ORDINANCE NO. 1509

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BONNEY LAKE, PIERCE COUNTY, WASHINGTON, AMENDING SECTION 18.39.070 OF THE BONNEY LAKE MUNICIPAL CODE RELATED TO BUILDING DESIGN STANDARDS IN MIDTOWN.

WHEREAS, the City Council adopted Ordinance 1410 to establish development standards to implement the Midtown Subarea Plan; and

WHEREAS, the Midtown Subarea Plan identified the need for future roads to facilitate convenient access to, from, and between businesses; and

WHEREAS, 204th Avenue East was identified in the Midtown Subarea Plan – Figure 11-2 as one of the future roadways needed to support development; and

WHEREAS, the primary purpose of 204th Avenue East is to provide access to parking lots in lieu of direct access from SR-410; and

WHEREAS, the Community Development Director acting as the SEPA Responsible Official determined that the proposed amendment is categorically exempt from the SEPA pursuant to WAC197-11-800(19)(b); and

WHEREAS, pursuant to the Growth Management Act - Chapter 36.70A RCW this Ordinance was provided to the Department of Commerce for 60-day review and comment by the Department and other State agencies; and

WHEREAS, expedited review was requested and granted by the Department of Commerce and the review period concluded on January 29, 2015; and

WHEREAS, notice of the public hearing was given to the public in accordance with law and a public hearing was held by the Planning Commission on February 18, 2015;

WHEREAS, the amendment to the is consistency with the comprehensive plan and the laws of the state of Washington as required by BLMC 14.140.090.B, and

NOW THEREFORE, the City Council of Bonney Lake, Washington, do ordain as follows:

Section 1. Section 18.39.070, “Building design” of the Bonney Lake Municipal Code and the corresponding portions of Ordinance Nos. 1410 § 1 (Attachment A) is hereby amended to read as follows:

18.39.070 Building design.
A. Any developments occupying two acres or more of land area shall provide a plaza or other exterior gathering space equivalent to at least one percent of the overall acreage of the site. The plaza design must include gathering areas with benches or seating spaces, landscaping, and trash receptacles.

B. Multistory commercial buildings and commercial buildings wider than 100 feet (measured along walls adjacent to streets and/or front entrances) shall include at least three of the following articulation features along all facades at articulation intervals of no wider than 60 feet:

1. Providing building modulation of at least two feet in depth and four feet in width.

2. Repeating distinctive window patterns at intervals narrower than the articulation interval.

3. Providing a covered entry or separate weather protection feature for each articulation interval.


5. Changing materials and/or color with a change in building plane.

6. Providing lighting fixtures, trellis, tree, or other landscape feature within each interval.

7. Other methods that meet the intent of this chapter as approved by the director.

8. The following is an illustration of building modulation:

![Building modulation illustration]

C. All residential buildings and residential portions of mixed-use buildings shall include at least three of the following modulation and/or articulation features at intervals of no wider
than 30 feet along all facades facing a street, common open space, and common parking areas:

1. Repeating distinctive window patterns at intervals less than the required interval.

2. Vertical building modulation. Minimum depth and width of modulation is 18 inches and four feet (respectively) if tied to a change in color or building material and/or roofline modulation. Otherwise, minimum depth of modulation is 10 feet and minimum width for each modulation is 15 feet. Balconies may not be used to meet the modulation option unless they are recessed or projected from the facade and integrated with the building’s architecture as determined by the director. For example, “cave” balconies or other balconies that appear to be “tacked on” to the facade, as shown in the photographs below, will not qualify for this option.

3. Horizontal modulation (upper level step-backs) a minimum of five feet.

4. Articulation of the building’s top, middle, and bottom. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.

D. The maximum facade width, which is the apparent width of the structure facing the street including required modulation, is 120 feet. Buildings exceeding 120 feet in width along the street front shall be divided by a minimum 30-foot-wide modulation of the exterior wall, so that the maximum length of a particular facade is 120 feet. Such modulation must be at least 20 feet or deeper and extend through all floors. Other design features will be considered by the director that effectively break up the scale of the building and add visual interest. This could include a combination of a clear change in vertical articulation and a contrasting change in building materials and/or finishes.
E. Multiple-building commercial developments are encouraged to employ a variety of colors, building materials, and architectural treatments to reduce monotony.

