

ORDINANCE NO 1499

CITY OF LACEY

AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATED TO THE WOODLAND DISTRICT, ADOPTING CERTAIN DEVELOPMENT STANDARDS, AMENDING SECTION 16.24.040 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION.

WHEREAS, the City Council adopted Ordinance 1487 on February 25, 2016, which established the Woodland District Form-Based Code, and;

WHEREAS, as part of the scope of work for the Woodland District Form-Based Code, the consultant team prepared a package of materials to inform the development community about the new Form-Based-Code, associated procedures, and requirements; and

WHEREAS, as part of this package, “The Pacific Northwest Architectural Style Guidelines and Design Character Elements” (“Guidelines”) were developed to provide additional guidance for staff and the development community on the code’s expectations for architectural style and materials; and

WHEREAS, the Woodland District Form-Based Code contains specific details pertaining to the public realm, but lacks specificity as to the use of materials to create the “northwest look and feel” established by the Woodland District Strategic Plan, and;

WHEREAS, the Planning Commission conducted a public hearing on the Guidelines on September 20, 2016, and;

WHEREAS, notice of the Planning Commission hearing was issued to the public and one public comment was received and considered, and;

WHEREAS, the Planning Commission voted to recommend adoption of the Guidelines and an associated amendment to LMC 16.24 040; and

WHEREAS, the City Council finds that the adoption of said Guidelines will be in the public interest, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, as follows:

Section 1: That certain document entitled “The Pacific Northwest Architectural Style Guidelines and Design Character Elements,” as the same may hereafter be amended by action of the City Council, is hereby adopted in the form attached hereto as part of the Woodland District design standards as referenced in LMC 16.24.040.

Section 2: Section 16.24.040 of the Lacey Municipal Code is hereby amended to read as follows:

16.24.040 General standards required for all development.

A. Conflicts. Development within the Woodland District must comply with the standards prescribed in this chapter, Woodland District, and the standards set forth by that document titled “The Pacific Northwest Architectural Style Guidelines and Design Character Elements.” These development standards are intended to implement policies in the adopted Woodland District Strategic Plan. In the event of a conflict between any provision of this chapter, Woodland District, and any other ordinances of the city of Lacey the provisions of this chapter shall prevail with the exception of ordinances whose standards are more restrictive.

B. Master Plan Requirements.

1. Connectivity Master Plan. Connectivity master plans are required for all development within the Woodland District, except lots or parcels exempt from connection spacing standards because of maximum block length requirements; refer to LMC 16.24.050, Streets, through connections and connection spacing.

Development proposals shall show conceptually how the development standards in LMC 16.24.050, Streets, through connections and connection spacing, shall be met in relationship to adjacent property and existing streets, through connections and other paths or trails.

Connectivity master plans shall refer to LMC 16.24.010, regulating plan, subdistricts and streets, and provide review material according to LMC 16.24.120(A), (B) and (C), Submittal requirements.

In addition, the connectivity master plan should generally indicate how open space, parking, driveways, walkways, etc., will relate or connect to adjacent parcels.

Connectivity master plans shall provide review material according to LMC 16.24.120, Submittal requirements. A summary of connectivity master plan eligibility is provided in Table 16.24.040-1.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

2. Detailed Master Plan. Detailed master plans are required for all development in the Master Plan Area where proposed improvements represent fifteen percent or more of the value of the assessed market improvement value of the existing structure with the permit value of the proposed improvement greater than \$20,000.00. For the purposes of determining code compliance, the value of proposed improvements will be based on the value of the building permit for those improvements.

Development proposals shall show conceptually how the development meets the development standards in the following sections:

- a. LMC 16.24.050, Streets, through connections and connection spacing;
- b. LMC 16.24.060, Building, form, siting and site design;
- c. LMC 16.24.070, Building and landscape frontage.

Detailed master plans shall refer to LMC 16.24.010-1, Regulating Plan, Subdistricts; LMC 16.24.050-1, Regulating Plan, Street Types; and LMC 16.24.060-1, Regulating Plan, Building Heights.

Detailed master plans shall provide review material according to LMC 16.24.120, Submittal requirements. A summary of detailed master plan eligibility is provided in Table 16.24.040-1.

