

**WENATCHEE PLANNING COMMISSION
SCHEDULED MEETING
August 17, 2022
WENATCHEE CITY HALL COUNCIL CHAMBERS
301 Yakima Street, 2nd Floor
Wenatchee, WA 98801
5:30 PM**

AGENDA

I. CALL TO ORDER AND WELCOME

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the last regular meetings on July 20, 2022

III. PUBLIC COMMENT PERIOD

Comments for any matters not included on the agenda

IV. OLD BUSINESS

None

V. NEW BUSINESS

- A. Workshop – 6-year Transportation Improvement Program – Emma Honeycutt, Transportation Planning & Development Engineering Manager
- B. Workshop – Amendments to Title 10 Zoning of the Wenatchee City Code and Residential Design Guidelines

VII. ADJOURNMENT

Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode 16995#. If you have questions about participating in the meeting, please contact Stephen Neuenschwander, Planning Manager at sneuenschwander@wenatcheewa.gov or (509) 888-3285.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)

MINUTES

I. CALL TO ORDER

Chair Rani Sampson called the meeting to order at 5:30 p.m., with the following members in attendance: Ace Bollinger, Lael Gaston, Susan Albert, Anupama Vembar and Josh Jorgensen. Commissioner Joe Gamboni was absent.

City Planning staff was represented by: Stephen Neuenschwander, Planning Manager; Matt Parsons, Senior Planner; and Eva Osburn, Administrative Assistant.

II. ADMINISTRATIVE AFFAIRS

A. Approval of the minutes from the regular meetings on May 18, 2022 and June 15, 2022.

Commissioner Ace Bollinger moved to approve the minutes from May 18 and June 15, 2022 regular meetings. Susan Albert seconded the motion. The motion carried.

III. PUBLIC COMMENT PERIOD

One person from the public was in attendance. There was no public comment.

IV. OLD BUSINESS

None

V. NEW BUSINESS

A. Workshop – Proposed amendments to Title 10 Zoning of the Wenatchee City Code.

The staff report was presented by Matt Parsons, Senior Planner.

Commissioners asked questions of staff.

VI. OTHER

None

VII. ADJOURNMENT

With no further business to come before the Planning Commission, Chair Rani Sampson adjourned the meeting at 6:00 p.m.

Respectfully submitted,

CITY OF WENATCHEE
DEPARTMENT OF COMMUNITY DEVELOPMENT
Eva Osburn, Administrative Assistant

II. ACTION REQUESTED OF COMMISSION/STAFF RECOMMENDATIONS:

No action requested. Staff recommends that the City Planning Commission review the draft 2023 – 2028 Transportation Improvement Program as presented and provide feedback to staff, with respect to consistency with and implementation of the comprehensive plan prior to SEPA advertisement, a Public Hearing, and staff recommendation for City Council adoption on August 25.

V. ADMINISTRATIVE ROUTING:

Rob Jammerman, Public Works Director
Glen DeVries, Community Development Director
Gary Owen, City Engineer
Eva Osburn, Community Development



CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM - DRAFT
FROM 2023 TO 2028

EXHIBIT A

Hearing Date: 08/25/2022

Ordinance No. 2022-XX

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2023	2024	2025	2026	2027	2028	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
1	9th Street BNSF Crossing Improvements Project #1801	Construct ADA compliant railroad pedestrian/bike crossing surfaces on both sides of 9th St. through the railroad ROW. Install 4-quad gate signal system with ped gates. Upgrade all signs and markings.	9th Street	Piere St.	520 Ft. West of Piere	0.1	\$1,467,955	\$1,300,155						CN	2023	S	Rail Section 130	\$1,321,165			109 Fund	\$146,790
2	Methow St. Improvements Project #1916	Install bicycle facilities on Methow St between Crawford and Lincoln Elementary. Install mini-roundabout at Crawford/Methow. Replace waterline in Methow St.	Methow St.	Crawford St.	Lincoln St.		\$1,599,700	\$1,237,600						CN	2023	S	SRTS	\$786,600			109, 111, 401, 405 funds	\$813,100
3	Springwater Avenue Project #2007	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	Springwater	Western Avenue	Woodward		\$3,256,980	\$2,508,000						CN	2023	S			TIB	\$1,900,000	109, 301, 410 Funds	\$1,356,980
4	McKittrick Street & Wenatchee Ave Signal Project #0623	Construct new signal on SR295/North Wenatchee Ave at McKittrick Street. Projects 4, 5, and 6 to be combined for CN contract.	North Wenatchee Avenue	McKittrick St	McKittrick St		\$2,846,570	\$697,817						CN	2023	S	STBG	\$598,678			109 fund	\$99,139
5	North Wenatchee Avenue Pedestrian & Median Improvements	Extend pedestrian and median improvements north and south from the McKittrick Signal Project. Projects 4, 5 and 6 to be bundled for CN contract.	North Wenatchee Avenue	0.9 mi north of McKittrick	0.14 mi south of McKittrick		\$780,313	\$780,313						CN	2023	S	STBG	\$674,972			109 fund	\$105,341
6	McKittrick Street/North Columbia Street - Intersection Construction	Extend McKittrick Street east of North Wenatchee Avenue and construct new intersection and portions of N. Columbia St.	N. Columbia St.	150' East of SR 285	Vic. BNSF	0.31	\$5,474,000	\$4,728,600						CN	2023	S	STP, STBG	\$1,205,206			304, 405, 410 Fund, other	\$3,523,394
7	Waterfront Gateway Projects	Pedestrian, Landscaping, and other improvements in the Waterfront LRF District	Varies				\$520,000	\$300,000						ALL	2020	S					307 Fund	\$300,000
8	US2/Easy Street Roundabout WSDOT Project	Remove Existing Signal at US2/Easy Street and construct a round-a-bout with pedestrian and bicycle facilities.	US2/97 at Easy Street			0.4	\$5,012,000	\$80,000	\$4,341,075					ALL	2019	S			CWA	\$5,012,000		
9	US2/97 and Easy Street Roundabout Aesthetic Improvements	Construct Art and/or landscaping in the center island of the WSDOT project	US2/97 at Easy Street				\$200,000	\$100,000						ALL	2022	S					General Fund	\$200,000
10	SR 285/North Wenatchee Area - Intersection Improvements	Construct intersection improvements, access revisions, pedestrian and transit improvements, ITS facilities, and environmental work to relieve congestion and provide safety enhancements	North Wenatchee Avenue	Wenatchee River Bridges	Miller Street	1.6	\$18,005,300	\$1,820,000	\$2,000,000					RW	2022	S			CWA	\$3,820,000		
11	SR 285/North Wenatchee Area - Intersection Improvements	Construct intersection improvements, access revisions, pedestrian and transit improvements, ITS facilities, and environmental work to relieve congestion and provide safety enhancements	North Wenatchee Avenue	Wenatchee River Bridges	Miller Street	1.6	\$18,005,300		\$2,000,000	\$9,345,300				CN	2022	S			CWA	\$18,005,300		
12	McKittrick Street Improvements Project #2208	Reconstruct roadway. Construct new storm sewer, sidewalks, and illumination. ROW acquisition	McKittrick St	Pine	Pershing	0.18	\$2,876,800	\$362,300	\$300,000	\$1,958,000				ALL	2022	S			TIB	\$2,298,110	109 Fund, other	\$566,490
13	Millerdale Bridge Rehabilitation	Replace structurally deficient multi-web girders with new solid slab prestressed girders and a cast-in-place deck.	Millerdale	Irrigation Canal	Irrigation Canal	30 ft	\$1,176,000	\$80,000	\$116,000	\$980,000				ALL	2023	S	Federal Local Bridge program	\$1,176,000				



CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM - DRAFT
FROM 2023 TO 2028

