



**CITY OF FIRCREST  
PLANNING COMMISSION  
A G E N D A**

November 5, 2019  
6:00 p.m.

City Hall  
115 Ramsdell Street

---

- 1) Roll Call**
- 2) Approval of the October 1, 2019 Minutes**
- 3) Citizen Comments (For Items Not on the Agenda)**
- 4) Public Hearing**
  - None
- 5) Unfinished Business**
  - a) None
- 6) New Business**
  - a) Residential Capacity and Form-Based Code Amendments
- 7) Adjournment**

**CITY OF FIRCREST PLANNING COMMISSION  
REGULAR MEETING MINUTES**

October 01, 2019  
6:00 PM

Fircrest City Hall

115 Ramsdell Street

---

**CALL TO ORDER**

Chair Sarah Hamel called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m.

**ROLL CALL**

Commissioners Kathy McVay, Cameron McGinnis, Sarah Hamel, Shirley Shultz, and Karissa Friend were present. Absent: None. Staff present: Planning and Building Administrator Angelie Stahlnecker and Permit Technician Jayne Westman.

**APPROVAL OF MINUTES**

The minutes for the meeting of July 30, 2019 were presented for approval.

**Moved by McVay and seconded by McGinnis to approve the minutes. Upon vote, motion carried unanimously.**

**CITIZENS COMMENTS**

None.

**PUBLIC HEARINGS**

Case No. 19-05 – Comprehensive Plan Amendments

Hamel opened the public hearing at 6:02 p.m.

Planning and Building administrator Angelie Stahlnecker presented the amendments to the 2019 Comprehensive Plan proposes to amend the City's Comprehensive Plan to identify the 19th and Mildred Countywide Center and updating the 6-year Capital Facilities Improvements Plan

Hamel invited public comments.

No comments were received.

Hamel closed the public hearing at 6:10 p.m.

No discussions held.

**Moved by McVay and seconded by Friend to adopt Resolution No. 19-05, a resolution of the Planning Commission of the City of Fircrest, Washington, recommending adoption of amendments to the City of Fircrest Comprehensive Plan. Upon vote, motion carried unanimously.**

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

None.

**MISCELLANEOUS:**

- Shultz asked staff for a timeline of when the zoning changes will be presented and what is the scale of properties affected.
- Staff reported that there is no specific date but at the direction of council, they anticipate more discussion at the next Planning Commission meeting. Staff also estimated that the zoning changes are estimated at 45 acres and encompasses the CMU district.

**ADJOURNMENT**

**Moved by Shultz and seconded by McVay to adjourn the meeting at 6:16 p.m. Upon vote, motion carried unanimously.**

---

Sarah Hamel  
Chair, Fircrest Planning Commission

---

Angelie Stahlnecker  
Planning/Building Administrator



115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

## **FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT**

### ***Residential Capacity and Form-Based Code Amendments to Land Development Code and Comprehensive Plan***

**November 5, 2019 Planning Commission Meeting**

---

#### **BACKGROUND**

At the January 29, 2019 Joint City Council-Planning Commission Study Session, staff presented an overview of form-based codes. The City Council and Planning Commission discussed interest in increasing the maximum height and considering a form-based code for the Commercial Mixed Use (CMU) zoning district.

At the August 19, 2019 City Council Study Session, the City Council directed staff to move forward with studying an increase in the maximum height and reviewing form-based zoning for the CMU zone and the high density residential (R-30) zone in the Mildred and 19<sup>th</sup> Street area. Additionally, the Council directed staff to research placing a moratorium on new development applications for the same area.

#### ***Moratorium***

On October 6, 2019, the City Council approved Ordinance 1644 (attachment #3), adopting a six-month moratorium prohibiting the submission or acceptance of any development applications for new development, additions, and alterations in the property comprised of 44 acres, located at the northwest corner of the City, bounded by 19<sup>th</sup> Street West and Mildred Street West, zoned Commercial Mixed Use and Residential-30, and proposed to be designated as a Countywide Center in the Countywide Planning Policies, said moratorium to be in effect while the city performs the activities described in the ordinance.

#### ***Grant***

The 2019 Washington State Legislature passed Engrossed Second Substitute House Bill (E2SHB) 1923 (Chapter 348, Laws of 2019) encouraging all cities planning under the Growth Management Act (GMA) to adopt actions to increase residential building capacity.

\$5 million in grant assistance was provided to encourage local cities' participation in implementing this Act. To receive grant funds, a city must choose to adopt at least two of the 12 actions as listed in E2SHB 1923 or develop a housing action plan.



