to specify the standards and conditions that will govern development of the urban village property. The development agreement will include an official site plan, a binding site plan if land is to be divided per RCW 58.17.035, mitigation measures pursuant to Chapter 43.21C RCW, provisions for major and minor revisions to the official site plan and specific conditions and standards that meet or exceed the provisions of this chapter.
- B. Submittal Requirements: Applicants shall submit the following information and material for administrative review:
 - 1. Items set forth in WMC 14A.04 - Permit Processing.
 - 2. If the project includes a division of land into tracts, parcels and/or lots for sale or lease, all submittal items set forth in WMC Title 13 - Subdivisions.
 - 3. A master site plan drawing depicting the existing site characteristics; planned location of public and private streets; building envelopes, footprints and uses; building/site density and intensity; public and private open spaces; infrastructure rights of way and easements.
 - 4. Preliminary Engineering Drawings showing the location and size of all ditches, culverts, catch basins, and other parts of the design for the control of surface water drainage.
 - 5. Acreage calculations for public and private streets, stormwater facilities, open space dedications, and net developable area pursuant to WMC 14.40.040.
 - 6. Building elevations, streetscape section drawings including adjacent building frontages, landscaping, wayfinding signage, building materials, location of service areas and other design details consistent with WMC 14.60.
 - 7. A transportation study pursuant to 14.40.080.
 - 8. A critical area report pursuant to WMC 16.10 related to wetlands, streams, geologic hazard areas, and sea level rise.
 - 9. Other information and material as determined by the Director.

C. Departures from the development agreement and submittal requirements may be allowed by the Director upon a showing that said departures will result in development features and elements that are a superior product, better minimizes impacts, and furthers the goals and policies of the subarea plan.

14.40.075-160 PRE-APPLICATION NEIGHBORHOOD MEETING REQUIRED.

- A. The applicant shall conduct a neighborhood meeting to discuss the proposed ~~urban village~~ development. The meeting must be held at least ~~thirty~~ 30 days ~~before~~ prior to submitting an ~~urban village~~ development agreement application.
- B. The purpose of the neighborhood meeting is to:
1. Ensure ~~that an the~~ applicant pursues early and effective public participation in conjunction with the application proposal, giving the applicant an opportunity to understand and mitigate any real ~~or and~~ perceived impacts ~~that~~ the proposed development might have to ~~residents in~~ the neighborhood or neighboring cities;
 2. Ensure that ~~neighborhood~~ residents, property owners, and business owners, and nearby cities have an opportunity at an early stage to learn about how the proposed development might affect them and to work with the applicant to resolve concerns prior to submittal of a development application.
 3. ~~Ensure that any nearby cities have an opportunity at an early stage to learn about how the proposed development might affect them and to work with the applicant to resolve concerns prior to submittal.~~
- C. The ~~applicant is responsible for notifying, facilitating, and summarizing the~~ neighborhood meeting ~~pursuant to~~ shall meet the following requirements:
1. ~~Public n~~Notice ~~for of~~ the neighborhood meeting shall be provided by the applicant and shall must include:
 - a. Date, start time, and location of the neighborhood meeting;
 - b. Description of the project proposed development; and
 - c. Zoning of the property;
 - b. ~~Proposed development name;~~
 - d. Site and vicinity Mmaps showing the location of the proposed development and the location of the neighborhood meeting;
 - e.e. A list of the land use applications that may be required; and
 - d.a. ~~Description of proposed development; and~~
 - e.f. Name, address, and phone number contact information of the applicant or representative of the applicant to contact for additional information.
 2. ~~Public The~~ notice ~~must shall~~ be mailed to the Town at least ten days prior to the neighborhood meeting and must provided, at a minimum, ~~be mailed to~~:
 - a. Property owners located within 1,000 Each taxpayer of record and each known site address within five hundred feet of the proposal any portion of the boundary of the subject property and contiguous property owned by the applicant; and
 - a.b. The neighborhood chair as identified by the Shoreline Office of Neighborhoods (note: if a proposed development is within 500 feet of adjacent neighborhoods, those chairs shall also be notified);

c. Any city or town whose municipal boundaries are within one mile of the subject property. ~~and contiguous property owned by the applicant.~~

3. The notice shall be postmarked 10 to 14 days prior to the neighborhood meeting.

~~3.~~ The Town, upon request, shall provide the applicant with necessary names and addresses or mailing labels. The applicant shall reimburse the Town for any costs associated with this request consistent with department procedures.

