

# SKAGIT COUNTY BAYVIEW RIDGE P.U.D. ORDINANCE & DEVELOPMENT STANDARDS



July 30, 2013 Community Meeting

# Meeting Agenda

6:00 – 6:15 Open house

6:15 – 6:45 Presentation

- ▣ Project background/process
- ▣ Draft development standards
- ▣ Public service provisions
- ▣ Next steps

6:45 – 7:00 Q & A

7:00 – 8:00 Open house

The slide features a background of thin, light gray horizontal lines. A horizontal bar is positioned across the middle, consisting of a dark green square on the left and a gold rectangle on the right. The text "Project Background" is written in white on the gold section.

# Project Background

# Background

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- Subarea Plan forecasts a total population of 5,600 residents at Bayview Ridge by 2025  
*(this includes existing residents)*

# Background



- History of Subarea planning process goes back more than 10 years.
- Subarea has been a part of County growth plans for a long period of time.

# Background

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*De facto* moratorium on large development until approval of a zoning ordinance

2009: GMA compliance achieved

2010: County began work on zoning ordinance with visioning exercises led by HDR

2011: *Partnership Committee* formed in Fall  
MAKERS hired in November

2012: 8 Partnership Committee meetings between Nov, 2011 - Sept, 2012

2013: Draft standards presented to Board and PC (April and May)

# Subarea Plan

Basis for  
developing the  
PUD Code &  
Development  
Standards



## Bayview Ridge Subarea Plan

FINAL August 2008

Prepared by:  
Skagit County  
City of Burlington  
Port of Skagit County

ReidMiddleton

# 2010 Community Visioning

Results  
informed the  
Development  
Standards

## BVR PUD Concept Feedback

### 5. Community Center

#### Graphic Example 1: Community Center Rendering



Community Center Rendering

**8. The Bayview Ridge Subarea includes 40 acres for a "Community Center" zone intended for commercial activities, fire and police stations, community parks, community facilities (post office, library, banks, fitness, art galleries), or other retail services. Which aspects of the graphic example above do you like?**

- Commercial on ground level, with residential above
- Central park space
- Wide sidewalks with awnings
- Street parking
- Pedestrian accessibility
- Large mature trees

Other (please specify)

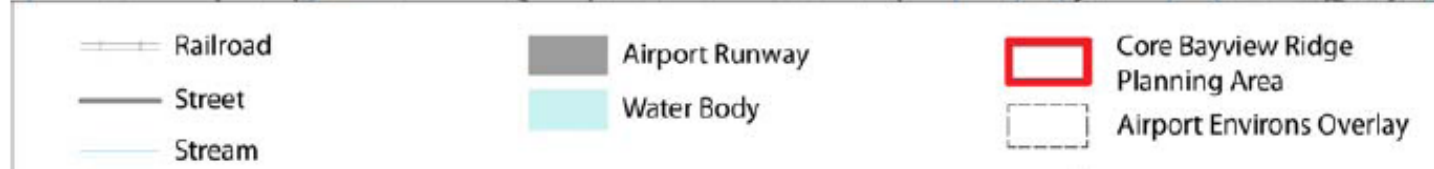
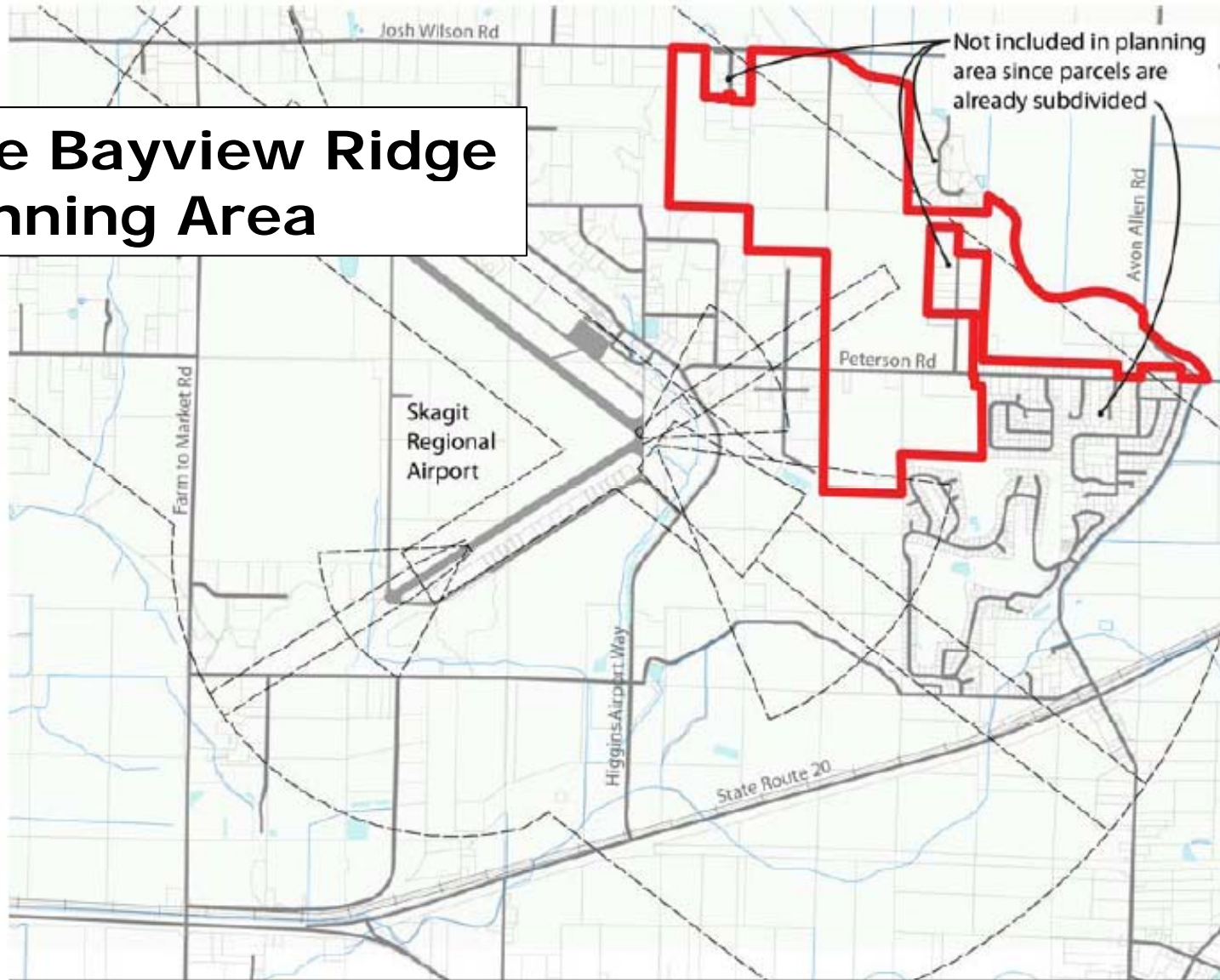