As directed in E2SHB 1923, the Washington State Department of Commerce (Commerce) developed a grant program to ensure that grant funds awarded are proportionate to the level of effort proposed by a city, and the potential increase in residential building capacity or regulatory streamlining that could be achieved.

The bill provides that Commerce may consider accepting and funding applications from cities with a population of less than 20,000 if the actions proposed in the application will create a significant amount of housing capacity or regulatory streamlining and are consistent with the eligible actions.

On October 15<sup>th</sup>, the City submitted a grant application to Commerce requesting funding in the amount of \$20,000 to assist with the code amendments and form-based code adoption.

On October 30, 2019, the City received word it would be awarded a grant with some revisions to the scope of work. The City will need to execute the grant agreement with Commerce in December, complete the technical work, and public outreach, and adopt the code and policy amendments, by April 1, 2021. The City would need to submit the adopted “deliverables” to Commerce by June 15, 2021.

The City intends to move forward at a more rapid pace on this grant work than required by the grant calendar because it will be under time constraints associated with the recent City Council action imposing a moratorium on development within the Mildred and 19<sup>th</sup> Street area. Under state law, the City may impose a moratorium for a maximum period of six months, although it may extend this moratorium for an additional period. During the moratorium, the City intends to update the CMU and R-30 zoning to better achieve the community’s vision for this area.

## **PROPOSAL**

The City proposes to amend zoning regulations contained in Title 22 Land Development and Comprehensive Plan goals, policies and objectives as directed by the City Council and to increase residential capacity per E2SHB 1923. The amendments would:

- Support increased residential capacity/density in the northwest corner of the City zoned CMU and R-30. Please see attached vicinity map showing study area.
- Establish a form-based code that would apply to CMU and R-30 zoned properties. The FBC would add certainty to the development review process, thereby streamlining the process. It would achieve higher density/higher quality residential and mixed-use project designs.

### **Residential Capacity/Density Overview**

The CMU zone (FMC 22.50), which applies to approximately 31 acres, allows mixed-use development, including multi-family residential, at a maximum density of 30 units per acre. The current building height limit is 45 feet (55 feet if structured parking is provided). Amendments to the CMU zone could increase the maximum building height to at least 75 feet, and the maximum density standard would be eliminated. The R-30 zone (FMC 22.43), which applies to approximately 13 acres, allows multi-family residential units at a maximum 30 units per acre. The current building height limit is 40 feet (50 feet if structured parking is provided). Amendments to the R-30 zone could increase the maximum building height and eliminate the maximum density standard.

Off-street parking is required at a minimum of 1.25 stalls per multi-family unit (FMC 22.60.003). Code amendments could reduce minimum off-street parking standards to the extent that housing market considerations would be the primary factors in determining the amount of parking to be provided – rather than an arbitrary code requirement.

Reduced parking requirements, increased height, and an emphasis on building form rather than land use and density through form-based coding would be the means by which residential capacities will be increased in both the CMU and R-30 zones. The proposal may explore applying the CMU zone to a larger area adjacent to South 19<sup>th</sup> Street where the creation of additional residential capacity and greater land use flexibility and redevelopment opportunities may be desirable considering the planned extension of light rail to this area.

Amendments to the Land Use Element, Housing Element, and perhaps other Comprehensive Plan elements may be necessary to ensure consistency with amended codes. Amendments to current design guidelines in FMC 22.64 may be required to avoid inconsistencies with newly adopted FBC provisions.

### **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 by Hazel Borys, et. al., 387 FBCs had been adopted as of 2017. 88% of these codes had 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.

### **Design Regulation in Fircrest**

Since the 1990s, Fircrest has relied on design guidelines, with varying degrees of success, to guide development and redevelopment of commercial, mixed use and multi-family projects. Typically, these guidelines rely on a mix of text and 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 that can involve extensive negotiation with developers. Because the provisions are “guidelines” rather than mandatory standards, the guidelines can at times prove insufficient in achieving intended outcomes. The results can be disappointing where the guidelines fail to provide sufficiently clear direction or specificity as to intent.

The City began moving in the direction of using form-based coding in 2015 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.

#### Form-Based Code Development in University Place

In 2019, the City of University Place began developing a new FBC that will regulate land use and urban design within its 481-acre Regional Growth Center (RGC). The RGC includes the Narrows Plaza and nearby properties located on the west side of Mildred Street between 19<sup>th</sup> Street West and 27<sup>th</sup> Street West adjacent to Fircrest. Adoption of the code may occur within a few months.

University Place retained a team of consultants to assist the City with this project. Attached to this report is a PowerPoint the consultant presented to the University Place City Council on March 18<sup>th</sup> to illustrate the code development process and public outreach efforts that were underway or expected to be completed as the project progressed.