4. The neighborhood meeting shall be held within the Town of Woodway.

4.5. The neighborhood meeting shall be held anytime between the hours of 5:30 p.m. and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends at a location accessible to the public and within a reasonable distance from the boundary of the proposed development.

5.D. ~~At a minimum the applicant shall provide at t~~The neighborhood meeting agenda shall cover the following items:

1. Introduction of neighborhood meeting organizer (i.e. developer, property owner, etc.).

~~a.~~ Conceptual graphic presentation depicting the layout and design of the proposed development;

~~b.~~ Size of the proposed development;

2. Description of proposed project that includes:

e.a. Proposed mix of land uses including the number of dwelling units and ~~the~~ amount of nonresidential square footage;

~~d.~~ Proposed building heights and FAR;

e.b. Number of parking spaces; and

c. Location and amount of open space.

3. Listing of permits that are anticipated for the project.

4. Description of how comments made at the neighborhood meeting will be used.

5. Provide meeting attendees with the Town's contact information.

~~f.~~6. Provide a sign-up sheet for attendees.

6.E. The applicant shall provide the Town with prepare a written summary of the neighborhood meeting to be included with the ~~urban village~~ development application. The summary shall include the following:

a. A copy of the mailed notice of the neighborhood meeting ~~along with~~ and a copy of the list of persons to whom it was mailed;

b. A list of signed affidavits listing the persons who attended the meeting and their addresses; ~~and.~~

c. A signed affidavit listing the summary of concerns, issues, and problems expressed during the meeting.

~~D.~~ Town staff is not required to attend the meeting.

~~E.~~ If no one attends the meeting within thirty minutes of the start time indicated on the notice provided per this section, the applicant shall have satisfied the requirements of this section.

14.40.080170 REVIEW PROCESS AND CRITERIA—DEVELOPMENT AGREEMENT REQUIRED.

A. ~~A development agreement adopted by the Town Council, pursuant to RCW 36.70B.170, is the major entitlement required to specify the standards and conditions that will govern~~

~~development of the urban village property. The development agreement will include an official site plan, a binding site plan if land is to be divided per RCW 58.17.035, mitigation measures pursuant to Chapter 43.21C RCW, provisions for major and minor revisions to the official site plan and specific conditions and standards that meet or exceed the provisions of this chapter.~~

A. A development agreement, pursuant to RCW 36.70B.170, is required for any new development in the UV zone and shall set forth the development standards, conditions, and other provisions that shall apply to govern and vest the development, use, and mitigation of the development. For the purposes of this section, “development standards” includes, but is not limited to:

1. Project elements such as permitted uses, residential densities, and nonresidential densities and intensities or building sizes.
2. The amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of State law, any reimbursement provisions, other financial contributions by the property owner, inspection fees, or dedications.
3. Mitigation measures, development conditions, and other requirements under RCW 43.21C.
4. Design standards such as building massing, architectural elements, maximum heights, setbacks, conceptual street and streetscapes, drainage and water quality requirements, signage, palette of potential building materials, conceptual lighting, landscaping, and other development features.
5. Affordable housing units.
6. Parks and open space preservation.
7. Phasing of development.
8. Review procedures and standards for implementing decisions.
9. A build-out or vesting period for applicable standards.
10. Any other appropriate development requirement or procedure.
11. Preservation of significant trees.
12. Connecting, establishing, and improving nonmotorized access.

~~A.~~

~~B. Applications for development of an urban village shall be reviewed by the Design Review Board pursuant to the provisions of Section 14.40.085. The Design Review Board shall only review the site plan for compliance with Sections 14.40.045 through 14.40.065 and forward its recommendation to the Planning Commission.~~

~~C.~~B. The Planning Commission shall review the application for compliance with this chapter and, following a public hearing in accordance with Chapter 14A.04, forward its recommendation (together with the recommendation of the Design Review Board), to the Town Council.

~~D.~~C. The Town Council shall review the recommendation of the Planning Commission and approve, deny, or modify the development agreement in accordance with Section 14A.04.100 and RCW 36.70B.170. The Town Council shall may approve, or approve with conditions, the urban village proposed development agreement when all of the following are met:

