

Consultant Report

To the City Council and Planning Commission

JANUARY 29, 2019

UNIVERSITY PLACE REGIONAL GROWTH CENTER SUBAREA PLAN AND FORM-BASED CODE UPDATE

SUBAREA PLAN OVERVIEW

In 2014, the City of University Place applied to the Puget Sound Regional Council (PSRC) to officially designate a 481-acre commercial, multi-family, and mixed-use area as a regional growth center (RGC). The area encompasses the Town Center District (centered on Bridgeport Way), 27th Street Business District, and the Northeast Mixed Use District (Narrows Plaza and surrounding area).

In order to obtain final PSRC designation for the center, the City was required to adopt a subarea plan for the center. The UP City Council adopted the subarea plan on November 20, 2017. PSRC certified the subarea plan on July 26, 2018.

One of the benefits of the RGC designation is that the City will qualify for regional transportation funding to upgrade streets, transit, bike and pedestrian facilities within the center. The subarea plan will be instrumental in shaping future development in the three identified districts. The plan is consistent with the community's vision and proposes to strengthen the identity, character, and economic development opportunities within each of the three districts through a flexible framework of redevelopment that can be adapted to market conditions.

While the subarea plan sets the course for the future, a specific list of actions will need to be completed to fully implement the plan. These are summarized in a strategic action plan and include, but are not limited to, the preparation of a new **form-based code** provisions to achieve the urban form desired for each of the three subarea districts.

FORM-BASED CODES OVERVIEW

The design firm Duany Plater-Zyberk & Company is generally credited with introducing the first modern FBC, in 1982, to guide development of Seaside, Florida. According to a survey conducted in 2017 (Hazel Borys, et. al.), 387 FBCs have since been adopted. 88% of these codes have been adopted since 2003 with a sharp spike occurring beginning in 2016.

Form-based codes are a method of development regulation that emphasizes the physical character of development (its form) and includes—but often de-emphasizes—the regulation of land uses. As in a conventional zoning ordinance, land uses are regulated, but land use is typically regulated more broadly, with land use categories in lieu of long lists of specific permitted uses.

A form-based code focuses on how development relates to the context of the surrounding community, especially the relationships between buildings and the street, pedestrians and vehicles, and public and private spaces. The code addresses these concerns by regulating site design, circulation, and overall building form.

Due to this emphasis on design, FBCs usually provide greater predictability about the visual aspects of development, including how well it fits in with the existing context of the community.

They offer a community the means to create the physical development it wants and developers a clearer understanding of what the community seeks. Over time, these benefits can foster greater community acceptance of new development.

A form-based code can be customized to the vision of any community, including preserving and enhancing the existing character of one neighborhood or dramatically changing and improving the character of another. Typically, they do both.

FORM-BASED CODES IN UNIVERSITY PLACE

Since incorporation in 1995, University Place has relied on design standards and guidelines, with varying degrees of success, to guide development and redevelopment of commercial, mixed use and multi-family projects. Typically, these standards and guidelines rely on text, rather than graphics, to convey the design intent of what the City is attempting to achieve. These provisions are administered through a staff-level administrative design review process similar to that used in Fircrest.

In 2009 University Place began moving in the direction of using form-based coding when it adopted its *Design Standards and Guidelines for Small Lot and Multifamily Development* and *Design Standards and Guidelines for Streetscape Elements*. While these documents use *standards* and *guidelines* terminology, many of the provisions rely on form-based coding illustrations and supporting text – even though form-based coding terminology is absent from these documents. Fircrest has adopted similar standards and guidelines.

NEXT STEPS

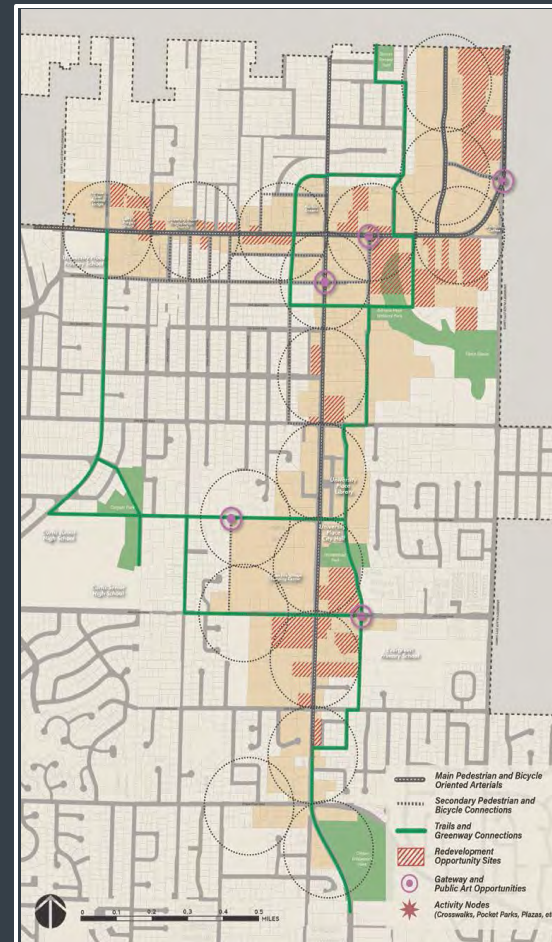
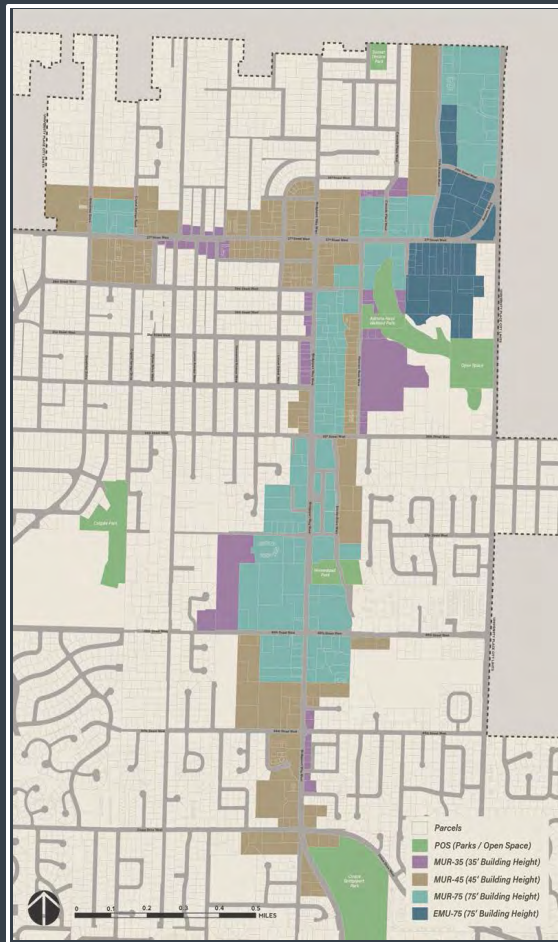
University Place is proceeding to develop a form-based code that would apply to properties and streets within the RGC, including the Narrows Plaza and surrounding areas. Council is scheduled to approve a contract with Beckwith Consulting Group (La Connor, WA) and Rangwala Associates (South Pasadena, CA) at its February 4th meeting. The project will include the following key components and is scheduled to be completed in the 4th Quarter of 2019.

1. Conduct kick-off meetings with staff, officials and stakeholders in February.
2. Conduct public workshops/design charettes in March. These events will be open to attendance/participation by Fircrest staff and officials.
3. Review design prototypes with staff/stakeholders/planning commission in April.
4. Review FBC parameters with staff/planning commission in May.
5. Review first draft of FBC with planning commission at public open house in June.
6. Review second draft of FBC with planning commission in July.
7. Conduct planning commission and city council hearings in August-October.

ATTACHMENT

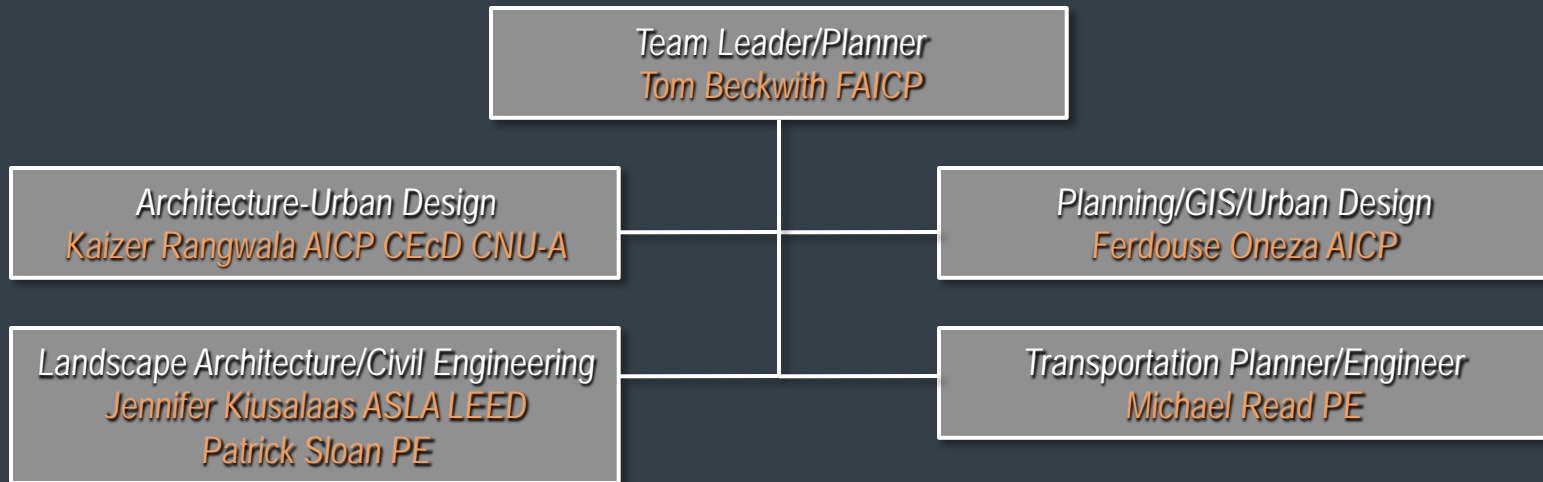
Please see the attached excerpts from the University Place RGC FBC presentation prepared by Beckwith Consulting Group and Rangwala Associates. These show some of the components of a typical form-based code, including building types/placements, building standards, frontage standards, street standards, transit provisions, public space standards, landscape standards, signage standards and architectural guidelines. The work in University place will also assess “opportunity sites” that are ripe for redevelopment, illustrate project potentials, and develop a regulating plan that will identify suggested street grids for areas that would benefit from the establishment of a finer street grid that creates more blocks, intersections and corner parcels.

