



Agenda
Planning Commission Meeting
Wednesday, September 27, 2017
City Hall Council Chamber | 505 Swift Boulevard

Commission Members: Chair Wallner, Vice-Chair Madsen and Commissioners Mealer, Wise, Palmer, Boring, and Berkowitz

Liaisons: Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Regular Meeting - 7:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

August 30, 2017 Meeting Minutes

September 13, 2017 Workshop Minutes

Public Comments:

Presentations:

- I. 2018 Community Development Block Grant (CDBG) Applicant Presentations.

Public Hearing Explanation:

New Business – Public Hearing:

- I. M2017-101 - Request for Deviation from Central Business District Design Standards

2. Complete Streets Ordinance

Communications:

- I. Discuss November and December Meeting Dates
 - Rick Simon, Development Services Manager

Adjournment

The next Planning Commission Workshop is October 3, 2017

The next Planning Commission Meeting is October 25, 2017

This Meeting is broadcast live on CityView Channel 192 and online at CL.RICHLAND.WA.US/CITYVIEW

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Meeting by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 09/27/2017

Agenda Category: Approval of Minutes

Prepared By:

Subject:

August 30, 2017 Meeting Minutes

Request:

Recommended Motion:

Summary:

Attachments:

1. August 30, 2017 PC Minutes



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, August 30, 2017
7:00 PM

Call to Order:

Chair Wallner called the meeting to order at 7:02 p.m.

Attendance:

Present: Chair Wallner, Vice Chair Madsen, Commissioners, Mealer, Boring, Berkowitz, Wise and Palmer. Also present were Council Liaison Phil Lemley, Community Development Director Kerwin Jensen, and Development Services Manager Rick Simon.

Approval of Agenda:

Chair Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER WISE SECONDED THE MOTION TO APPROVE THE AUGUST 30, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Wallner presented the meeting minutes of the July 26, 2017 Meeting for approval.

COMMISSIONER BORING MOVED AND VICE CHAIRMAN MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, JULY 26, 2017 MEETING AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Wallner asked the recorder to read the public comment procedures. After the procedure was read, **Chair Waller** opened the public comment period at 7:02 p.m.

Having no public come forward for comment, **Chairman Wallner** closed the public comment period at 7:02 p.m.

New Business – Public Hearing:

1. Ten Year Comprehensive Plan Update

Community Development Director Kerwin Jensen presented background and information related to the Comprehensive Plan update. During his presentation he reviewed the public outreach and comment opportunities as well as highlights of changes and alternatives. **Mr. Jensen** noted that part of this update included a proposed urban growth boundary adjustment and reviewed two areas of the city that would be moved from an Urban Reserve designation to several other land use categories that would allow for future development. A portion of **Mr. Jensen's** presentation included the current and proposed changes to Columbia Point South land use classifications. Ben Floyd of AnchorQEA also provided clarification on Columbia Point South alternatives.

Commissioner Berkowitz asked **Mr. Jensen** for clarification on whether or not the City Council Meeting on this item would include public comment. **Mr. Jensen** clarified that the City Council Meeting would not be a public hearing, however the public always has the opportunity to comment during the public comment period.

Chairman Wallner opened the Public Hearing at 7:30 p.m.

Maria Gutierrez, 109 Falley Street, provided comments as a representative from the Parks & Recreation Commission. She stated the Parks & Recreation Commission does not endorse a change in land use designation for the Columbia Point South area.

Ginger Wireman, 2435 Michael Avenue, asked about the comments received and considered. **Mr. Jensen** clarified that the Commission had a copy and the Council would also have the comments response document in their packet.

Laurie Ness, 2253 Davison Avenue, comments that she supports the Parks & Recreation Commission recommendation to leave the current designation in place. She also provided other comments related to Columbia Point South for Commission consideration.

Chairman Wallner closed the Public Hearing at 7:39 p.m. and opened Commission discussion.

Mr. Jensen suggested the Commission hold discussion and action on this item until the presentation and public hearing on item number 2 was done since the discussion would likely included both topics simultaneously. Commissioners agreed and discussion was tabled.

2. Urban Recreation Zone Text Amendment and Rezoning of Columbia Point South to Urban Recreation and Natural Open Space

Mr. Jensen presented the Urban Recreation Zoning District text amendment. He outlined the reason for this new designation. He stressed that this new designation would be the most restrictive designation in the zoning code.

Commissioner Wise pointed out that many of the same uses are permitted in both the Developed Open Space and Urban Recreation zones. **Mr. Jensen** clarified that many of the same uses are allowed but not all. **Mr. Simon** provided a page from the zoning code that showed the differences.

Chairman Wallner opened the public hearing at 7:49 p.m.

Maria Gutierrez, 109 Falley, representing the Parks & Recreation Commission provided comments about the Commission's thoughts and discussions regarding uses in the Columbia Point South area. She also commented that the lodge concept was not favored by the Parks & Recreation Commission.

Ginger Wireman, 2435 Michael Avenue, expressed her doubt and frustration with proposed uses in Columbia Point South. She pointed out that access is restrictive and would cause an issue in an emergency. Her comments also included concern about how development would have negative impacts on habitat and the natural environment.

Chairman Wallner closed the public hearing at 7:57 p.m. and opened the item for Commission discussion. At the conclusion of the discussion,

COMMISSIONER WISE MOTIONED TO TABLE THE URBAN RECREATION TEXT AMENDMENT AND GIVE IT TO THE PARKS COMMISSION TO STUDY FOR THE COMING YEAR. HAVING NO SECOND THE MOTION FAILED TO MOVE FORWARD.

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO ADOPT THE COMPREHENSIVE PLAN UPDATE WITH REVISED ALTERNATIVE 3 FOR CITY VIEW, ALTERNATIVE 3 FOR HORN RAPIDS AND THE DESIGNATION OF DEVELOPED OPEN SPACE TO COLUMBIA POINT SOUTH WITH THE PROVISIO THAT IT GOES TO PARKS & RECREATION FOR FURTHER DISUCSSION TO MASTER PLAN THAT AREA WITH A LOT OF PUBLIC INPUT OVER THE NEXT YEAR.

Chairman Wallner opened Commission discussion on the Commissioner Berkowitz's motion.

COMMISSIONER BORING MOTIONED AND COMMISSIONER MADSEN SECONDED THE MOTION TO AMEND COMMISSIONER BERKOWITZ'S MOTION TO CHANGE COLUMBIA POINT SOUTH TO URBAN RECREATION INSTEAD OF DEVELOPED OPEN SPACE. ROLL CALL VOTE ON AMENDMENT PASSED 4-3 IN FAVOR OF THE AMENDMENT.

