

Wenatchee Housing Code Update

Commerce Presentation

October 7, 2020



Why update the housing code?

- ▶ 6,093 20 year projected population growth of the Wenatchee UGA
- ▶ 2,497 Housing Units needed to meet this projected growth (125 newly units yearly just to meet the population growth)
- ▶ 1,600 Deficient number of market rate housing units according to the 2016 Wenatchee Urban Area Housing Needs Assessment and Market Demand Study
- ▶ .5% 2017 Vacancy rate
- ▶ Historically a dense community, constrained by topography. Along the way, zoning developed that precluded blending densities. Aggressive sewer system investments and tools such as multi-family tax exemptions were not enough. Infill and efficient use of land are extremely important for our future.

Which Zoning Districts were chosen and why?

- ▶ Comprehensive plan update process identified which zones were not achieving densities and the broken zoning tools that inhibited the development of housing, policies directed change.
- ▶ Detailed parcel by parcel land use inventory and analysis of densities achieved for each district
- ▶ Detailed analysis of opportunities and limitations of existing code structure, past development experiences
- ▶ Identification of rich heritage of missing middle housing, which the community valued, but could not be achieved under current codes
- ▶ Visual preferencing tools, identifying that diversified housing and blended density can be achieved in any zoning district with appropriate codes and design standards.
- ▶ Feedback from community, housing providers, small and large scale developers. Providing predictability for the neighborhoods and the developers.
- ▶ All districts, including commercial and mixed districts have been significantly amended to accommodate housing. Commercial and mixed use are form based in orientation for desired housing outcomes. Residential districts are a hybrid of zoning, site, development and design standards with outright permitted uses instead of planned developments. The most drastic changes for the city, are to the low and medium density districts: RS, RL, RF, and RM.

Process For Code Updates, 36 months:

- ▶ Comprehensive Plan Update, targeted policies
- ▶ Our Valley Our Future- 1700 respondents to housing survey
- ▶ RFP, targeting the right team/experts- urban and architectural design/zoning tools
- ▶ Three (3) technical advisory committee meetings, broad representation- integrate planning commission and council members
- ▶ Four (4) public open houses, visual preferencing and graphic representations
- ▶ Four (4) Planning Commission workshops
- ▶ Three (3) Planning Commission/Tech. Advisory sub-committee workshops- added for additional time and refinement
- ▶ Two (2) City Council workshops
- ▶ Two (2) Developer Forum presentations
- ▶ Meetings with stakeholder groups
- ▶ Maintained a website with updates, drafts, and meeting times/locations
- ▶ Maintained email notification list, very large and effective
- ▶ Support of local media and press, many articles and a tv spot- a community partner

Challenges/Lessons Learned:

- ▶ Understand that with significant course changes that there is a need to build in time for follow up, addressing gaps errors or omissions.
- ▶ Be transparent to the public and decision makers that that time will be necessary for minor amendments and it is not a failure of the process, but instead a necessary component
- ▶ Implementation and monitoring are key. Ask the community to be your partner in monitoring the code and its effectiveness.
- ▶ Be aggressive on outreach and tools to let sophisticated and small scale community members and developers access the tools.

Blending Densities/Maintaining Neighborhood Character- zoning and design guidelines:

- ▶ Zoning: Can you do the use? (outright permitted uses, clarified definitions)
- ▶ Zoning: Can your site accommodate the use? (new site development and residential use standards, updated parking/landscaping and subdivision standards)