If Fircrest proceeds with developing its own FBC, most of the project elements could be simplified versions of those used or developed in University Place. It's likely there would be fewer workshops, zones, building type classifications, frontage types, street and open space standards, and so on. The Fircrest FBC could focus on a few key design issues and end up being a condensed, yet fully functional, variation of the code University Place is expected to adopt.

#### **AMENDMENT PROCESS**

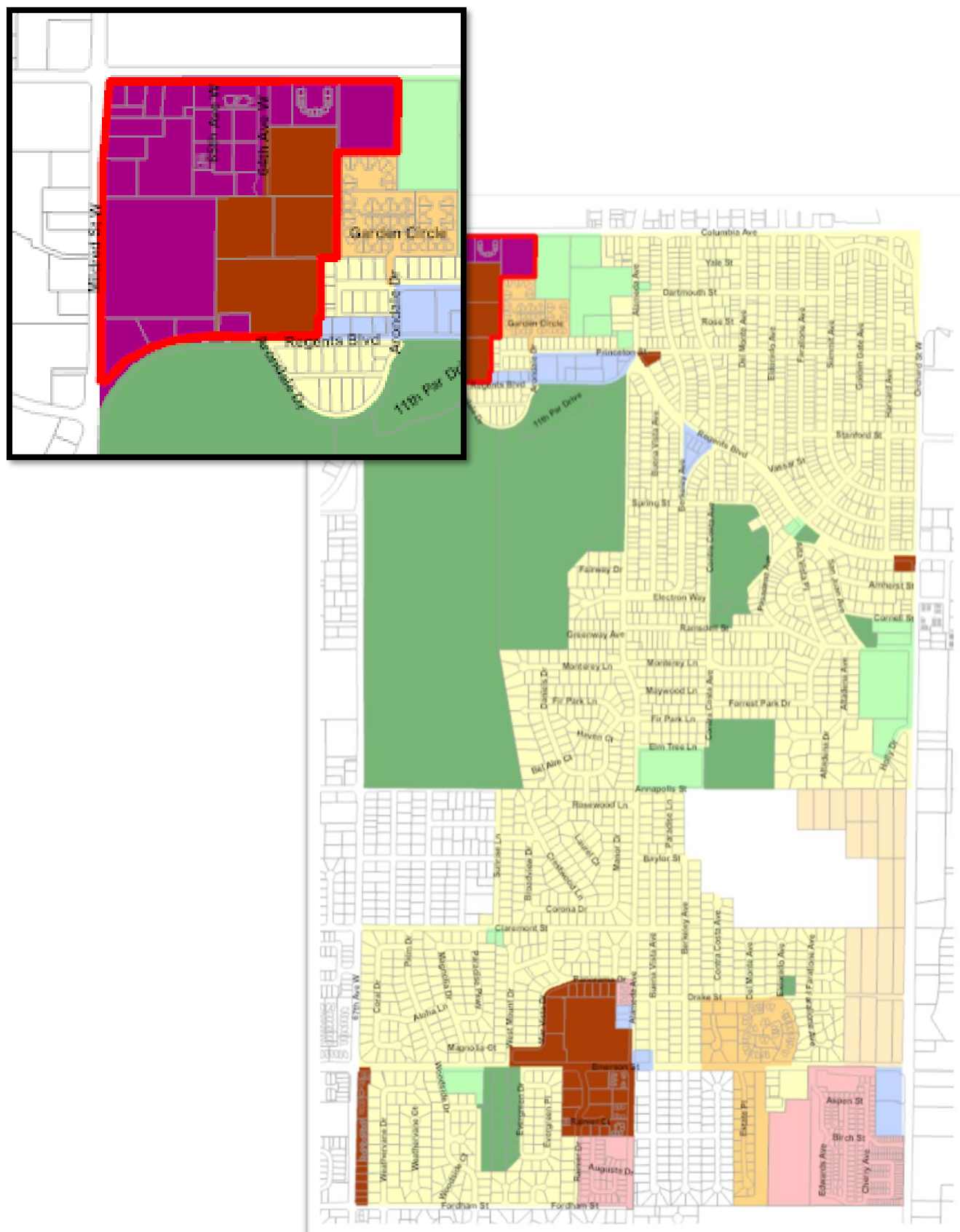
Amendments to the City's development regulations and Comprehensive Plan are legislative actions governed by FMC 22.05 and 22.78. The Planning Commission is required to conduct a public hearing on proposed amendments and forward its recommendations to Council, which will conduct its own public hearing before making a final decision. However, much work will need to be completed in advance of the Commission and Council hearings taking place.