EXHIBIT A

Hearing Date: 08/25/2022

Ordinance No. 2022-XX

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2023	2024	2025	2026	2027	2028	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds	
14	Confluence Parkway - Apple Capital Loop Segments 1B, 2A, and 2C	Construct McKittrick BNSF underpass, Confluence Parkway South, and South End Bike/Ped Access	McKittrick St, N Miller St, Hawley St, Confluence Parkway	varies	varies		\$102,611,956	\$8,000,000	\$20,000,000	\$42,000,000	\$25,000,000	\$7,611,956		ALL	2022	S	INFRA	\$92,412,004			109 Fund	\$10,199,952	
15	Confluence Parkway North - Hawley Street north	Construction of new roadway and Wenatchee River Bridge crossing on the new alignment	Confluence Parkway	Hawley St	Euclid/SR 2 Interchange	1.8	\$85,000,000	\$16,000,000	\$20,000,000	\$30,000,000	\$15,000,000	\$4,000,000		ALL	2023	S			MAW	\$85,000,000			
16	Fifth and Emerson Pedestrian Crossing	Install RRFBs, ADA ramps, ,marked crosswalk and upgrade signs	Fifth St, Emerson				\$276,000	\$37,000	\$26,000	\$213,000				ALL	2023	S			HSIP	\$269,000	109 Fund	\$7,000	
17	Worthen Street Bicycle and Pedestrian Improvements	Enhance channelization, ped/bike delineation, and addillumination to a 2,500-ft length of Worthen Street from Thurston St to the Hale Skate Park parking lot	Worthen St				\$215,000	\$215,000						PE, CN	2022	S				TIB Complete Streets	\$215,000		
18	Pedestrian and Bicycle Connections	Fill sidewalk system gaps prioritizing school walk routes and other criteria identified as high priority in the master plan. Construct multi-use pathways and connections.	Varies				\$275,000		\$275,000					PE, CN	2023	S				TIB Complete Streets	\$275,000		
19	Street Preservation Program	Street PreservationActivities including: sealing, grinding, paving, ADA upgrades, etc.	Varies				\$7,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	ALL	2023	S						111,119 Funds	\$7,200,000
20	Wenatchee Street Pavement Preservation	Beyond the constrained limit of the funded street preservation program. See ID #17	Various arterial and Collector Streets				\$9,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	ALL	2023	P						Add'l TBD, B&O, Util Tax, Prop. Tax	\$9,600,000
21	Miscellaneous, Minor, Undefined	Miscellaneous minor/emergent projects including intersections and signals, ADA, sidewalks, and traffic control devices.	Various Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2023	S						109 Fund	\$300,000
22	M&O Pavement Preservation projects	Pavement and traffic control preservation projects and activities including crack sealing and skin patching.	Various City Streets				\$450,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	ALL	2023	S						108 Fund, 111 Fund	\$450,000
23	M&O Sidewalk Improvements	Sidewalk improvements on various streets to reduce tripping hazards, provide improved accessibility, and fill minor gaps.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2023	S						108 Fund	\$300,000
24	M&O Pedestrian Safety Improvements	Construct new and repair damaged sidewalks and/or install other pedestrian facilities including ADA upgrades.	Various City Streets				\$300,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	ALL	2023	S						TBD, other	\$300,000
25	Spot and corridor safety improvement projects	Various spot and corridor safety improvement projects and studies consistent with high accident locations and the city' road safety plan	Varies		varies		\$800,000	\$400,000		\$400,000		\$400,000		ALL	2023	P			HSIP	\$1,100,000	109 Fund	\$100,000	
26	Neighborhood Traffic Calming	Construct traffic calming measures in problem areas with participating neighborhoods	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2022	P						Local, Complete Streets, Developer funds	\$60,000
27	Illumination upgrades	Improve illumination on various arterials and collectors especially at high pedestrian locations.	Varies				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2022	P						PUD, CDBG, 109 Fund, Other	\$60,000
28	Truck Route Improvements	Various improvements on newly established truck routes.	Varies				\$500,000		\$500,000					ALL	2023	P	STP(U)	\$432,500					\$67,500
29	Traffic Signal Improvements	Upgrade/preserve existing signals components and wiring at various older signals	Varies				\$1,500,000				\$1,500,000			ALL	2025	P	STBG	\$1,300,000				109 Fund	\$200,000



CITY OF WENATCHEE
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FROM 2023 TO 2028

EXHIBIT A

Hearing Date: 08/25/2022

Ordinance No. 2022-XX

ID	Project Title	Project Description	Road Name	Begin	End	Length	Total Cost	2023	2024	2025	2026	2027	2028	Phase	Start	Status	Fund Code	Fed Fund	State Code	State Funds	Local Code	Local Funds
30	Miscellaneous bicycle system improvements.	Implement various identified projects from the Greater Wenatchee Bicycle Master Plan	Various				\$60,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	ALL	2022	P					TBD, other	\$60,000
31	9th Street Corridor Safety and Complete Streets Improvements	Reduce through lanes, add turn lanes and bike lanes, upgrade signs, pavement markings, and signals consistent with corridor analysis.	9th Street	BNSF X-ing	Miller Street	0.36	\$1,447,000		\$170,000	\$19,000	\$1,258,000			ALL	2023	P			HSIP, NHFP	\$1,428,000	109 Fund	\$19,000
32	Washington - King - Buchanan Intersection Control	Curb bulb-outs, crosswalk markings, ADA curb ramps	Washington, King, Buchanan				\$714,000		\$109,000	\$605,000				ALL	2023	P			HSIP	\$703,000	109 Fund	\$11,000
33	SR 285 Couplet Signal Upgrades	Upgrade existing signal heads, install programmable signal heads	Mission St, Chelan St	Kittitas	Ninth St	2.3	\$794,000		\$95,000	\$699,000				ALL	2023	p			HSIP	\$784,000	109 Fund	\$10,000
34	Idaho St Safety Improvements	Traffic circle at Idaho St and Yakima St, bulb-outs, illumination, and Pavement Marking at Idaho and Orondo	Idaho St	Yakima St	Orondo		\$922,000		\$141,000	\$781,000				ALL	2023	p			HSIP	\$908,000	109 Fund	\$14,000
35	Washington Park Pedestrian Crossing	Install bulb outs, pavement markings, ADA ramps, bus parking, and RRFBs	Washington St				\$371,000		\$52,000	\$26,000	\$293,000			ALL	2023	P			HSIP	\$363,000	109 Fund	\$8,000
36	Wilson Street Safety Improvements	Install traffic circles, sidewalk, curb ramps	Wilson St	First St	Columbine St		\$461,000		\$62,000	\$52,000	\$347,000			ALL	2023	P			HSIP	\$450,000	109 Fund	\$11,000
37	Millerdale Improvements	Reconstructs portions of Millerdale. Adds curb, gutter, and sidewalk. Makes safety improvements	Millerdale Avenue	Miller Street	Gellatly	0.65	\$4,202,000		\$800,000	\$3,402,000				ALL	2024	P			TIB	\$3,360,000	109 Fund	\$842,000
38	Red Apple Road Phase II	Arterial street reconstruction	Red Apple Road	Miller	Vista Pl.	0.35	\$2,120,000		\$500,000	\$1,620,000				ALL	2024	P			TIB	\$1,700,000	109 Fund	\$420,000
39	Woodward urban upgrades.	Reconstruct roadway. Construct new storm sewer, sanitary sewer, sidewalks, and illumination. ROW acquisition.	Woodward	Fifth Street	Springwater	0.51	\$3,860,000		\$850,000	\$3,010,000				ALL	2024	P			TIB	\$3,100,000	109 Fund	\$760,000
40	Westside High School - 9th St. Pedestrian X-ing	New mid-block crosswalk on 9th St. between Westside High and Wenatchee Valley College. Includes curb bulb-outs, crosswalk markings, curb ramps, RRFB's, Illumination	9th Street			0.05	\$467,600		\$70,000	\$397,600				ALL	2024	P	SRTS	\$467,600				
41	Washington Elementary - Elliott Ave./Castlerock Ave. Pedestrian Crossing Improvements	Curb bulb-outs, illumination, RRFB's on Washington Elementary School Walk Route	Castlerock	Elliott		0.05	\$632,300							ALL	2023	P	SRTS	\$632,300				
42	Orchard Middle School - Sunset Ave. Improvemets	Crosswalks on Sunset with curb bulb-outs, RRFB's, illumination.	Sunset Ave.	3rd	M.S./Admin Complex	0.05	\$315,000		\$50,000	\$50,000	\$200,000			ALL	2023	P	SRTS	\$315,000				
43	Foothills Middle School - Springwater Avenue Crossing	New marked crosswalk, signs, illumination, curb ramps, and RRFB	Springwater	Pershing	Pershing		\$336,200		\$336,200					ALL	2024	P	SRTS	\$336,200				
44	Lincoln Elementary - Crawford and Okanogan Intersection Improvements	New mini-roundabout, ADA curb ramps, sidewalks	Crawford/Okanogan				\$1,622,800		\$232,800	\$105,000	\$1,285,000			ALL	2024	P	SRTS	\$1,622,800				
45	South Wenatchee Ave Complete Streets	Improve balance of traffic, parking, sidewalks, and bicycle facilities consistent with subarea plan. Rebuild S Wen Ave	S Wenatchee Avenue	Yakima St	Ferry St	0.72	\$4,127,800	\$900,000	\$3,227,800					ALL	2022	P	NHFP	\$3,600,000			109 Fund	\$527,800
46	Wenatchee River Bridge Shared Use Pathway - Pre-Design Analysis	Widen SR285 bridge or construct new pathway structure crossing the Wenatchee River and connect to Chatham Hill and Horselake Roads.	SR285	Horselake Rd.	Chatham Hill Rd.		\$490,000		\$490,000					ALL	2023	P			WSDOT, Ped/Bike	\$490,000		