- ~~1. The development complies with the requirements in this chapter, applicable sections of the Woodway Municipal Code;~~
 1. The proposed development is consistent with goals and policies of the Comprehensive Plan as well as the goals and policies of the Point Wells Subarea Plan.;
 2. The proposed development is consistent with the goals, policies, and regulations of the Town's Shoreline Master Program Ord. 19-600.
 3. There is either sufficient capacity and infrastructure (e.g., roads, sidewalks, bike lanes) that meet the Town's adopted level of service standards (as confirmed by the performance of a transportation impact analysis) in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases, or there will be adequate capacity and infrastructure by the time each phase of development is completed. If capacity or infrastructure must be increased to support the proposed development, then the applicant must identify a plan for funding their proportionate share of the improvements.
 4. There is either sufficient capacity within public services such as water, sewer, and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed. If capacity must be increased to support the proposed development agreement, then the applicant must identify a plan for funding their proportionate share of the improvements.
 - 2.5. The development demonstrates high quality design elements consistent with the Urban Village Design Standards set forth in Title 14.60.
 - ~~3. The proposal will not be materially detrimental to uses or property in the immediate vicinity; and~~
 - ~~4. The development demonstrates high quality design by incorporating elements such as:~~
 - ~~a. Superior pedestrian and transit-oriented architecture;~~
 - ~~b. Building massing or orientation that responds to site conditions;~~
 - ~~c. Use of structural articulation to reduce bulk and scale impacts of the development;~~
 - ~~d. Use of complementary materials;~~
 - ~~e. Use of lighting, landscaping, street furniture, public art, and open space to achieve an integrated design;~~
 - ~~f. High density residential and/or nonresidential uses;~~
 - ~~g. Buildings and site features arranged, designed, and oriented to facilitate pedestrian access, limit conflict between pedestrians and vehicles, and provide transit linkages; and~~
 - ~~h. Public access to the water and shoreline consistent with the goals, policies, and regulations of the Woodway shoreline master program for any urban village development abutting a shoreline of the state as defined in RCW 90.58.030(2)(c).~~
- D. Development agreement approval procedures. The Town Council may approve development agreements through the following procedure:
1. A development agreement application incorporating the elements stated in subsection B of this section and 14. 40.150 (B) (Development Agreement submittal requirements) may be submitted by a property owner with any additional related information as determined by the Director. After staff review and SEPA compliance, the Planning

Commission shall conduct a public hearing on the application. The Planning Commission shall then make a recommendation to the Town Council pursuant to the criteria set forth in subsection B of this section and the applicable goals and policies of the Comprehensive Plan. The Town Council shall approve, approve with additional conditions, or deny the development agreement. The Town Council shall approve the development agreement by ordinance or resolution.

2. Recorded Development Agreement. Upon Town Council approval of a development agreement under the procedure set forth in this subsection C, the property owner shall execute and record the development agreement with the Snohomish County Auditor Office to run with the land and bind and govern development of the property.

E. Consultation on land use permit applications. The Town shall provide a minimum 30-calendar-day written notice of all land use permit applications in UV zone, consistent with RCW 36.70B, Local Project Review. Staff from the City of Shoreline shall be invited to attend meetings between Woodway/Shoreline staff and the applicant relating to such permit applications, pre-application meetings, and shall be provided an opportunity to review and comment.

14.40.180 AMENDMENTS TO REGULATIONS AND STANDARDS.

The Town of Woodway shall provide the City of Shoreline with at least 30 calendar days' written notice (unless otherwise agreed to or waived in writing), and a review and comment opportunity, for any legislative actions that may modify or amend the UV development regulations, or that otherwise impacts the uses, development, or redevelopment of the Point Wells area. Notice shall include, but not be limited to, notice of all Planning Commission and Town Council meetings and hearings related to such legislative considerations or actions.

14.40.085 DESIGN REVIEW BOARD.

~~A. A Design Review Board shall be convened for the purpose of reviewing urban village applications. The Design Review Board shall be comprised of six persons appointed by the Town Council.~~

~~B. Membership shall include a representative of each of the following interests:~~

- ~~1. Architecture/urban design;~~
- ~~2. Landscape architecture;~~
- ~~3. Graphic arts;~~
- ~~4. Urban planning;~~
- ~~5. Two residents of Woodway; and~~
- ~~6. One resident of Shoreline.~~

~~C. Members of the Design Review Board shall:~~

- ~~1. Reside in the Central Puget Sound region;~~
- ~~2. Possess experience in urban design and neighborhood land use issues; and~~
- ~~3. Demonstrate by their experience sensitivity in understanding the effect of design decisions on neighborhoods and the development process.~~

~~D. No member of the Design Review Board shall have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in a project under review by the Design Review Board on which that member sits.~~