Existing built streets shall be improved according to Table 16.24.040-2, Improvement Responsibilities, Section A.

Future streets and through connections shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section B.

Master planned streets shall be designed and constructed according to Table 16.24.040-2, Improvement Responsibilities, Section C.

TABLE 16.24.040-1, MASTER PLAN ELIGIBILITY SUMMARY

Eligibility	Connectivity Master Plan	Detailed Master Plan
Lot or parcel is exempt from connectivity standards in LMC 16.24.050, Streets, through connections and connection spacing, due to	Exempt	Exempt

minimum through block connection spacing.		
Lot or parcel is (1) subject to the connectivity standards in LMC 16.24.050, Streets, through connections, and (2) outside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating Plan, Subdistricts.	Must meet connectivity master plan requirements	Exempt
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating Plan, Subdistricts, and (2) proposed improvements are less than 15% of the value of the underlying development as defined above or the permit value of the proposed improvement is less than \$20,000.	Must meet connectivity master plan requirements	Exempt
Lot or parcel is (1) inside the Master Plan Area, as shown on Figure 16.24.010-1, Regulating Plan, Subdistricts, and (2) proposed improvements represent 15% or more of the value of the underlying development as defined above with the permit value of the proposed improvement greater than \$20,000.	Must meet detailed master plan requirements	

C. Adjustments. There are three types of adjustments that may be granted by the director, as described below.

1. Proportional Compliance Adjustments. Proportional compliance adjustments apply to lots or parcels fronting on Pacific Avenue and lots or parcels within the Woodland Square Subdistrict and Pacific Subdistrict, as illustrated in Figure 16.24.010-1, Regulating Plan, Subdistricts, and Figure 16.24.050-1, Regulating Plan, Street Types.

Proportional compliance adjustments may be granted by the director to existing development where the value of proposed improvements falls below one of two thresholds. For the purposes of determining compliance, the value of proposed improvements shall be cumulative over the most recent five years, including calculations of all previously exempt remodels, but shall not include life/safety improvements or normal maintenance not requiring a building permit.

a. When the value of the proposed improvements is less than fifteen percent of the value of the assessed market improvement value of the existing

structure, or when the permit value of the proposed improvement is less than \$20,000.00, the applicant may secure a building permit for the proposed improvements without meeting any of the development standards in the LMC.

b. When the value of the proposed improvements is fifteen percent or greater, but less than seventy-five percent of the value of the existing development, the applicant must meet the development standards of the applicable building or landscape frontage type only. The applicable frontage type standards shall apply to the primary or secondary street-facing side of the block, site or infill block as set out in Table 16.24.050-2, Overview of Streets and Through Connection Types. The designated primary or secondary street-facing edge of the site (or block, or infill block) shall be designed and constructed according to LMC 16.14.070, Building and landscape frontage.

c. When the value of the proposed improvements is seventy-five percent or greater of the assessed market improvement value of the existing structure, or when the permit value of the proposed improvement is \$5,000,000.00 or greater, the applicant must meet the development standards of the LMC for the new improvements and the existing building. This \$5,000,000.00 limitation shall be increased on an annual basis in an amount equal to the increase in the Engineering News Record Construction Cost Index from the previous year. Landscaping: the entire site shall meet the applicable development standards. Parking lot reconfiguration and expansion: the entire parking lot shall meet the applicable development standards. External facade modification: the full extent of all the facades shall meet the applicable development standards.

d. Expansion of building footprint: the new square footage associated with the building expansion is required to meet the applicable development standards.

2. Development Standards Flexibility Adjustment. Development standards flexibility adjustments may be granted to any development within the Woodland District, if the director finds that the adjusted development standard will perform as well as the development standard. Eligible development standards and the permitted degree of adjustment is noted in each development standards table.

3. Site Plan Review Committee (SPRC) Adjustment. Any development standards, which are not included in the development standards flexibility adjustment above, or which exceed the permitted degree of flexibility noted in the development standards tables, are eligible for review and approval through the site plan review committee (SPRC), according to LMC 16.24.090, Form-based code review.