CITY OF WENATCHEE
SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM - DRAFT
FROM 2023 TO 2028

EXHIBIT A

Hearing Date: 08/25/2022

Ordinance No. 2022-XX

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47	North Wenatchee Shared Use Trail - Phase 1 (Gunn Ditch)	Construct new non-motorized pathway along route of prior Pioneer Irrigation Ditch.	SR285	Walnut St.	Maiden Ln.		\$2,155,000		\$188,000	\$920,000	\$1,047,000			ALL	2023	P			WSDOT, Ped/Bike	\$2,155,000		
48	North Road Improvements	Improvements to North Road identified in 2019 TIA as 1A, 1B, 1C	North Road	Western Avenue	Broadhurst	0.25	\$2,600,000				\$2,600,000			ALL	2025	P					TIF, 109 Fund	\$2,600,000
49	Maiden Lane Extension	Extend Maiden Lane approx. 1000 ft to connect with future connections to Maple, Springwater, and Surrey. 2019 TIA project #2	Maiden Ln.	1000 ft S. Broadcrest Ct.	1000 ft. South of Beginning	0.15	\$950,000		\$950,000					ALL	2023	P					TIF, 001 Fund	\$950,000
50	Maple, Broadview, Surry vic. Connections: TIA Triad project #4	1) Springwater extension to Maiden extension, 2) Maple extension to #1, 3) Westwick extension to #1. (total road length approx 3,900 ft)	Springwater, Maiden, Maple, Westwick				\$13,049,000	\$2,000	\$2,000,000	\$2,000,000	\$2,000,000	\$5,049,000		ALL	2022	P					Dev., TIF, 001 Fund	\$13,049,000
51	Westwick extension to vic. PUD reservoir	Extend Westwick road from 200 ft west of Westmoreland to vic. PUD water reservoir: 2019 TIA Project # 6A, 6B	Westwick Rd.	200 ft West of Westmoreland	vic. PUD water res.	0.87	\$7,900,000				\$2,000,000	\$2,000,000	\$3,900,000	ALL	2025	P					Dev., TIF, 001 Fund	\$7,900,000
52	Second Street west and Maxine St. Extensions: 2019 TIA Projects 9A, 9B, 9C	Extend Second St. from vic. Irrig. Canal west to vic. Maxine St. (approx. 1200 ft)	Second St.	Canal Blvd.	Maxine St.	0.23	\$1,070,000		\$500,000	\$570,000				ALL	2023	P					Dev., TIF, 001 Fund	\$1,070,000
53	Fifth and Western Intersection Capacity Improvements	Extend LOS and Improve southbound turning movement by adding right turn lane on Western Avenue. 2019 TIA Project #11	Western Avenue	Fifth Street	Fifth Street	0.1	\$650,000		\$650,000					ALL	2023	P					001 fund, TIF's	\$650,000
54	Springwater Ave. extension North, 2019 TIA Project #5	Construct roadway on newly acquired ROW across WSD property West of WRD irrig. Canal	New	Springwater		0.3	\$1,125,000		\$1,125,000						2022	P					001 fund, TIF's	\$1,125,000
55	Castlerock to Fifth Street Connector	Extend Castlerock Street and connect to 5th via Redhawk Canyon Drive: 2019 TIA Project #10A, 10B	Castlerock St.			0.27	\$5,160,000				\$5,160,000			ALL	2025	P					Dev., TIF, 001 Fund	\$5,700,000
56	North End North Wenatchee Avenue Projects Phase 2	Complete improvements identified in North Wenatchee Avenue (SR285) PE Summary Report.	SR285 - North Wenatchee Ave.	Wenatchee River Bridges	Maiden Ln.	0.4	\$24,000,000				\$1,000,000	\$5,000,000	\$18,000,000	ALL	2024	P			WSDOT	\$24,000,000		
57	McKittrick St.- SR285 Intersection Phase 2	Extend downstream sidewalks and landscaping improvements on West Side of SR285	SR285 - North Wenatchee Ave.	SR285	McKittrick St	0.15	\$4,300,000				\$4,300,000			ALL	2025	P	STBG	\$3,720,000			109 Fund	\$580,000
58	North Wenatchee Avenue/Hawley St./Walnut St. Intersection	Improve intersection to include u-turns and median barrier connecting to projects north and south as identified in the North Wenatchee Avenue (SR285) PE Summary Report	SR285 - North Wenatchee Ave.	Walnut St.	Hawley St.	0.2	\$7,000,000				\$1,000,000	\$1,500,000	\$4,500,000	ALL	2025	P			WSDOT	\$7,000,000		
59	North Wenatchee Avenue Complete Streets Improvements	Construct median barrier, bicycle lanes, upgrade sidewalks, lighting, and landscaping consistent with subarea plan	North Wenatchee Avenue	Second St.	Fifth Street	0.3	\$1,500,000		\$150,000	\$1,350,000				ALL	2024	P			State	\$1,500,000		
60	Columbia St South	Rebuild roadway, install sidewalks, curb and gutter, storm, replace aging utilities	Columbia St	Kittitas	First St	0.5	\$4,500,000		\$300,000	\$100,000	\$4,100,000			ALL	2024	P					TIF District, 109, 401, 405, and 410 Funds	\$4,500,000
61	Loop Trail Connection: Confluence State Park to Olds Station Road	Construct 1000 feet of multi use pathway along the State Park Entrance road connecting Olds Station Road to the Apple Capital Loop Trail	State Park Rd.			0.2	\$600,000		\$50,000	\$550,000				ALL	2023	P			Pedestrian & Bicycle Pgm	\$500,000	Port, State Parks, 109 Fund	\$100,000
62	Miller/Crawford Intersection Control (Mini-roundabout)	Construct new mini-roundabout.	Miller St.	Crawford St.		0.1	\$500,000				\$500,000			ALL	2025	P			TIB	\$400,000	109 Fund	\$100,000



CITY OF WENATCHEE
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63	Skyline Drive Widening	Widen roadway to create shared-use shoulder or dedicated pathway for pedestrians and bicycles. Fill ditch section and install closed stormwater collection system. Install barrier and extruded curbs, replace guardrail, construct walls.	Skyline Drive	Skyline Drive	Number 2 Canyon Road	0.72	\$3,500,000						\$3,500,000	ALL	2027	P			OTHER	\$3,300,000	001 fund, TIF's	\$200,000
64	Pedestrian Corridor along Stevens Street	Construct pedestrian corridor along Stevens Street consistent with South Wenatchee Action Plan	Stevens Street	Mission St.	Miller Street		\$250,000				\$250,000			ALL	2025	P			Complete Streets, Other	\$250,000		
65	Chelan/Kittitas Intersection Control (Signal)	Construct new traffic signal.	Wenatchee Avenue	Thurston Street	Thurston Street	0.1	\$500,000	\$75,000	\$425,000					ALL	2022	P	STBG	\$735,000			109 Fund	\$115,000
66	Walnut St. Improvements	Reconstruction project to meet urban standards.	Walnut Street	Pine Ave	Stella	0.13	\$1,500,000					\$1,500,000		ALL	2026	P			TIB	\$1,275,000	109 Fund	\$225,000
67	Crawford Ave. Improvements	Constuct sidewalk, curb and gutter	Crawford Avenue	Wenatchee Avenue	Mission Street	0.7	\$600,000			\$600,000				ALL	2024	P	STBG	\$520,000			109 Fund	\$80,000
68	Mission Street to Mission Ridge Gateway	Asthetic improvements in the ROW along Mission Street consistent with South Wenatchee Action Plan	Mission Street	Crawford St.	City Limits		\$500,000		\$500,000					ALL	2022	P	STBG, Other	\$450,000			Other	\$50,000
69	Pedestrian Corridor along Stevens Street	Construct pedestrian corridor along Stevens Street consistent with South Wenatchee Action Plan	Stevens Street	Mission St.	Miller Street		\$250,000				\$250,000			ALL	2025	P			Complete Streets, Other	\$250,000		
70	Orondo St. Multimodal Improvements	Extend bike lanes, freight mobility, pedestrian improvements, parking modifications.	Orondo Ave.	Washington St.	Columbia St.	0.1	\$1,000,000		\$150,000	\$850,000				ALL	2023	P	STBG	\$865,000			109 Fund	\$135,000



**City of
Wenatchee**

DEPARTMENT OF COMMUNITY DEVELOPMENT

Public Services Center
1350 McKittrick Street, Suite A
Wenatchee, WA 98801

(509) 888-3200
Fax (509) 888-3201

TO: Planning Commission

FROM: Community Development Staff

SUBJECT: Workshop on amendments to Title 10 and the Residential Design Guidelines

DATE: August 10, 2022

Attachments

Staff is preparing a limited set of amendments for potential adoption by the end of the year and a portion of those are included in the attached set of proposed amendments. Staff would like to hold a workshop with the Planning Commission to discuss this set of amendments. Below, you will find a description and explanation of each proposed amendment attached to this memo.