~~14.40.090 MAJOR AND MINOR PLAN REVISIONS.~~

~~Revisions of an approved plan shall be permitted as set forth below:~~

- ~~A. Minor Revisions. Minor revisions or changes in the approved plan may be permitted by administrative action of the Director and shall be properly recorded as a part of the records for the approved building permits or site plan. A "minor" revision means any proposed change in a plan which does not:~~
- ~~1. Involve a substantial alteration of the character of the plan;~~
 - ~~2. Decrease the amount of open space; or~~
 - ~~3. Increase development density.~~
- ~~B. Major Revisions. Major revisions of an approved plan shall be processed in the same manner as an original application. Major revision means any proposed changes in the primary use shown on the plan, or any proposed change in the plans and specifications for structures or location of features that substantially modifies or changes the plan in any material respect or degree.~~
- ~~C. Determining Major or Minor Status. The determination of whether a proposed change is a "major" or "minor" revision shall be made by the Director pursuant to Chapter 14A.04 as a code interpretation.~~

~~14.40.095 ADOPTION OF SNOHOMISH COUNTY CODES RELATED TO VESTED APPLICATIONS.~~

~~Urban village developments that have legally vested in Snohomish County shall be administered by the Town in accordance with the adoption of relevant Snohomish County codes in effect at the time of vesting. The Town hereby adopts Title 30 of the Snohomish County Code for the purposes of administering such vested projects only.~~

~~14.40.100 RECORDATION.~~

~~The approved development agreement shall be recorded with the Snohomish County Auditor pursuant to Section 13.16.070.~~

TOWN OF WOODWAY

ORDINANCE 2020-625 | EXHIBIT B

CHAPTER 14.60 URBAN VILLAGE DESIGN STANDARDS (NEW CHAPTER)

Sections:

- 14.60.010 Site and Building Design
- 14.60.020 Building Massing
- 14.60.030 Facade Articulation.
- 14.60.040 Building Details
- 14.60.050 Service Areas and Mechanical Equipment.
- 14.60.060 Roofline Modulation.
- 14.60.070 Signage Standards.

14.60.010 SITE AND BUILDING DESIGN

In addition to the provisions of Section 14.40.040, proposed uses shall conform to the following site and building design standards.

14.60.020 BUILDING MASSING

- A. Buildings over thirty feet in height must distinguish a "base" at ground level using articulation and materials such as stone, masonry, or decorative concrete.
- B. The "top" of the building must emphasize a distinct profile or outline with elements such as projecting parapet, cornice, upper-level setback, or pitched roofline.
- C. For buildings over sixty feet in height, the "middle" of the building may be distinguished from the top and base by a change in materials or color, windows, balconies, step-backs, and signage.
- D. An alternate design for massing and articulation may be approved under Section 14.40.080 provided the design reduces the apparent bulk of multi-story buildings and maintains pedestrian scale.



14.60.030 FACADE ARTICULATION.

A. All buildings must include facade articulation features at maximum-specified intervals to create a human-scaled pattern. These standards apply to building elevations facing streets, open space and parks, access corridors, and residential zones.

1. Maximum horizontal facade articulation intervals:

- a. Primary streets containing storefronts and residential frontages: 30 feet.
- b. Residential frontages: The width of the dwelling units inside the building (e.g., if the units are 25 feet wide, the facade articulation must be 25 feet wide).

2. Articulation Features. At least three of the following articulation features must be employed for all buildings in compliance with the maximum-specified facade articulation intervals:

- a. Use of a window fenestration pattern.
- b. Use of weather protection features.
- c. Use of vertical piers/columns (applies to all floors of the facade, excluding upper level step backs).
- d. Change in roofline per 14.60.050.
- e. Change in building material and/or siding style (applies to all floors of the facade, excluding any upper-level stepbacks).
- f. Vertical elements such as a trellis with plants, green wall, art element that meet the purpose of the standard.
- g. Providing vertical building modulation of at least 12 inches in depth if tied to a change in roofline per subsection E of this section or a change in building material, siding style, or color. Balconies may be used to qualify for this option if they are recessed or projected from the facade by at least 18 inches.
- h. Other design techniques that effectively reinforce a pattern of articulated facades compatible with the building's surrounding context.

B. Departures will be considered provided they meet the purpose of the standards and the building design details set forth below. For example, a departure may propose a design with only two articulation features instead of three and/or the articulation features exceed the maximum articulation interval.

Facade articulation examples.



14.60.040 BUILDING DETAILS

A. Facade Details – Nonresidential and Mixed-Use Buildings. All building facades and other building elevations facing parks, pedestrian-oriented spaces, and containing primary building entrances must be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories listed below:

1. Window and/or entry treatment, such as:
 - a. Transom windows.
 - b. Roll-up windows/doors.
 - c. Recessed entry.
 - d. Decorative door.
 - e. Other decorative or specially designed window or entry treatment that meets the purpose of the standards.

