

ORDINANCE NO. 595

AN ORDINANCE OF THE CITY OF WILSONVILLE AMENDING WILSONVILLE CODE (WC) SECTIONS 4.001: DEFINITIONS, 4.125(.14) 2. a.-b. and 3, 4.125(.16) and (.17), 4.125(.18) D. 3. 4. and 6, and 4.125 (.18) G. 2. f., 4.125 (.18) K. 1. d., and 4.125 (.18) P. 2., CONCERNING THE VILLAGE CENTER ARCHITECTURAL STANDARDS.

WHEREAS, the proposed text changes to the WC are intended to accommodate the review of architecture for the Village Center at Villebois using a Village Center Architectural Standards (VCAS) book; and

WHEREAS, it is the purpose of the VCAS book to ensure that development in the Village Center will be consistent with the Villebois Village Concept Plan, the Villebois Village Master Plan as well as the design standards and principals of the Village Zone; and

WHEREAS, the VCAS book will address the architecture of multi-family housing, mixed-use buildings and row houses that are located in the Village Center; and

WHEREAS, this approach is different from the traditional pattern books that were used for SAP South and East which contain primarily single-family housing; and,

WHEREAS, the VCAS book uses a pattern language and provides specific architectural elements, colors, materials and standards among other elements that must be included for each building in the Village Center; and

WHEREAS, the public interest is generally served by the proposed code text amendments which reflect the importance of the unique approach to guiding the design and review the architecture for the Village Center.

NOW THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. Findings. The City Council hereby adopts as findings of fact the foregoing recitals and that staff report in this matter dated August 8, 2005 and December 2, 2005.

Section 2. Order.

A. Wilsonville Code subsection 4.001 and 4.125 are hereby amended as follows:

4.001. 287. Village Center Design Architectural Standards: ~~A design of specific buildings, spaces and elements within the Village Center that delineates a related series of public and private spaces.~~ **A document that includes standards for all buildings within the Village Center.**

4.001. XXX. Address Overlay Area: **Distinct areas within the Villebois Village Center where additional information is provided for the definition of architectural character and community elements.**

4.125 (.14) Design Standards Applying to the Village Zone

A. The following Design Standards implement the Design Principles found in Section 4.125(.13), above, and enumerate the architectural details and design requirements applicable to buildings and other features within the Village (V) zone. The Design Standards are based primarily on the features, types, and details of the residential traditions in the Northwest, but are not intended to mandate a particular style or fashion. All development within the Village zone shall incorporate the following:

1. General Provisions:

- a. Flag lots are not permitted.
- b. The minimum lot depth for a single-family dwelling with an accessory dwelling unit shall be 70 feet.
- c. Village Center lots may have multiple front lot lines.
- d. For Village Center lots facing two or more streets, two of the facades shall be subject to the minimum frontage width requirement. Where multiple buildings are located on one lot, the facades of all buildings shall be used to calculate the Minimum Building Frontage Width.
- e. Neighborhood Centers shall only be located within a Neighborhood Commons.
- f. Commercial Recreation facilities shall be compatible with surrounding residential uses.
- g. Convenience Stores within the Village zone shall not exceed 4,999 sq. ft., and shall provide pedestrian access.
- h. Specialty Grocery Stores within the Village zone shall not be more 19,999 square feet in size.
- i. A Grocery Store shall not be more than 40,000 square feet in size.

2. Building and site design shall include:

- a. Proportions and massing of architectural elements consistent with those established in an approved Architectural Pattern Book or the Village Center Design Architectural Standards.

- b. Materials, colors and architectural details executed in a manner consistent with the methods included in an approved Architectural Pattern Book, Community Elements Book or approved Village Center **Design Architectural Standards**.
 - c. Protective overhangs or recesses at windows and doors.
 - d. Raised stoops, terraces or porches at single-family dwellings.
 - e. Exposed gutters, scuppers, and downspouts, or approved equivalent.
 - f. The protection of existing significant trees as identified in an approved Community Elements Book.
 - g. A landscape plan in compliance with Sections 4.125(.07) and (.11), above.
 - h. Building elevations of block complexes shall not repeat an elevation found on an adjacent block.
 - i. Building elevations of detached buildings shall not repeat an elevation found on buildings on adjacent lots.
 - j. A porch shall have no more than three walls.
 - k. A garage shall provide enclosure for the storage of no more than three motor vehicles, as described in the definition of Parking Space.
3. Lighting and site furnishings shall be in compliance with the approved Architectural Pattern Book, Community Elements Book, or approved Village Center **Design Architectural Standards**.
4. Building systems, as noted in Tables V-3 and V-4 (Permitted Materials and Configurations), below, shall comply with the materials, applications and configurations required therein. Design creativity is encouraged. The LEED Building Certification Program of the U.S. Green Building Council may be used as a guide in this regard.