Title 10 Zoning

Chapter 10.08 Definitions

Section 10.08.070 Definitions "G"

"Gross floor area" – The proposed amendments are intended to address places in the code where "gross floor area" is used in regard to residential uses. The definition, as it is currently written, works well for commercial uses in determining the usable floor area for a variety of purposes, particularly off-street parking requirements. However, the use of "gross floor area" for a residential use, which in 10.47 is dealing with a maximum floor area or minimum amount of open space for the development, requires a different approach. For residential uses, deducting restrooms and mechanical spaces is not appropriate.

Examples of the use of "gross floor area" in standards for residential uses include the following (emphasis added):

- 10.47.040 Accessory dwelling units (ADU) (2)(e) "Maximum Size. In no case shall an ADU be larger than 50 percent of the habitable floor area of the principal dwelling, nor more than 800 square feet of **gross floor area**."
- 10.47.080 Infill-cottage housing (two to three units). (2)(c) "Maximum Cottage Size. The total floor area for cottages shall not be larger than 1,000 square feet **gross floor area**."
- 10.47.130 Townhouses (2)(f) "Usable Open Space. Townhouse dwellings shall provide open space at least equal to 10 percent of the **gross floor area**. The required open space may be provided by one or more of the following: ..."
- 10.47.140 Live-work dwellings (2)(c) "The nonresidential use may occupy up to 50 percent of the **gross floor area** of the live-work dwelling."

The proposed amendment will provide necessary clarity in the variety of contexts that the term is used.

Chapter 10.48 GENERAL DEVELOPMENT REGULATIONS

Section 10.48.030 Accessory structures

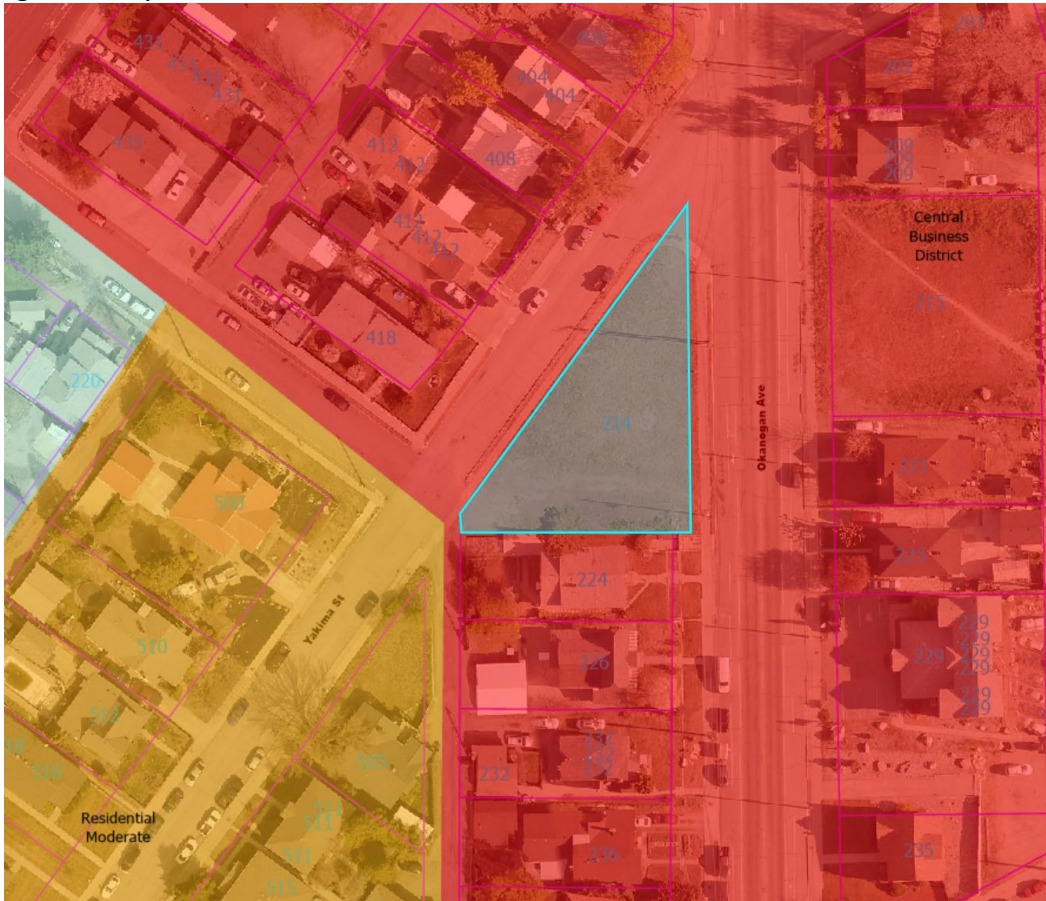
Staff has been made aware of numerous situations over recent years, by the city’s Code Enforcement Division, involving property owners with excessive amounts of junk on their property using multiple membrane roof (i.e. tarp) structures to screen some of the materials. While these situations usually constitute a code violation regardless of the presence of membrane roof structures, staff is proposing a limit on membrane roof structures to further assist in the enforcement of these nuisance properties. The limit was written intentionally a bit on the high end to ensure a certain level of flexibility for property owners to use membrane roof structures as needed. Also, the number 5 corresponds with 10.48.120 Vehicle parking. “... Not more than a total of five cars, trucks, recreational vehicles, and trailers (per dwelling unit) may be parked outside of a single-family dwelling or duplex on any lot in a residential zone. ...”.

Some pictures of one of the cases are included below:



10.48.130 Fences and clear view triangle

(2)(h) - Staff was approached by the Parks, Recreation, and Cultural Services Department Director about how the current fence code applies to the proposed “Okanogan Street Community Garden” project located at 214 Okanogan Ave. The project is located in the Central Business District at the intersection of Yakima St and Okanogan Ave. They need to have a perimeter fence to protect the garden plots and are hoping to install a chain-link fence which in places would be within 20 ft of the right-of-way line.



The proposed amendments would exempt “managed open space” from certain provisions in this subsection including a requirement to have “architectural features” (masonry columns) at least every 25ft and would exempt that use from a prohibition on chain link fences. Section 10.08.100 provides the following definition:

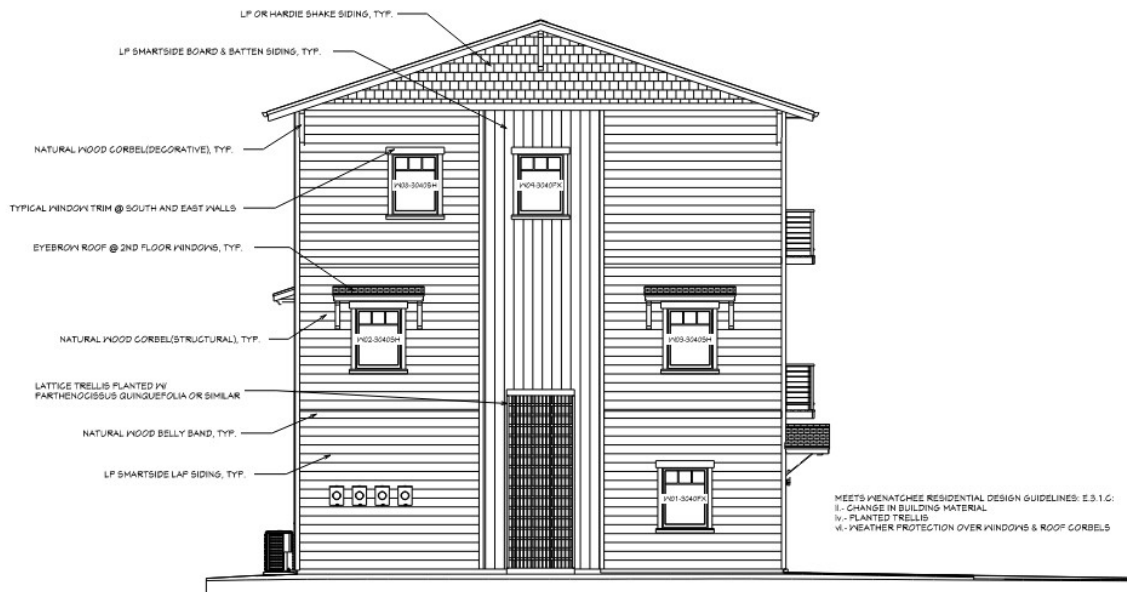
“Managed open space” means a landscaped area maintained in a manner for the purpose of human activity and not of a commercial or retail nature, including, but not limited to, parks, bridle paths, playfields, arboretums, botanical gardens, equestrian facilities, and other similar uses, including accessory uses such as parking and restroom facilities. Managed open space does not include nurseries, commercial agriculture, pastures and similar activities.”