# Development Standards

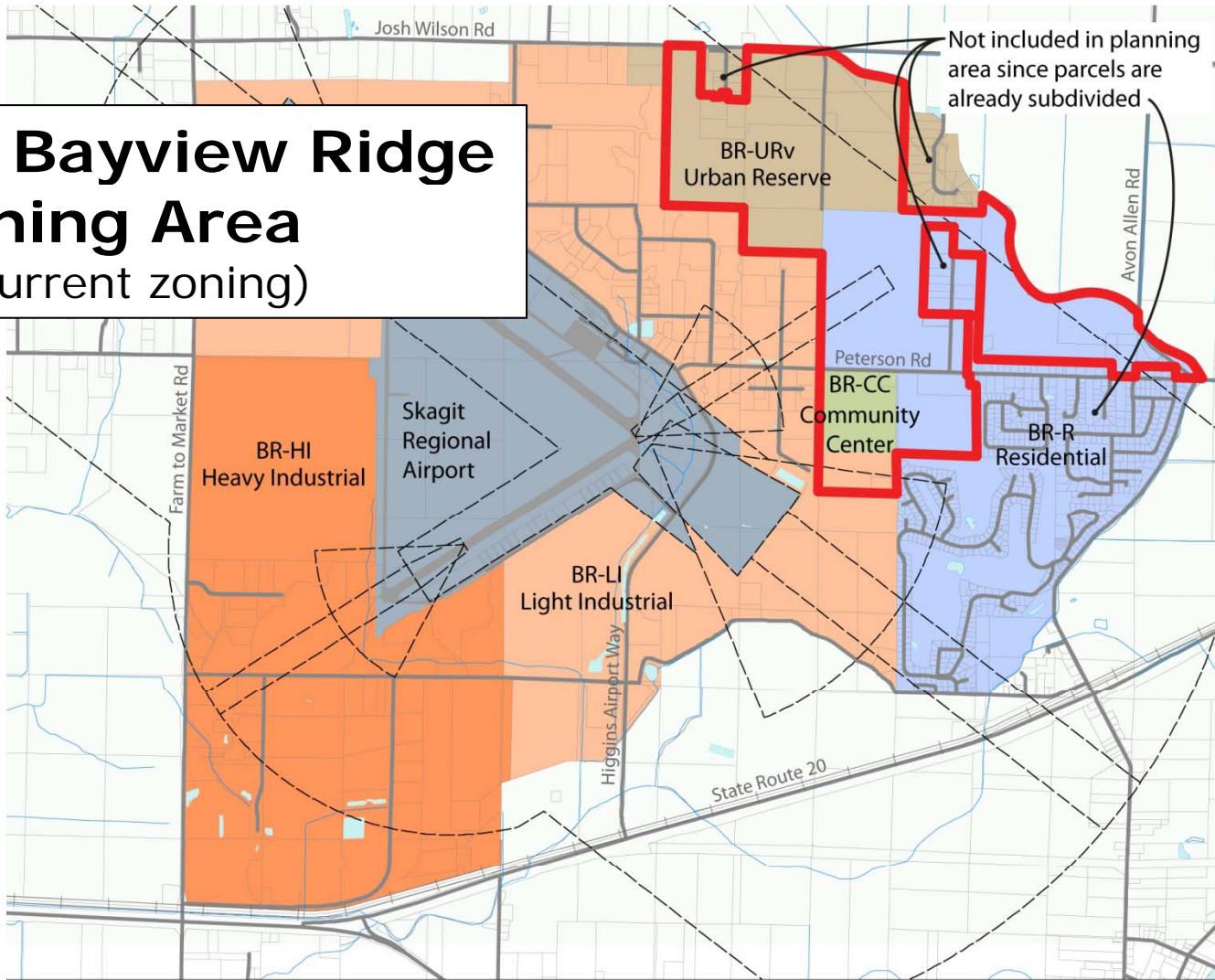
- Overview

**DRAFT**




# Core Bayview Ridge Planning Area





# Core Bayview Ridge Planning Area (over current zoning)



Not included in planning area since parcels are already subdivided

-  Railroad
-  Street
-  Stream

-  Airport Runway
-  Water Body

-  Core Bayview Ridge Planning Area
-  Airport Environs Overlay



# Project Objectives



- Balance of predictability & flexibility
- Compact walkable community
- Protect airport/compatibility between uses
- Create a pedestrian-oriented village center
- Minimize environmental impacts
- Provide needed public facilities & services

# Key Discussion Topics *(Partnership Committee)*

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- Review process
- Zoning issues
- Design standard issues

# Approach to Crafting Standards

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- Determine what's most important
- Provide clear minimum standards but add flexibility
- Use a toolbox approach
- Illustrate good AND bad examples
- Integrate a “form-based” approach
- Make the code easy to use

# About the Standards



1. Purpose & Applicability
2. Application/Review Process
3. Zoning Provisions
4. Community Design
5. Project Design

Changes to other code sections



# Applicability

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- New Standards apply to new development in the *Core Planning Area*
- For new **BR-LI** development in *Core Planning Area* – only the new street design standards apply
- For new development outside of *Core Planning Area*, provisions of new code are optional

# Coordinated Development



New development in Core Planning Area requires master planning (PUD)

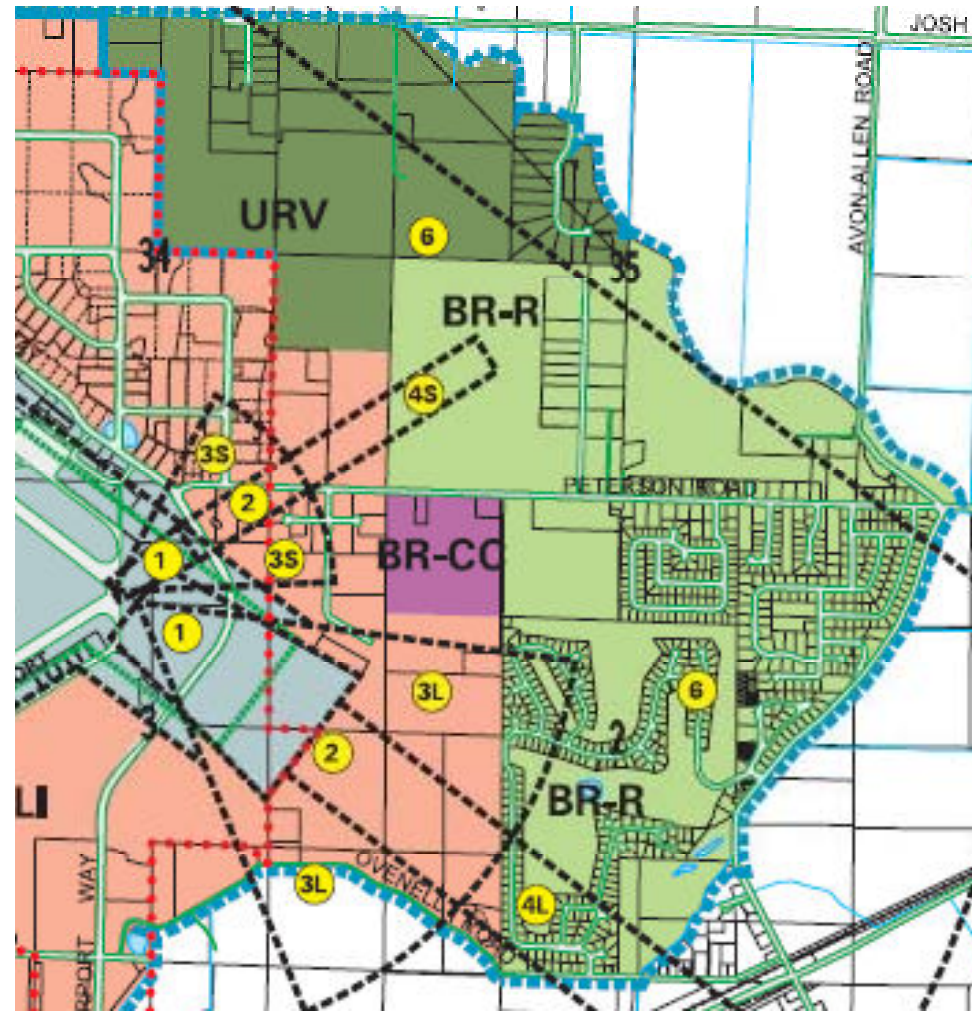
- Illustrate design concept for all lands under common ownership
- Show how development is “integrated” with existing development and can be integrated with future development
- Pre-application neighborhood meeting required