Commissioner Mealer asked for clarification if the portion of the original motion about the land use going back to the Parks & Recreation Commission was still included. **Chairman Wallner** confirmed that with the amendment to recommend Columbia Point South as Urban Recreation the proviso for Parks & Recreation review was no longer included. **Commissioner Berkowitz** agreed.

CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION TO RECOMMEND THE COMPREHENSIVE PLAN WITH AMENDMENTS. ROLL CALL VOTE ON ORIGINAL MOTION TO RECOMMEND THE COMPREHENSIVE PLAN PASSED 5-2

Chairman Wallner opened discussion on the Urban Recreation zoning and text amendment.

The Commission discussion included allowing the permitted use of parking lot. After further discussion about possible changes to be incorporated into any recommendation motion,

COMMISSIONER MADSEN MOTIONED AND COMMISSIONER PALMER SECONDED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A NEW RECREATIONAL ZONING DISTRICT AND APPLICATION OF URBAN RECREATION ZONING TO PORTIONS OF COLUMBIA POINT SOUTH ALONG WITH NATURAL OPEN SPACE ZONING FOR THOSE PORTIONS OF COLUMBIA POINT SOUTH ADJOINING THE COLUMBIA RIVER

COMMISSIONER BERKOWITZ MOTIONED TO AMEND THE MOTION AND COMMISSIONER PALMER SECONDED THE AMENDMENT AS FOLLOWS:

SECTION 23.30.050 (a) CHANGE TO THE LANGUAGE “THAT COPIES OF ANY SUCH SURVEY SHALL BE DESTRIIBUTED TO THE CONFERDATED TRIBES OF THE UMATILLA” TO ADD “AND THE YAKAMAS, NEZ PERZ, AND WANAPUM.”

SECTION 23.30.050 (c) ADD THAT BUILDINGS SHALL BE DESIGNED USING BIRD FRIENDLY DESIGN FOR EXAMPLE IN THE AMERICAN BIRD CONSERVANCE PUBLICATION FOR BIRD FRIENDLY BUILDING DESIGN.

SECTION 23.30.050 (d) STANDARD SIMILAR TO DARK SKY STANDARDS THAT HAVE BEEN APPLIED IN THE NEIGHBORHOOD BUSINESS COMMERCIAL DISTRICT SHALL BE IN EFFECT FOR ALL USES IN THE URBAN RECREATION DISTRICT.

SECTION 23.30.050 (e) THE MAJORITY OF LANDSCAPING SHALL BE COMPRISED OF NATIVE SPECIES WITH THE PROVISION THAT LANDSCAPING SHALL NOT INCLUDE INVASIVE LANDSCAPING PLANTS/SPECIES.

SECTION 23.30.050 (f) THE VIEWSCAPE SHALL BE MAINTAINED THROUGH VEIWSCAPE OF THE RIVER AND AS MUCH OF THE NATURAL AREA AS POSSIBLE WILL BE MAINTAINED THROUGH THE DESIGN OF THE BUILDINGS.

ROLL CALL VOTE PASSED UNANIMOUSLY.

COMMISSIONER BORING MOTIONED AND COMMISSIONER BERKOWITZ SECONDED A MOTION TO AMEND THE MATRIX FOR THE URBAN RECREATION PERMITRED USES TO SPECIAL USES FOR OUTDOOR THEATER, RECREATIONAL VEHICLE CAMPGROUNDS, HEALTH SPAS, LODGES, RESTAURANT/SIT DOWN, RESTAURANT/LOUNGE, SPECIALTY RETAIL, AND SPORTING GOOD RENTALS AND DELETE PARKING LOT AS A USE AND CHANGE PORTABLE FOOD VENDORS TO A PERMITTED USE. ROLL CALL VOTE PASSED UNANIMOUSLY.

CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION WITH AMENDMENTS WHICH PASSED WITH COMMISSIONER WISE ABSTAINING.

3. Critical Areas Ordinance

Mr. Simon presented the draft Critical Areas Ordinance for consideration by the Commission. **Mr. Simon** also called the Commissions attention to the additional comments that were received after the meeting packet was published. He also reviewed the errata document provided.

Chairman Wallner opened the public hearing at 9:25 p.m.

Ginger Wireman, 2435 Michael Avenue, commented about well head protection area signs on Leslie. She also commented that exemptions for KID should not be allowed and accidental wetlands should be protected.

Dirk Peterson, 2107 Rainier Avenue, provided comments urging the removal of the KID exemption in the draft.

Patrick Paulson, 2253 Davison Avenue spoke to the Commission and provided a written copy of his comments, included in the online agenda packet as additional information.

Laurie Ness, 2253 Davison, provided comments about fish and wildlife habitat conservation areas. She also provided her comments in written form which are included in the online meeting packet as additional information.

Karen Sours, 227 Sitka, on behalf of Tapteal Greenway reviewed the written comments that were provided earlier in the day to Mr. Simon. She stressed that Tapteal Greenway strongly objects to the inclusion of KID exemptions in the Critical Areas Ordinance.

Seth Defoe, KID, spoke to Commissioners about KIDs efforts to work with the City to provide activity based exemptions so that they could continue to keep the water flowing and maintain their water rights.

Chairman Wallner closed the Public Hearing closed at 9:46 p.m. and opened the item for Commission discussion. Having no discussion,

VICE CHAIRMAN MADSEN MOTIONED AND COMMISSIONER BORING SECONDED A MOTION THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT M2017-101 AND RECOMMEND TO CITY COUNCIL AOPTION OF THE PROPOSED AMENDMENTS TO RMC 22.10.

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER BORING SECONDED A MOTION TO ADD TO SECTION 22.10.190 "IT IS ALSO POSSIBLE THAT UNMAPPED AREAS MIGHT INCLUDE PRIORITY SPECIES. IF SUCH A SPECIES IS KNOWN TO EXIST WITHIN AN UNMAPPED AREA, THE TYPE EXTEND AND BOUNDARIES OF THIS AREA SHALL ALSO BE DETERMINED BY A QUALIFIED PROFESSIONAL." MOTION PASSED 6-1

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED AN AMENDMENT TO CHANGE THE WORDING ON PAGE 55,

SECTION 22.10.360 (I) THE OPERATION, MAINTENANCE OR RECONSTRUCTION OF EXISTING CANALS, WASTEWAYS, DRAINS, RESERVOIRS OR OTHER FACILITIES THAT LIE WITHIN THE BOUNDARIES OF AND ARE MAINTAINED BY AN IRRIGATION DISTRICT OR COMPANY PROVIDED THAT ANY NEW CONSTRUCTION OR ACTIVITY DOES NOT ENCROACH INTO A CRITICAL AREA OR ITS BUFFER. ROLL CALL VOTE FAILED 4-2, MEALER ADSTAINING.