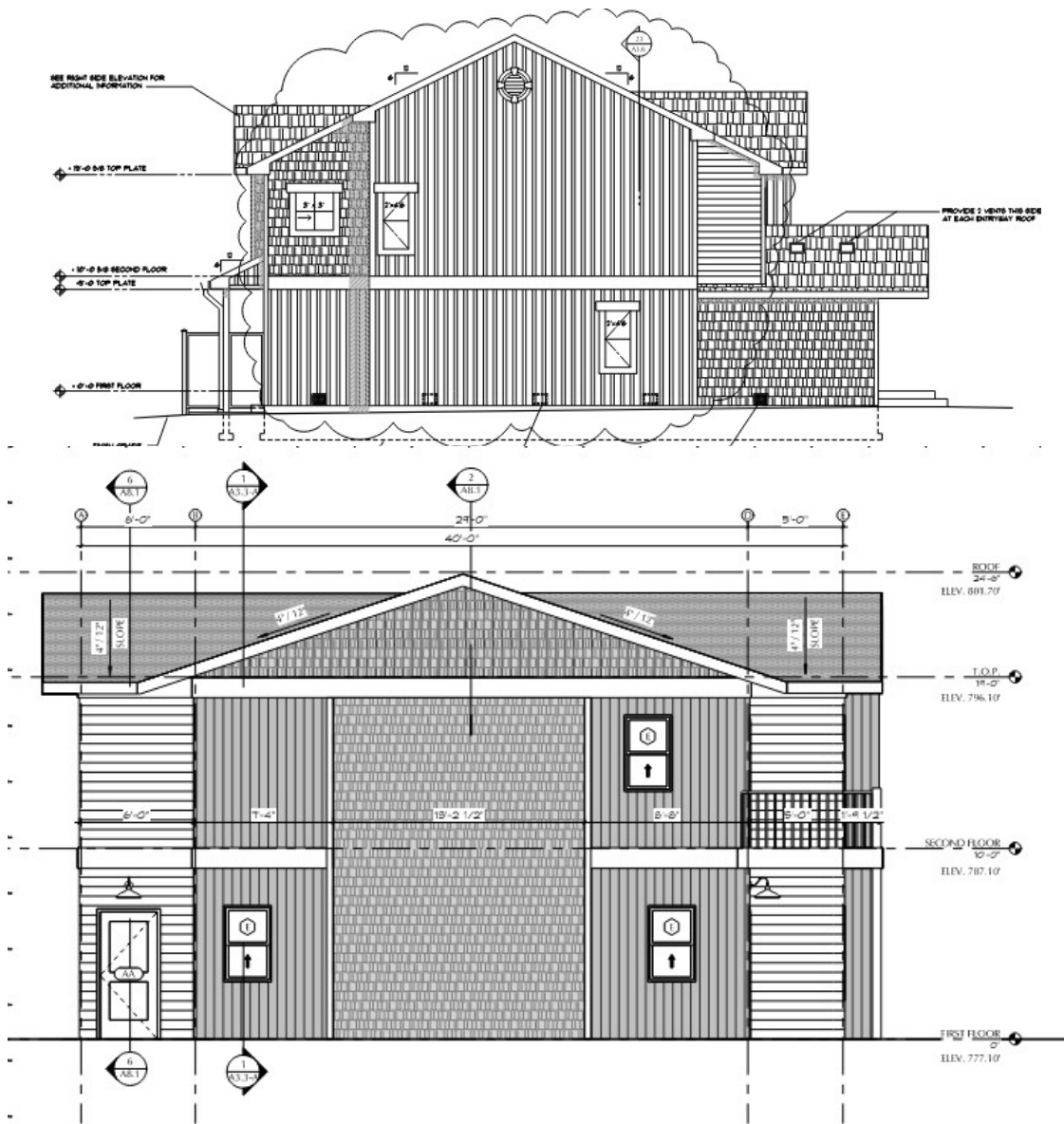
Wenatchee Residential Design Guidelines (WRDG)

The Residential Design Guidelines were adopted in November 2019 as part of the housing code update. They provide standards for various elements of buildings and site design. Staff has monitored the implementation of these standards and has identified an issue with the design standards for certain street facing facades that needs to be addressed.

Townhomes have become a very popular housing type in the development community. Many of the sites where these projects are proposed are long and narrow so townhome structures end up being positioned perpendicular to the street with one or more structures running the length of the lot. There is nothing wrong with this layout except that the sides of townhome structures are often just blank walls unless standards require something else. The current standards are an important tool that has ensured a certain level of design quality for projects reviewed under these standards but staff feels there are some changes that will help better carry out the intent of the guidelines and the vision in the Comprehensive Plan.

Below are some elevation views from approved plan sets of street facing facades in townhome developments:





The windows, doors, change in siding types, modulation, and certain landscape elements have helped improve these street facing facades but staff believes certain amendments to the guidelines would help achieve better results.

C.1.1 Ground-related units facing streets

a. Applicability – In October 2019, the Planning Commission recommended a version of the Residential Design Guidelines (along with the rest of the housing code update) that included a version of this subsection that appears as depicted in the screenshot below:

C.1.1. Ground-related units facing streets, common pathways or common open spaces.

- a. Applicability: This guideline applies to all ground related residential units facing a public street or common pathway or common open space within a development. “Ground related residential units” or ground floor residential units” means residential units such as townhouses, ground floor apartments, ground floor duplex units, cottage housing, etc. which face a public right of way or common pathway or common open space within a development and have their ground floors within three feet above or below the walkway or open space grade. Units that have pedestrian access directly from a street or pathway without passing through a lobby or room are also ground related



Figure C.1.a. Desirable ground related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape (right). Similarly, these measures add privacy and a sense of community in units facing a common pathway or open space such as cottage housing complexes and courtyard apartments (left).

- b. Street access. Ground-related residences fronting a street or common pathway shall all have individual ground-related entries accessible from the street or pathway. Units situated around a courtyard or on another type of open space shall feature entrances to those elements.

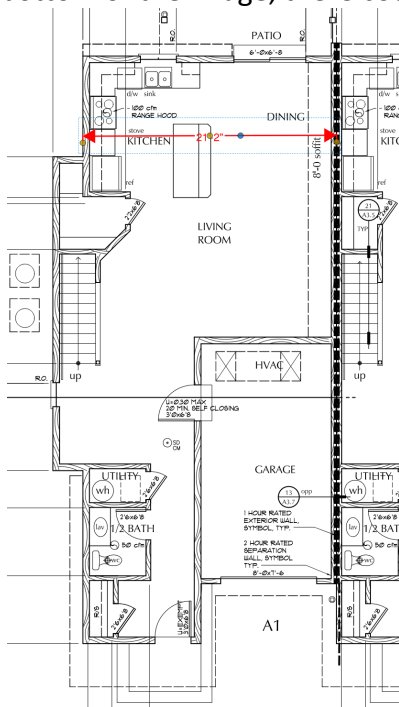
Between the Planning Commission hearing and the final public hearing with the City Council, staff proposed a change to this section, which the city council agreed with and adopted. Staff’s primary concern had been the complexity this section would have added to development review when any unit for which this section applies, mostly just in townhouse, courtyard multi-family, and multi-family developments (see Table A.3.1 in the WRDG), would need to meet the standards in this section. As part of the review effort, this section has been reevaluated and staff believes having this section apply in more situations would be helpful. As you will see as you read the standards c through e, all but c are only applicable when within certain distances to the right-of-way. So, if a building is setback farther from the street, subsection d and e would not apply. Staff believes that this amendment is helpful in supporting the proposed amendment in E.5.1.b.i, along with the other amendments in E.3.1, to ensure good results as we work to ensure new developments adequately engage and activate the pedestrian environment.