F. On parcels adjacent to 204th Avenue East, no parking shall be located between the building and the front property line.

Section 2. Severability. If any one or more section, subsection, or sentence of this ordinance is held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance and the same shall remain in full force effect.

Section 3. Effective Date. This ordinance shall take effect five (5) days after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL this 24th day of February, 2015.

[Signature]
Neil Johnson, Jr., Mayor

AUTHENTICATED:

[Signature]
Harwood T. Edvalson, MMC, City Clerk

APPROVED AS TO FORM:

[Signature]
Kathleen Haggard, City Attorney

Passed: 2/24/2015
Valid: 2/24/2015
Published: 3/4/2015
Effective Date: 3/9/2015
This Ordinance totals 4 page(s)
Memo

Date: February 18, 2015
To: Mayor and City Council
From: Grant Sulham, Planning Commission Chair
Re: Ordinance D15-16

The City currently prohibits the construction of parking lots between a building and the future 204th Avenue East that would be developed as part of the WSU project. This roadway was identified in the Midtown Subarea Plan - Figure 11-2 as one of the future roadways needed to support development and would provide access to parking lots in lieu of direct access from SR-410.

The ordinance that adopted the prohibition against parking lots adjacent to 204th Avenue East did not provide justification for this prohibition. The requirement is a significant challenge to development of the commercial portion of the WSU project and is inconsistent with the intent of the Midtown Subarea Plan.

The Planning Commission finds that the proposed amendment in Ordinance D15-16 will ensure consistency between the Bonney Lake Comprehensive Plan and the Midtown Design Standards.

On February 18, 2015, the Planning Commission held a public hearing on Ordinance D15-16 which amendments 18.39.070 and voted 5-1-0 to recommend that the City Council approve Ordinance D15-16.
**City of Bonney Lake, Washington**

**City Council Agenda Bill (AB)**

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<tr>
<td>Community Development/</td>
<td>February 24, 2015</td>
<td>AB15-16</td>
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<td>Jason Sullivan – Senior</td>
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<td>Ordinance</td>
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**Agenda Subject:** Midtown Core Design Standards Amendment

**Full Title/Motion:** An ordinance of the City Council of the City Of Bonney Lake, Pierce County, Washington, amending Section 18.39.070 of the Bonney Lake Municipal Code related to building design standards in Midtown.

**Administrative Recommendation:**

**Background Summary:** The City currently prohibits the construction of parking lots between a building and the future 204th Avenue East that would be developed as part of the WSU project. This roadway was identified in the Midtown Subarea Plan – Figure 11-2 as one of the future roadways needed to support development and would provide access to parking lots in lieu of direct access from SR-410.

Staff has reviewed the ordinance that adopted the prohibition against parking lots adjacent to 204th Avenue East and it does not provide a reason for this requirement. The requirement is a significant challenge to development of the commercial portion of the WSU project and is inconsistent with the intent of the Midtown Subarea Plan.

**Attachments:** Ordinance D15-16 and Planning Recommendation Memo

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**BUDGET INFORMATION**

**Budget Explanation:**

**COMMITTEE, BOARD & COMMISSION REVIEW**

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<td>Chair/Councilmember</td>
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Forward to:

**Commission/Board Review:** Planning Commission – February 18, 2015

**Hearing Examiner Review:**

**COUNCIL ACTION**

**Workshop Date(s):**

**Meeting Date(s):**

**APPROVALS**

**Director:**

*John P. Vodopich, AICP*

**Mayor:**

**Date Reviewed by City Attorney:**

*(If applicable):*