# Development Standards

- Zoning Provisions

**DRAFT**

# Expansion of BR-LI Zone

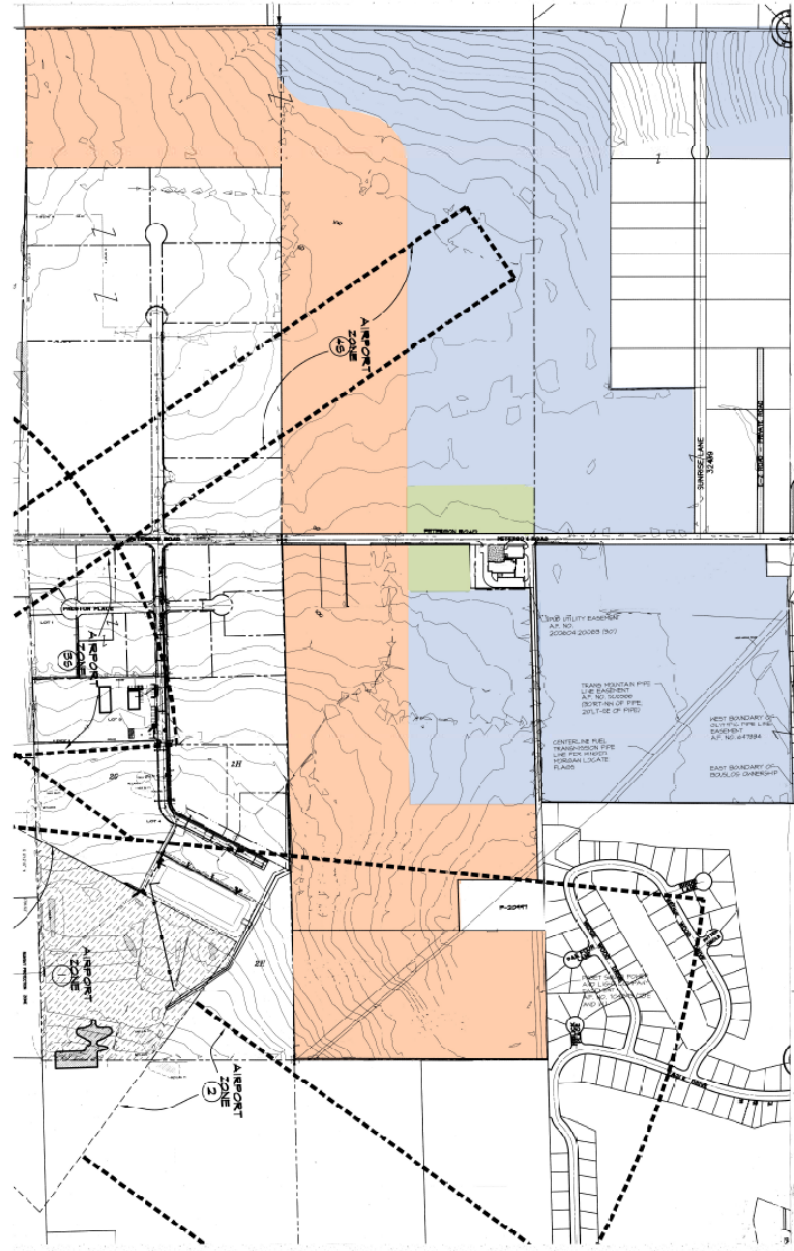


# Expansion of BR-LI Zone

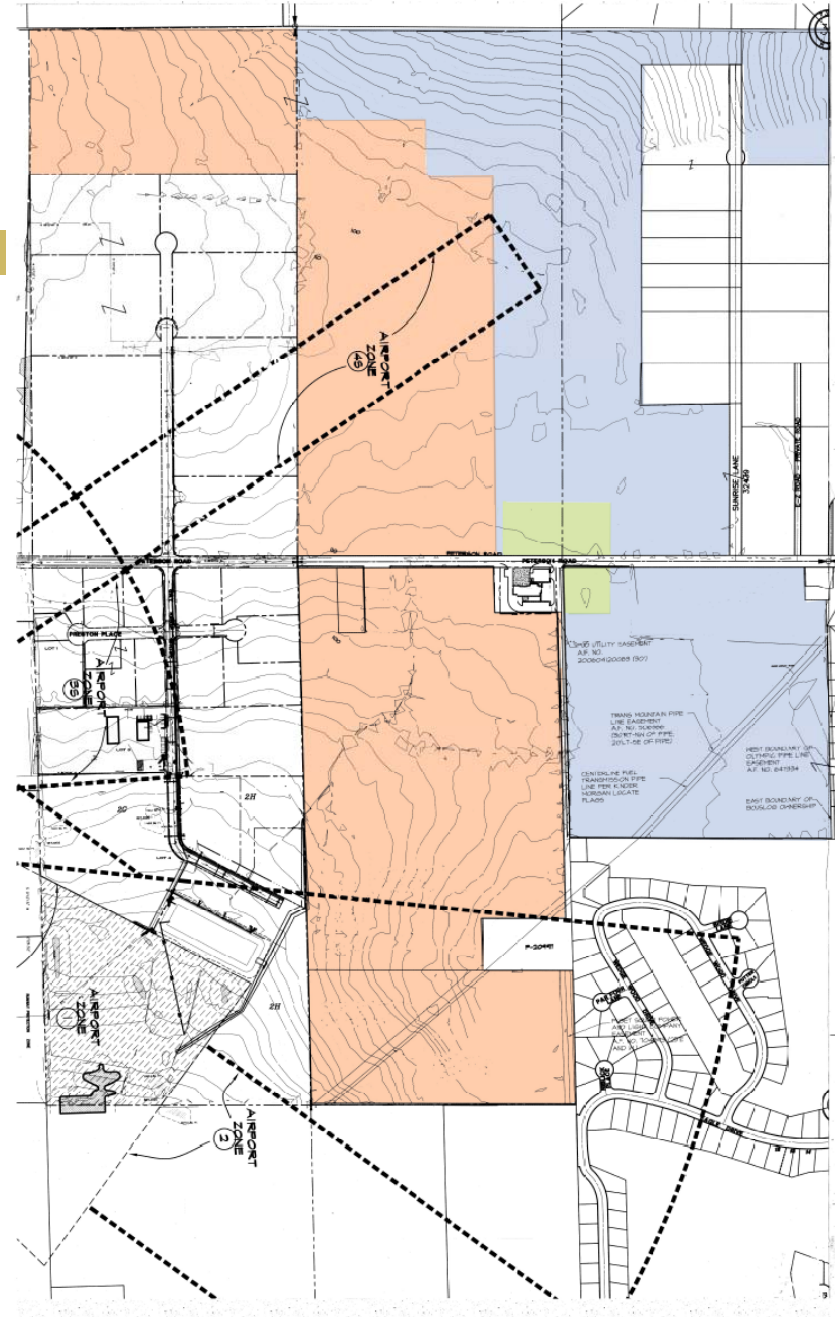
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- 2013 Proposal based on:
  - ▣ Evolving market conditions
  - ▣ Need for County employment lands