CHAIRMAN WALLNER MOVED AND VICE CHAIRMAN MADSEN SECONDED AN AMENDMENT TO LEAVE THE WORDING IN SECTION 22.10.360 THE SAME WITH THE WITH THE ADDITION OF “WASTEWAY” AMENDMENT PASSED 5-2

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED THE AMENDMENT TO ADD BACK IN THE EXEMPTIONS WITH THE FOLLOWING CHANGES: “THEY SHALL NOT APPLY IN THE CASE OF AN EMERGENCY ACTIVITY AS DESCRIBED IN RMC 22.10.360 AND SHALL BE AVAILABEL TO THE PUBLIC ON CITY WEBSITE UNDER PERMITS.” AMENDMENT FAILED 4-3

HAVING CONCLUDED DISCUSSION AND HAVING NO OTHER MOTIONS FOR AMENDMENT, CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION AS AMENDED. MOTION PASSED UNANIMOUSLY.

4. Zoning Text Amendment – Permitting Nursing & Rest Homes in the Business Commerce District

Mr. Simon presented the information on a zoning text amendment permitting nursing & rest homes in the business commerce district.

Chairman Wallner opened the public hearing opened at 10:41 p.m. Having no public come forward, **Chairman Wallner** closed the public hearing at 10:41 p.m.

COMMISSIONER MADSEN MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION FOR THE PLANNING COMMISSION TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE TEXT AMENDMENT TO THE BUSINESS/COMMERCIAL (BC) DISTRICT ALLOWING NURSING AND REST HOMES. MOTION PASSED UNANIMOUSLY.

Communications:

Mr. Simon noted that next month would include the Community Block Grant applications and a Public Works item on Complete Streets.

Commissioner Wise expressed his appreciation to his colleagues for their diligent work at tonight's meeting. Several other commissioners offered thanks and appreciation for the work on the Comprehensive Plan and Critical Areas Ordinance.

Adjournment:

Chairman Wallner adjourned the meeting at 10:47 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Rick Simon, Secretary Richland Planning Commission

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 09/27/2017

Agenda Category: Approval of Minutes

Prepared By:

Subject:

September 13, 2017 Workshop Minutes

Request:

Recommended Motion:

Summary:

Attachments:

1. September 13, 2017 PC Workshop Minutes



**MINUTES
PLANNING COMMISSION WORKSHOP**

City Manager Conference Room, 975 George Washington Way

WEDNESDAY, SEPTEMBER 13, 2017

7:00 PM

Call to Order:

Chair Wallner called the meeting to order at 7:00 p.m.

Attendance:

Present: Chair Wallner, Vice-Chair Madsen, Commissioners, Mealer, Boring, Palmer, Berkowitz, and Wise. Also present were Transportation and Development Manager Jeff Peters and Community Development Director Kerwin Jensen.

Business:

Complete Streets Ordinance Presentation

Transportation and Development Manager Jeff Peters presented information on a pending Complete Streets Ordinance for discussion and review. Commission members discussed the proposed ordinance.

Community Development Block Grant (CDBG) Applications

Commissioners were given a packet of information in preparation of the upcoming CDBG applicant presentations at the next meeting. The packet included score sheets, applications and instructions. Commissioners held a brief discussion.

Adjournment:

Chairman Wallner adjourned the meeting at 8:00 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____

Rick Simon, Secretary
Richland Planning Commission

2018 CDBG PRESENTATION SCHEDULE

Richland Council Chambers – September 27, 2017
505 Swift Blvd. Richland WA

7:00 p.m. Planning Commission Roll Call and Procedural Review

TIME	APPLICANT NAME AND PROJECT	AMOUNT REQUESTED
PUBLIC SERVICE:		
7:10 p.m.	Elijah Family Homes Transition to Success Program	\$34,703
7:20 p.m.	Senior Life Resources Meals on Wheels Program	\$8,500
7:30 p.m.	The ARC of Tri-Cities Partners N Pals Program	\$11,700
AMOUNT REQUESTED FOR PUBLIC SERVICE		\$54,903
PUBLIC FACILITY:		
7:40 p.m.	City of Richland, Parks and Fac. Goethals Park Improvements	\$80,000
7:50 p.m.	City of Richland, Public Works ADA Sidewalk Ramps	\$95,000
AMOUNT REQUESTED FOR PUBLIC FACILITY		\$175,000
TOTAL REQUESTS 2017 CDBG FUNDS		\$229,903



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 09/27/2017

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

Subject:

M2017-101 - Request for Deviation from Central Business District Design Standards

Request:

Approval of a deviation from central business district design standards, authorizing un-interrupted parapet roof lines longer than fifty (50) feet and an exterior wall having less than fifty percent (50%) window glazing or decorative treatment.

Recommended Motion:

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report M2017-101 and **approve** the request for deviation from the CBD design standards as submitted, subject to the following conditions:

The building shall be constructed to precisely reflect the proposed design elevations and site plan included in this report as Exhibits 1 & 2.

Summary:

Approval of a deviation from central business district design standards, authorizing un-interrupted parapet roof lines longer than fifty (50) feet and an exterior wall having less than fifty percent (50%) window glazing or decorative treatment.

Attachments:

1. M2017-102 - Staff Report

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: M2017-102

PREPARED BY: SHANE O'NEILL
MEETING DATE: SEPTEMBER 27, 2017

GENERAL INFORMATION:

APPLICANT: CITY OR RICHLAND (M2017-102)

REQUEST: APPROVAL OF A DEVIATION FROM CENTRAL BUSINESS DISTRICT DESIGN STANDARDS, AUTHORIZING UN-INTERRUPTED PARAPET ROOF LINES LONGER THAN FIFTY (50) FEET AND AN EXTERIOR WALL HAVING LESS THAN FIFTY PERCENT (50%) WINDOW GLAZING OR DECORATIVE TREATMENT.