E.3 Architectural composition, massing, and articulation

E.3.1. Scale, compatibility, and façade variety

a. Applicability – The way this subsection is currently written, the standards apply to every façade but staff believes our efforts in achieving compliance are best spent focusing on specific facades that have the most impact on the community including the street facing façade(s), those facing open spaces and courtyards, and exterior facing facades that are taller than 3 stories. Facades that only face driveways, drive aisles, parking lots, and pedestrian paths are important but it is better to focus our energies and the energies of the architects/designers, on the areas that have the biggest impact on the community and tenants.

b.iii Townhouses – Staff is proposing a definition of the phrase “width of the unit” be added here to help provide clarity for both staff and applicants. Without this clarification, an applicant may confuse unit width with façade width and also may not know which walls to measure from when dealing with a unit that has some modulation. The challenge in defining it is that while the other units may be otherwise rectangular, the end unit may have some extra modulation so deciding what wall to measure from can be confusing. Below I have provided screenshot of a townhouse floorplan with a measurement of the unit width. As you can see, because of the façade modulation on the left and bottom of the image, there could be some confusion about what walls to measure from.



c. The highest priority in terms of achieving a good design is how it looks from the street. An applicant should have to make some treatment to a street facing façade that involves something projecting in or out. That might be a portion of a wall, a bay window, roofline modulation, or weather covering for a window. By providing this list of subsections, we ensure that a certain level of design quality is achieved.

c.iv. – This option should be little more focused on landscaping as staff does not want to be put in the position of deciding what counts as art or not.

c.vii – The proposed amendments narrow this option to just the method described. It is best to keep the standards as prescriptive as possible and eliminating an open-ended option like the one described furthers that end.

E.5.1. Building entrances: Configuration and details

b.i. – Requiring townhouse end units, facing a public or private street, to have the unit’s entrance facing that street, will add an important element in activating that street frontage and making it more

welcoming for those walking by. There is always the concern that the placement of the door looks forced but the other amendments proposed in the design guidelines should help contribute to the design looking intentional.

Next steps:

Staff will be compiling the amendments included in this packet, and those in the packet last month, and sending them out for the required 60-day public/agency review period required under the Growth Management Act which also acts as the comment period under the State Environmental Policy Act. Additional workshops may be held in September and October to further refine the proposed amendments. Public hearings will be scheduled for the November Planning Commission meeting and a City Council meeting in early December.

Questions?

If you have any questions, please feel free to contact either of the following staff:

Matt Parsons, Senior Planner: (509) 888-3253 or mparsons@wenatcheewa.gov

Stephen Neuenschwander, Planning Manager: (509) 888-3285 or

SNeuenschwander@WenatcheeWA.Gov

Wenatchee City Code

Title 10 Zoning

Chapter 10.08 Definitions

Section 10.08.070 “G.”

“Gross floor area” or “GFA” means the total floor area of a building, including the exterior walls or ground area where applicable, minus the following floor area deductions:

- (1) Elevator shafts and stairways;
- (2) In non-residential buildings or spaces: Restrooms and locker rooms;
- (3) In non-residential buildings or spaces: Building mechanical spaces for heating, ventilation, electrical, elevators or other such mechanical equipment;
- (4) Building spaces where the ceiling height is not greater than five feet;
- (5) Public lobbies, common mall areas, atriums and courtyards provided solely for pedestrian access to multi-tenant buildings from the exterior, and/or for aesthetic enhancement or natural lighting purposes;
- (6) Permanently designated corridors in multi-tenant buildings (i.e., not subject to relocation by the requirements of a specific lease) for common access and exiting to tenant spaces.
- (7) Attached residential garages

Chapter 10.48 GENERAL DEVELOPMENT REGULATIONS

Section 10.48.030 Accessory structures.

All accessory structures where allowed by Chapter [10.10](#) WCC, District Use Chart, shall meet the following standards unless otherwise regulated within this code:

- (1) Detached garages and other residential accessory building footprints shall not exceed 900 square feet or 60 percent of the floor area of the principal structure’s various floors, including attached garages, and excluding basement areas, whichever is greater.

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(2) Agricultural accessory buildings on properties greater than one acre in size are exempt from the standard in subsection (1) of this section. Any person that can demonstrate an existing or specific viable agricultural use on property less than one acre may be granted this exception from the director.

(3) Accessory structures shall not be used as a place of human habitation unless expressly permitted otherwise by this title and city building and life safety codes.

(4) Accessory structures may observe reduced setbacks. See Chapter [10.46](#) WCC, Development Standard Charts.

(5) No accessory structure shall occupy any part of a required street setback area, except as otherwise allowed.

(6) A membrane-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and does not have to adhere to setbacks. No more than 5 membrane-roofed structures shall be located on a single lot.

(7) A membrane-roofed structure more than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures. No more than 5 membrane-roofed structures shall be located on a single lot.

(8) A metal-roofed structure less than 200 square feet for the purpose of storage or parking is allowed outright and shall meet setbacks applicable to accessory structures.

(9) A metal-roofed structure more than 200 square feet for the purpose of storage or parking requires a building permit and shall meet setbacks applicable to accessory structures.

(910) Detached accessory dwelling units shall meet rear and side accessory structure setback requirements and shall be set back equal to or further than the primary dwelling from the front property line. (Ord. 2019-35 § 7; Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A))

Section 10.48.130 Fences and clear view triangle.

All fences where allowed by this title shall meet the following standards unless otherwise regulated within this code:

(1) Residential and mixed-use zoning district fences may be placed on or behind the property line and shall not exceed the following standards:

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(a) Street and street side setback areas: four feet in height for a solid fence, or six feet in height when the fence material is less than 50 percent view-obstructing, such as chain-link, lattice, spaced picket, or rail fences.

(b) Fences outside of required street and street side setbacks area may be solid and shall not exceed six feet in height.

(c) Fences located at the top of a retaining wall may utilize the full height permitted under this subsection based on their placement on the lot.

(2) Commercial zoning district fences shall meet the following standards:

(a) Solid fencing or walls greater than four feet in height within 20 feet of street frontages or rights-of-way shall not extend more than one-third of the lineal distance of the property frontage, including corner lots;

(b) Fencing less than 50 percent view-obstructing is allowed up to a maximum height of eight feet, within 20 feet of a front property line or rights-of-way; provided, that for every 25 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

(c) Solid fencing or wall sections more than 20 feet from a front property line shall be allowed up to a maximum height of eight feet; provided, that for every 50 linear feet of fence or wall, architectural features, such as masonry or brick columns, shall be provided. The minimum width and depth of architectural features shall be no less than 12 inches for the full height;

(d) Side and rear setback fencing is exempt from providing architectural features and is allowed up to a maximum height of eight feet, except when abutting a residential or mixed use zone, in which case the maximum height shall be six feet;

(e) The use of high intensity, primary, metallic, or fluorescent colors is prohibited on any fence surface. Colors should be neutral and similar to the exterior of the primary structure;

(f) Chain link fencing and barbed or razor wire or similar features shall not be permitted on the front of properties within 20 feet of a public street;

(g) Developments featuring residential uses on the ground level along street frontages are subject to the fence standards for residential and mixed use zones in subsection (1) of this section.

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(h) Managed open space uses, as defined in Section 10.08.100 WCC, shall be exempt from providing “architectural features” as described in (2)(b) and (c) of this section and also exempt from the prohibition on chain link fences in (2)(f).

(3) Industrial zoning district fences shall meet the following standards:

(a) That a maximum height limitation of six feet be observed within any required setback area;

(b) That a maximum height limitation of eight feet be observed when constructed outside of any required setback area.

(4) Clear View Triangle. In all residential and mixed use zones, lots not located adjacent to a controlled intersection (a lighted intersection controlling pedestrian and vehicle traffic in all directions) shall maintain, for safety purposes, a triangular area with no vegetation, fence or other physical or visual obstruction higher than three feet, measured from the grade of the respective centerlines of abutting streets. Said triangular area shall be measured from the intersection of two street rights-of-way, two sides of said triangle shall extend 25 feet along both right-of-way lines, adjacent to the lot, and the third triangle line shall connect the end point of each 25-foot measurement.

(a) All fences and landscape plantings which fail to meet the height limits established by this section for the clear view triangles shall come into compliance with the above standards within one year of annexation. (Ord. 2021-38 § 3 (Exh. A); Ord. 2020-35 § 3 (Exh. A); Ord. 2019-35 § 7; Ord. 2018-12 § 1 (Exh. B); Ord. 2010-03 § 1 (Exh. A); Ord. 2007-34 § 2 (Exh. A). Formerly 10.48.180)

City of Wenatchee Residential Design Guidelines

C. Site Planning

C.1. Relationship to street fronts and common pathways

INTENT

- To provide for the privacy, comfort, and livability of the residential units.
- To provide an attractive streetscape.
- To allow for friendly communication between residents in an outdoor space and pedestrians on the sidewalk.
- To provide an inviting entry into the units.
- To foster pedestrian-oriented businesses and activities in mixed-use buildings on pedestrian-oriented streets.

GUIDELINES

C.1.1. Ground-related units facing streets

- Applicability.** This guideline applies to all ground-related residential units, as defined in 10.08 WCC, and facing a public or private street, ~~and located within the following zoning districts and overlays:~~
 - ~~• North Wenatchee Business District (NWBD)~~
 - ~~• South Wenatchee Business District (SWBD)~~
 - ~~• Central Business District (CBD)~~
 - ~~• Waterfront Mixed Use (WMU)~~
 - ~~• Neighborhood Commercial (CN)~~
 - ~~• Historic Entertainment overlay (HEO)~~
 - ~~• Waterfront Pedestrian overlay (PO)~~
 - ~~Waterfront Recreational/Residential overlay (RRO)~~
- Purpose.** Provide for internal privacy for people living in the ground-related units.