4.125 (.16) Village Center Design Standards

- A. In addition to the design standards found in Section 4.125(.14), above, the following Design Standards are applicable to the Village Center, exclusive of single-family detached dwellings and row houses:
- 1. Off-street parking areas shall not be located between buildings and the street.
 - 2. The design of off-street parking areas shall include pedestrian connections to the buildings they serve, sidewalks, and adjacent parking areas.
 - 3. The design of buildings and public spaces shall include interior (through-buildings) and exterior public pedestrian accessways, as required, to facilitate pedestrian connections.

4. The design of buildings shall include rear and side entrances in addition to primary street front entrances when necessary to facilitate pedestrian connections.
5. Building facades shall be broken into multiple vertical elements.
6. **Canopies and awnings should be provided as specified in the Village Center Architectural Standards. The design of buildings shall include awnings or canopies sufficient in depth to provide rain protection for pedestrians along the public right of way.**
7. The design of buildings and landscapes shall provide opportunities for public art at a minimum of one location per block.

4.125 (.17) Village Center Plaza Design Standards

- A. In addition to the design standards found in Section 4.125(.16), above, the following Design Standards are specific to the design of the Village Center Plaza:
 1. The Village Center Plaza shall be measured as all space enclosed by the surrounding buildings.
 2. The Village Center Plaza landscape shall consist of textured paving differentiated from typical street pavement. ~~All~~ **Vehicle** movement and on-street parking within the Village Center Plaza **shall is encouraged to** have similar paving treatments and occur at the same elevation as the sidewalk and the Village Center Plaza.
 3. The Village Center Plaza shall include the following:
 - a. Incorporation of existing significant trees, street furniture, bollards or similar elements, and exterior lighting.
 - b. One vertical tower element facing the Village Center Plaza with proportions, massing, and architectural elements consistent with the Village Center **Design Architectural Standards.**

WC Section 4.125 (.18) D. 3:

3. Architectural Pattern Book – An Architectural Pattern Book shall be submitted **addressing the following: with a SAP application. The Architectural Pattern Book shall apply to all development outside of the Village Center Boundary, as shown on Figure 1 of currently adopted Master Plan. An Architectural Pattern Book shall address the following:**

WC Section 4.125 (.18) D. 4:

4. Community Elements Book – A Community Elements Book shall be submitted, including the following:
 - a. Lighting Master Plan and Specifications, which address the requirements of Section 4.125(.18)(D)(3)(g), above.
 - b. Lighting Master Plan and Specifications
 - c. Site Furnishings Master Plan and Specifications
 - d. Curb Extensions Master Plan and Specifications
 - e. ~~Street Sign Master Plan and Specifications meeting Public Works Standards regarding lettering size and public safety installation requirements.~~
 - e.f. Street Tree Master Plan and Specifications
 - f.g. Post Box Specifications
 - g.h. Bollard Specifications
 - h.i. Trash Receptacle Specifications
 - i.j. Recycling Receptacle Specifications
 - j.k. Bench Specifications
 - k.l. Bicycle Rack and Locker Specifications
 - l.m. Playground Equipment Specifications
 - m.n. Master Plant List and Specifications
 - n. **For SAP Central, provide additional information regarding the elements within the Address Overlay Areas.**

WC Section 4.125 (.18) D. 6.:

6. ~~Village Center Design – A Village Center Design shall be submitted with an application for the Central SAP, addressing the following:~~
 - a. ~~The Village Center Design Standards required by Sections 4.125(.16) and (.17), above.~~
 - b. ~~The Village Center Design shall include the preliminary design for the following buildings and spaces within the Village Center:~~
 - ~~i. All mixed-use, multifamily, civic and commercial buildings~~
 - ~~ii. All public and private landscape and open spaces, (exclusive of private yards associated with detached single-family dwellings and row houses.)~~
 - ~~iii. All plazas, gardens, fountains and other public amenities.~~
 - ~~iv. All public and private streets, lanes, alleys and parking areas.~~
 - ~~v. All signage and wayfinding, including the coordination of these elements with the Signage and Wayfinding Plan.~~
 - ~~vi. All street, lighting and community elements, including coordination of these elements with the Community Elements Book.~~
 - e. ~~The Village Center Design shall include the following drawings:~~