University Place RGC FBC



Beckwith Consulting Group with Rangwala Associates
6 December 2018

Who is our award-winning project team!



Tom
Beckwith
FAICP



Kaizer
Rangwala
AICP CECd CNU-A



Ferdouse
Oneza
AICP



Jennifer
Kiusalaas
ASLA



Patrick
Sloan
PE



Michael
Read
PE

How do we know – why listen to us?

Our experience with Form-Based Code (FBC)!

Our recent comparable project experience matrix

	Prime consultant	Visioning/surveys/workshops	Economic/market analysis	Subarea plans/planned action	Affordable housing elements	Complete streets design stnds	Capital facility programs	Performance zone/design stnds	Form-based codes (FBC)	Financial strategies	Packaged property offerings
Tom Beckwith FAICP											
Tacoma Hilltop Subarea Plan/PA/FBC	0										
Kennewick BB/RR Subarea Plan/PA/FBC	0										
Lakewood Redevelopment Plan/EIS	0										
Vancouver Esther Short Plan	0										
Downtown Eugene Redesign Plan	0										
Downtown Bellingham Redevelopment Plan	0										
Downtown Snoqualmie Master Plan	0										
Downtown Marysville Redevelopment Plan/EIS	0										
Chehalis Renaissance Project	0										
Seattle Columbia City Streetscape	0										
Arlington SR-531 Corridor Improvement Plan	0										
Fife Highway 99 Corridor Plan	0										
Blaine Land Use Code Consolidation	0										
Des Moines Land Use Code Consolidation	0										
Duvall Unified Development Code	0										
Port Orchard Land Use Code Update	0										
Kaizer Rangwala AICP CEcd CNU-A											
Tacoma Hilltop Subarea Plan/PA/FBC											
South Pasadena Downtown FBC	0										
West Covina Downtown FBC	0										
Downtown San Dimas FBC	0										
Ventura Downtown Specific Plan/FBC	0										
Montclair General Plan FBC	0										
Ventura Well Satcoy Plan/FBC	0										
Farmers Branch Mercer Crossing FBC	0										
La Habra Mixed-Use Urban Village FBC	0										
Farmers Branch Station Area FBC	0										
Ventura Citywide Coding FBC	0										
Ventura Midtown Corridor FBC	0										

0 Prime consultant

- Regulating plan
- Building types
- Street standards
- Public spaces
- Landscaping
- Signage
- Architectural guidelines
- Development procedures

Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified



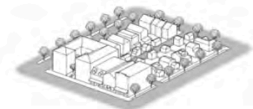
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



Five Main Elements of Form-Based Codes

1. Regulating Plan

A plan or map of the regulated area designating the locations where different building form standards apply.



2. Public Standards

Specifies elements in the public realm: sidewalk, travel lanes, on-street parking, street trees and furniture, etc.



3. Building Standards

Regulations controlling the features, configurations, and functions of buildings that define and shape the public realm.



4. Administration

A clearly defined and streamlined application and project review process.



5. Definitions

A glossary to ensure the precise use of technical terms.



Our related experience!



Ferdouse Oneza AICP
Jennifer Kiuslass ASLA
Michael Read PE
Patrick Sloan PE

Initiate your process!

[illegible]

Initiate your outreach events!

Our public outreach matrix

	Email newsletters, notices	Surveys	Presentations	Interviews	Focus groups	Workshops/charrettes	Open houses/storefront studios	Hearings
Property owners								
Business owners								
Employees								
Customers								
Residents								
Public at large								
Chamber of Commerce								
Community organizations								
Realtors								
Architects/developers								
Planning Commission								
City Council								

Add to website

- Scope of work
- Schedules
- Workshop agendas, meetings
- Continuous surveys

Publish continuous e-newsletters

- RGC Subarea Plan market projections
- FBC planning/design workshops/studios
- FBC open houses
- Catalytic project examples
- Draft FBC documents/illustrations

Communicate in appropriate languages

- Spanish, Russian, Chinese, Japanese...

Conduct your FBC workshops/storefront studios!



- Stakeholders – Planning Commission, City Council, Chamber of Commerce...
- Property and business owners – Town Center, 27th Street Business, and Northeast Mixed-Use Districts residents, businesses, and property owners...
- Public – Regional Growth Center (RGC) customers, employees, residents...
- Developers – local and niche projects...



West Covina Downtown Plan & Code

Conduct your continuous open houses/studios!



Exhibits and open houses

- Community events/festivals
- City Hall
- Library

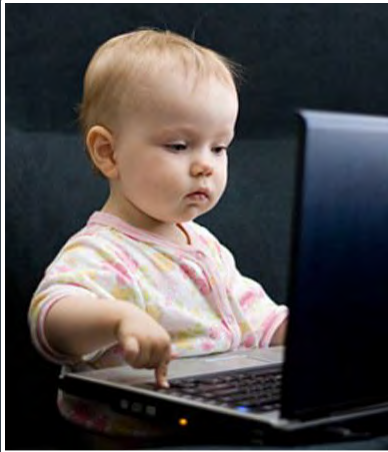
Survey

- Open house participants
- On-line of property owners, businesses, customers, employees, residents



West Covina Downtown Plan & Code

Survey your RGC stakeholders on FBC proposals!



- *Property owners*
- *Business owners*
- *Customers*
- *Employees*
- *Young adults*
- *Resident opinions*
- *Developer opinions*



Edmonds Strategic Action Plan – 681 residents, 219 business owners, 86 employees, 484 customers, 119 young adults = 1,599 surveys

Conduct your briefings/hearings/collaborations!



Conduct briefings and hearings:

- *Planning Commission*
- *City Council*
- *Chamber of Commerce and other business groups*



Kennewick Bridge-to-Bridge/River-to-Rail Subarea Plan & Planned Action EIS

Confirm your market opportunities!

Figure 20—Multi-family Properties, Market Area

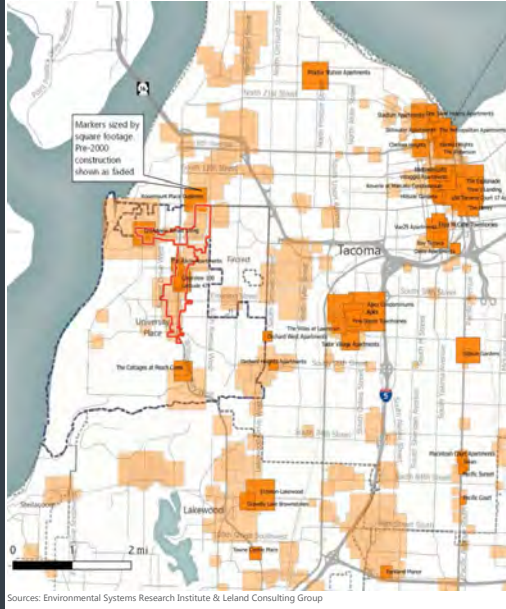


Figure 27—Retail Properties, Market Area

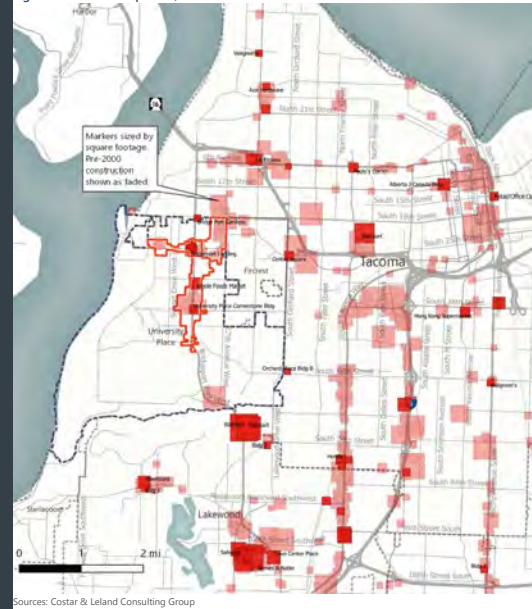


Figure 21—Office Properties, Market Area

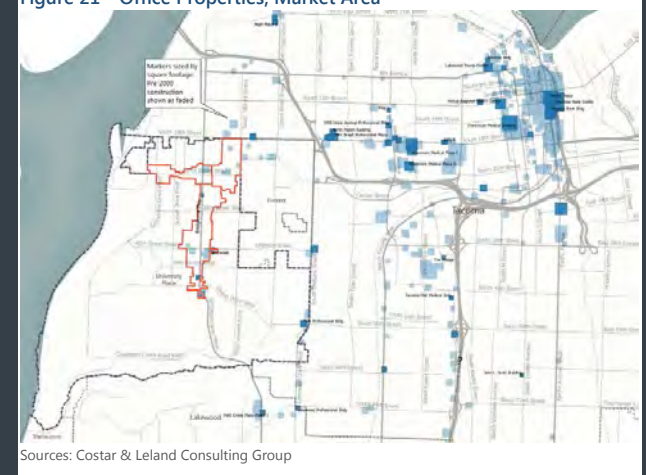


Figure 26—Regional Growth Centers and Manufacturing/Industrial Centers in Proximity to University Place



Confirm:

- Square footage/dwelling unit demand/needs
- RGC competition
- RGC capture/allocation
- Key anchor tenants

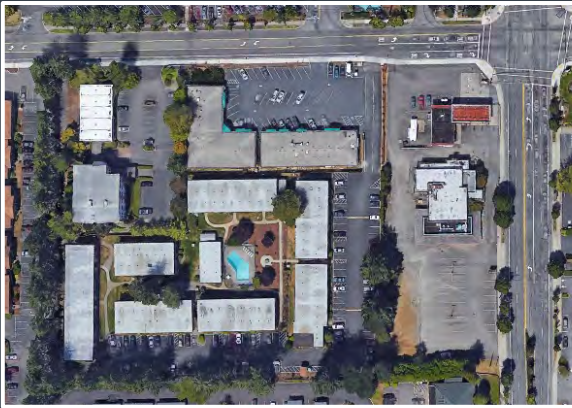
UP Regional Growth Center Subarea Plan

Assess your opportunity sites!

