

ORIGINAL

CITY OF WOODINVILLE, WASHINGTON

ORDINANCE NO. 123

AN ORDINANCE OF THE CITY OF WOODINVILLE,
WASHINGTON, AMENDING ORDINANCE NO. 112
WHICH ESTABLISHED INTERIM DESIGN
PRINCIPLES.

WHEREAS, at the Study Session of May 1, 1995, the City Council reviewed Interim Design Principles as they relate to unmodulated wall length; and

WHEREAS, the City Council directed staff to draft amendments to the Interim Design Principles;

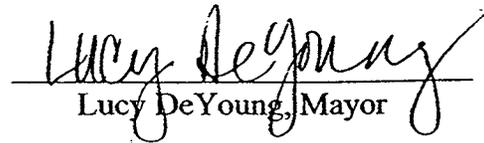
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WOODINVILLE,
WASHINGTON, DO RESOLVE AS FOLLOWS:

Section 1. The City Council hereby amends Ordinance No. 112 regarding Interim Design Principles, which relate to unmodulated wall length. The amendments are attached as Exhibit A.

Section 2. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3. Effective Date. This ordinance, or a summary thereof consisting of the title, shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after publication.

PASSED BY THE CITY COUNCIL OF THE CITY OF WOODINVILLE THIS 26th DAY
OF JUNE, 1995.


Lucy DeYoung, Mayor

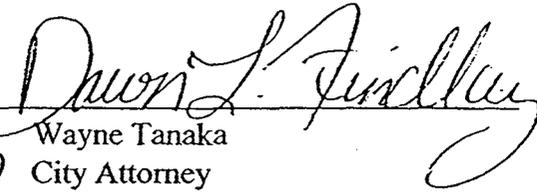
ORIGINAL

ATTEST:



James K. Katica
City Clerk/Treasurer

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 
Wayne Tanaka
City Attorney

FILED WITH THE CITY CLERK: June 26, 1995
PASSED BY THE CITY COUNCIL: June 26, 1995
PUBLISHED: July 3, 1995
EFFECTIVE DATE: July 8, 1995
ORDINANCE NO. 123

B. Architectural Scale

1. INTENT

- a. To encourage new development to be compatible with the adjacent commercial area's architectural size and character.
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2. DESIGN PRINCIPLES

- a. Reduce scale of large buildings.

All new buildings over three stories, or over ~~40,000~~ 2,500 SF in gross building footprint, shall provide along their facades visible from public ROW and/or pedestrian routes and entries two or more of the following:

IMPLEMENTING MEASURES

- (1) Upper story setback - To qualify for this option, buildings must have a setback of upper stories from the ground floor by at least ten feet from the face of the second floor facing the public ROW, see figure IV.B.2.a.(1) in Appendix B - Figures.
- (2) Horizontal Building Modulation - Horizontal building modulation is the stepping back or projecting forward of portions of a building facade within the specified intervals of a building width and depth as a means of lessening the apparent bulk of a structure's continuous exterior wall. Buildings may satisfy the regulation for architectural scale if all building facades within 400' of a public ROW or park, and/or visible from that ROW or park, conform to the following standards:

- (a) The maximum width (as measured horizontally along the buildings exterior) without building modulation shall be 400'50' feet.
 - (b) The minimum depth of modulation shall be 6 feet.
 - (c) Roof decks or balconies may be used as all or part of the building modulation so long as each individual balcony has a floor area of 100 square feet. See Figure IV.B.2.a.(2) in Appendix B - Figures for illustration of facade modulation standards.
- (3) Modulated roof line - Buildings may satisfy the regulation by modulating the roof line of all facades visible from a public ROW or park according to the following standards:
- (a) For flat roofs or facades with a horizontal wave, fascia, or parapet - change to roofline so that no unmodulated segment of roof exceeds 400'50'.
 - (b) For gable, hipped, or shed roofs - a slope of at least 3' vertical to 12' horizontal.
 - (c) Other roof forms - Other roof forms such as arched, vaulted, dormer, or saw-toothed may satisfy this design principle if the individual segments of the roof without a change in slope or discontinuity are less than 400'50' in width (measured horizontally). See Figure IV.B.2.a.(3) in Appendix B - Figures.
- (4) Building "articulation" with design elements such as the following, so long as the interval does not exceed 400'50'. See Figure IV.B.2.a.(4).
- (a) Repeating distinctive window patterns at intervals equal to the articulation interval.
 - (b) Providing a porch, patio, deck, or covered entry for each interval.
 - (c) Providing a balcony or bay window for each interval.

- (d) Changing the roofline by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval.
 - (e) Changing materials with a change in building plane.
 - (f) Providing a lighting fixture, trellis, tree, or other landscape feature within each interval. See Figure IV.B.2.a.(5) in Appendix B - Figures.
- (5) Clustering smaller uses and activities around entrances on street-facing facades.
 - (6) Including massing of substantial landscaping and/or pedestrian-oriented open spaces along the building facade.
 - (7) The City may consider other methods to provide architectural scaled elements not specifically listed in (1)-(6) above. The proposed methods must satisfy the intent of the design principles. Scale reduction can be accomplished by a combination of methods. Buildings not facing public ROWs and/or pedestrian routes do not require scale reduction. Note that the City may increase the ~~100'~~ 50' interval for modulation and articulation to better match surrounding structures or to implement an approved design concept pursuant to Section I.C. or Section V.A..

All proposals for achieving architectural scale are subject to approval by the City.