- ~~— i. Site Plan(s) at an appropriate scale, illustrating:

 - ~~Building masses and locations~~
 - ~~Landscapes~~
 - ~~Parking areas~~
 - ~~Site Circulation~~
 - ~~Service and Delivery areas.~~
 - ~~A composite utility plan illustrating existing and proposed water, sanitary sewer, and storm drainage facilities necessary to serve the Village Center.~~~~
- ~~— ii. Typical Floor Plan(s) at an appropriate scale, for each building.~~
- ~~— iii. Exterior Elevations at an appropriate scale, illustrating:

 - ~~Massing and proportions~~
 - ~~Roof forms, and typical details~~
 - ~~Doors, windows and primary entrances including typical details~~
 - ~~Porches, balconies, awnings, and unique details~~
 - ~~Exterior materials and color palette.~~~~

6. Village Center Architectural Standards – Village Center Architectural Standards shall be submitted with an application for the Central SAP. The Village Center Architectural Standards shall apply to the portion of SAP Central within the Village Center boundary. This area is shown on Figure 1 of the currently adopted Master Plan. The Village Center Architectural Standards shall address the following:

- a. Provide an explanation of how the Village Center Architectural Standards is organized, and how it is to be used.
- b. Include a measurement or checklist system to facilitate review of development conformity with the Village Center Architectural Standards.
- c. The Village Center Architectural Standards shall address Village Center Design Standards required by Sections 4.125(.16) and (.17), above.
- d. Illustrate the boundaries of all Address Overlay Areas.
- e. For each Address Overlay Area, the Village Center Architectural Standards shall include a narrative describing the intended characteristics.
- f. The Village Center Architectural Standards shall include standards for all buildings regarding the following elements:
 - i. Building massing and proportions
 - ii. Roof forms, including typical components
 - iii. Building components, including but not limited to:
 - a. Doors and primary entrances
 - b. Canopies and awnings
 - c. Windows
 - d. Porches, balconies, bay windows.
 - iv. Exterior materials and color palette

- g. The Village Center Architectural Standards shall work in coordination with the following SAP documents:**
- i. The Parks and Open Space Plan**
 - ii. The Site Circulation Plan**
 - iii. Composite Utility Plan**
 - iv. The Master Signage and Wayfinding Plan**
 - v. The Community Elements Book**
 - vi. The Rainwater Management Program**

WC 4.125 .18 G. 2. f.:

- f. Conceptual drawings, illustrations and building elevations for each of the listed housing products and typical non-residential and mixed-use buildings to be constructed within the Preliminary Development Plan boundary, as identified in the approved SAP and where required, the approved Village Center ~~Design~~ Architectural Standards.**

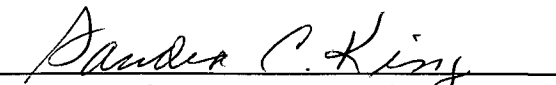
WC 4.125 .18 D. K. 1. d.:

- d. Is consistent with the approved Architectural Pattern Book and, where required, the approved Village Center ~~Design~~ Architectural Standards.**

WC 4.125 .18 D. P. 2.:


- 2. An application for an FDP shall demonstrate that the proposal conforms to the applicable Architectural Pattern Book, Community Elements Book, the Village Center ~~Design Architectural Standards~~ and any conditions of a previously approved PDP.**

SUBMITTED to the Wilsonville City Council and read for the first time at a regular meeting thereof on the 15th day of August, 2005, and scheduled for a second reading at a regular meeting of the Council on the 5th day of December 2005, commencing at the hour of 7:00 P.M. at the Wilsonville Community Center.


SANDRA C. KING, MMC, City Recorder

Enacted by the City Council on the 5th day of December 2005, by the following votes:

YEAS: 4 NAYS: -0-



SANDRA C. KING, MMC, City Recorder

DATED and signed by the Mayor this ²⁴ day of December 2005.



CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	<u>Yes</u>
Councilor Kirk	<u>Yes</u>
Councilor Holt	<u>Excused</u>
Councilor Ripple	<u>Yes</u>
Councilor Knapp	<u>Yes</u>

LP 2005-02-00007