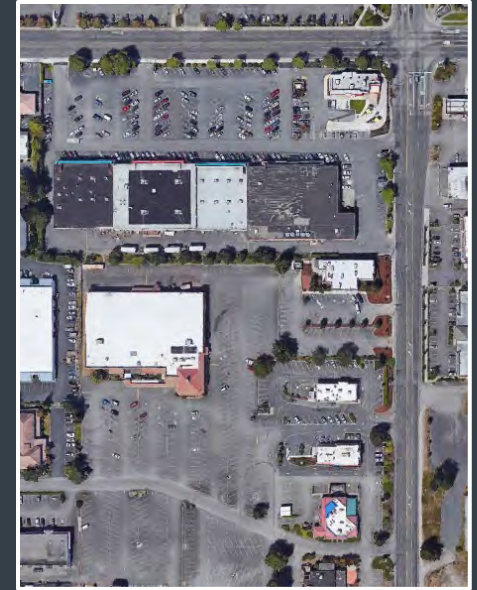
University Village/Dollar Tree



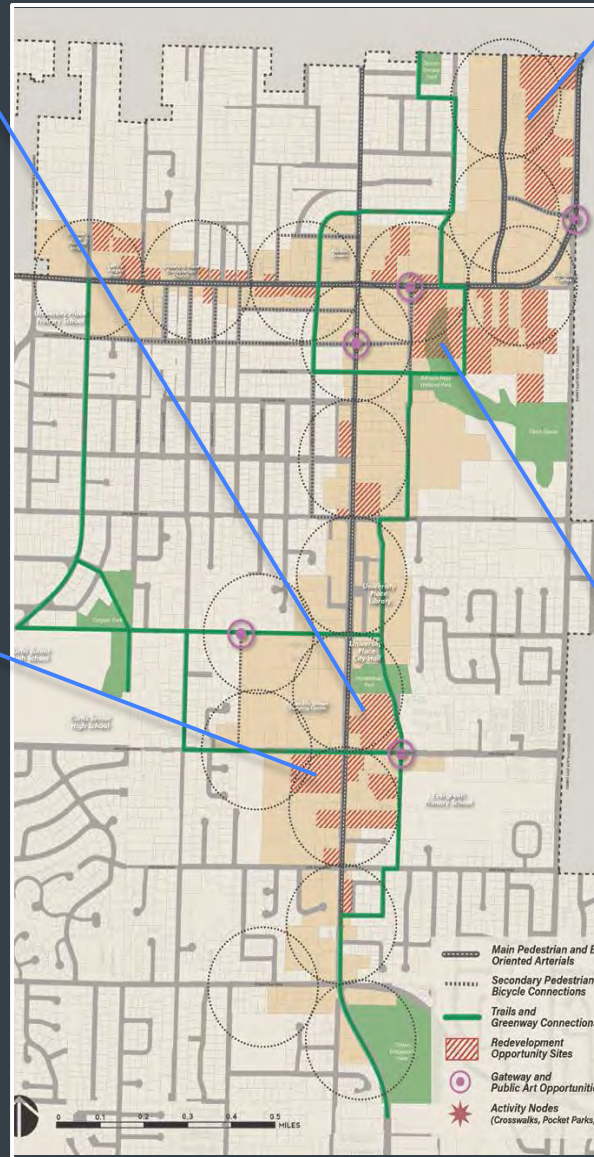
Soggy Doggy/Gyro Zone



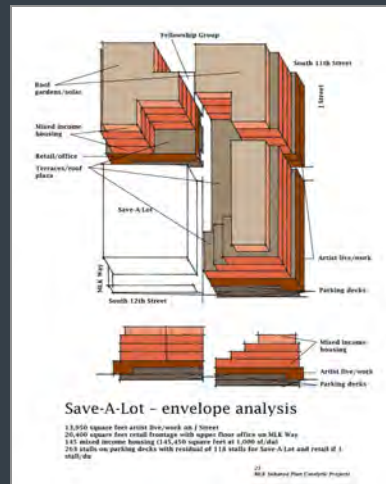
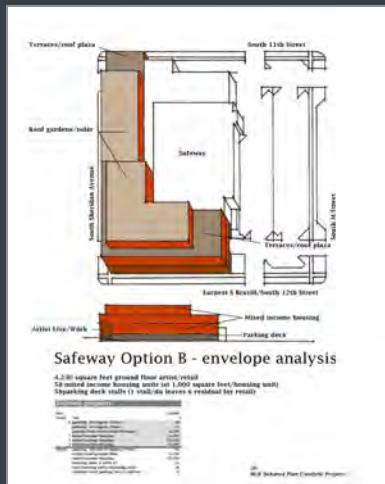
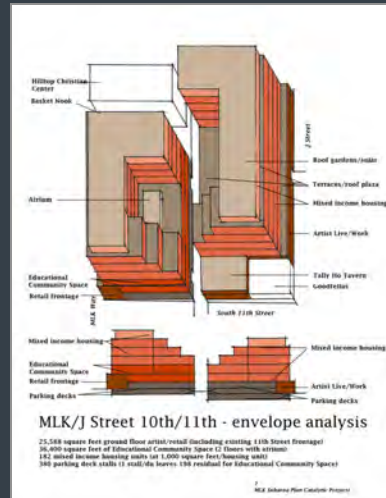
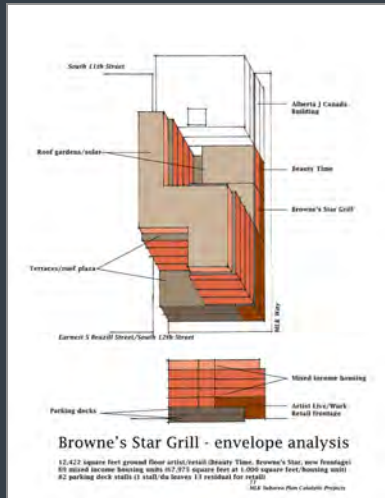
Value Village/Jiffy Lube



Willow Tree Garden & Interiors



Illustrate your catalytic project potentials!



Platform buildings:

- Ground floor retail/pedestrian-friendly frontage
- On-street parking for all ground floor retail and other street-oriented activities
- 2-story parking deck w/surface access ramps for upper floor occupants
- 4-6 story stick-built office or residential over
- or 4-6 story pre-manufactured modules

Incentives:

- 5-8 story if includes 10-15% affordable or work-force housing

Green design performance criteria:

- Green roofs and walls and storm cisterns
- Pervious surfaces and rain gardens
- Solar and energy conservation applications

Tacoma Hilltop Subarea Plan/PA SEPA

Make your catalytic projects desirable/feasible!



Incentives:

- Mixed-use zoning districts
- Performance-based building-development codes
- Contract rezones

Land use:

- Mixed income incentives
- Affordable housing provisions
- Public and nonprofit developer participations

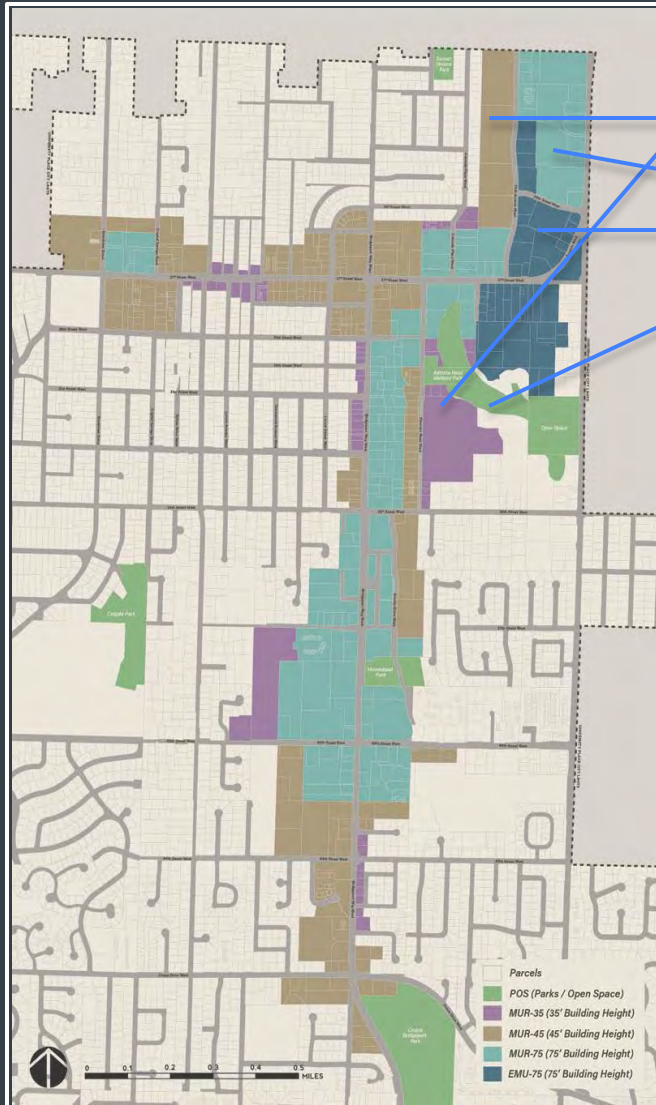
Interventions:

- Packaged properties and projects
- Design/develop RFP competitions



Arete Kirkland
One Build N'Habitat

Develop your regulating plan!