Figure 14.60.040 (A) (1)

Examples of decorative or specially designed windows and entries.



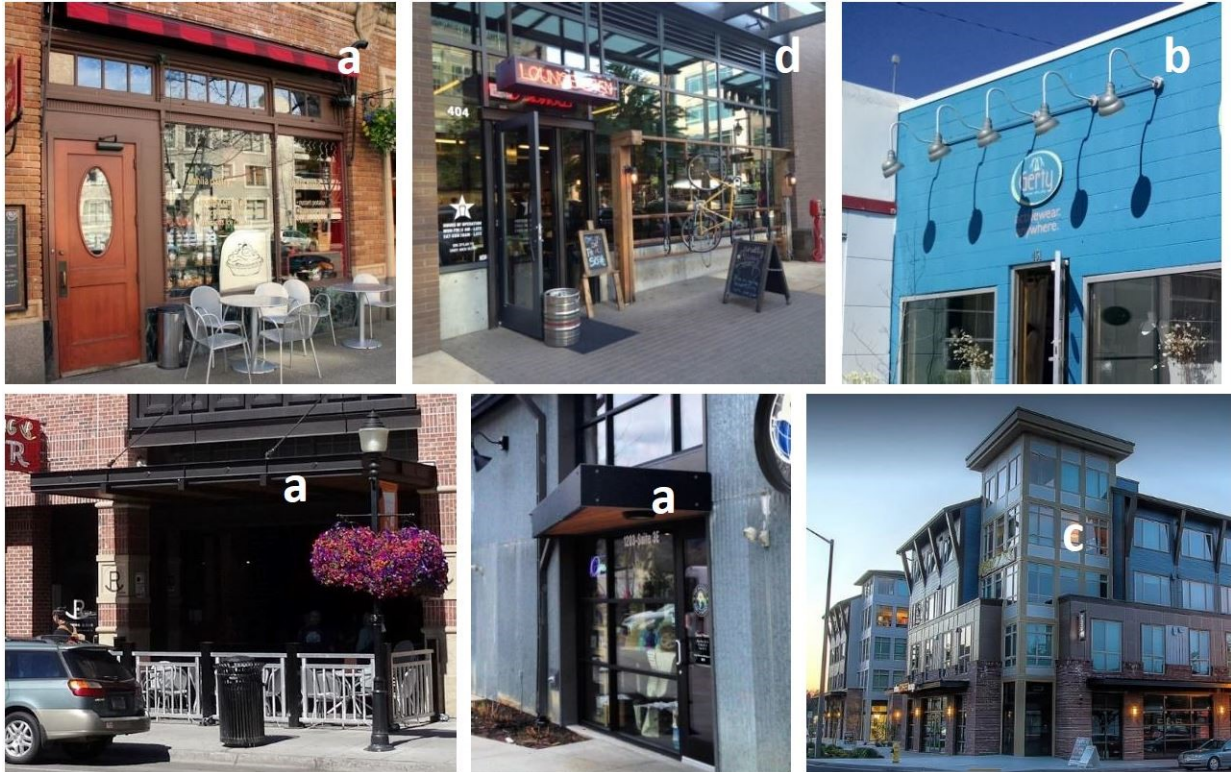
Examples of decorative or specially designed windows and entries. Upper left (b) = openable storefront window. Center top (a) = transom windows. Upper right (e) = openable window with decorative details. Lower left (e) = decorative window shades. Bottom middle (d) = Decorative door. Bottom right (c) = recessed entry.

2. Building elements and facade details, such as:

- a. Custom-designed weather protection element such as a steel canopy, glass, or retractable awning. Custom-designed cloth awnings may be counted as a detail provided they are constructed of durable, high-quality material.
- b. Decorative building-mounted light fixtures.
- c. Bay windows, trellises, towers, and similar elements.
- d. Other details or elements that meet the purpose of these standards.

Figure 14.60.040 (A)(2)

Examples of attached elements that enhance the visual intrigue of the building.



Examples of elements attached to facades that enhance the visual intrigue of the building. Upper left (a) = rigid and retractable awnings. Top center (d) = custom hanging bike rack and repair station integrated as a storefront design element. Upper right (b) = decorative lighting fixtures. Lower left and middle (a) = custom decorative canopy. Lower right (c) decorative tower.

3. Building materials and other facade elements, such as:

- a. Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework.
- b. Decorative kick-plate, pilaster, base panel, or other similar feature.
- c. Hand-crafted material, such as special wrought iron or carved wood.
- d. Other details that meet the purpose of the standards.