Figure C.1.a. Desirable ground-related residential example with raised unit, landscaping, and small porches to enhance privacy while providing a welcoming streetscape. Similarly, these measures add privacy and a sense of community.

- c. Street access.** Ground-related residences fronting a street shall either have individual ground-related entries or a shared entrance oriented and accessible to the street.
- d. Set back or elevate units for privacy.** Setbacks of less than 15 feet (where allowed by WCC Chapter 10.46) warrant pro-active design treatments to create an attractive and effective transition between the public and private realms.
 - i. If the front façade is 10-15 feet from the public street right-of-way, elevate the ground floor unit at least 30 inches above grade and elevate the bottom of ground floor windows facing the street at least 5 feet above grade.

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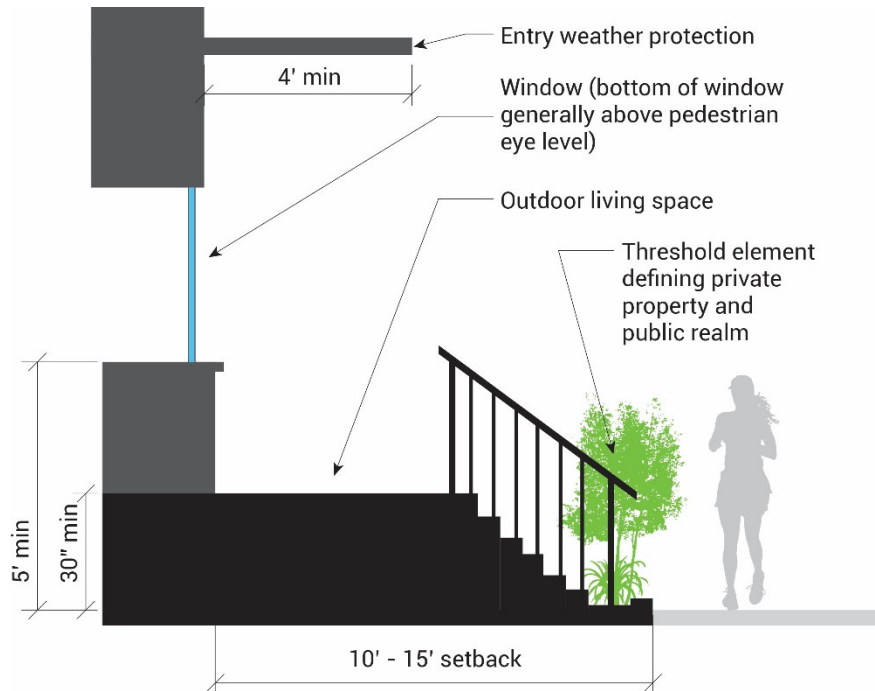


Figure C.1.d.i. The above provisions apply to ground-level residential frontages with 10 to 15-foot setbacks. The below provisions apply to ground-level residential frontages with setbacks less than 10 feet.

- ii. If the front façade is 5-10 feet from the public street right-of-way, elevate the ground floor unit at least 3 feet above grade and elevate the bottom of ground floor windows facing the street at least 6 feet above grade.

Amendments to Title 10 Zoning and Residential Design Guidelines for a Workshop at the August 2022 meeting of the City of Wenatchee Planning Commission

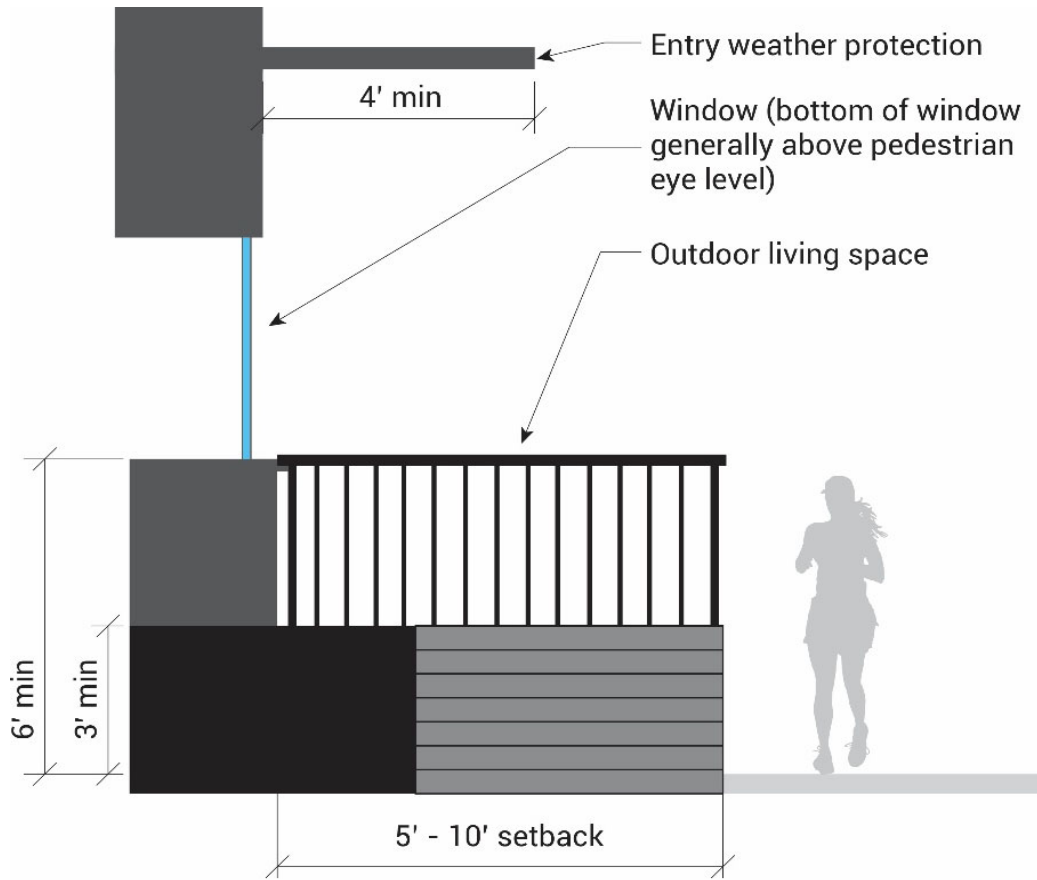


Figure C.1.d.ii. Dimensional relationships to maintain privacy and provide a successful transition between public and private realms when setbacks are reduced below 10 and 15 feet.



Figure C.1.c. The above images show ground-level residential frontages with setbacks of approximately 10 feet (left image) and 5 feet (right image) along different street frontages for this corner apartment building. These ground level units all have their own private unit access from the sidewalk and are elevated above the sidewalk to enhance the privacy to the units. The landscaping elements, brick posts, split-faced concrete block stoop walls, and black metal railings help to provide an attractive and effective transition between the public and private realm within the adjacent dwelling units.

- e. Ground related units setback less than 15 feet** shall include the following design features:
- i. Provide a physical “threshold” feature such as a hedge, retaining wall, rockery, stair, gate, railing, or a combination of such elements on private property that defines and bridges the boundary between public right of way and private entry, porch, yard, or patio. Thresholds may screen but must not block views to and from the street or common pathway. Retaining walls adjacent to a public ROW shall be no taller than 30 inches. If additional height is required to accommodate grade conditions, then accommodate the grade change according to D.5.1.
 - ii. Provide an outdoor space at least 4 feet in depth and 6 feet wide (24 square feet minimum) in the front setback such as a porch, patio, deck, or stoop. Where feasible, this space must be at the same level as the interior of the unit. The Director may allow an exception for an outdoor space with other dimensions if the space meets the intent of providing a transition between the street and the private space.

- iii. Provide a covered area, porch or protected entry space, or other architectural weather protection at least 4 feet deep and 4 feet wide (parallel to the street or pathway), that provides cover for a person entering the unit and a transitional space between outside and inside the dwelling.
- iv. Landscaping planters shall be integrated into transitional areas between the dwelling unit and the adjacent sidewalk, pathway or open space to enhance the transition between public and private realm (see Figure C.1.c below for an example). Where the ground level dwelling unit setback is more than ten feet, a landscape planter shall be integrated between the sidewalk, pathway, or open space and the porch, patio, deck, or stoop. Where the ground level dwelling unit setback is less than ten feet, a landscape planter shall be integrated between dwelling units/stoops.



Figure C.1.d. Ground floor residential units such as these often lack privacy and the livability of outdoor spaces is limited. Locating the ground floor at or close to grade or with insufficient setback results in an uninviting space even with the planter in place. This condition should be avoided.