DESIGN GUIDELINES

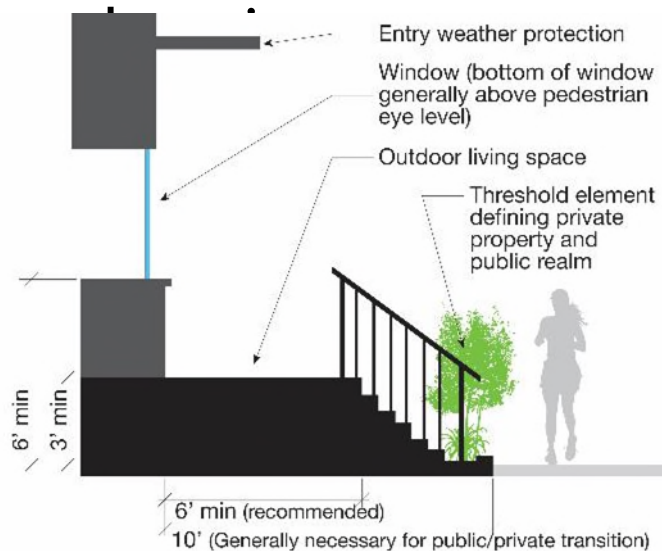
Organized according to design process

1. First the big elements -
site planning
2. Second, the site details.
3. Third: building design

Design Guidelines

SITE PLANNING: Ground Related Units

Entries and relationship the street - private and



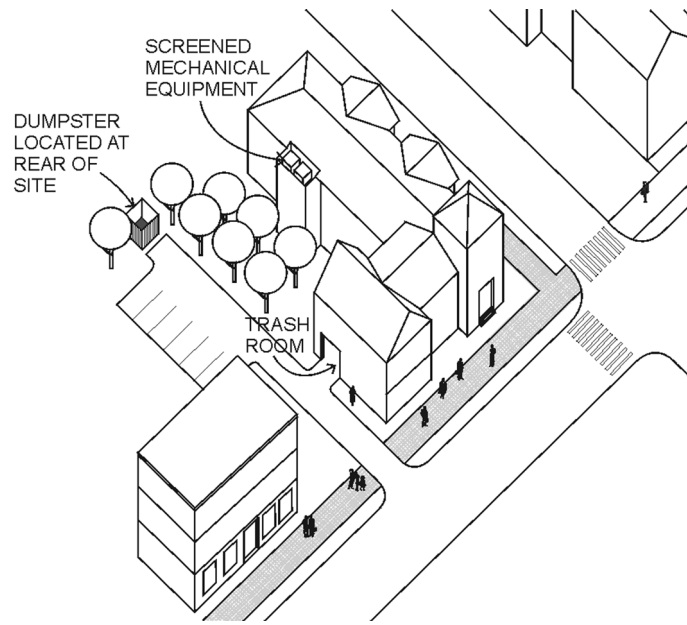
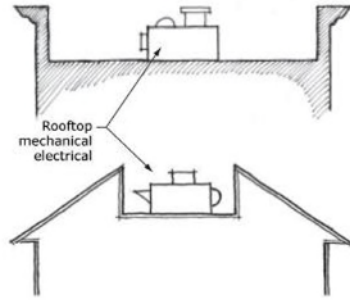
Parking and open space