LOCATION: 625 SWIFT BOULEVARD

REASON FOR REQUEST

The applicant is requesting a deviation from the Central Business District Design Standards per the alternative design provisions provided for in RMC Section 23.22.020(E)(9) that would result in a new City Hall building having sections of continuous and uninterrupted roof-lines extending a distance greater than 50 linear feet and to allow the east wall to be without windows facing Jadwin Avenue.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the requested deviation from the CBD design standards and submits that:

Findings of Fact:

1. The Richland Comprehensive Plan designates the site as a Central Business District land use category.
2. The site is located at the intersection of Jadwin Avenue and Swift Blvd. both of which are designated as minor arterial roadways in an area zoned Central Business District (CBD).
3. In January of 2009 the City adopted Ordinance 04-09 which created a new Central Business District (CBD) zoning classification. Among other items, the CBD zoning classification is intended to encourage the transformation of the CBD from principally a strip commercial auto-oriented neighborhood to a more compact development pattern with buildings oriented to the fronting street.
4. New buildings constructed within the CBD zone are required to comply with building design standards as listed in RMC 23.22.020(E).

5. The applicant has proposed a building that is not consistent with the CBD design standards, specifically as they relate to architectural design features.
6. The Planning Commission has the authority to grant deviations from the CBD design standards when it finds that:
 - a. *The proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
 - b. *The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*
 - c. *The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.*
7. The location of the site is immediately adjacent to Jadwin Avenue, a minor arterial roadway that carries high volumes of traffic through the CBD.
8. Interior layout of the building's floor plan against the east exterior wall contains uses which would suffer from the intrusion of natural light at the ground-level. The floor plan layout (Exhibit 3) indicates rooms against the east wall contain the council chambers, TV studio and master controls room.
9. The north elevation of the building is proposed to have an upper-level parapet roof-line extending uninterrupted for approximately 100-feet (Exhibit 2).
10. The proposed building meets all other design requirements of the CBD.
11. The proposal, as conditioned, is compatible with the intended character, appearance and quality of development of the subject property and immediate vicinity.

Conclusion of Law:

12. **The application meets the criteria for the approval of a deviation from the City's CBD design standards as set forth in RMC 23.22.010(E).**

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report M2017-101 and **approve** the request for deviation from the CBD design standards as submitted, subject to the following conditions:

1. The north and east building walls shall be constructed in substantial conformance with the elevations included in this report as Exhibit 1.

EXHIBITS:

1. Applicant request submittals
2. Site plan
3. Floor plan
4. Site photos
5. Notice of public hearing

ATTACHMENT A
(M2017-102)

SUPPLEMENTAL INFORMATION

PROPOSAL

The City of Richland is at the permitting stage for a municipal project to construct a new City Hall building at the southwest corner of the intersection of Swift Blvd. and Jadwin Ave. Building plan sets submitted for review reveal design details not meeting two of the architectural design requirements imposed by the Central Business District (CBD) relating to: 1) flat roof parapet walls, and 2) ground-level exterior wall window glazing. Rather than revising the proposed building plans the City's design team is seeking relief from the strict application of CBD performance standards and special requirements [RMC 23.22.020(E)(2)&(5)] by way of an alternative design review by the Planning Commission under the provisions of [RMC 23.22.020(E)(9)].

Specifically, as proposed, the north elevation of new building is shown to have a defined building section occupying approximately the west half of the building. This section of the flat roof structure is 110-feet wide; the same building section facing west spans 90-feet. Along the south wall of the building there is an uninterrupted roof-line extending 112-feet and another section extending 125-feet. The east elevation contains a roof-line extending 73-feet and another extending 82-feet. CBD performance standards limit the length of uninterrupted flat roof parapet walls to fifty (50) feet.

Secondly, the east wall(s) of the proposed building (measuring 155-feet) is proposed without windows. CBD performance standards require 50%-80% glass fenestration to exterior walls on the ground level facing public roadways. Behind these walls are the Council Chambers and media rooms (see Exhibit 3, floor plan) which are both sensitive to the intrusion of natural light and light produced by traffic activity on the adjacent roadway(s).

SPECIFIC CODE REQUIREMENTS

Performance standards within the Central Business District require new building to apply glass fenestration (windows) to 50%-80% of ground-level facades facing public roadways [per RMC Section 23.22.020(E)(2)] and limit the length of uninterrupted flat roof parapet walls to fifty (50) feet [per RMC Section 23.22.020(E)(5)].

RMC Section 23.22.020(E) establishes standards for new buildings within the Central Business District, requiring conformance to the following standards:

1. *The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.*
2. ***Building facades facing streets shall include:***
 - a. ***Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment***

may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

- i. Awnings;***
 - ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;***
 - iii. Pilasters or columns;***
 - iv. Bays;***
 - v. Balconies or building overhangs; or***
 - vi. Upper story windows (comprising a minimum of 50 percent of the facade).***
- 3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.*
 - 4. Variation of exterior building material between the ground and upper floors of multi-story buildings.*
 - 5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.***
 - 6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.*
 - 7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.*
 - 8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.*
 - 9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:*
 - a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
 - b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*

- c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.*

COMPARISON OF PROPOSAL WITH DESIGN STANDARDS

As proposed the building is intended to be reflective of a mid-century modern architectural style containing sharply contrasting yet consolidated cubes/blocks and other orthogonal elements. The architectural style presents defining vertical and horizontal borders and lines as a key detail. The desired style emphasizes functionality of space by creating uncluttered and sleek lines with minimal ornamentation and by contrasting sometimes non-traditional materials.

The proposed City Hall building includes several design elements defining portions or sectional elements of the structure into distinct blocks/sections which is an important quality of mid-century modern architecture. Due to the scale of the 16,040 ft² (ground floor) building the sectional elements are expanded in length; brining the building out of conformance with the 50-foot parapet wall limitation of the CBD zone. Perhaps the design requirement language of the CBD zone was conceived with smaller buildings in mind. It appears that the CBD design regulations intend to restrict new construction from appearing plain as a variety of architectural features and exterior treatments are considered qualifying elements available to satisfy said intent. In this case it is the opinion of staff that the proposed building meets the implied intent of the CBD design requirements by way of: building shape in the form of varied depth of exterior relief, detailed elements such as the pergola-like entrance vestibule, varied finish materials applied to the exterior on and above the ground-floor, and the use of glass fenestration at varied densities and patterns to distinguish sectional elements of architecture.