Existing zoning districts

MUR-35 - Mixed Use Residential 35 foot

MUR-45 - Mixed Use Residential 45 foot

MUR-75 - Mixed Use Residential 75 foot

EMU-75 – Employment Mixed Use 75 foot

POS – Parks & Open Space

Figure 41—Land Areas per Zoning Categories in Each District and Overall

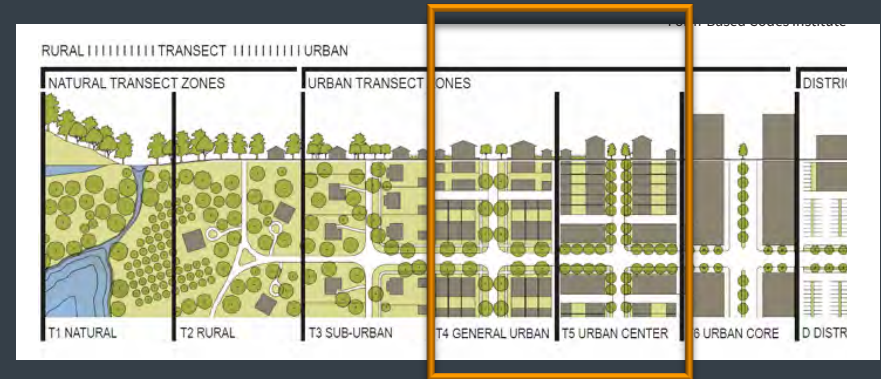
Location	Total Size (Gross Acres)	MUR-75	MUR-45	MUR-35	EMU-75
Town Center District	210.62*	88.73	77.73	44.16	
27 th Street Business District	79.85*	5.51	70.07	4.27	
Northeast Mixed Use District	115.06*	40.20	28.41	4.31	42.14
Subarea Overall	405.53*	134.44	176.21	52.74	42.14

*Note: these calculations do not include parks, open space, roadway rights-of-way, or other land areas that would not be subject to redevelopment. As such, the total acreage of the subarea is 481 acres, while the total acreage of area that could be redeveloped according to the proposed zoning is 405.53 acres.

Apply your transect zones!

Table 4.2.1: Summary of Zoning Districts

Zoning District	T5 Urban Center	T4 General Urban	T4 Urban Neighborhood	Civic Spaces
				
Intent	This zone is comprised primarily of regional serving retail, office, entertainment, and hospitality uses.	This zone is comprised primarily of community serving retail, office, entertainment, and hospitality uses.	This zone is applied to areas at the edge of Downtown District. The zone is comprised primarily of single family, and single-family-compatible multi-family residential uses including live/work.	The zone consists of public parks and open space. Open Space and parks are used for preservation of natural resources, passive and active outdoor recreation, and scenic and visual enjoyment.
Desired Form	New buildings are block scale, up to five stories in height, buildings at the ROW, and active ground floor commercial activities on key streets.	New buildings are block scale, up to three stories in height, buildings at the ROW and active ground floor commercial activities on key streets.	New buildings are house-scale, up to three stories in height, set back from the sidewalk to provide a buffer between the sidewalk and the low intensity dwellings.	Generally free from development or developed with low intensity uses that respect and support natural environmental or recreational needs.
Streetscape and Public Realm	Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.	Active streetscapes providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment.	Streetscapes are suburban with active ground floor residential frontages such as moderately sized front yards, porches and stoops that face tree-lined streets.	Visibility is an important design criteria for enhancing people's comfort and security. The open spaces should be in the line of sight of adjacent land uses and activities to ensure visibility. The frontages should have active edges such as front doors, windows, and storefronts.
Parking	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-street spaces for visitors with off-street parking for residents in the rear 1/2 of the lot and shielded from the public right-of-way to emphasize the low intensity nature of the zone.	Parking should not be allowed on open spaces. All parking should be located on-street. The location and design of open space should facilitate walking and biking to the open spaces. Off-street parking may be necessary for community park.
General Use	Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, civic, lodging, housing, or additional commercial uses.	Buildings are occupied with ground floor commercial, retail, and office activity. Upper floors and the floor area behind shopfronts is flexible for a wide variety of office, civic, lodging, housing, or additional commercial uses.	Buildings are occupied with residential uses, limited live/work uses and home occupation activity.	The presence of civic buildings that complement and support the open spaces reinforce the public nature of the space.



- **T4-UN (Urban Neighborhood)** = MUR-35 Mixed Use Residential
- **T5-GU (General Urban)** = MUR-45 Mixed Use Residential
- **T5-UC (Urban Center)** = MUR-75 Mixed Use Residential
- **T5-UC (Urban Center)** = EMU-75 Employment Mixed Use
- **Civic Spaces** = POS Parks & Open Space

Designate your land use standards!

Table 4.3. 1: Permitted Land Uses

	T5-UC	T4-GU	T4-UN
Retail Stores and shops engaged in the sale of goods and merchandise	P	P	X
Alcohol off-sale, areas of undue concentration	AUP	AUP	X
Postal Services	P	AUP	X
Restaurants (prepare and sell food and beverages)	P	P	X
Outdoor seating area	AR	AR	X
Restaurant with alcohol	AUP	AUP	X
Restaurant with solo musician or karaoke	AR	AR	X
Restaurant with dancing , restaurant with live entertainment, craft brewery (including retail sales), craft winery (including retail sales), wine bars (including retail sales), craft brewery or winery and wine bar with live entertainment	CUP	CUP	X
Craft brewery or winery and wine bar with solo musician or karaoke	CUP	CUP	X
Personal Services	P	P	X
Automated teller machines (walk-up) off the premises of a financial institution	AR	AR	X
Barber and beauty shops with accessory permanent make-up use, Massage - Accessory	AR	AR	X
Barber, beauty, and jewelry shops with accessory body piercing use	AR	X	X
Tattooing (see art. XII, div. 24) with accessory permanent makeup and/or body piercing use	CUP	CUP	X
Tutoring facility	CUP	CUP	X
Residential	P	P	P
Conversions from apartments to condominiums, senior Citizen Housing	CUP	CUP	CUP
Skilled nursing facility and assisted living facility	CUP	CUP	X
Home occupation	P	P	P
Live/Work (see Building Standards, Section 5.2D)	P	P	P
Recycling Centers (See art. XII, div. 14)			
Donation drop boxes (attended), Small collection facilities, Reverse vending machines (See art. XII, div. 14)	AUP	AUP	X
Recycling centers. Reverse vending machine(s) located within or under the roof line of a commercial structure (See art. XII, div. 14)	P	P	X
UC Urban Center Zone P Permitted use	CUP	Conditional Use Permit	
GU General Urban Zone AR Administrative Review	X	Use not allowed	
UN Urban Neighborhood Zone AUP Administrative Use Permit	ABP	Adult-Oriented Business Permit	

Designate your building types/placements!

T5-UC - Urban Center

T4-GU - General Urban

4.1 T-5 Urban Center Zone

4.1A Purpose

The T-5 Urban Center Zone permits regional serving retail, office, entertainment, and hospitality uses. Uses include large, commercial activities that serve the entire region and is typically located along a major highway. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.

4.1B Building Placement

Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	0	10	—
ii Side street (secondary)	0	10	—
iii Side yard (interior)	—	—	0
iv Rear yard	with alley	—	15
	no alley	—	5

4.1C Allowed Building Types, Height, and Lot Size

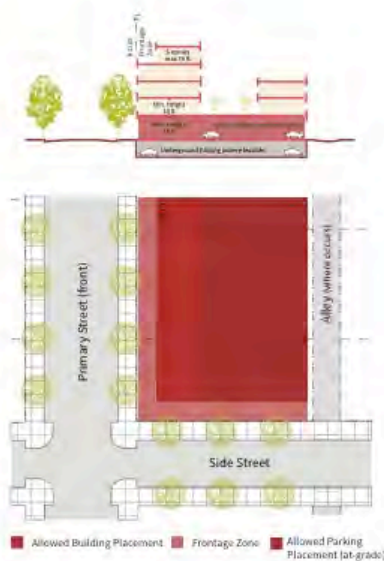
Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Lot W/D	Stories/ft.	Lot W/D
Flex building	2/30	25/100	5/70	400/150
Hybrid court	3/40	150/160	5/70	400/150
Liner	1/24	100/100	5/70	200/150
Live-work	1/24	75/80	3/40	150/150

W = Building lot width along primary frontage; D = Building lot depth perpendicular to primary frontage.
Hotels may be allowed at up to 3 stories taller than maximum number of stories. Building height limited to 35 ft. when within 100 ft. of a property zoned or developed as single-family residential.

Ground Floor	Upper Stories
Min. Height 12 ft.	Min. Height 10 ft.

4.1D Parking

- i Required Parking
- | | | |
|------------------------|---------------------|--------------------------------------------------|
| a Residential uses | Studio or 1 bedroom | 1.5 space per unit |
| | 2+ bedroom | 2 spaces per unit |
| b Non-residential uses | | 0.65 of cumulative parking requirements per WCMC |
- ii Parking Placement: On-site above-ground parking and access shall be located in compliance with the following requirements:
- Setback
- | | |
|-----------------------------|------------------|
| a Primary street | min. 20 ft. |
| b Side Street | min. 5 ft. |
| c Side property | 0 ft. |
| d Rear property/ rear alley | 0 ft./min. 5 ft. |



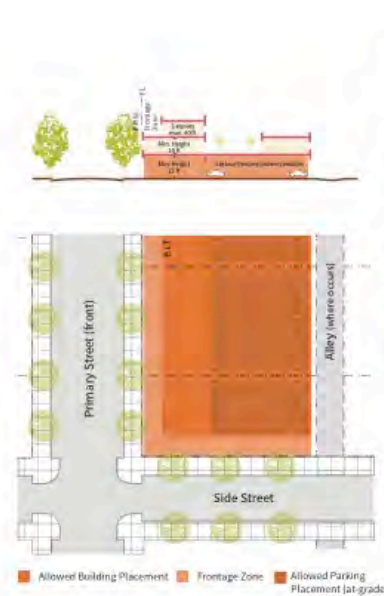
4.1E Frontage Types & Encroachment

i Allowed Frontages

- Forecourt
- Gallery
- Shopfront
- Arcade

ii Encroachments: Buildings, architectural features, and signs may encroach into the required setbacks and right-of-way subject to the following requirements:

Description	Encroachment				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	min. 2 ft. clear of curb		min. 5 ft. from PL	not allowed	min. 8 ft. clear
Balcony	4 ft. max.		min. 5 ft. from PL	min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	min. 2 ft. clear of curb		min. 3 ft. from PL	min. 3 ft. from PL	



4.2E Frontage Types & Encroachment

i Allowed Frontages

- Forecourt
- Gallery
- Shopfront
- Arcade
- Stoop

ii Encroachments: Buildings, architectural features, and signs may encroach into the required setbacks and right-of-way subject to the following requirements:

Description	Encroachment				Vertical
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	min. 2 ft. clear of curb		min. 5 ft. from PL	not allowed	min. 8 ft. clear
Balcony	4 ft. max.		min. 5 ft. from PL	min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	min. 2 ft. clear of curb		min. 3 ft. from PL	min. 3 ft. from PL	

4.2 T-4 General Urban Zone

4.2A Purpose

The T-4 General Urban Zone permits community serving retail, office, entertainment, and hospitality uses. Uses include a mix of residential and commercial activities and is typically located along major streets. The standards in this zone are intended to promote a walkable, diverse, and well-connected area.