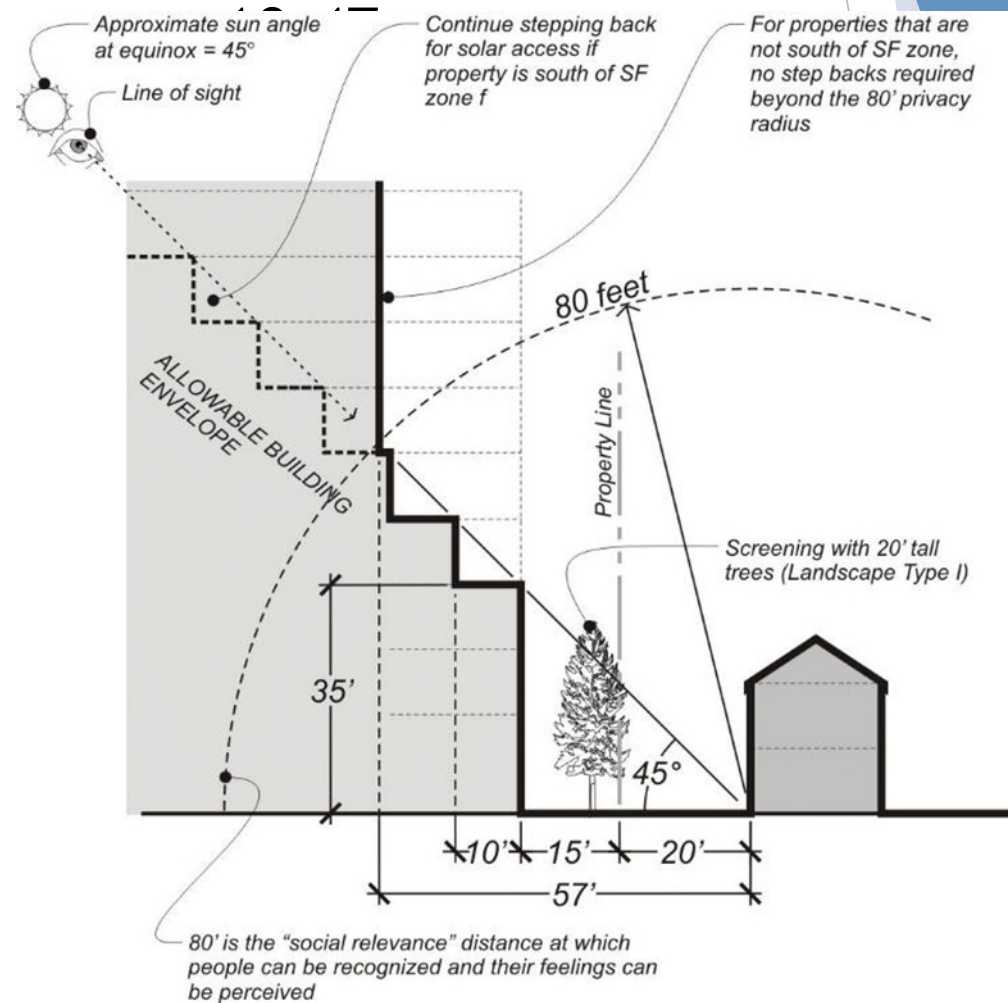
Design Guidelines

SITE PLANNING: MULTIFAMILY

Service area location and screening.



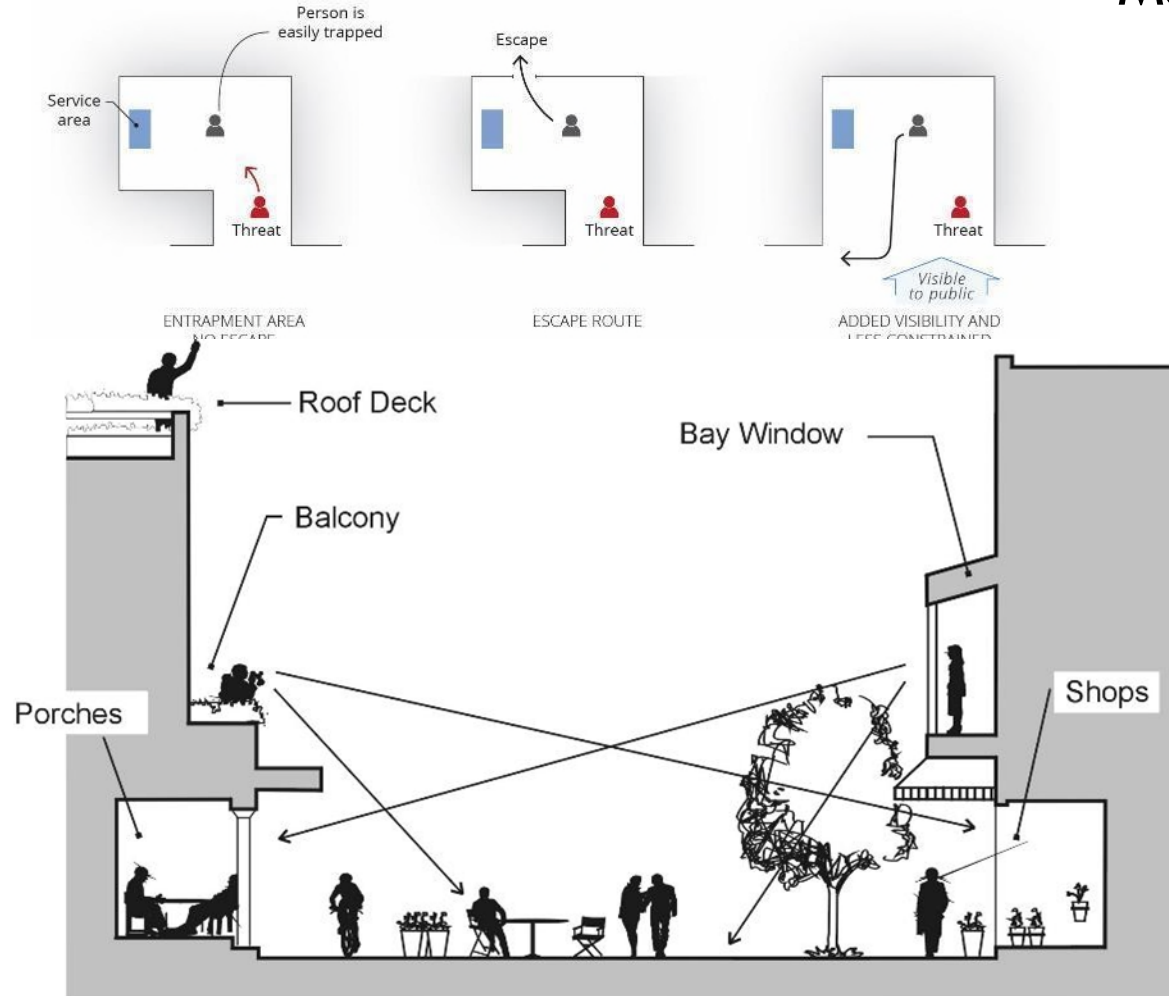
Protection of neighboring residences in Chapter