Figure 14.60.040 (A)(3)
Examples of building material details that enhance the visual intrigue of the building.



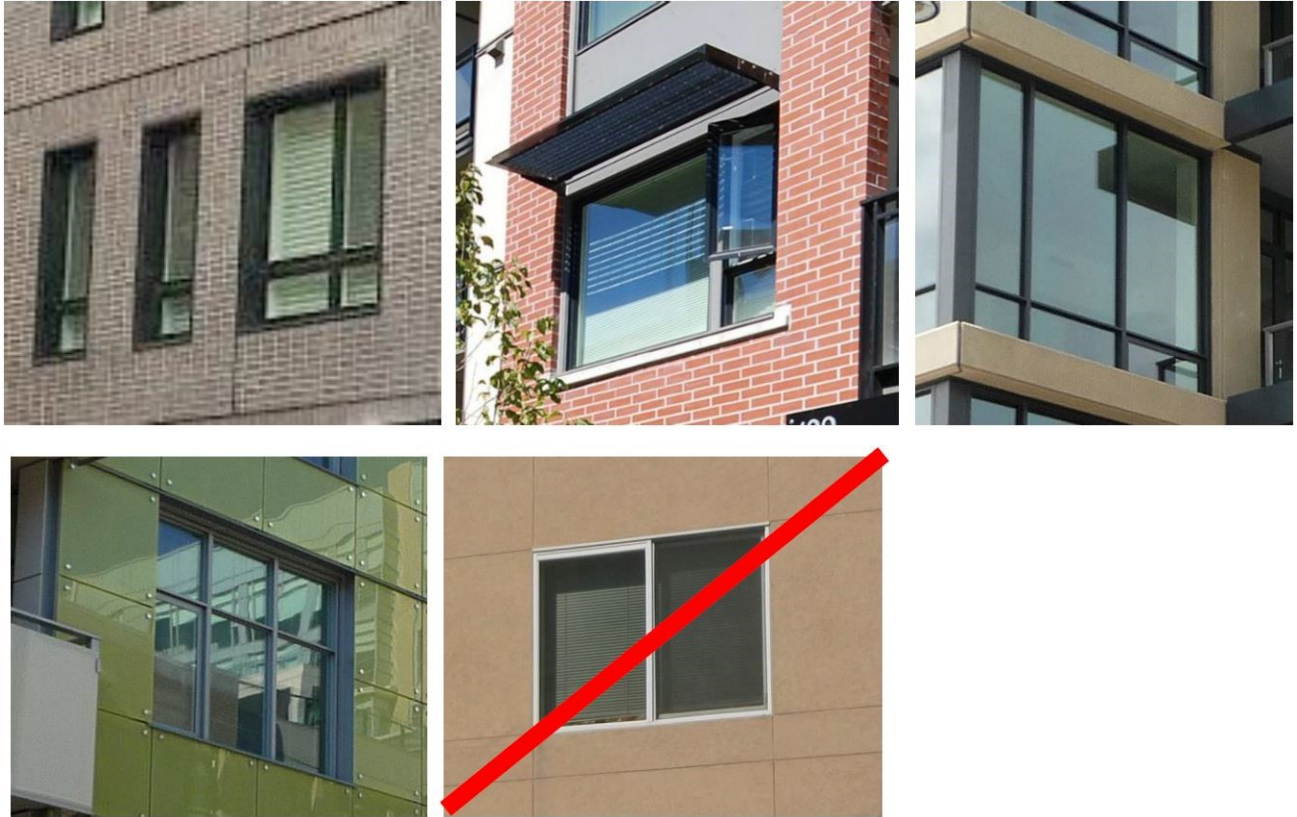
Examples of decorative surface materials. The letters match the detail options in subsection (A)(3) of this section.

4. Departures for facade detail standards of this subsection will be considered provided the facade (at the overall scale and at the individual articulation scale) meets the purpose of the standards.