# Expansion of BR-LI Zone



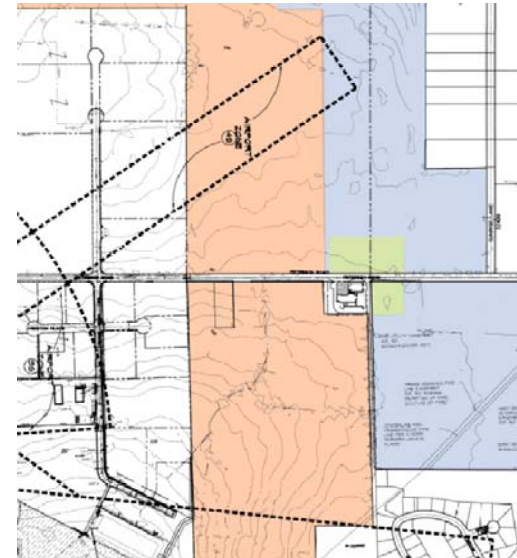
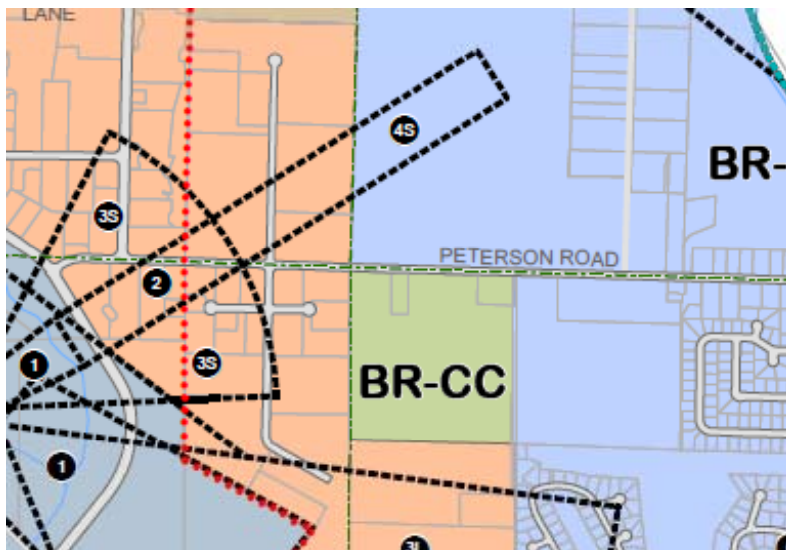
# Expansion of BR-LI Zone





# Reduced size of BR-CC Zone

- Originally sized at 40 acres to accommodate 25 acre park (*more on this later*)
- Smaller size reflects limited market conditions for commercial retail uses



# Permitted Uses

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- BR-R: Mix of housing types *(within density limits)*, schools and parks
- BR-CC:
  - ▣ Retail, restaurants, gas station, banks, offices, art galleries *(existing permitted uses)*
  - ▣ Residential – mix of housing types *(except along key street frontages)*
  - ▣ Schools and parks
- BR-LI – light industrial uses *(no changes)*

# Density Standards

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- Set by Subarea Plan Policy – for most part
- BR-R:
  - 4du/acre min and base maximum
  - Up to 6du/acre with bonus
  - Within Airport Environs Overlay 4s:
    - No minimum
    - 2 du/acre maximum
- BR-CC
  - No minimum
  - Up to 6du/acre with bonus

# Density Bonus in BR-R

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Density can exceed 4 du/acre (to 5 du/acre) by:

- Purchase of Farmland Density Credit program

Density can exceed 5 du/acre (to 6 du/acre) by:

- Purchase of Farmland Density Credit program
- Affordable housing incentives
- Environmental certification

# Impervious Area Standards

Minimize stormwater runoff impacts

*Table 14.46.330(6). Impervious area standards for residential uses.*

	Lot Density (dwelling units/acre) <sup>1</sup>					
	<3.5 du/acre	3.5-4.99 du/acre	5-6.99 du/acre	7-9.99 du/acre	10-14.99 du/acre	15 or more du/acre
Maximum impervious area <sup>2, 3, 4, 5</sup>	30%	40%	45%	50%	60%	70%

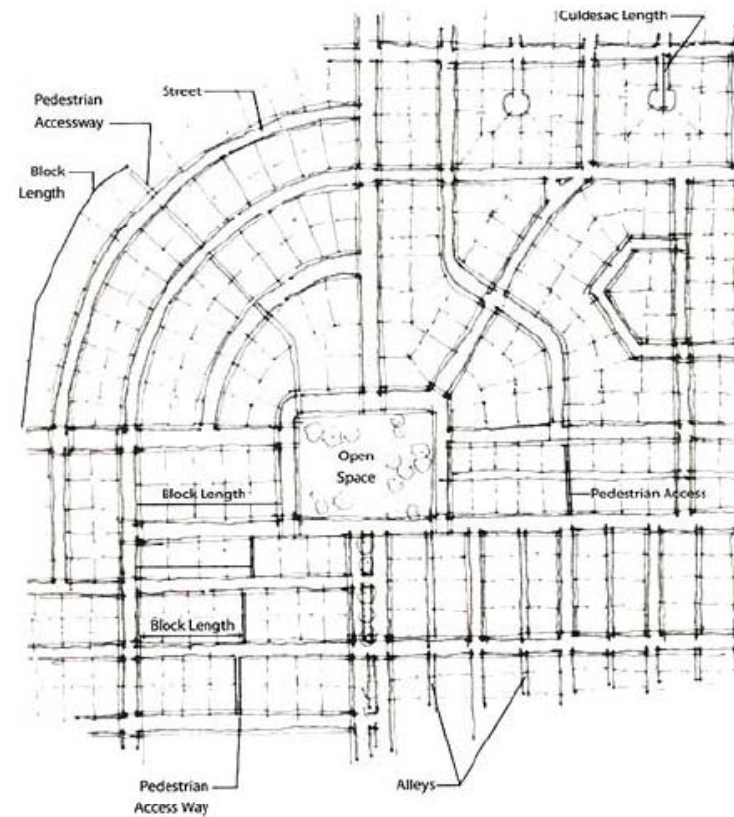
Exceptions:

- 50% discount for green roofs
- Discounts for permeable pavements
- Single-story homes – allowed 10% increase
- Flexibility – up to +10% extra via other treatments that meet goals

# Development Standards

- Community Design Provisions

# Block Design & Connectivity (BR-R)

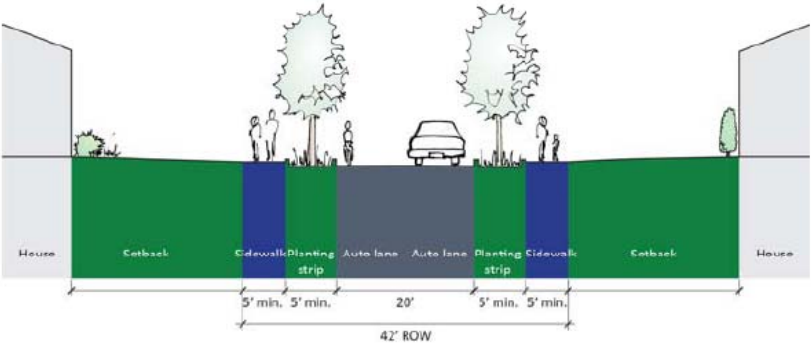


# Optional Design for Local Access Streets in the BR-R

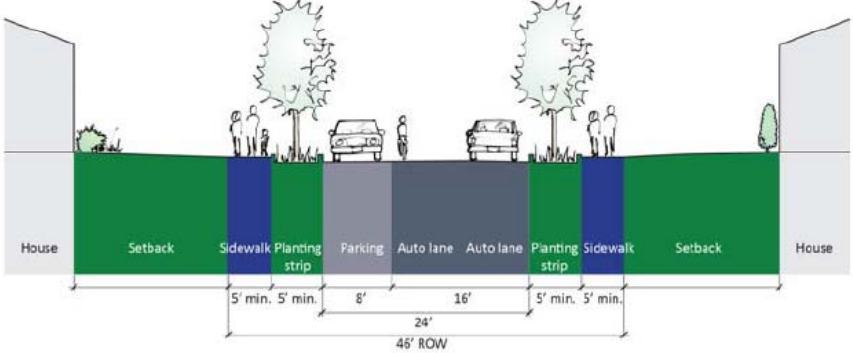
*(to be built by developer in conjunction with new development)*