4.2B Building Placement

Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
i Primary street	0	10	—
ii Side street (secondary)	0	10	—
iii Side yard (interior)	—	—	0
iv Rear yard	with alley	—	15
	no alley	—	5

4.2C Allowed Building Types, Height, and Lot Size

Allowed Building Types	Minimum		Maximum	
	Stories/ft.	Lot W/D	Stories/ft.	Lot W/D
Flex building	2/30	25/75	3/40	400/150
Hybrid court	3/40	150/160	3/40	200/250
Liner	1/24	75/100	3/40	400/150
Live-work	1/24	75/80	3/40	150/150

W = Building lot width along primary frontage; D = Building lot depth perpendicular to primary frontage.
Hotels may be allowed at up to 3 stories taller than maximum number of stories. Building height limited to 35 ft. when within 100 ft. of a property zoned or developed as single-family residential.

Ground Floor	Upper Stories
Min. Height 12 ft.	Min. Height 10 ft.

4.2D Parking

- i Required Parking
- | | | |
|------------------------|---------------------|--------------------------------------------------|
| a Residential uses | Studio or 1 bedroom | 1.5 space per unit |
| | 2+ bedroom | 2 spaces per unit |
| b Non-residential uses | | 0.65 of cumulative parking requirements per WCMC |
- ii Parking Placement: On-site above-ground parking and access shall be located in compliance with the following requirements:
- Setback
- | | |
|-----------------------------|-------------|
| a Primary street | min. 30 ft. |
| b Side Street | min. 15 ft. |
| c Side property | 5 ft. |
| d Rear property/ rear alley | min. 5 ft. |

Designate your building standards!

5.1 Building Standards

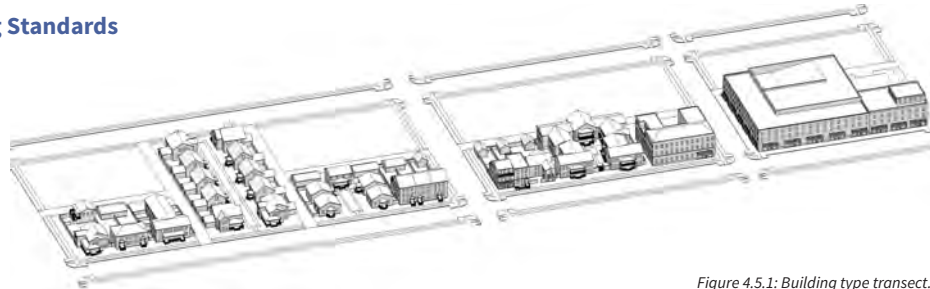


Figure 4.5.1: Building type transect.

5.1A Purpose

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the Downtown Plan's goals for building form, physical character, land use, and quality.

5.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section 5.2 and all applicable requirements of the California Building and Fire Codes as amended and adopted by the City.

5.1C Allowed Building Types by Zoning District

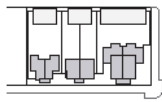
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in Table 5.

Building Type	T5-UC	T4-GU	T4-UN
Duplex, Multiplex	X	X	See Section 5.2A
Rosewalk/Bungalow Court	X	X	See Section 5.2B
Rowhouse	X	See Section 5.2C	See Section 5.2C
Live-work	X	See Section 5.2D	See Section 5.2D
Court	See Section 5.2E	See Section 5.2E	See Section 5.2E
Hybrid Court	See Section 5.2F	See Section 5.2F	X
Liner Building	See Section 5.2G	See Section 5.2G	X
Flex Building	See Section 5.2H	See Section 5.2H	X

X Building type not allowed in Zoning District

Illustrate your building standards!

House Scale Buildings

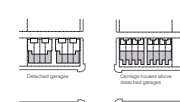


Corner and mid-block
access from the alley

Duplex, Multiplex



Rosewalk & Bungalow
Court



Row House



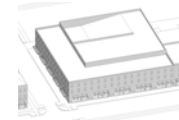
Live work



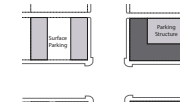
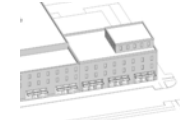
Court



Hybrid



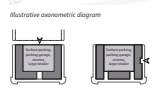
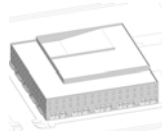
Liner Building



Flex Building

Block Scale Buildings

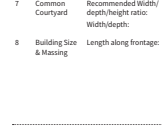
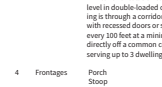
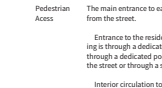
Liner Building



5.2 G Liner

- Description** A building that conceals a garage, or other large scale faceless building such as a movie theater, or "big box" store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- Lot Size** Width 400 ft. max.
Depth 150 ft. max.
Direct access from sidewalk. Upper floors accessed from street level lobby.
- Pedestrian Access** Forecourt
Shopfront
Gallery
Arcade
- Frontages** Required parking is accommodated in an underground or above-ground garage, tucked under parking, or a combination of any of the above.
- Vehicle Access & Parking** Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction. The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
- Private Open Space** Recommended Court-
yard width/depth/height ratio: 1:1 approx.
Width/depth: 20 ft. min.
- Shared Open Space** Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.
- Building Size & Massing**

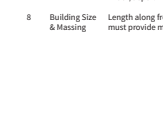
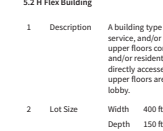
Hybrid Building



5.2 F Hybrid Court

- Description** A building that combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
- Lot Size** Width 150 ft. min. 200 ft. max.
Depth 160 ft. min. 250 ft. max.
The main entrance to each ground floor is directly from the street.
- Pedestrian Access** Entrance to the residential portions of the building is through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.
- Frontages** Interior circulation to each unit above the second level in double-loaded corridor element of the building is through a corridor of at least 6 feet in width with recessed doors or sliding glass/doors at every 100 feet at a minimum. For other units, it is directly off a common courtyard or through stairs serving up to 3 dwellings.
- Frontages** Porch
Stoop
Dooryard
- Vehicle Access & Parking** Underground garage, surface parking, tucked under parking, or a combination of any of the above.
- Private Open Space** Width 8 ft. min. 8 ft. min. 100 s.f. min.
Depth 8 ft. min. 8 ft. min. 100 s.f. min.
This open space is exclusive of the courtyard and may be located in a side or rear yard.
- Common Courtyard** Recommended Width/
depth/height ratio: 1:1 approx.
Width/depth: 20 ft. min.
- Building Size & Massing** Length along frontage: 200 ft. max.

Flex Building



5.2 H Flex Building

- Description** A building type designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.
- Lot Size** Width 400 ft. max.
Depth 150 ft. max.
Direct access from sidewalk. Upper floors accessed from street level lobby.
- Pedestrian Access** Forecourt
Shopfront
Gallery
Arcade
- Frontages** Required parking is accommodated in an underground or above-ground garage, tucked under parking, or a combination of any of the above.
- Vehicle Access & Parking** Private open space is required for each residential unit and shall be no less than 50 s.f. with a minimum dimension of five (5) feet in each direction. The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground or on a podium and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.
- Private Open Space** Recommended Court-
yard width/depth/height ratio: 1:1 approx.
Width/depth: 20 ft. min.
- Shared Open Space** Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.
- Building Size & Massing**

Illustrate your building standard applications!



Building forms

- Row house
- Live/work
- Courtyard
- Hybrid
- Liner
- Flex



Esther Short Redevelopment Strategy, Tacoma Hilltop Subarea Plan/PA SEPA, Kennewick Bridge-to-Bridge/River-to-Rail (BB/RR) Subarea Plan/Mixed-Use Design Standards

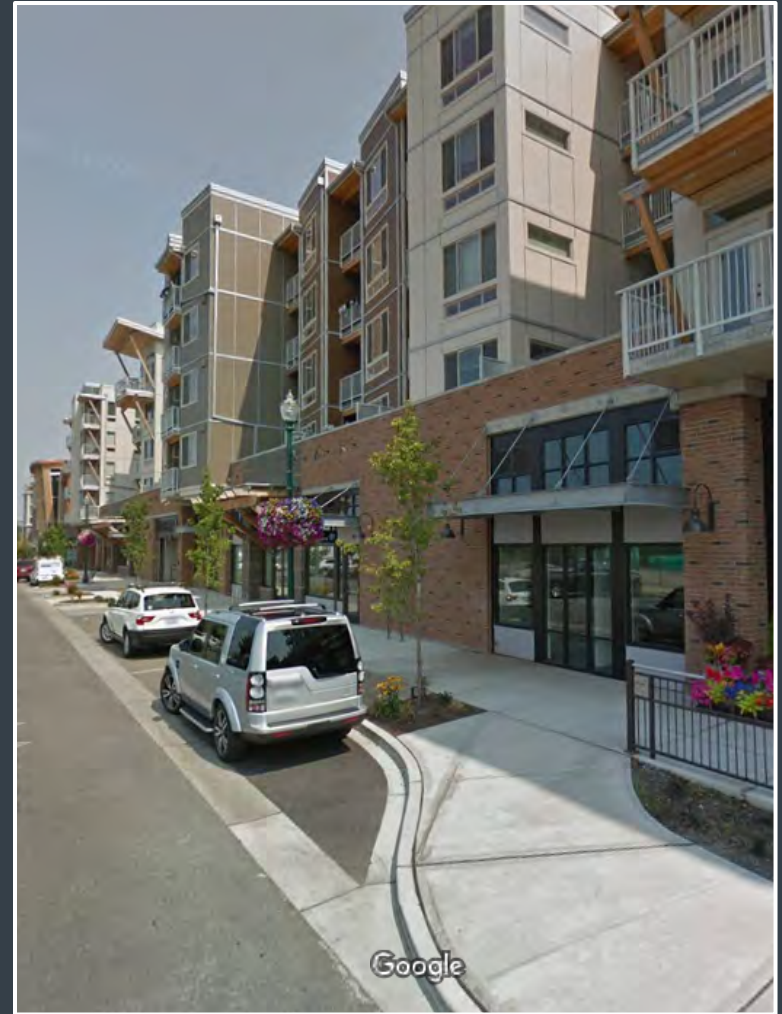
Assess your frontage conditions!