D. New and Existing Streets and Through Connections. Development standards of this chapter are intended to establish a complete network of new and existing streets and through connections, which may take the form of local streets, multi-use paths or woonerfs. The location of new and existing streets and through connections and their required intersections are mapped in Figure 16.24.050-1, Regulating Plan, Street Types. Connection types permitted and maximum spacing of new and existing streets and through connections are established in

Table 16.24.050-1, Connections and Connection Spacing. The required improvements for each street and through connection, including the sidewalk zones, are specified in Figures 16.24.050-2 through 16.24.050-9. When the property owner or developer is responsible for dedication of land and/or specific constructed improvements it is noted in Figures 16.24.050-2 through 16.24.050-9. Table 16.24.040-2 summarizes the improvements and the responsibility of each party, whether city or property owner/developer.

TABLE 16.24.040-2, IMPROVEMENT RESPONSIBILITIES

Summary of Requirements	Eligible Streets
<p>A. Existing Built Streets. Existing streets are required to meet requirements for sidewalk improvements, street lights, street furnishings, and trees, according to Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types and sidewalk improvements. Improvements and, where noted in the development standards, dedication of land are the responsibility of the property owner/development applicant.</p>	<p>3rd Avenue SE 6th Avenue SE 7th Avenue SE Pacific Avenue SE Sleater Kinney Road SE College Street SE</p>
<p>B. Future Streets and Through Connections. Right-of-way is dedicated by property owner/development applicant. The city constructs the street to city standards as established by Table 16.24.050-1, Table 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types.</p> <p>An interim bike-pedestrian trail may be required on the dedicated right-of-way, prior to completion of the street improvements. Any interim bike or pedestrian trail shall be designed and constructed in compliance with through connection development standards in Figure 16.24.050-8 and Table 16.24.050-9, and shall meet, at a minimum, the development standards and minimum requirements (set out in Figure 16.24.050-8, Through Connection, Minimum Requirements, and Table 16.24.050-9, Through Connection, Minimum Requirements and Optional Components).</p>	<p>Unbuilt 4th Avenue SE Unbuilt segment of Golf Club Road SE Unbuilt segment of 10th Avenue SE All through connections and other streets outside of the Master Plan Subdistrict</p>
<p>C. Master Planned Streets. Master planned streets shall be located and constructed according to an approved master plan that meets the requirements of a connectivity master plan or a detailed master plan, as applicable. The property owner or developer is responsible for all required street or through connection improvements, according to Tables 16.24.050-1 and 16.24.050-2 and Figures 16.24.050-2 through 16.24.050-9, street types and sidewalk improvements.</p>	<p>All other streets and through connections within the master plan subdistrict</p>

E. Environmental Performance.

1. It shall be the responsibility of the operator and/or the proprietor of any proposed use to provide such evidence and technical data as the director and/or site plan review committee may require to demonstrate that the use or activity is or will be in compliance with the environmental performance standards of Chapter 16.57 LMC.
2. Failure of the director and/or site plan review committee to require such information shall not be construed as relieving the operator and/or the proprietor from compliance with Chapter 16.57 LMC, Environmental Performance Standards.
3. Stormwater management is required and shall comply with the current City of Lacey Stormwater Design Manual and shall be subject to the City's review and approval, and shall, moreover, comply with Chapter 15.22 LMC pertaining to community facilities.