B. Window Design Standards.

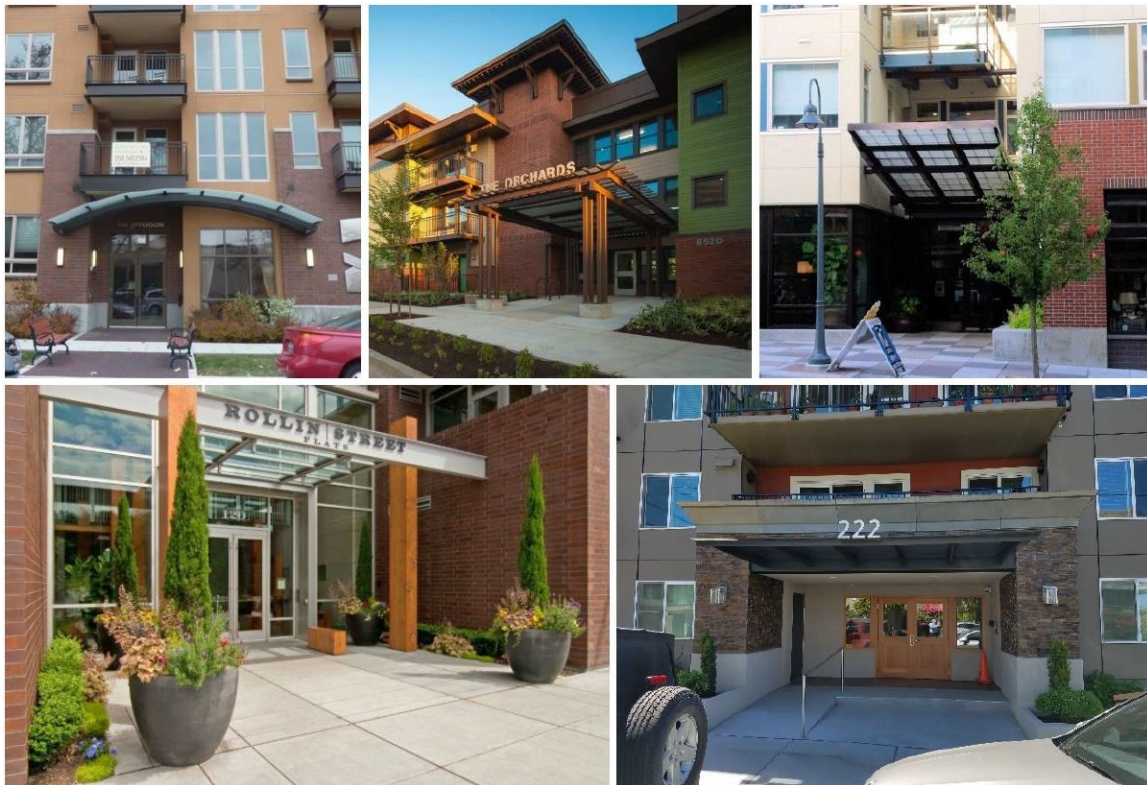
1. All residential building windows must be recessed by at least two inches from the facade to add depth and richness to the building. Other design treatments to windows that add depth, richness, and visual interest to the facade will be considered.
2. Highly reflective glass must not be used on more than 10 percent of a building facade or other building elevations facing parks and containing primary building entrances.

Figure 14.60.040(B)
Acceptable and unacceptable window design examples.



- C. Articulated Building Entries. The primary building entrance for an office building, hotel, apartment building, public or community-based facility or other multi-story commercial building must be designed as a clearly defined and demarcated standout architectural feature of the building. Such entrances must be easily distinguishable from regular storefront entrances on the building. Such entries must be scaled proportional to the building. See Figure 14.60.040 (C) below for good examples.

Figure 14.60.040 (C)
Acceptable building entry examples.



14.60.050. SERVICE AREAS AND MECHANICAL EQUIPMENT.

A. Location of Ground-Related Service Areas and Mechanical Equipment.

1. Service areas (loading docks, trash dumpsters, compactors, recycling areas, electrical panels, and mechanical equipment areas) must be located for convenient service access while avoiding negative visual, auditory, olfactory, or physical impacts on the streetscape environment, pedestrian-oriented spaces, uses within the development, and adjacent residential properties.
2. Exterior Loading Areas. Exterior loading areas for commercial uses must not be located within 20 feet of a residentially zoned property.
3. Service areas must not be visible from the sidewalk and adjacent properties. Where the director finds that the only option for locating a service area is an area visible from a street, internal pathway or pedestrian area, or from an adjacent property, the area must be screened with structural and or landscaping screening measures provided section 14.40.xxx.
4. Design for Safety. Other provisions of this section notwithstanding, service areas used by residents must be located to avoid entrapment areas and other conditions where personal security is potentially a problem. The director may require pedestrian-scaled lighting or other measures to enhance security.