Conformance to the specific Central Business design requirements (as listed in RMC Section 23.22.020(E) – see above) are summarized below:

1. Site plans submitted for review indicate the building location meeting the 20-foot maximum setback requirement along Swift Blvd. The building is adjusted west away from the Jadwin Ave. frontage slightly in light of future plans by the City Public Works Department to widen Jadwin Ave. as part of a long-range traffic revision. In consideration of this road-widening plan staff is interpreting the building setback to be compliant, given that following completion of the road widening the buildings location will be in conformance with the CBD setback standards.
2.
 - a. Glass fenestration along the Swift Blvd. frontage is approximately 50%, which meets the standard of 50–80%. On the Jadwin Ave. side of the building, fenestration at the ground-level is 0% and does not meet the 50%-80% minimum.
 - b. At least two architectural elements are required. The proposed building includes a covered entry way qualifying as a building overhang. The building also uses wall plane modulation on each facade, so this standard has been satisfied.
3. Building entrances are proposed on both the Jadwin Ave. and Swift Blvd. sides of the building, so this requirement is met, though the entrance on the Jadwin Ave. façade is not intended to serve for regular access.

4. The building is a three story structure and so requires a variation of exterior building materials. The proposal includes three or more different building materials and colors used on all sides of the building.
5. The building includes multiple flat roof surfaces longer than fifty-feet. Not meeting this requirement is part of the reason for the alternative design application and review.
6. The building include parapet walls which will be capped with flashing material which will create the effect of a slight projecting cornice. Strictly interpreted the parapet edge is not being specifically treated with a projecting cornice but the upper parapet edge will appear to be defined as illustrated in Exhibit 1.
7. As noted earlier in this report the building permit plans are currently under review by City departments and are therefore subject to change. The site plan submitted (Exhibit 2) proposes an on-site driveway curb-cut from Swift Blvd lying immediately west of the building and one curb cut is indicated at the southeast corner, providing access from Jadwin Avenue. This implies shared access with the Department of Energy parking lot immediately south of the proposed City Hall which does fulfill the requirement for shared access.
8. The site plans submitted indicates a trash enclosure located near the southwest corner of the site which is approximately 170 feet from the Swift Ave road frontage. This physical separation together with the fact that an enclosure is proposed serve to provide sufficient screening of the receptacle from public view.

ANALYSIS

The applicant's plans do not meet the City's design standards concerning glass fenestration on the ground floor of the east wall facing Jadwin Ave in that no windows are proposed in said location where a minimum of 50% fenestration on the street side of the building is required. Also there are six sections of continuous flat roof line exceeding the 50-foot limit imposed by the CBD zoning performance & design standards.

The Planning Commission can approve deviations from these development standards when it can make the following findings:

- a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*
- b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*
- c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.*

In this case, the proposed City Hall building demonstrates mid-century modern architectural design features which elevate its appearance and presence at a highly visible location in the central downtown area of Richland. Although certain specifics of the building design do not closely comply with the performance standards and special requirements associated with the Central Business District, the building does compensate for the deficiencies through the use of other elements.

The lack of windows on the east wall at the ground-level is to intentionally exclude light intrusion into rooms, the use of which would suffer from glare and distractions created by vehicle headlights and traffic signals. Language in the design requirement for providing a certain degree of window glazing does provide some relief for light sensitive uses, however the trade-off options, which include a window display cabinet, work of art or decorative grille, have not been applied in place of windows.

The intent of the design standards is to encourage development and re-development of the Central Business District in a way that encourages pedestrian movement and that enlivens the City's streetscape. In this case, enhanced perimeter landscaping areas are being provided to create an inviting park-like appeal to the site frontages. Additional concrete flat-work is proposed nearest the roadway intersection and front door to provide additional outdoor area for pedestrians and City clients to enjoy. These outdoor features of the site development proposal serve to enliven public areas currently devoid of public amenities.

SUMMARY

The proposed deviation from the Central Business District design standards is consistent with the criteria for an approval of the proposed alternative design to the Central Business District standards for the new City Hall building as proposed at 625 Swift Boulevard.

Exhibit 1

September 13, 2017

City of Richland
Attn: Joe Schiessl
505 Swift Ave.
Richland, WA 99352

RE: Richland City Hall
Planning Review Comments

Dear Joe,

The purpose of this letter is to address design-related findings in the planning review for the proposed new Richland City Hall. Richland Municipal Code 23.22.020 Performance Standards and Special Requirements for new construction within the Central Business District (Part E) contains the following compliance directives identified as relevant to the specific street frontage design:

Item 2a - Glass fenestration on 50-80% of the ground floor. Alternative treatments such as window displays, artwork, decorative grille or "similar treatment" may be used in place of openings where the "intrusion of natural light is detrimental" to ground floor use.

Item 5 – Buildings with flat roofs shall use a modulated height parapet wall for wall lengths greater than 50 feet. Such modulation should be 3 feet minimum, and is "encouraged" to identify building entrances.

The clear intent of the CBD design standards is to create a pedestrian environment within the CBD zone – pushing new buildings closer to street frontages, with parking behind, and providing pedestrian-scale amenities. In general, such design guidelines are oriented toward creating an overall urban experience, while *preventing* certain outcomes, rather than dictating a proprietary architectural style via checklist.

The intent of the modulating parapet line, cornice projection, and ground-level glazing is understood to be to prevent multi-story, block-long blank walls that create unfriendly streetscapes – not necessarily to dictate specific design solutions. The Richland City Hall design is, by intention, a mid-century modern style. A projecting cornice and modulated parapet every 50 feet are not compatible with the style on a building of this scale, which relies on a crisp understated geometry and clean lines. While it may not be immediately apparent in a 'flat' 2D elevation view, the profile of the building has several vertical and horizontal modulations, including multiple entries, steel canopy details of varying scale, multi-story curtain walls and stair towers, vertical and horizontal material transitions, and complementary pedestrian landscape. The addition of one parapet modulation on one facade to meet the strict letter of the requirement would neither benefit the design nor have any impact on the resulting streetscape.

The corner of Swift and Jadwin is the high traffic intersection of the site. By design, the council chamber (public space), primary signage, pedestrian plaza, and formal atrium entrance to the building address this corner. For building security reasons, as well as audio-visual environment requirements (both light and sound), the Jadwin side of the building, which houses both the council chamber and television recording studio, does not have ground level glazing or a primary entrance. While this side does not meet the letter of the requirements of Item 2a, it is the narrowest elevation on the building, and also features significant modulation, form and material transition. The chamber geometry is obliquely oriented toward the intersection, giving some visual relief and benefit of the glazing toward Jadwin, while drawing pedestrian traffic toward the formal entry on Swift.