### Local Access Street Options

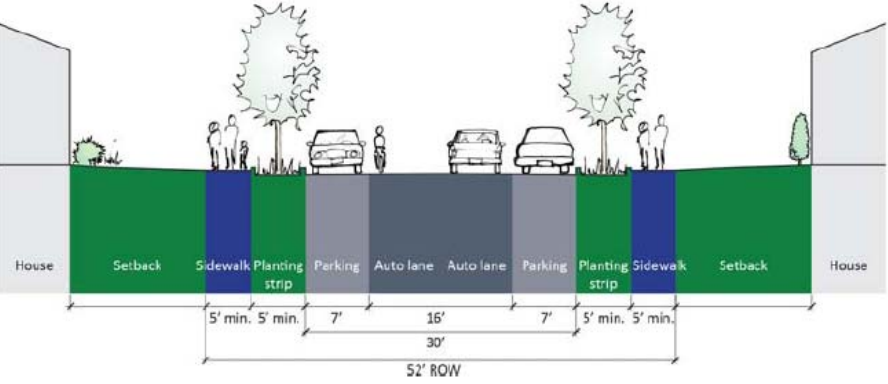
Option 1



Option 2



Option 3





# Connected Trail Network



# Integrating Parkland

**Table 14.46.460. Park/open space standards.**

	<b>Min. acreage for projected 5,000 subarea residents<sup>1</sup></b>	<b>Min. acreage per 275 subarea residents:</b>	<b>Min. acreage per 110 dwelling units<sup>2</sup></b>	<b>Min. area per dwelling unit</b>
Community Park <sup>3, 5</sup>	18.2 acres	1.0 acre	1.0 acre	396sf
Neighborhood/ Pocket Park <sup>4, 5</sup>	9.1 acres	0.5 acre	0.5 acre	198sf
Airport compatibility open space	Properties within Airport Safety Zones 1-6 are subject to airport compatibility open space standards set forth in SCC 14.16.210 and Table 1 (ADD LINK)			



Subarea residents noted above include existing residents and the Urban Reserve area

# Integrating a School

1. Allowed as a permitted use in BR-CC and BR-R  
*(rather than special Hearings Examiner use per current regs)*
2. PUD applicants are encouraged to show concepts with & without schools
3. School design standards & guidelines *(14.46.470)*
  - Safe & direct pedestrian access
  - Prominent entry
  - Capability for joint public use of playfield, LID treatment

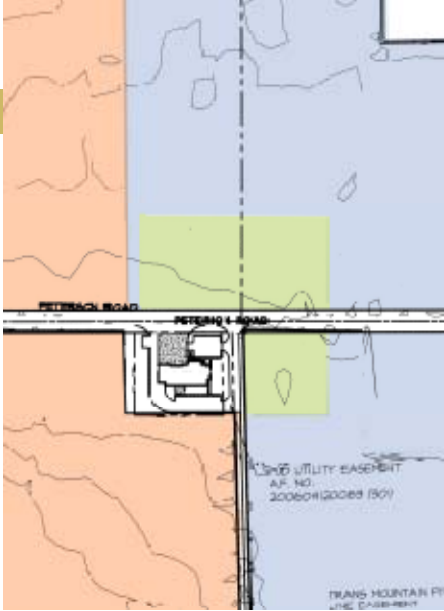
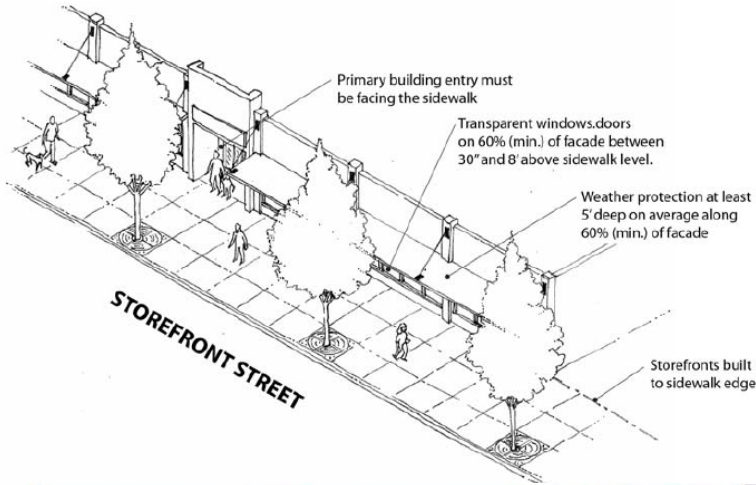


## Street Design in the BR-LI



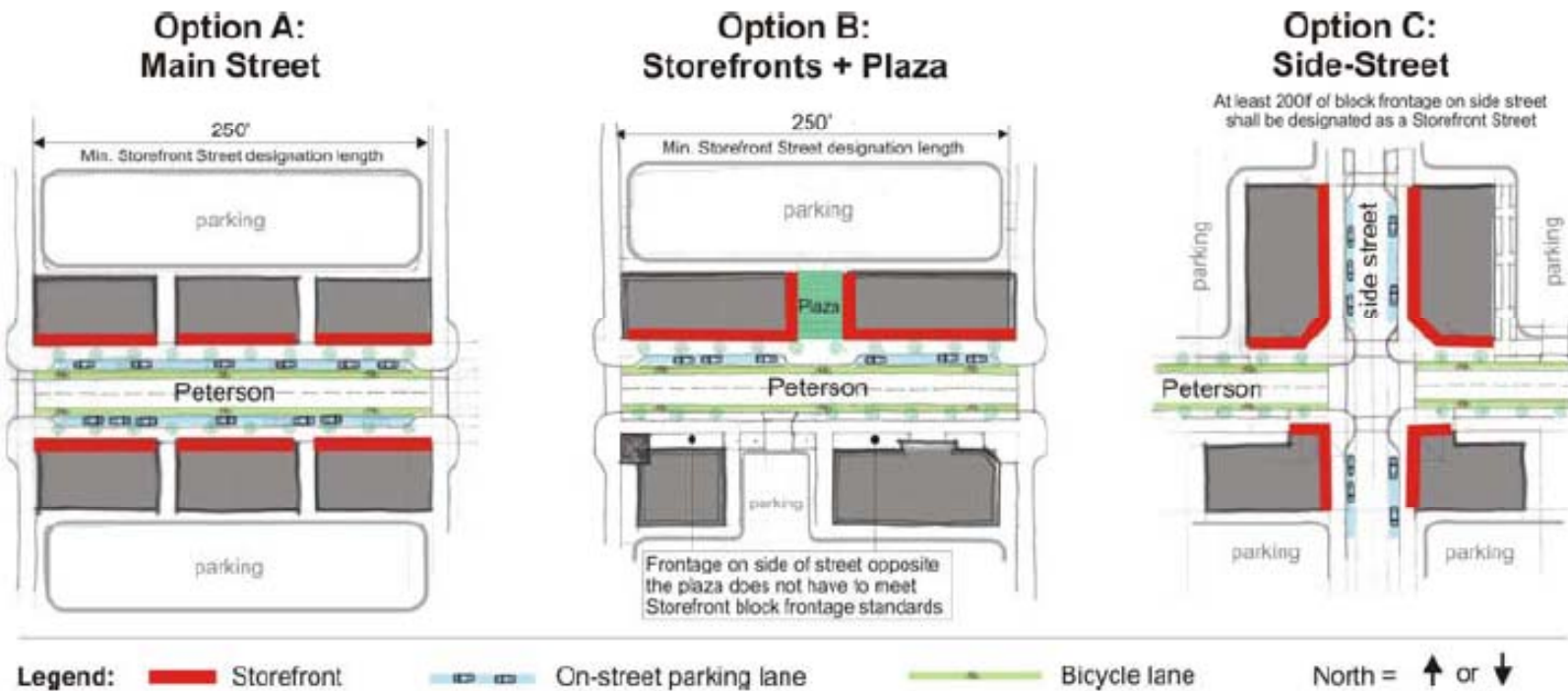
**Figure 14.46.420(5).** Example street design in the BR-LI zone, including swales and a pathway on one side.