Hand & Stone, Verizon – no frontage pedestrian access



BECU, TreeHouse Learning Center 2 – limited access from arcade



Anthem Coffee & Tea – direct sidewalk access

Develop your frontage standards!

Table 6.1. Frontage Types

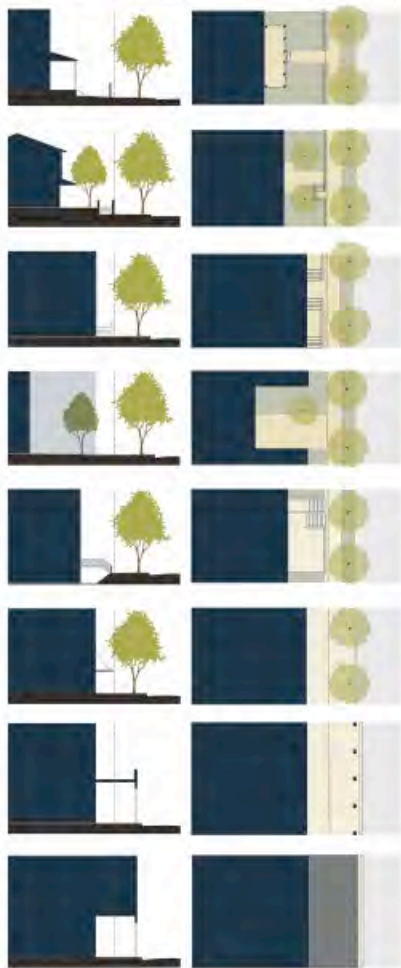
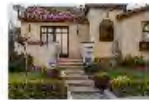


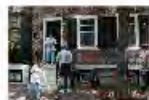
Table 6.2. Frontage Types



Porch: A frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches are no less than 8 feet deep.



Dooryard: A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment.



Steep: A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



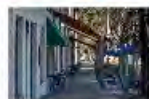
Forecourt: A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape.



Lightcourt: A frontage wherein the facade is setback from the frontage line by a sunken light court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.



Shopfront: A frontage wherein the facade is aligned close to the frontage line with the entrance at sidewalk grade. This type is conventional for retail use and has substantial glazing. An awning may overlap the sidewalk.



Gallery: A frontage wherein the facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. A gallery is no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.



Arcade: A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade remains at the frontage line. This type is conventional for retail use. Arcades are no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

H Arcade



1. Description

Arcade frontages are composed of a building with ground floor facades which align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise. As allowed, the arcade also provides habitable space over the sidewalk creating a very urban street character.

2. Size

Depth	8 ft. min.
Ground floor height	12 ft. min.
Upper floor height	10 ft. min.
Setback from curb	1 ft. min., 2 ft. max.

3. Design Standard

- Arcades shall be combined with the Shopfront frontage type.
- Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
- Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
- Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

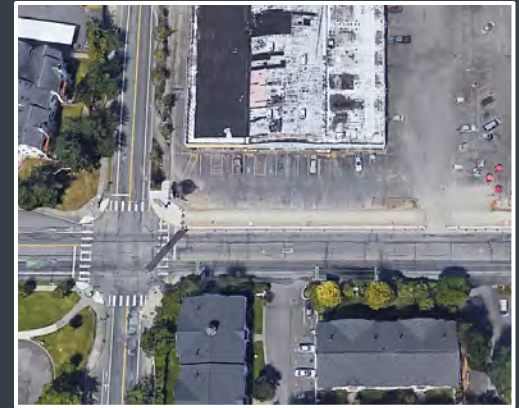
Arcade – frontage standards

Assess your street conditions!

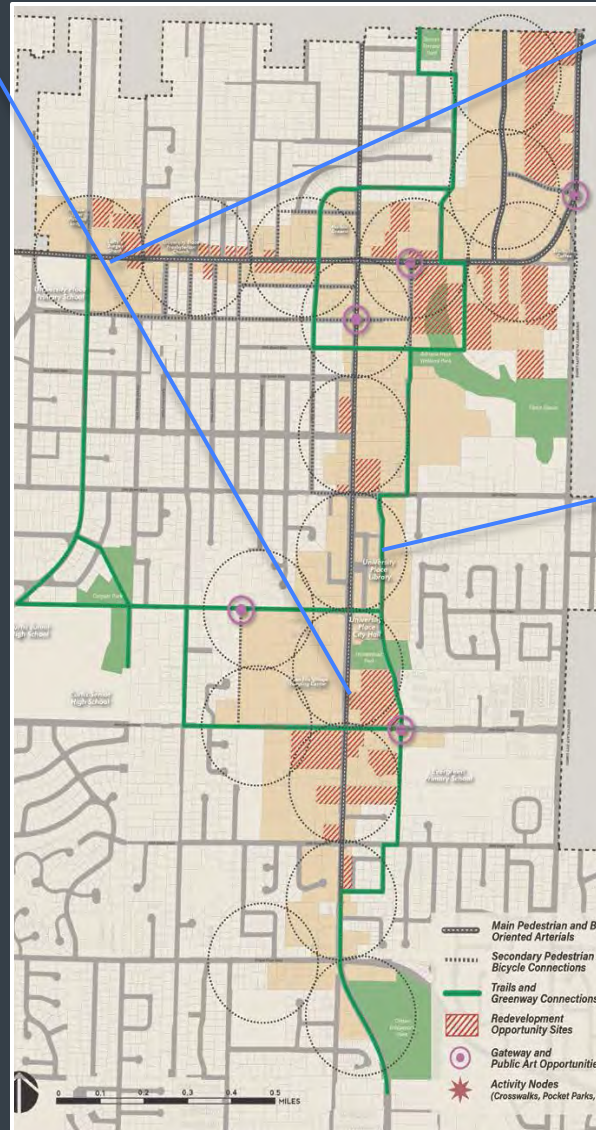
Bridgeport Way at 71st Street



27th Street West at Grandview Ave

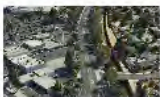


Bridgeport Wy/Market Pl/Drexler Dr



Develop your street standards!

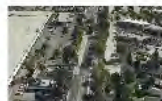
West Covina Parkway



Source: Apple Maps.



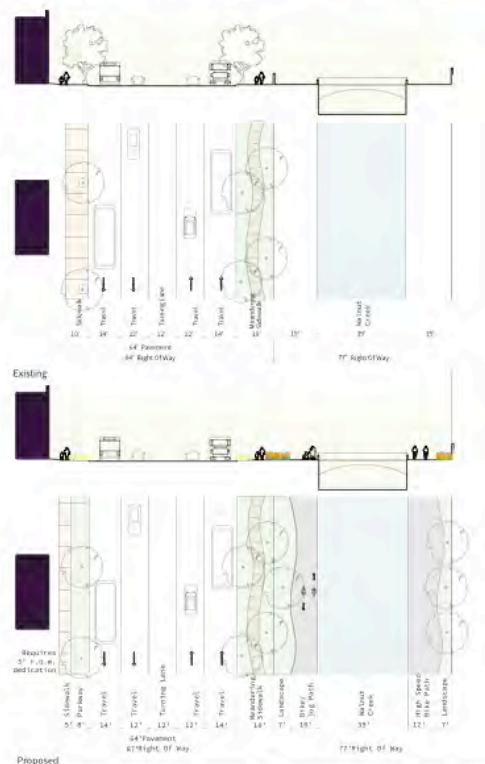
Proposed Walnut Creek Trail



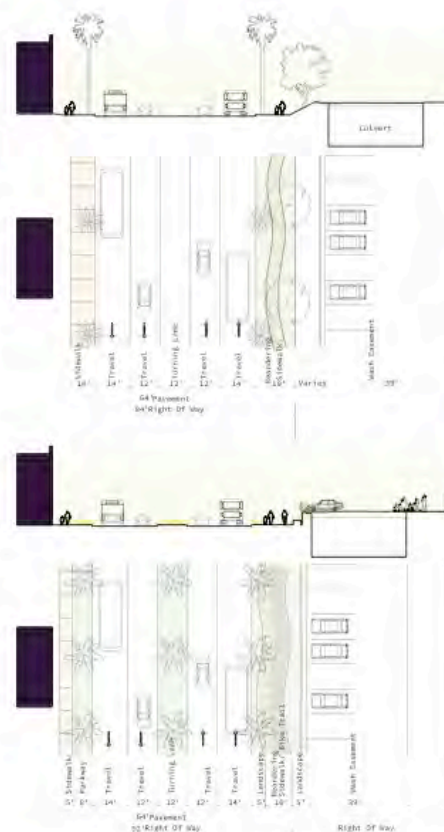
Source: Apple Maps



Proposed Transit Plaza



Proposed

77 Wright, *Of War*.

Right Of way

Assembly

Type	Commercial Street
------	-------------------

Right-of-way	Varies. The sections on this page illustrate the design intent. The dimensions are based on field observation, city map records, and aerials. Detailed survey drawings should be prepared to establish the precise dimensions of the variable right-of-way.
--------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Pavement	64 ft
----------	-------

Transportation Way

Vehicular lanes	Five lanes: Two-way, a 14 ft. transit only lane along the curb and a lane in either direction, with a center turning lane @ 12 ft.
-----------------	------------------------------------------------------------------------------------------------------------------------------------

Parking	None
---------	------

Lanes	Movement	Speed
-------	----------	-------

Median width 12 ft.