5. Locate and/or shield noise producing mechanical equipment such as fans, heat pumps, etc, to minimize sounds and reduce impacts at property lines adjacent to residential properties.
 6. Dumpster Storage Areas.
 - a. Dumpster storage areas must be provided for all nonresidential and multifamily development.
 - b. Dumpster storage areas must be on site and must not be located in the public right-of-way.
 - c. Dumpster storage areas must be sized to accommodate the minimum dumpster sizes (as required by the applicable utility provider) for garbage, recycling, and composting.
- B. Screening of Ground-Related Service Areas and Mechanical Equipment. Service elements are encouraged to be integrated within the structure. Where they are not provided within the structure, the elements shall be screened consistent with the following standards:
1. Structural enclosures must be constructed of masonry, heavy-gauge metal, or decay resistant material that is also used with the architecture of the main building. The reviewing authority may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls must be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use.
 2. Gates must be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
 3. Where the interior of a service enclosure is visible from surrounding streets, pathways, and buildings, an opaque or semi-opaque horizontal cover or screen must be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the enclosure design (in terms of materials and/or design).
 4. Collection points must be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicular traffic or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.
 5. The service area must be paved.
 6. The sides and rear of service enclosures must be screened with landscaping at least five feet wide in locations visible from the street, parking lots, and pathways to soften views of the screening element and add visual interest.
- C. Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements must be located and/or designed to minimize their visibility to the public. Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards. If such elements are mounted in a location visible from the street, pedestrian path, shared open space, or shared auto courtyards, they must be screened with vegetation and/or integrated into the building's architecture.

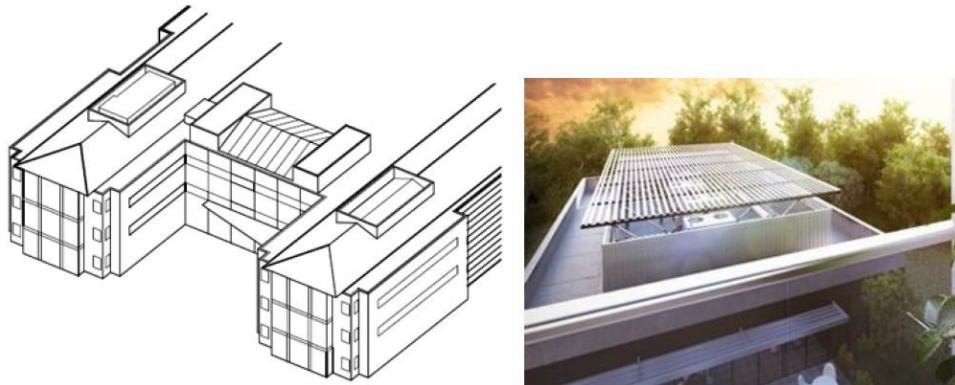
Figure 14.60.050 (C)
Utility meter location and screening – good and bad examples.

Place utility meters in less visible locations. The lower left example is successfully tucked away in a less visible location and screened by vegetation. The right image is poorly executed and would not be permitted in such visible locations (along the sidewalk). Such meters must be coordinated and better integrated with the architecture of the building.



- D. Rooftop mechanical equipment . Rooftop mechanical equipment (HVAC) must be screened by an extended parapet wall or other roof forms that are integrated with the architecture of the building.

Figure 14.60.050 (D)
Examples of how to screen roof-mounted mechanical equipment



14.60.060 ROOFLINE MODULATION.

- A. Roofline modulation is encouraged, and it can be used as one of the facade articulation features in section 14.60.030(2). In order to qualify as an articulation feature, rooflines must employ one or more of the following:
1. For flat roofs or facades with horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of the wall) when combined with vertical building modulation

- techniques described in subsections above. Otherwise, the minimum vertical dimension of roofline modulation is the greater of four feet or 0.2 multiplied by the wall height.
2. A pitched roofline or gabled roofline segment of at least 20 feet in width. Buildings with pitched roofs must include a minimum slope of 5:12 and feature modulated roofline components at the interval required per the applicable standard above.
 3. A combination of the above.
- B. Departures will be considered provided the roofline modulation design effectively reduces the perceived scale of the building and adds visual interest.

Figure 14.60.060 (1)
Acceptable examples of roofline modulation.



14.60.070 SIGNAGE STANDARDS.

- A. Signs must fit with the overall architectural character, proportions, and details of the development.
- B. The base of any freestanding, pole, ground, or monument sign must be planted with shrubs or seasonal flowers.
- C. Electronic reader boards and signs that include flashing, chasing, moving, or animation are prohibited.
- D. Freestanding or pole signs located along adjacent streets may be permitted if they meet the following criteria:
 1. No more than fifteen feet in height,
 2. Designed with two poles placed at the outermost sides of the sign face,
 3. No more than forty-five square feet in sign area per face, and
 4. Constructed of materials matching one or more buildings located on the site.