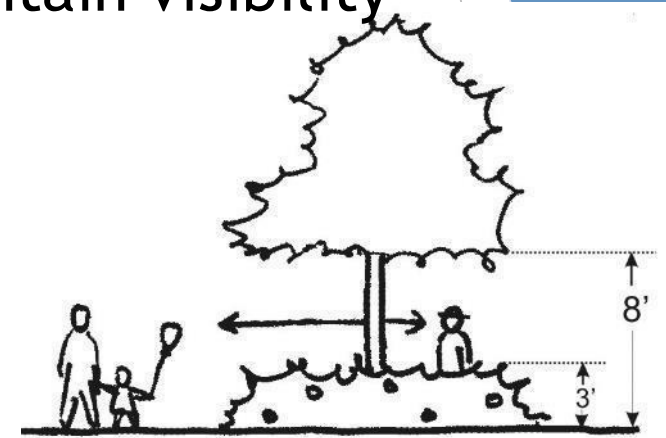
Design Guidelines

SITE PLANNING FOR SECURITY

Avoid entrapment areas



Maintain visibility



Passive surveillance

Defining



SITE DESIGN: WALKWAYS & PATHWAYS



Connectivity



Accessibility

Design Guidelines

SITE DESIGN: OPEN SPACE ELEMENTS



SITE DESIGN: LIGHTING



Condition	Lighting levels in foot-candles on the ground		
	Minimum	Maximum	Preferred
Low or non-pedestrian and vehicular traffic areas, private parking lots, secure storage areas, etc.	.5	1.5	.5
Moderate pedestrian areas and building entries, most walkways, some pedestrian oriented open spaces, etc.	1	4	2
High pedestrian areas such as building entries and areas where personal security is a concern	2	4	3
Public parking lots	.5	1.5	.5

Design Guidelines

BUILDING DESIGN



BUILDING DESIGN: NEIGHBORHOOD CHARACTER

Encourage architectural elements that reinforce the local neighborhood's character.



Seattle Times
March 28,
2019

What is happening in Seattle: Big boxy houses replacing smaller houses.

BUILDING DESIGN: NEIGHBORHOOD CHARACTER

Encourage architectural elements that reinforce the local neighborhood's character.

TYPICAL CHARACTER AREA ARCHITECTURAL ELEMENTS



PERIMETER RESIDENTIAL NEIGHBORHOODS

- Wide street frontage
- Multiple gables
- Small entry nook
- Mixture of vertical & picture windows
- Multiple facade materials



SUNNYSLOPE

- Pitched roof
- Usable porch
- Vertical windows
- Traditional materials



CORE RESIDENTIAL NEIGHBORHOODS

- Usable porches
- Simple roofs
- Vertical windows with details
- Traditional materials



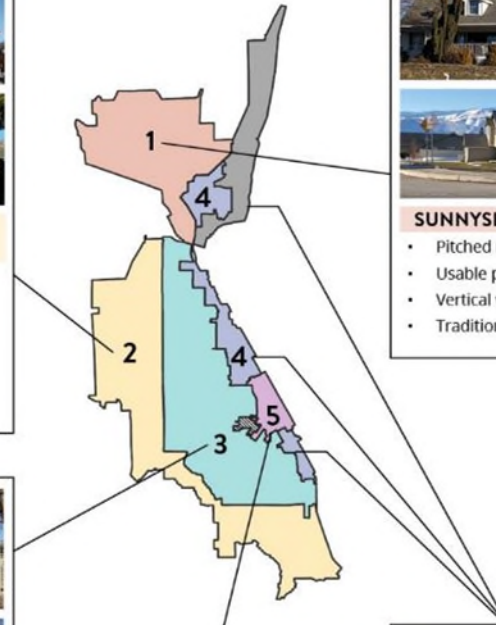
CBD

- Mix of window types
- Enhanced entry & window details
- Ornamental building details
- Traditional & decorative materials
- Accentuated entry