TABLE 16.24.040-3, DISTRICT WIDE DEVELOPMENT STANDARDS

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
Stormwater	<p>All projects shall meet the current City of Lacey Stormwater Design Manual. A Construction Stormwater Pollution Prevention Plan (SWPPP) Short Form is required for development projects with less than 2,000 square feet of new plus replaced hard surfaces. Development projects with 2,000 square feet or more of new plus replaced hard surfaces require a full SWPPP and the retention of stormwater on-site. Development projects with 5,000 square feet or more of new plus replaced hard surfaces also require water quality treatment. Properties that currently discharge or are designed to discharge to regional facilities may continue to do so, provided there is capacity in the existing facility. If a regional facility does not meet current water quality treatment standards then on-site treatment will be required.</p>		
Tree Preservation	<p>Tree protection professional report required. A qualified professional forester shall review the site and provide a report analyzing the site for tree protection consistent with the requirements of this chapter. The report shall provide information important to urban forest management and options for consideration when developing preliminary designs. The report shall suggest options for design to best achieve the purposes of the Urban Forest Management Plan and this chapter. The report shall include but shall not be limited to:</p>		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	<p>a. An analysis of technical information requested by the review body related to trees and forest practices;</p> <p>b. Analysis of what portion of the site is best for designation of the tree tract if required, considering the intent of this chapter, soil type, topography, tree species, health of trees and reasonable project design limitations;</p> <p>c. Recommendations for saving of individual tree specimens based upon the intent of this chapter, soil type, topography, tree species, health of trees, and reasonable project design limitations;</p> <p>d. A plan for protection of trees to be saved during construction including placement of construction fences, monitoring of construction activity and other measures necessary to ensure adequate tree protection;</p> <p>e. Consideration of the location of roads, other infrastructure, and buildings and potential options for alternative locations, if applicable, to best satisfy the purposes of the Urban Forest Management Plan;</p> <p>f. A timeline for tree protection activity; and</p>		
	<p>g. The final tree protection plan should be prepared on the site grading plan. All tree protection fences, trees to be saved, and trees to be removed should also be shown on the site demolition plan. Necessary save tree pruning and selective thinning within tree tracts shall be detailed and trees marked as such. The tree protection plan and demolition plan should be part of the submittal to the city of Lacey and shall be approved by the tree protection professional. The tree protection plan shall be part of the contractor bid package and a copy of the tree protection plan shall be available to the contractors on site at all times during logging, clearing, and construction. Development standards may be adjusted on a case-by-case basis to protect priority trees: Priority tree types: Trees to be protected must be healthy, wind firm, and appropriate to the site at their mature size, as identified by a qualified professional forester. In designing a development project, the applicant shall protect the following types of trees in designated tract(s) in the following order of priority:</p> <ol style="list-style-type: none"> 1. Historical trees. Trees designated as historical trees under LMC 14.32.072. 2. Specimen trees. Unusual, rare, or high quality trees. 3. Critical area buffer. Trees located adjacent to critical area 		

Section/Description	Urban Neighborhood 1 Woodland Square	Urban Neighborhood 2 Pacific Avenue	Urban Neighborhood 3 Master Plan Area
	buffers. 4. Significant wildlife habitat. Trees located within or buffering significant wildlife habitat. 5. Other high quality individual trees or groves of trees.		

Section 3: Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Ordinance, or its application to any person, is for any reason declared invalid in whole or in part by any court or agency of competent jurisdiction, said decision shall not affect the validity of the remaining portions hereof.

Section 4: Corrections. The City Clerk and the codifiers of this ordinance are authorized to make corrections to this ordinance including, but not limited to, the corrections of scrivener's/clerical errors, references, ordinance numbering, section/subsection number and any references thereto.

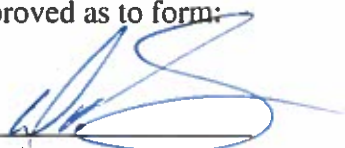
Section 5: The Summary attached hereto is hereby approved for publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, on this 3rd day of November, 2016.

CITY COUNCIL

By: 
Mayor

Approved as to form:


City Attorney

Attest:


City Clerk

**SUMMARY FOR PUBLICATION
ORDINANCE NO 1499
CITY OF LACEY**

The City Council of the City of Lacey, Washington, passed on November 3, 2016, Ordinance No. 1499 entitled "AN ORDINANCE OF THE CITY OF LACEY, WASHINGTON RELATED TO THE WOODLAND DISTRICT, ADOPTING CERTAIN DEVELOPMENT STANDARDS, AMENDING SECTION 16.24.040 OF THE LACEY MUNICIPAL CODE AND ADOPTING A SUMMARY FOR PUBLICATION."

The main points of the Ordinance are described as follows:

1. The Ordinance adopts certain Woodland District design standards.
2. The Ordinance amends section 16.24.040 of Lacey Municipal Code.
3. The Ordinance approves this Summary for Publication.

A copy of the full text of this Ordinance will be mailed without charge to any person requesting the same from the City of Lacey.

Published: November 7, 2016.