Median Vertical palm tree

planting

Median	Grass, ground cover, or rough cobble
--------	--------------------------------------

surface

Target speed 35 mph

Bicycle	10 ft. to 12 ft. Class I bike lane along Midway Creek
---------	-------------------------------------------------------

provision	Walnut Creek
sample	Walnut Creek

Public Frontage

Curb	Type	Vertical curb, roll curb on median
------	------	------------------------------------

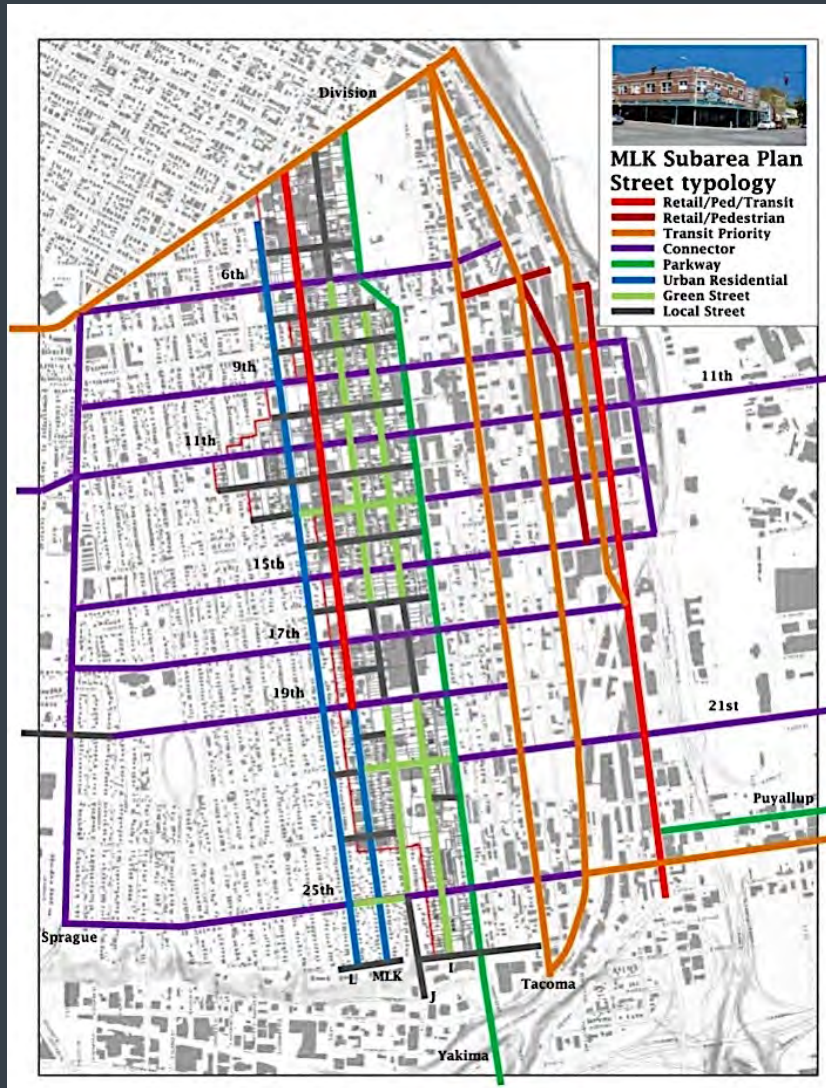
Radius	25 ft.
--------	--------

Walkway	Width	5 ft. to 10 ft.
---------	-------	-----------------

Surface	Concrete
---------	----------

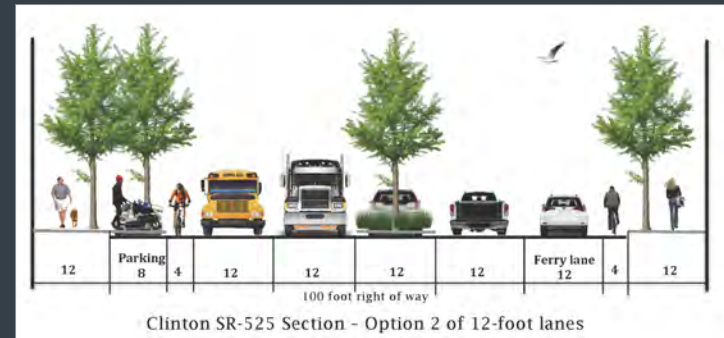
Planter	Holly Oaks on both sides of the street. Palm Trees in medians and both sides of the street for the portion of the street where the Creek is covered by a culvert. River Red Gum along Walnut Creek. Ground Plane Landscaping. In meandering and straight parkways- plant white carpet roses for year round color in retail areas.
---------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Illustrate your complete street standards!



"Complete Streets" typologies

- Transit priority streets
- Retail/pedestrian streets
- Parkways
- Connectors
- Bike boulevards
- Urban residential streets
- Green streets



Tacoma Hilltop Subarea Plan/PA SEPA
Clinton Market Study – Parkway typology



This aerial view shows a road corridor with 14 driveways labeled on both sides. Blue arrows indicate travel direction. A yellow and green heat map overlay shows traffic volume or density along the road. The road is labeled 'Alexander Avenue' at the bottom.

- Consolidated curb cuts
- Median access limits and turnarounds
- Bus lanes, pull-offs, and intersection signals
- Bus shelters and amenities
- Looped business access roads
- Streetscape enhancements

27

Assess your public open spaces!

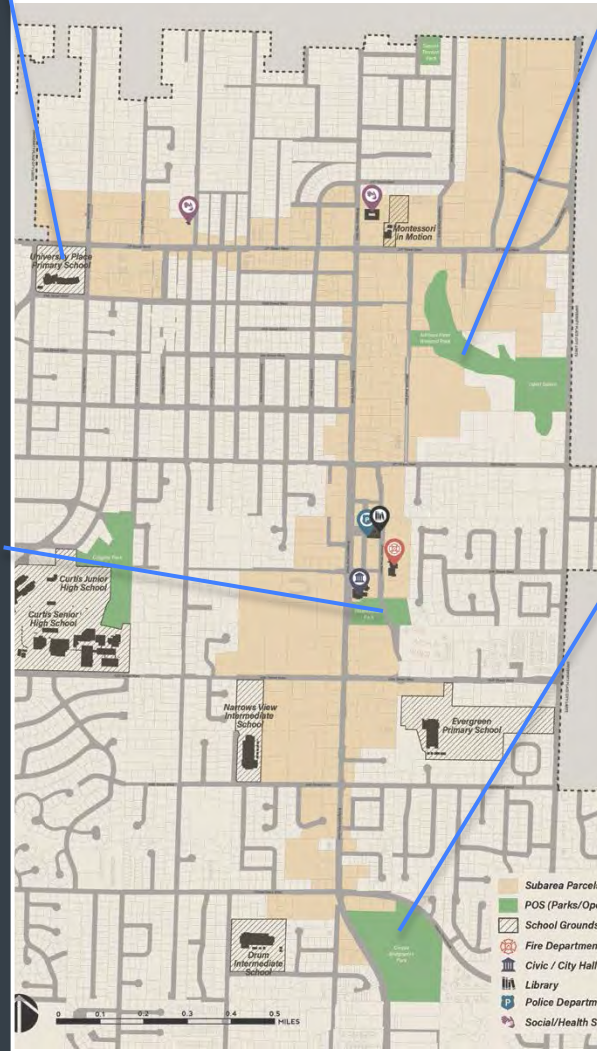
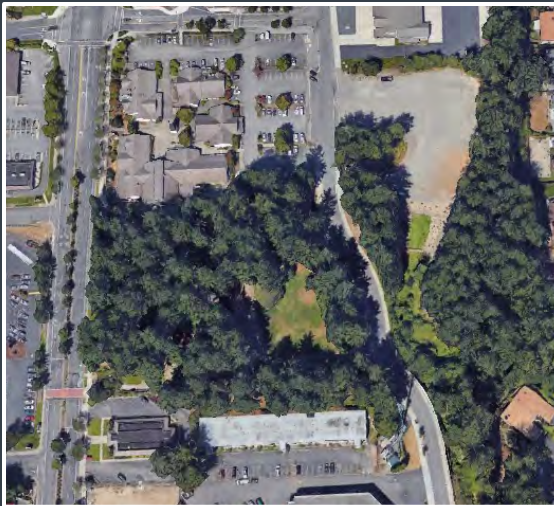
University Place Primary School



Adriana Hess Wetland Park



Homestead Park

































Cirque Bridgeport Park



Develop your public space standards!

Table 8.A Open Space Types

Zone	UC	GU	UN	TC	GU	UN	UC	GU	UN	UC	GU	UN	UC	GU	UN	UC	GU	UN			
Open Space Type	Greenway			Green			Square			Plaza			Pocket Park			Playground			Community Garden		
Illustration																					
Examples of Intended Physical Character																					
Description	A greenway along the Walnut Creek Wash is a linear open space that can meet a variety of purposes, from recreation to environmental restoration.			An open space available for unstructured and limited amounts of structured recreation.			An open space available for civic purposes, unstructured and limited amounts of structured recreation.			Plazas are open spaces available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped			An open space available for informal activities in close proximity to neighborhood residences.			An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.			An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.		
Size	8 acre minimum			1 acre to 15 acres			½ acre to 5 acres			½ acre to 2 ½ acres			4,000 s.f. to ½ acre			There is no minimum or maximum size.			There is no minimum or maximum size.		
Frontage (min.)	Fronting lots encouraged to provide access and pleasant frontage.			2 streets			2 street			2 streets			1 street			1 street			1 street		
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths			Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths			Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths			Passive recreation, accessory structure, drinking fountains, and paths			Passive recreation, accessory structure, drinking fountains, and paths			Accessory structures, drinking fountain, and paths			Accessory structures, drinking fountain, and paths		

Illustrate your public space standards!



Columbia City Streetscape Seattle, Downtown
Eugene Redesign Plan

Public space elements:

- Sidewalk zones – access/egress from stores, thru alley, furniture and vehicle discharge
- Street activities – outdoor cafes and coffee shops, display sales and wares
- Street trees – columnar and canopy to provide cover and accent
- Street amenities – sitting/resting areas, fountains, directory signage, artworks

Make your public spaces effective and exciting!



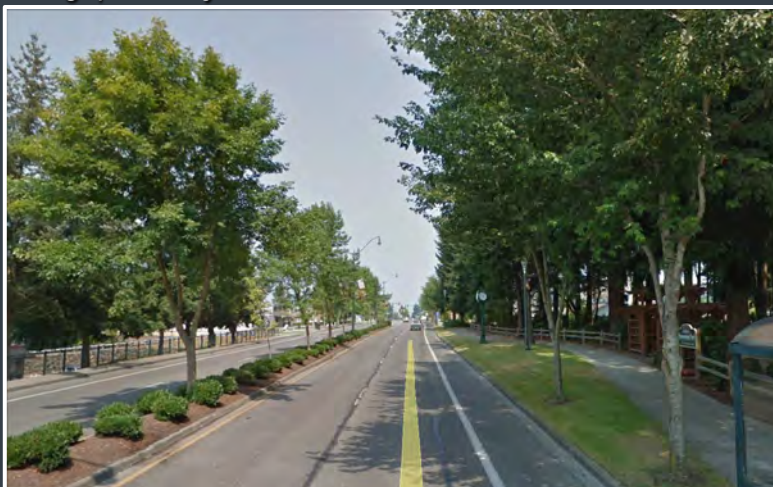
Design parameters:

- Define your form - and the role public spaces and buildings will play
- Make a central place or focus – that creates pedestrian activity, interest, and
- Make the ground floor urban streetscape - with shops, services, entertainment, plazas, artworks, and other amenities
- Incorporate live-work opportunities – including artist, culinary, and other craft occupations
- Develop mixed-income housing – with luxury, affordable, and workforce units

Vancouver's Esther Short Park – an American Planning Association (APA) and Project for Public Spaces (PPS) 2013 designated Top 10 "Great Public Places" in the US

Assess your landscape conditions!