E. Building Design

E.3. Architectural composition, massing, and articulation

INTENT

- To employ façade articulation techniques to reduce the perceived scale of large buildings and add visual interest from all observable scales.
- To create a neighborhood-oriented streetscape that is visually interesting.
- To create clear and welcoming building entries.
- To encourage development that is compatible with buildings on the same block in terms of “architectural scale.” Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings.
- To add visual interest to buildings.

DEFINITIONS

Architectural scale is the perceived height and bulk of a building relative to that of neighboring buildings. A building has “good architectural scale” if its visual size is relatively similar to its neighbors.

Modulation is a stepping back or projecting forward of portions of a building face, within specified intervals of building width and depth, as a means of breaking up the apparent bulk of a structure’s continuous exterior walls. (Ref: WCC 10.08.100.M). “Vertical modulation” means that the stepping or projecting is vertical. (See Figure E.3.1.b, left picture.)

Articulation is visually breaking up a building façade into intervals by including repetitive features, such as broken rooflines, chimneys, entrances, distinctive window patterns, street trees, and modulation.

GUIDELINES

E.3.1. Scale, compatibility, and façade variety

- a. **Applicability.** This guideline applies to applicable housing types covered by these guidelines. Some requirements only apply to specific residential building types as noted. These standards apply to all facades facing a public or private street, courtyard, or common open space. These standards also apply to all facades facing adjacent properties and which are 3 stories in height or greater.
- b. **Façade articulation intervals for residential buildings and residential portions of mixed-use buildings.** Residential portions of new buildings shall include articulation features at intervals no greater than indicated for individual house types as follows to break up the massing of the building and add visual interest and compatibility to the surrounding context. Also noted are special requirements for façade composition for applicable types.
 - i. **Cottage housing.** Not required.
 - ii. **Duplex, Triplex, and Fourplex.** 30 feet maximum width without articulation. Note: this may be accomplished by setting back a garage or by an extended porch or entry platform. *To prevent monotonous streetscapes, the same building street front elevation design for these house types shall not be utilized on consecutive units or lots, except upon demonstration to the director that the alteration of building façades, materials, and/or methods would provide comparable visual diversity and individual identity to the structures as different building elevation plans. Two or more structures that are located close enough to each other to clearly compare their similarities, that have substantially similar front facades, shall incorporate at least two different design methods from structure to structure that achieve visual diversity.* Methods which may be utilized to achieve visual diversity include, but are not limited to, differing siding material or style, building modulations, and roof line variations.



Figure E.3.1.a. This attractive duplex is in one of Wenatchee's predominantly single family neighborhoods and articulates a simple rectangular floor plan with porches, window patterns, and eyebrow windows.



Figure E.3.1.b. Two examples of modulation effectively used on a duplex (left) and a triplex (right).

- iii. **Townhouses.** The maximum façade width without articulation shall be no greater than three-fourths (3/4) of the width of the unit or 15 feet, whichever is greater. The width of the unit is the narrower of the two dimensions for a rectangular unit, excluding any building modulation. This means that the All visible applicable façade(s) of each unit must feature some articulation as illustrated in Figure 3.1.c, below.



Figure E.3.1.c. The units in the left image each have distinct, but identical windows and roof forms. The outside unit on the right is differentiated through the use of

building materials, window design, unit size, and façade detailing. The units in the right example include reverse elevations that add to the building's composition.

- iv. **Courtyard multifamily.** For façades facing the courtyard or internal pathway, the maximum façade width without articulation shall be no greater than the width of the unit. For façades facing the street, the maximum width without articulation is 30 feet.



Figure E.3.1.d. Four examples of articulation in courtyard complexes. Some use simple gables only while others are enhanced with building elements. The example on the lower right incorporates an asymmetrical arrangement of building forms to add interest to an otherwise uniform architectural scheme.

- v. **Multi-family.** The maximum façade width without articulation shall be no greater than the width of the unit.

Amendments to Title 10 Zoning and Residential Design Guidelines for a Workshop at the August 2022 meeting of the City of Wenatchee Planning Commission



Figure E.3.1.e. Examples of articulation of multifamily residential building façades. All examples use window fenestration and vertical building modulation elements. The upper examples use a mixture of material changes and detail components to further articulate the façades. In the lower left example, the balcony element's dramatic mix of color, material, and projection are effective in meeting the standards. The lower right example adds a combination of materials, color changes, and building modulation to help meet the following standards.

- vi. Live-work residences.** The maximum façade width without articulation shall be no greater than the width of the unit.

- vii. **Mixed-use with residential on upper stories.** The maximum façade width without articulation shall be no greater than the width of the unit.
- c. **Façade articulation methods.** At least three of the following features-methods shall be used at intervals previously indicated. For façades that face public or private streets, two of the methods used shall be limited to the methods described in i, iii, v, and vi.
 - i. Use of window patterns and/or entries.



Figure E.3.1.f. This handsome house in a Core Residential Character Area uses window patterns and planter boxes as well as an entry feature to articulate its façade, rather than modulation and material changes.

- ii. Change in building material, siding style, and/or window fenestration pattern.
- iii. Vertical building modulation of at least three feet in depth (extending out or stepping back from the building face), or two feet if the modulation is accompanied by roof modulation or change in materials. Balconies may be used to qualify for this option if they are recessed or projected from the façade by at least two feet. “Juliet balconies” (balconies that are so shallow that they cannot be occupied) or other balconies that appear to be tacked onto the façade will not qualify. The depth of the modulation must be at least three feet if not accompanied by roof modulation or a change in materials.



Figure E.3.1.g. Examples of acceptable vertical modulation. The example on the left features the stepping back of façade elements as well as different materials, colors and rooflines. In the example on the right, the balconies that have been integrated into the architecture of the building.

- iv. Vertical landscape elements such as a trellis with plants or, green wall, or art element.

Amendments to Title 10 Zoning and Residential Design Guidelines for a Workshop at the August 2022 meeting of the City of Wenatchee Planning Commission

- v. Roofline modulation. In order to qualify as a façade articulation feature, rooflines shall employ one or more of the following:
 - a. Different roof heights. For flat roofs or façades with horizontal eave, fascia, or parapet, the minimum difference between the two sections of roofline or cornice is three feet for one and two story buildings and five feet for buildings with more than two stories.
 - b. A pitched roofline or gabled roofline segment. The pitched or gable roof shall be at least 20 feet in width with a minimum slope of 4:12.
 - c. An arched roof line or a roof with special geometry or an unusual or distinctive roof element such as an arch, tower, clock, or similar feature as an articulating feature.



Figure E.3.1.h. Four examples meeting the criteria for roofline modulation.

- vi. Distinctive building elements such as bay windows, balconies, and weather protection over windows.
- vii. ~~Any other design technique that effectively breaks up the massing at no more than the intervals previously stated such as p~~Prominent and “structural” landscaping such as evergreen trees or landscaping that varies according to the articulation intervals listed above such as individual gardens or courtyards situated along the front building facade. The methods employed must effectively break up the massing at no more than the intervals previously stated, as determined by the director.

E.5. Building details: Entrances, windows and corners

INTENT

- To provide attractive and welcoming building façades and pedestrian environments.
- To increase the design quality of buildings when viewed close up (roughly within 80 feet of the building.)
- To enhance the quality of building façades.
- To provide the building with an appropriate human scale that adds interest and a sense of well-crafted quality.
- To add interest to the streetscape for those travelling in vehicles, bicycles, and on foot.

GUIDELINES

E.5.1. Building entrances: Configuration and details

- a. **Applicability.** This guideline applies to all housing types covered by these guidelines.
- b. **Building entries.** Building entries must adhere to all of the following:
 - i. All buildings shall have a primary building entrance facing the street or onto a courtyard or pathway directly leading to the street. Townhouse units with a façade that is facing and visible from a public or private street shall have the primary entrance oriented to the street.
 - ii. All primary building entries shall be covered with weather protection at least six feet wide and five feet deep if they serve more than one residence or at least four feet wide by three feet deep if they serve a single residence.
 - iii. All primary building entries shall feature lighting for visibility and security.
 - iv. All building entrances servicing more than one residence shall feature at least one of the following:
 - Decorative or special use of a material such as colored tile or special wood molding.
 - Decorative weather protection element.
 - Etched or stained decorative glass.
 - A hand crafted sign with the name of the building.
 - Artwork.
 - A planter area.
 - Decorative entry door(s).
 - Other decorative or specially designed entry treatment that the Director determines meets the intent of this section.

Amendments to Title 10 Zoning and Residential Design Guidelines for a Workshop at the August 2022 meeting of the City of Wenatchee Planning Commission



Figure E.5.1.a. Examples of attractive entry details including decorative weather protection features, special lighting, interesting window patterns, and special signage.