# BR-CC Village Core



# BR-CC Village Core

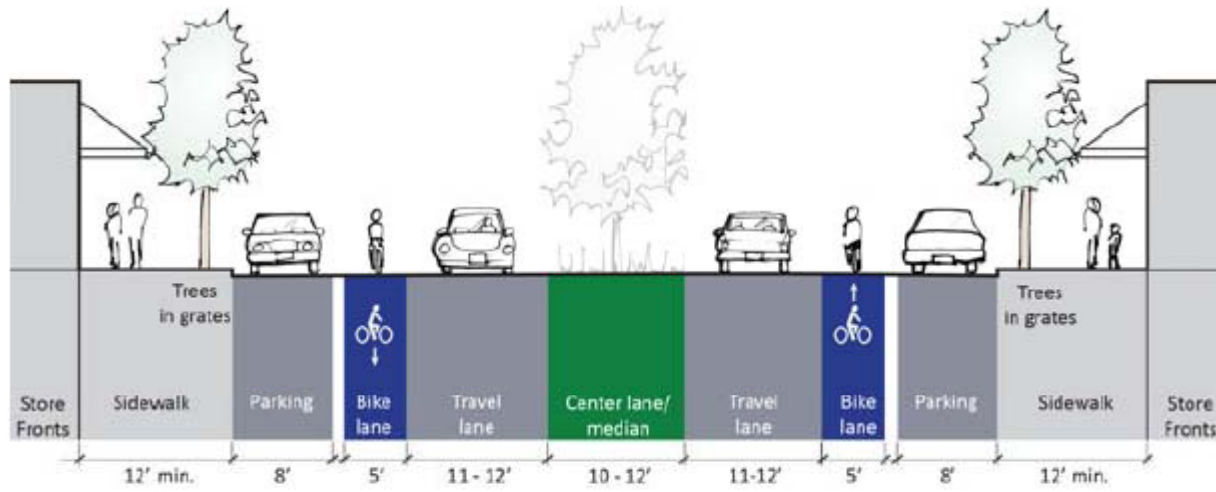
(2) BR-CC village core area design options: Applicants may choose from one of three design options for the BR-CC village core area, as defined below and summarized in Figure 14.46.410.



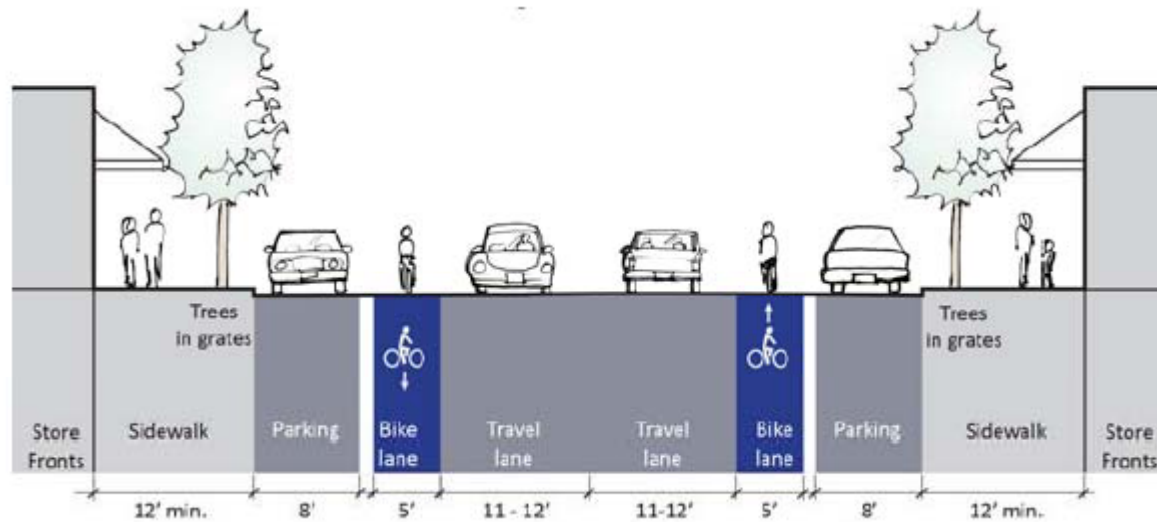
**Figure 14.46.410.** Examples of development under the three BR-CC village core design options.