NWBD, SWBD & OLD STATION

- Few existing residential buildings
- Architectural context currently undefined



Design Guidelines

BUILDING DESIGN: FAÇADE COMPOSITION

Townhouses



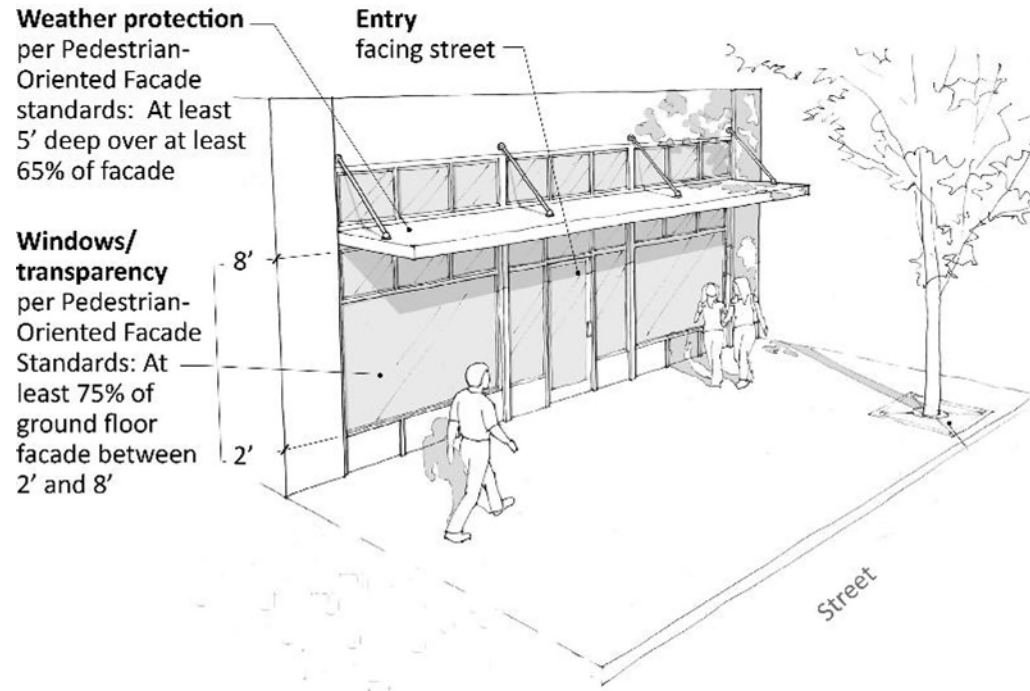
Triplex



Multifamily façade
break-up
(articulation)

Design Guidelines

PEDESTRIAN ORIENTED FACADES



For mixed use
only



Design Guidelines

BUILDING DESIGN: WINDOWS FACING THE STREET



Avoid



Better condition:
About 15% window (+/-)
area

BUILDING DESIGN: ENTRANCES



Weather protection,
(Porches are great)
Light, Some special feature.



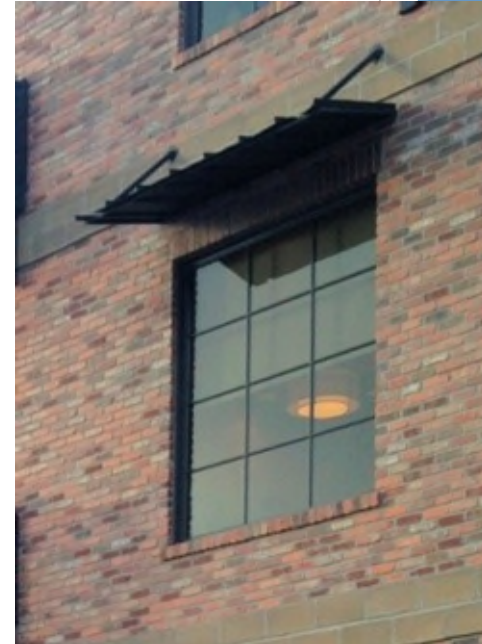
BUILDING DESIGN: WINDOWS



Clusters



Frames and
multiple
panes



Recess

Measures add quality through window

Design Guidelines

REQUIREMENTS FOR SOME MATERIALS



Panel Systems



Metal Siding