Jadwin is already a high-vehicle volume arterial and somewhat hostile pedestrian environment, and would become more so if additional street widening occurs. The building is held back from this frontage intentionally, so that the street frontage can be softened with landscaping, which also further screens the lower building façade. There are placeholders for kinetic art within this pedestrian space, creating a pocket park effect, which will add additional visual interest and screening. While something like a decorative grille could be applied to the exterior wall of the chamber or studio, it would serve no purpose within the design, and being separated from the primary pedestrian way by landscaping would lend no additional scale or amenity.

In summary, we feel the building and frontage design as submitted complies with the spirit and intent of the municipal code, if not the letter of specific design guideline 2a relative to the Jadwin frontage. The building and site design are almost entirely oriented around enhancing the Swift corridor, pedestrian approach to the formal civic entrance, moving vehicular amenities away from the high-traffic intersection, buffering the pedestrian way along Jadwin, and addressing the security and functional needs of the City Hall. It is our opinion that the design meets the overall objectives of the City of Richland code, and the intent of the guidelines for development in the central business district, and we respectfully request the design be approved as submitted.

Sincerely,

ARCHITECTS WEST, INC.



Marcus Valentine, AIA
Principal



RICHLAND CITY HALL



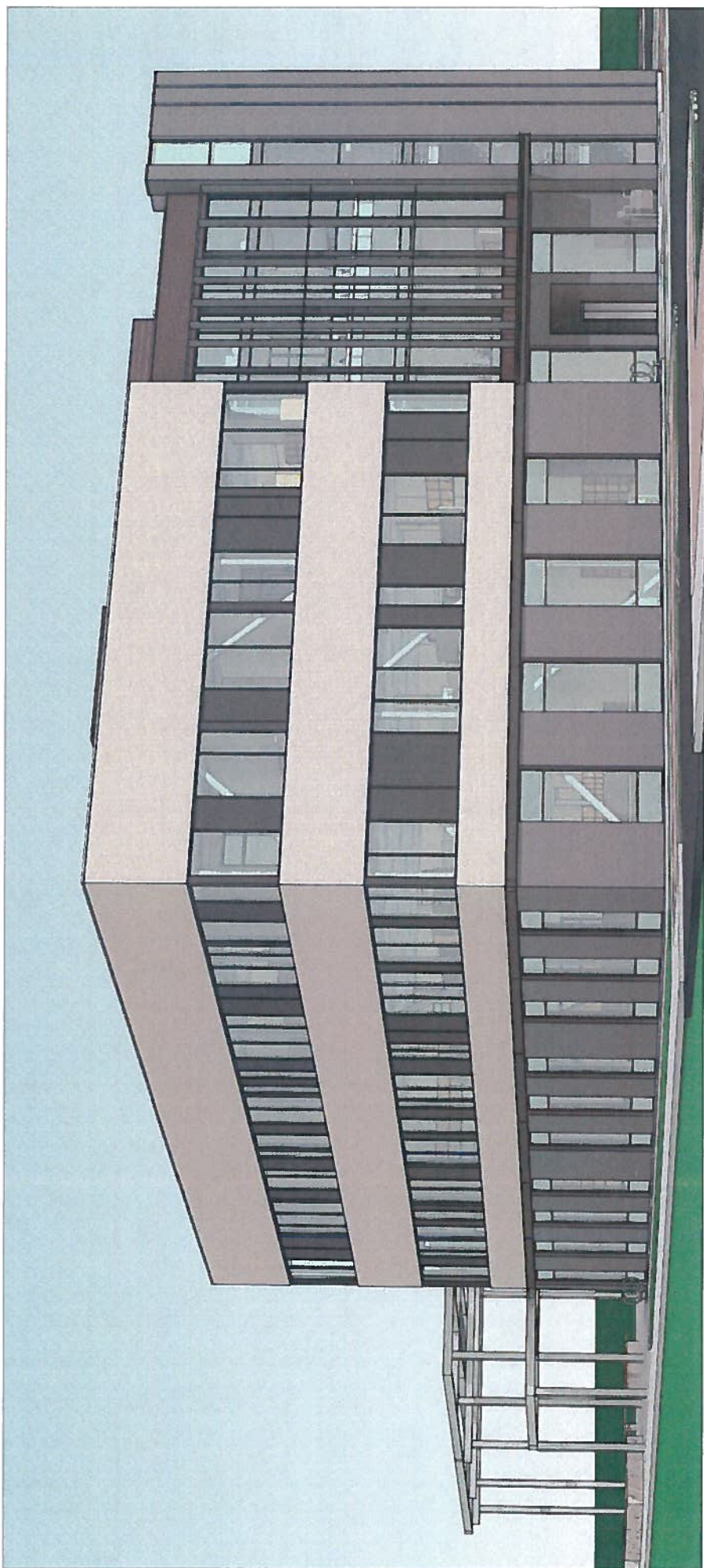
North Elevation



North Elevation



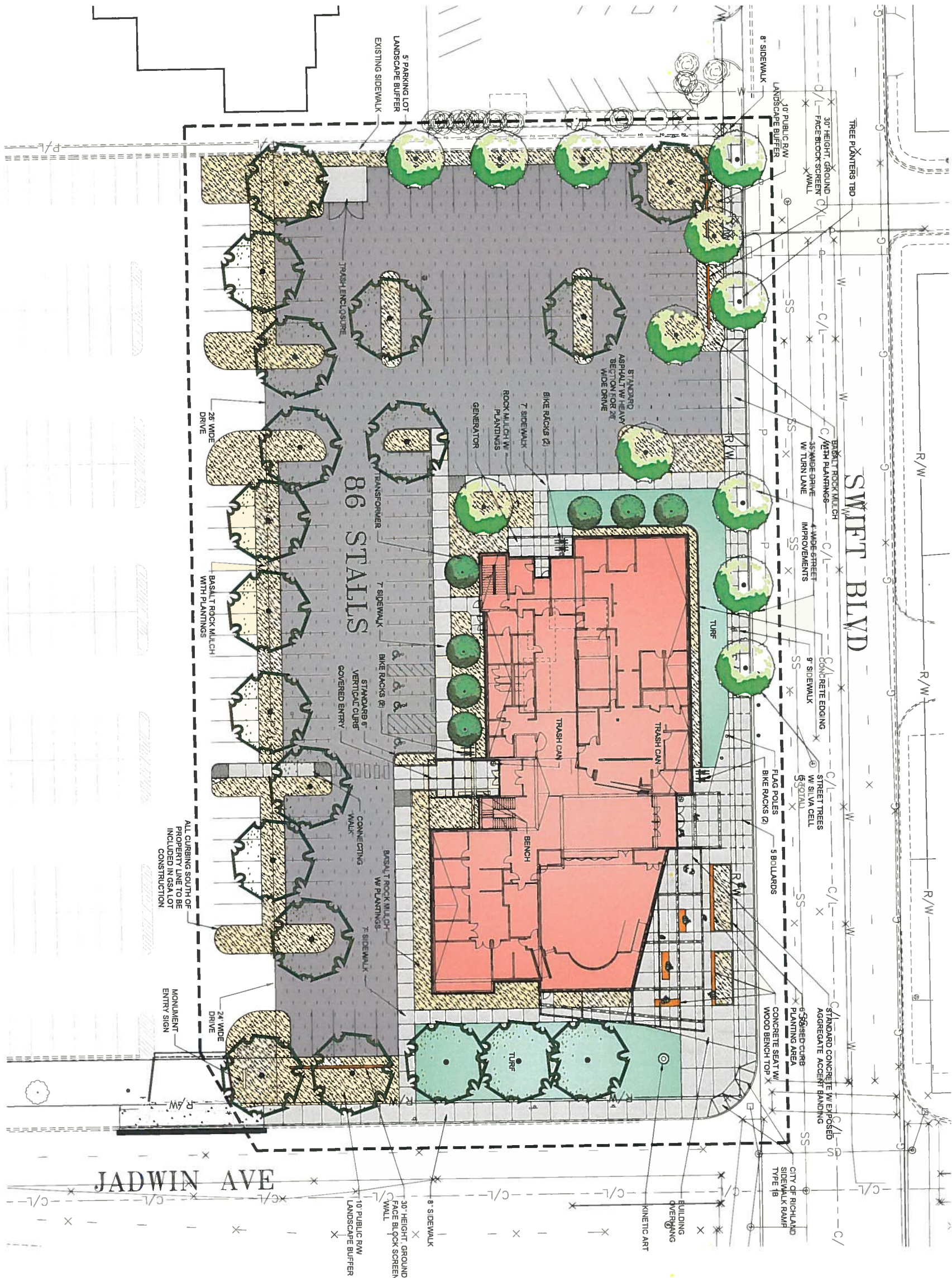
South Elevation



West Elevation



East Elevation



PROJECT NO. 1857	DESIGNED BY BRO
DRAWN BY	ISSUE DATE 05.17.2017
