

ORDINANCE NO. 605

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING TITLE 19 OF THE UNIVERSITY PLACE MUNICIPAL CODE "ZONING" CHAPTER 19.55.050 TOWN CENTER OVERLAY ZONE TO ADD INCENTIVES TO ORIENT "PRIMARY FACADES" TOWARDS HOMESTEAD PARK AND PROVIDE PUBLIC ACCESS OR TO BUFFER, SCREEN AND MITIGATE IMPACTS TO HOMESTEAD PARK ASSOCIATED WITH DEVELOPMENT ABUTTING THE PARK

WHEREAS, the University Place City Council adopted a Growth Management Act (GMA) Comprehensive Plan on July 6, 1998, that became effective July 13, 1998, with amendments on May 1, 2000, and August 4, 2003; and

WHEREAS, the Revised Code of Washington 36.70A.040 requires the City to adopt development regulations that are consistent with and implement the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan includes goals and policies related to a vision of a safe, inviting, pedestrian-friendly neighborhood in the heart of the community where residents and visitors could gather, meet, shop and dine; and

WHEREAS, this vision was refined over many years resulting in the City Council's adoption of the 1999 Town Center Plan; and

WHEREAS, in a step toward implementing the 1999 Town Center Plan, the City Council approved the Economic Development Strategic Action Plan in December 2002. The Strategic Action Plan calls for an increased focus on Town Center as a means of creating a vibrant and sustainable economy establishing a diversified tax base that provides new sources of revenue to maintain quality of life and essential community services; and

WHEREAS, the environmental impacts of the Town Center Design Standards were reviewed in the non-project portion of the University Place Town Center Environmental Impact Statement ("EIS"), February 10, 2004. The EIS also examined the environmental impacts of developing a pedestrian friendly mixed-use town center that includes civic, entertainment, residential and retail uses; and

WHEREAS, on May 10, 2011 in response to City Council concerns over impacts to Homestead Park from development proposals in the Town Center Overlay Zone, the City Council directed the Planning Commission to review and recommend amendments to Title 19, Chapter 19.55.050 Town Center Overlay Design Standards of the University Place Municipal Code (UPMC); and

WHEREAS, the Planning Commission held public meetings on June 1, 2011 and June 15, 2011, prior to recommending amendments to Title 19, Chapter 19.55.050 that are consistent with the City's GMA Comprehensive Plan to the City Council for consideration; and

WHEREAS, the City Council held public meetings to discuss the Planning Commission's recommendations and other requested amendments to the Town Center Overlay Design Standards on July 11, 2011 and October 6, 2011 and considered public comments and questions on the proposed amendments; and

WHEREAS, on November 15, 2011, the City adopted the existing City of University Place Town Center Development Final Environmental Impact Statement (FEIS) that addressed impacts associated with development in the Town Center Overlay Zone; and

WHEREAS, the proposed revised zoning code was timely submitted for State agency review and the City received no comments back from state agencies; and

WHEREAS, the City Council finds that the proposed amendments to the Zoning Code serve to implement the City's Vision Statement, Comprehensive Plan goals and policies, the Town Center Vision, and the Economic Development Action Plan, which are in the public interest.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Amendments to Title 19 "Zoning" of the UPMC approved. The City Council hereby approves the amendments to Title 19, Chapter 19.55.050(B) "Town Center Overlay Design Standards and Guidelines" as set forth in attached Exhibit "A."

Section 2. Copy to be Available. One copy of this Ordinance shall be available in the office of the City Clerk for use and examination by the public.


Section 3. Severability. If any section, sentence, clause, or phrase of this Ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

Section 4. Publication and Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON DECEMBER 5, 2011.


Debbie Klosowski, Mayor

ATTEST:


Emelita Genetia, City Clerk

APPROVED AS TO FORM


Steve Victor, City Attorney

Date of Publication: 12/07/11
Effective Date: 12/12/11

Exhibit A

Setbacks

Building to the inside edge of the sidewalk, a courtyard or plaza facilitates easy pedestrian access. Varying building setback and projection provides horizontal articulation and architectural interest.

Standards

- ◆ All site plan layouts shall give first consideration to pedestrians.
- ◆ All buildings shall be oriented and built at the edge of the sidewalk except:
 - Where a plaza or courtyard lies between the building and sidewalk, in which case the building shall be built to the edge of the plaza or courtyard.
 - At Significant Corners a minimum setback of 20 feet is required between the building and sidewalk, to accommodate a plaza or courtyard.
- ◆ Unless otherwise specified ~~No~~ side setbacks are required; however, if a building is setback, then a minimum ten feet is required, to provide access between buildings
- ◆ At least forty (40) percent of the Street Façade of a building shall be setback a maximum of ten (10) feet, to provide horizontal articulation of the building façade.
- ◆ A minimum 40 foot wide landscaped setback is required adjacent to Homestead Park unless a primary building facade faces the park and public access to the park is provided from the primary façade or a pass through across a plaza or courtyard. Service entrances shall not be considered access to the park. Landscaping within the required setback shall be in accordance with Level 1 landscape standards (UPMC 19.65.140).
- ◆ A minimum 60-foot setback buffer is required in the Town Center zone for parcels abutting R1 & R2 zones.

Trash and Recycling Receptacles

The intent of this section is to provide for functional and attractive trash and recycling receptacles. Trash and recycling receptacles, include both streetscape and large facilities. Streetscape receptacles are attractively designed matching other street furnishings, whereas large facilities are screened from view.

Standards

- ◆ Streetscape receptacles shall be Victory Stanley Ironsites Series, SD-42, with side gate in VS New Teal. When an exception is granted all receptacles shall be the same model unless integral to storefront design.
- ◆ Ash urns shall be Victory Stanley Ironsites Series, S-20, in VS New Teal. When an exception is granted all urns shall be the same model unless integral to storefront design.
- ◆ Recycling receptacles shall be of a similar style as the above referenced trash receptacles. Design of recycling receptacles shall be acceptable to the local refuse service provider.
- ◆ Streetscape receptacles shall be located at convenient locations especially at intersections and in the proximity of kiosks or restaurants where takeout food is sold or consumed.
- ◆ Streetscape waste and recycling receptacles shall be permanently attached, have sealed bottoms and sufficient tops to keep contents dry and concealed from view and be designed for easy collection and service.
- ◆ Streetscape trash and recycling receptacles shall be durable, easy to clean and vandalism/graffiti resistant to the greatest extent possible.
- ◆ Location of trash and recycling facilities shall be coordinated with the local refuse service provider.
- ◆ Recycling receptacles shall be located in conjunction with at least 50% of all trash receptacles. Recycling receptacles shall accept glass and metal (aluminum) recyclable materials.
- ◆ Large-scale trash and recycling collection sites, including dumpsters shall be screened by a fence or wall at least as high as the receptacle and constructed of the same materials or given a similar finish as the building they serve.
- ◆ Trash and recycling receptacles shall be maintained in a sanitary condition, and shall be emptied when full.
- ◆ No trash, waste or recycling dumpsters shall be located between any building or structure abutting Homestead Park and Homestead Park.

Guidelines

- ◆ Trash and recycling receptacles should blend with surroundings and be visually unobtrusive.
- ◆ Restaurants with outdoor seating should provide additional streetscape trash receptacles near seating.