## Peterson Road cross-section options where adjacent to storefronts

### Median/center turn lane option



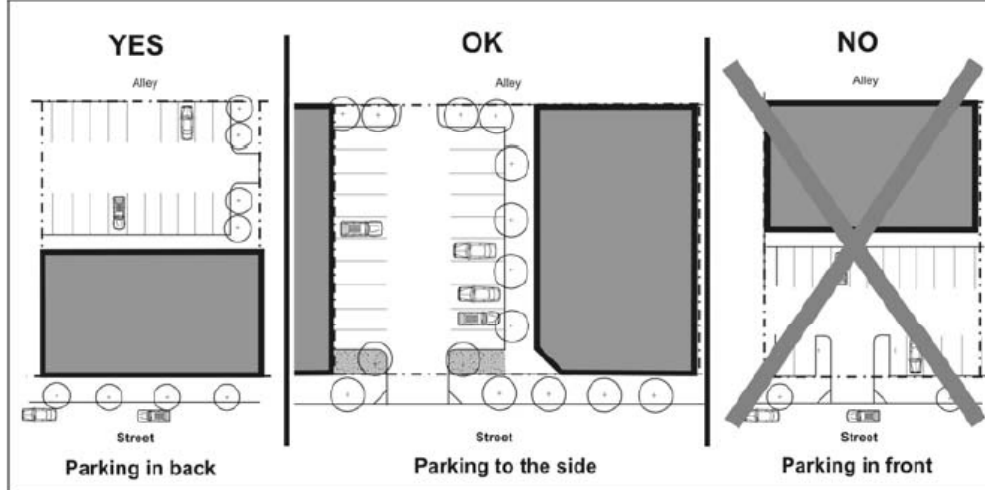
### No median/center turn lane option



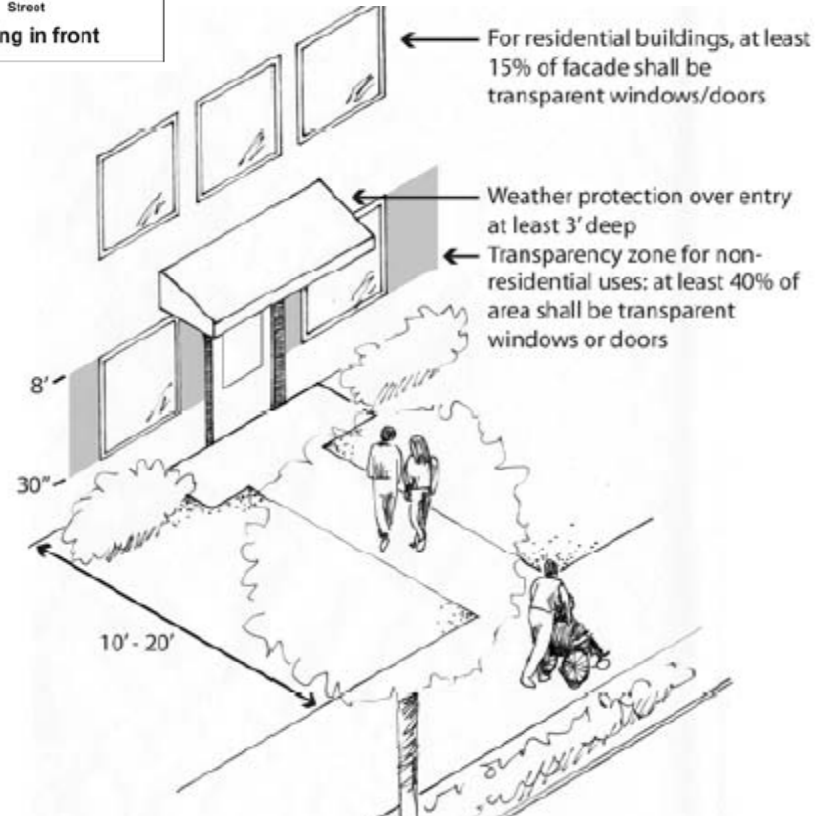
# Village Core Concept - Examples







## Other Streets in BR-CC



# Development Standards

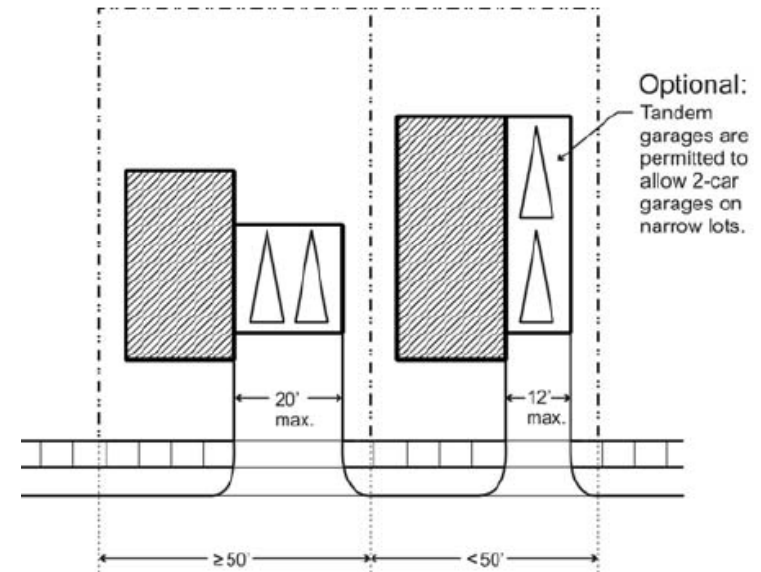
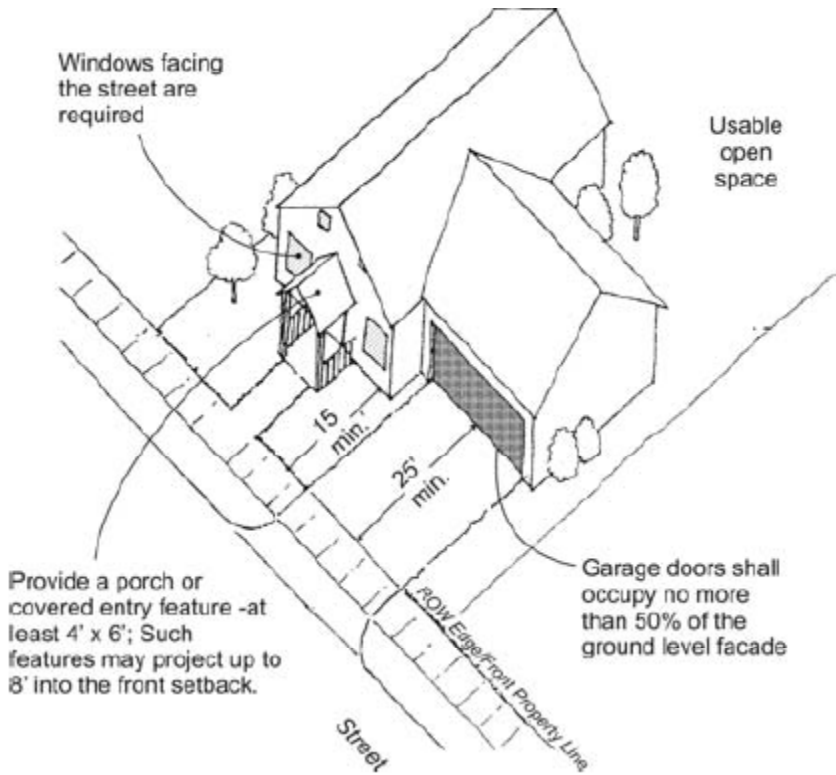
- Project Design Provisions

# Housing Type Standards

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- Detached single family
- Duplexes
- Accessory dwelling units
- Cottage housing
- Townhouses
- Live-Work Units

# Single Family



# Cottage Housing Examples



# Townhouses



# Commercial & Multifamily Site Design Standards

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- Good internal circulation and pedestrian access
- Internal open space
- Side & rear yard design
- Service element location & design
- Site lighting

# Commercial & Multifamily Building Design

- Architectural character
- Architectural scale

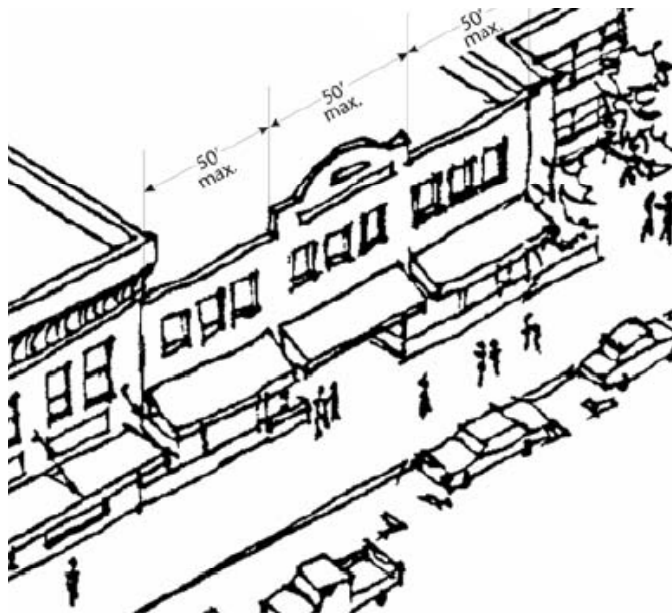


Figure 14.46.530(4)(b). Apartment building articulation diagram.