PHASE 80% DD	CHECKED BY NO
SHEET NO	

210 E. Lakeville Ave. Corvallis, OR 97331 L 208.657.9402 architectswest.com	ARCHITECTS WEST, INC. 210 E. Lakeville Ave. Corvallis, OR 97331 L 208.657.9402 architectswest.com
Design Consultant OPSS ARCHITECTURE Portland, OR 97209 503.525.9111	Architect ARCHITECTS WEST, INC. Corvallis, OR 97331 503.525.9111
Structural Consultant LSB CONSULTANT ENGINEERS 525 East 10th Avenue Corvallis, OR 97331 503.525.9111	Mechanical Consultant MSI ENGINEERS 194 North Washington Street Corvallis, OR 97331 503.525.9111
Electrical Consultant COFFMAN ENGINEERS 194 North Washington Street Corvallis, OR 97331 503.525.9111	Landscaping ARCHITECTS WEST, INC. 210 E. Lakeville Ave. Corvallis, OR 97331 503.525.9111

CITY OF RICHLAND
CITY HALL
RICHLAND, WA 99352

SITE PLAN

L1.00

Looking North



Looking East



Looking South



Looking West



CITY OF RICHLAND NOTICE OF PUBLIC HEARING

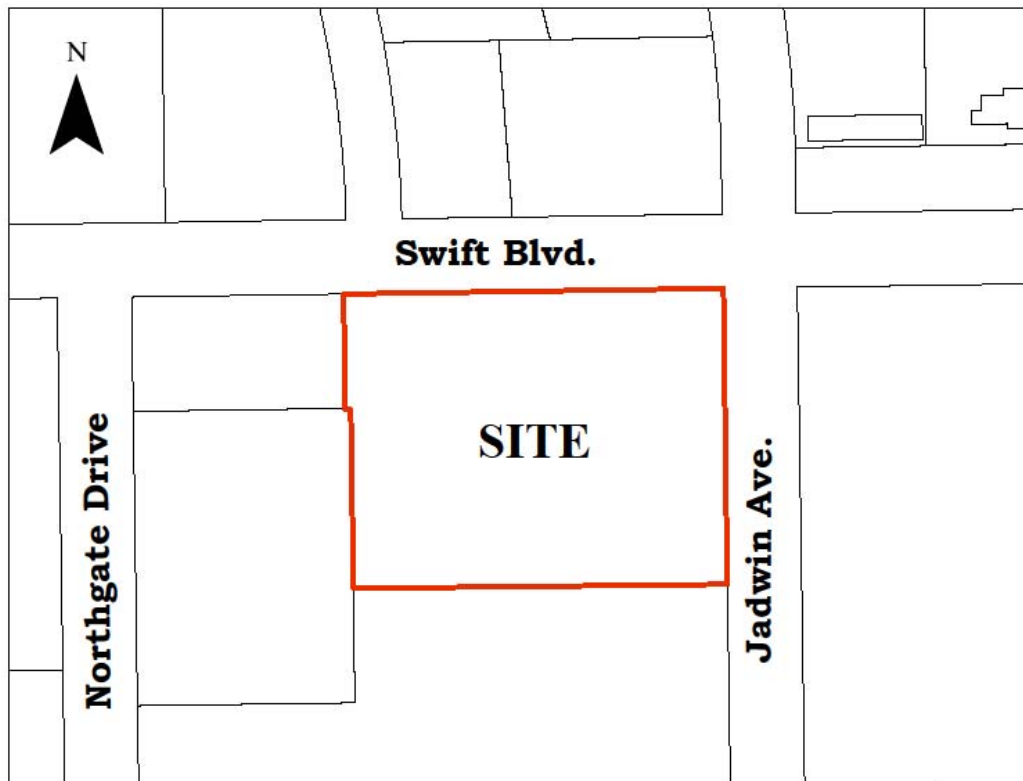
Notice is hereby given that the Richland Planning Commission on Wednesday, September 27, 2017, at 7:00 p.m. in the Council Chamber at Richland City Hall (505 Swift Blvd.) will conduct a public hearing and review on the application of:

Applicant: City of Richland
Request: Deviation from the building design standards applicable in the City's Central Business District to permit the construction of a new City Hall building containing a continuous flat roof-line extending 110 linear feet and having an exterior wall without windows or varied treatment
Location: 625 Swift Boulevard

Any persons having interest in this matter are invited to attend and be heard at the public hearing. Written comments may be mailed to Shane O'Neill, Development Services Division, P.O. Box 190, Richland, WA 99352. Comments may also be faxed to 942-7587 or sent by e-mail to soneill@ci.richland.wa.us.