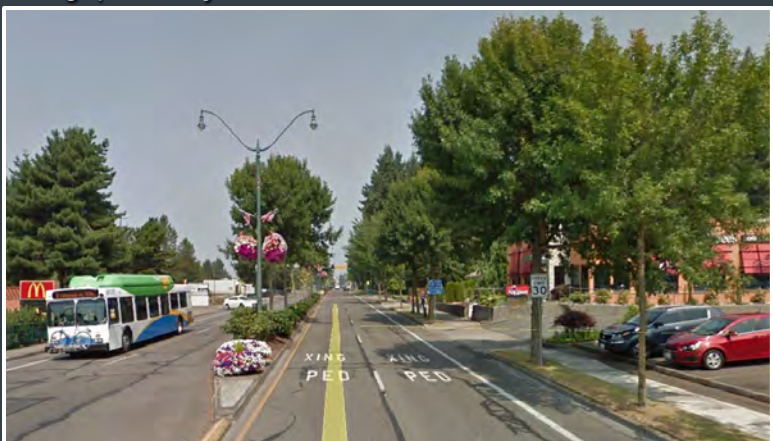
Bridgeport Way at 40th Street



27th Street West at Cascade Place



Bridgeport Way at Fordham Street



27th Street West Sylvan Drive



Develop your landscape standards!



Figure 9A: Tree Master Plan



Illustrate your green landscape provisions!



Low-impact/green development:

- Pervious paving – alleyway, parking, pedestrian and bicycle paths
- Storm drainage – cisterns and bio-filtration stormwater swales and rain gardens recycling gray water for irrigation and waste
- Solar energy – panels on roofs, shelters, and outdoor signage and lighting
- Urban horticulture – incorporating green roofs and walls with urban agriculture potentials



Downtown Port Townsend Streetscape, Lake Oswego Urban Design

Chapter 18.80: Sign Design Guidelines

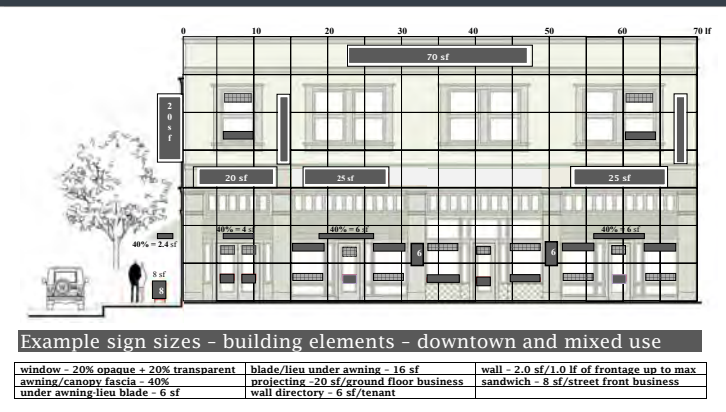


Sign formula

<div></div>	Proposed sign particulars						
18.80: Sign allowance table – PROPOSED							
17 October 2012							
Purpose	Type of sign	Permit required	Number signs	Area maximum per sign in sq ft (sq ft)	Height in feet (ft)	Setback in feet (ft)	Comments
Access, landmark, and informational signs – all zones							
entry/exit	freestanding	yes	1	6	4	5	1 per exit/entry
landmark	wall	no	1	2	8	5	1 per building frontage
info - private	wall	no	1	4	8	5	1 per building frontage - must be for an original purpose and may not simply repeat the same message over and over.
info - public	wall	no	1	2	8	5	1 per building frontage
info - wayfinding	freestanding	no	1	2	8	5	1 per organization
info - gateway	freestanding	no	na	34	8	5	Citywide system of directory signs
	freestanding	no	na	75	24	5	Citywide system of gateway elements
Permitted signs – commercial							
Residential zones SR15000, R4, UK9600, UK9000, MR6000 (residential uses in LOS, PO, LI, GI, DC and general and service zones)							
id - dwelling unit	wall	yes	1	12	8	5	1 per property
	freestanding	yes	1	12	5	5	1 per property
id - home occupation	wall or window	yes	1	4	8	5	1 per building
	freestanding	yes	1	4	5	5	1 per complex entry
id - multifamily bldg	wall	yes	1	30	24	5	for 4 or more dwelling units only, does not include address identification
id - residential complex	monument - gateway	yes	1	40	5	5	1 per complex entry
	freestanding - entry	yes	1	32	10	5	for 4 or more dwelling units only, 2 signs permitted per public entrance if located opposite one another and not exceeding 16 sf/sign face
Permanent signs – PS, LOS, PO, DC, GC, SC, LI, GLI							
advertising	portable - sandwich sign	yes	1	12	4	5	1 per business 3 ft wide x 4 ft high
	window - opaque	yes	1	20%			Percent of window area per window - indicating name of business and may include hours of operation, address, and credit card logos but does not include temporary signs, posters, handbills, etc per building use
	window - transparent	yes	1	20%			Percent of window area per first floor window - may include lettering, logos, and other graphic elements
	under awning - lieu blade	yes	1	10	(a)	5	1 per business on street frontage
	info - wall	yes	1	6	8	5	1 per footage visible from ROW - no limit within the site if not visible from any ROW.
	info - freestanding	yes	1	6	6	5	1 per property
	wall - mural	yes	1	25%	24	5	Percent commercial of allowable sign area

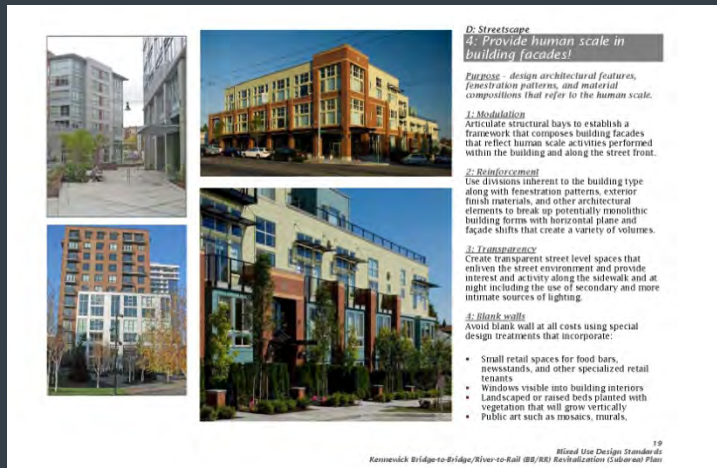


Sign formula



35

Develop/illustrate your architectural guidelines!



- Site planning - physical and visual environment, enhance the skyline, incorporate natural features
- Architecture - effective transitions, urban form, unified buildings, sustainability
- Streetscape - transit connections, bicycles and bike streets, pedestrian interaction, human scale, building entries, weather protection, alleys and parking ramps
- Amenities - usable open space, landscape, make the place, effective signage, appropriate lighting, safety and security
- Access and parking - on-street parking opportunities, off-street parking facilities, service areas

Kennewick Bridge-to-Bridge/River-to-Rail (BB/RR)
 Mixed-Use Design Guidelines

Confirm your build-out goals!

Figure 50—Zoning to Density Range Calculations at Build-Out for Three Districts

Location	Size (Gross Acres)	MUR-75 (60 to 100 DUs per Acre)	MUR-45 (40 to 60 DUs per Acre)	MUR-35 (30 to 40 DUs per Acre)	EMU-75 (10 to 20 DUs per Acre)
Town Center District	210.62 Acres	88.73 Acres	77.73 Acres	44.16 Acres	0 Acres
<i>Population at Build-Out</i>		8,518 to 14,197	4,975 to 7,462	2,120 to 2,826	0
<i>Households at Build-Out</i>		5,324 to 8,873	3,109 to 4,664	1,325 to 1,766	0
<i>Jobs at Build-Out</i>		1,719	1,506	855	0
27th Street Business District	79.85 Acres	5.51 Acres	70.07 Acres	4.27 Acres	0
<i>Population at Build-Out</i>		529 to 882	4,484 to 6,727	205 to 273	0
<i>Households at Build-Out</i>		331 to 551	2,803 to 4,204	128 to 171	0
<i>Jobs at Build-Out</i>		107	1,357	83	0
Northeast Mixed Use District	115.06 Acres	40.20 Acres	28.41 Acres	4.31 Acres	42.14 Acres
<i>Population at Build-Out</i>		3,859 to 6,432	1,818 to 2,727	207 to 277	1,348 to 2,023
<i>Households at Build-Out</i>		2,412 to 4,020	1,136 to 1,705	129 to 172	843 to 1,264
<i>Jobs at Build-Out</i>		779	550	83	1,264
Subarea Overall	405.53 Acres	134.44 Acres	176.21 Acres	52.74 Acres	42.14 Acres
<i>Population at Build-Out</i>		12,906 to 21,510	11,277 to 16,916	2,532 to 3,375	1,348 to 2,023
<i>Households at Build-Out</i>		8,066 to 13,444	7,048 to 10,573	1,582 to 2,110	843 to 1,264
<i>Jobs at Build-Out</i>		2,604	3,413	1,022	1,264

Figure 52—Summary of the Theoretical Build-Out Capacity of the Subarea

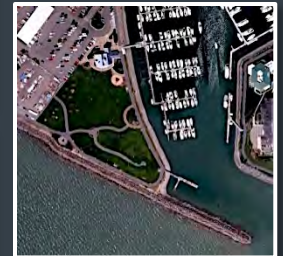
<i>Total Population at Build-Out</i>	28,064 to 43,024 people
<i>Total Households at Build-Out</i>	17,540 to 27,390 households
<i>Total Jobs at Build-Out</i>	8,303 jobs
Activity Units (AUs): 36,367 to 52,128	
AUs/Acre Capacity for 481 Acre Subarea: 75 to 105 AUs/Acre	

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