# Commercial & Multifamily Building Design: Details

## (5) Building elements and details.

**Purpose:** To encourage the incorporation of design details and small-scale elements into building facades that are attractive at a pedestrian scale.

### Standards and guidelines:

(a) Façade details toolbox: All non-residential and mixed-use buildings shall be enhanced with appropriate details. All new buildings must employ at least one detail element from each of the three categories below for each façade facing a street or public space for each façade articulation interval (see SCC 14.46.530(4)). For example, a building with 120 feet of street frontage with a façade articulated at 50-foot intervals will need to meet the standards for each of the three façade segments below.

#### (i) Window and/or entry treatment:

- (A) Display windows divided into a grid of multiple panes;
- (B) Transom windows;
- (C) Roll-up windows/doors;
- (D) Other distinctive window treatment that meets the purpose of the standards;
- (E) Recessed entry;
- (F) Decorative door;
- (G) Arcade;
- (H) Landscaped trellises or other decorative element that incorporates landscaping near the building entry; or
- (I) Other decorative or specially designed entry treatment that meets the purpose of the standards.

#### (ii) Building elements and façade details:

- (A) Custom-designed weather protection element such as a steel canopy, cloth awning, or retractable awning;
- (B) Decorative, custom hanging sign(s);
- (C) Decorative building-mounted light fixtures;
- (D) Bay windows, trellises, towers, and similar elements; or
- (E) Other details or elements that meet the purpose of these standards.

#### (iii) Building materials and other facade elements:

- (A) Use of decorative building materials/use of building materials. Examples include decorative use of brick, tile, or stonework;
- (B) Artwork on building (such as a mural) or bas-relief sculpture;
- (C) Decorative kick-plate, pier, beltcourse, or other similar feature;
- (D) Hand-crafted material, such as special wrought iron or carved wood; or
- (E) Other details that meet the purpose of the standards.

"Custom," "decorative," or "hand-crafted" elements referenced above must be distinctive or elements or unusual designs.

Departures to the standards above will be considered provided the number, quality, and mix of details meet the purpose of the standards.



Figure 14.46.530(5)(a). Façade details examples. The building on the left uses decorative windows and doors, decorative roofline and columns, and decorative materials (brick and wood). The center image uses a decorative entry feature (metal feature over entry), decorative weather protection and lighting, and decorative use of brickwork. The right image uses decorative wood beams over the entry, decorative windows and doors, and stonework.



Figure 14.46.530(5)(b). Acceptable and unacceptable (far right image) window design on upper floors. Note that the windows in the brick building on the left are recessed from the façade. The windows in the middle images include trim. The image on the right includes no trim or recess/projection, and thus would not be permitted.

# Commercial & Multifamily Building Design

- Materials
- Blank Wall Treatments

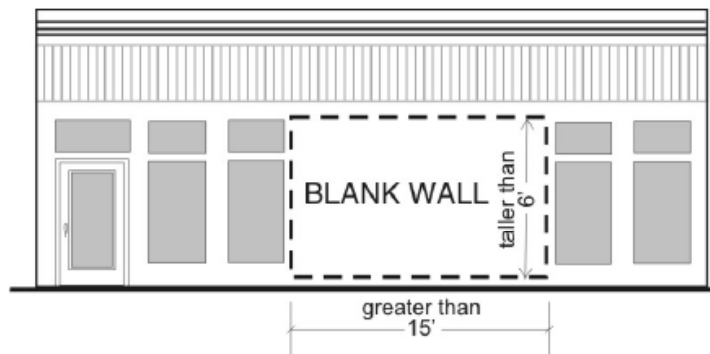


Figure 14.46.530(7)(a). Blank wall definition illustration.

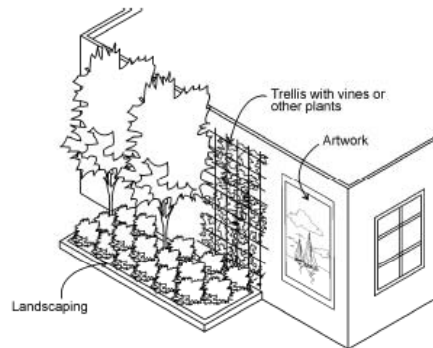
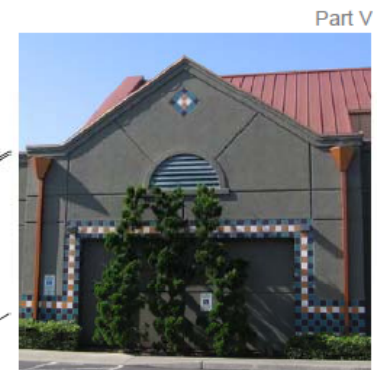


Figure 14.46.530(7)(b). Blank wall treatment examples.



Part V

# Development in the BR-LI

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- As drafted – only the new street design standards apply
- Draft assumed potential for BR-LI expansion – specific proposal to add 110 acres came after draft completed

Thus.....

# Development in the BR-LI

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## Other current requirements

*(some of which we are considering changes to)*

- ❑ Edge compatibility requirements:
  - ❑ 50' building setback
  - ❑ No loading activities within 100'
  - ❑ Special building modulation if within 100'
  - ❑ Special lighting provisions within 100'
  - ❑ **Full landscaping screen buffer 20' wide**

# Development in the BR-LI

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Existing horizontal building modulation requirements:

- Applicable to walls >60' within 100' of residentially zoned property
- Min modulation 5' deep a min of every 60'

# Development in the BR-LI



# Development in the BR-LI

Other considerations?



# Infrastructure

- Roads and Transportation
- Stormwater Management
- Schools
- Parks



# Roads and Transportation



- June 2011 Public Works Traffic Study
  - includes projections through 2035
  - includes expected impacts from full build out
- New development
  - required to construct internal roads
  - required to pay fair share for offsite improvements through code requirements and SEPA
- Trail requirements

# Stormwater Management

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- Two-part Bay View Watershed Stormwater Management Plan (available on website)
- County Drainage Utility has provided funding to Drainage District 14 and 12 to build projects to handle existing deficiencies
- New development must manage its own stormwater consistent with Ecology's 2012 Stormwater Management Manual

# Parks



- Parks Comprehensive Plan is in queue for docketing this year
- New development will have to design and construct parks to meet County standards.

# School



1. Allowed as a permitted use in BR-CC and BR-R  
*(rather than special Hearings Examiner use per current regs)*
2. PUD applicants are encouraged to show concepts with & without schools
3. School design standards & guidelines *(14.46.470)*
  - Safe & direct pedestrian access
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  - Capability for joint public use of playfield, LID treatment

## Next Steps

- Update BVR Subarea Plan
- SEPA review
- Adoption

# Next Steps

Date	Item
Late August- Early Sept	Release of complete subarea plan amendments and development code proposal
September	Review of subarea plan amendments and development regulations by PC
October	Public hearing before Planning Commission
Late October	Planning Commission deliberations and recommendation
November	Board review of subarea plan amendments and development regulations
December	Public hearing before Board (only if the Board desires to adopt something different from the initial draft made available for public comment)
Before end of 2013	Final adoption of PUD code, development standards, and subarea plan changes

## For More Information

- [www.skagitcounty.net/bayviewridge](http://www.skagitcounty.net/bayviewridge)