Shane O'Neill, Senior Planner





PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 09/27/2017

Agenda Category: New Business – Public Hearing

Prepared By: Jeff Peters, Transportation and Development Manager

Subject:

Complete Streets Ordinance

Request:

Key 2 - Infrastructure & Facilities

Recommended Motion:

Recommend Council adopt a Complete Streets Ordinance with the proposed addition of a new Section 12.06 - Complete Streets Policy, to the Richland Municipal Code.

Summary:

The Public Works Department is proposing the addition of a Complete Streets code within the Richland Municipal Code. This new section would outline the commitment of the City to all road users and modes of transportation. It would also make the City eligible for funding opportunities from Complete Street specific funding sources to make improvements to our existing streets.

The code language presented is based off of adopted code from the City of Aberdeen that has been identified as a quality example that funding agencies approve of.

Attachments:

1. Complete Streets Ordinance

ORDINANCE NO. XX-17

AN ORDINANCE of the City of Richland adopting a new Chapter 12.06, Complete Streets Policy to the Richland Municipal Code.

WHEREAS, designing streets that provide safe mobility for all travelers is a key approach to envisioning and building surface transportation facilities known as “complete streets”; and

WHEREAS, according to the National Complete Streets Coalition complete streets are those designed and operated to enable safe access and travel for pedestrians, bicyclists, motorists, transit users, and travelers of all ages and abilities; and

WHEREAS, adoption of a “complete streets policy” will provide city planners and engineers with clear direction to develop on-the-ground solutions that promote multi-modal transportation; and

WHEREAS, the Federal Highway Administration (FHWA) and the federal Interagency Partnership for Sustainable Communities support the development of “complete streets”; and

WHEREAS, the Washington State Department of Transportation and the Washington State Transportation Improvement Board support the development of “complete streets”; and

WHEREAS, the Citywide Transportation Plan, adopted by the Richland City Council on December 7, 2004, establishes multi-modal policies and goals for the City’s transportation system consist with “complete streets” policies; and

WHEREAS, the City’s Comprehensive Land Use Plan establishes policies consistent with “complete streets” policies; and

WHEREAS, the Richland Planning Commission has reviewed and recommended adoption of a “Complete Streets Policy” that promotes active living, good health, and tourism.

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Richland as follows:

Section 1. NEW CODE CHAPTER ADOPTED. The following chapter 12.06 “Complete Streets Policy” is hereby added to the Richland Municipal Code:

Chapter 12.06 COMPLETE STREETS POLICY

Sections:

12.06.010 Purpose.

12.06.020 Exceptions.

12.06.030 Complete streets infrastructure.

12.06.040 Goals to foster partnerships.

12.06.050 Best practice criteria.

12.06.060 Performance standards.

12.06.010 Purpose.

The City of Richland shall, to the maximum extent practical, scope, plan, design, construct, operate and maintain appropriate facilities for the safe accommodation of pedestrians, bicyclists, transit users, motorists, emergency responders, freight and users of all ages and abilities in all new construction and retrofit projects. Cost-effective opportunities to include complete streets features and operations shall be identified by the city as part of the standard operations and maintenance of city streets.

12.06.020 Exceptions.

Facilities for pedestrians, bicyclists, transit users, and people of all abilities are not required to be provided when:

- A. A documented absence of current or future need exists;
- B. Non-motorized uses are prohibited by law;
- C. Routine maintenance of the transportation network is performed that does not change the roadway geometry or operations, such as resurfacing, mowing, sweeping and spot repair;
- D. The cost would be disproportionate to the current need or probable future uses;

12.06.030 Complete streets infrastructure.

The city shall incorporate complete streets infrastructure into existing public streets, as feasible, to create a comprehensive, integrated, connected transportation network that balances access, mobility, health and safety needs of pedestrians, bicyclists, transit users, motorists, emergency responders, freight and users of all ages and abilities, ensuring a fully connected, integrated network that provides transportation options.

“Complete Streets Infrastructure” means design features that contribute to a safe, convenient, or comfortable travel experience for users, including but not limited to, features such as: sidewalks; shared-use paths; bicycle lanes; automobile lanes; paved shoulders; street trees and landscaping; planting strips;

curbs; accessible curb ramps; bulb-outs; crosswalks; refuge islands; pedestrian and traffic signals, including countdown and accessible signals; signage; street furniture; bicycle parking facilities; public transportation stops and facilities in coordination with Ben Franklin Transit; traffic calming devices; narrow vehicle lanes; and raised medians.

12.06.040 Goals to foster partnerships.

It is a goal of the city of Richland to foster partnerships with all Washington State transportation funding agencies including the Washington State Department of Transportation (WSDOT), the Transportation Improvement Board (TIB), the Federal Highway Administration (FHWA), Benton County, Benton Franklin Council of Governments, Richland School District, Kennewick School District, citizens, businesses, interest groups, neighborhoods, and any funding agency to implement the complete streets ordinance.

12.06.050 Best practice criteria.

The Public Works Director or designee, shall modify, develop and adopt policies, design criteria, standards and guidelines based upon recognized best practices in street design, construction, and operations including but not limited to, the latest editions of American Association of State Highway Transportation Officials (AASHTO), Institute of Transportation Engineers (ITE), and National Association of City Transportation Officials (NACTO) while reflecting the context and character of the surrounding built and natural environments.

12.06.060 Performance standards.

The City of Richland shall adopt performance standards with measurable benchmarks to continuously evaluate the complete streets ordinance for success and opportunities for improvement. Performance standards may include miles of bicycle facilities or sidewalks, public participation, number of ADA accommodations built, and number of exemptions from this policy that have been approved.

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland at a regular meeting on the 15th day of August, 2017.

ROBERT J. THOMPSON
Mayor

ATTEST:

APPROVED AS TO FORM:

MARCIA HOPKINS
City Clerk

HEATHER KINTZLEY
City Attorney