The scope of work developed for the Commerce grant application was used to create a draft work plan with an overview of tasks and estimated calendar dates for completing each work element. The schedules would need to be compressed for the amendments to be completed prior to the end of the 6-month moratorium. Meeting these aggressive timelines, whether shortened or not, will require a focused effort by staff, consultants and Commission, alike. The draft work plan (attachment 2) will be presented the City Council on November 12<sup>th</sup>.

#### **Attachments:**

1. Vicinity Map of Mildred and 19<sup>th</sup> Street Study Area
2. Draft Work Plan
3. Ordinance No. 1644
4. Consultant PowerPoint Presentation on UP FBC

## Attachment 1 – Vicinity Map



## **Attachment 2 – Draft Work Plan**

### **November 2019**

- Present scope of work and form-based code (FBC) PowerPoint to Planning Commission
- Gather relevant data and review existing land development code and comprehensive plan provisions.
- Gather examples of form-based codes developed for similar built environments.

### **December - January 2019**

- Analyze site conditions and existing documents; generate background maps and other documents.

### **January 2020**

- Conduct design charette(s).
- Develop FBC graphics and text for planning commission review.
- Develop amendments to existing codes and comprehensive plan to present to the Planning Commission.

### **February - March 2020**

- Present recommended code and Plan amendments to planning commission.

### **March - April 2020**

- Prepare notices, distribute information and conduct public hearings.
- April - May 2020
- Make changes to amendment package per planning commission recommendations.

### **June 2020**

- Present to Council (study session)

### **July 2020**

- Council public hearing and adoption

**CITY OF FIRCREST  
ORDINANCE NO. 1644**

**AN ORDINANCE OF THE CITY OF FIRCREST, WASHINGTON, RELATING TO LAND USE AND ZONING, ADOPTING A SIX-MONTH MORATORIUM PROHIBITING THE SUBMISSION OR ACCEPTANCE OF ANY DEVELOPMENT APPLICATIONS FOR NEW DEVELOPMENT, ADDITIONS, AND ALTERATIONS IN THE PROPERTY COMPRISED OF 44 ACRES, LOCATED AT THE NORTHWEST CORNER OF THE CITY, BOUNDED BY 19<sup>TH</sup> STREET WEST AND MILDRED STREET WEST, ZONED COMMERCIAL MIXED USE AND RESIDENTIAL-30, AND PROPOSED TO BE DESIGNATED AS A COUNTYWIDE CENTER IN THE COUNTYWIDE PLANNING POLICIES, SAID MORATORIUM TO BE IN EFFECT WHILE THE CITY PERFORMS THE ACTIVITIES DESCRIBED IN THIS ORDINANCE.**

**WHEREAS**, Section 36.70A.390 of the Revised Code of Washington authorizes the City Council to adopt a moratorium for a period of six months, as long as the City holds a public hearing within sixty days, and adopts findings and conclusions to support such moratorium; and

**WHEREAS**, the City of Fircrest has applied to the Pierce County Regional Council for the area that is 44 acres in size, bounded by Mildred Street West and 19<sup>th</sup> Street West, which is currently zoned as Community Mixed Use and Residential-30 and is identified on Exhibit “A” to be designated a “Countywide Center” in the Countywide Policies and the City’s Comprehensive Plan; and

**WHEREAS**, on October 1, 2019, the City of Fircrest Planning Commission recommended amendments to the Fircrest Comprehensive Plan designating the property located at 19<sup>th</sup> and Mildred to be a “Countywide Center” as identified in Exhibit “A”; and

**WHEREAS**, on July 18, 2019, the Pierce County Regional Council recommended approval of the proposed designation of the “Countywide Center” as part of the amendments to the Countywide Planning Policies; and

**WHEREAS**, the amendments to the Countywide Planning Policies will be adopted through interlocal agreement upon ratification of 60 percent of member jurisdictions in Pierce County representing 75 percent of the total population;

**WHEREAS**, the Proposed Center is to be the priority for accommodating growth as laid out under Vision 2040 and the Pierce County Countywide Planning Policies and shall include a high density mix of business, residential, cultural, and recreational uses during both the day and night that provide a sense of place and community; and

**WHEREAS**, the applicable provisions of the Fircrest Municipal Code do not adequately address the needs for meeting the vision and goals of the Proposed Center; and

**WHEREAS**, a moratorium on new development, additions, and alterations is required in the Proposed Center in order to allow sufficient time to consider potential amendments to the Comprehensive Plan, Land Development Code, Zoning Districts and other City Code amendments that encourage and allow implementation of the long-range vision, and to present such amendments to the Planning Commission and City Council through the City’s amendment process; and

**WHEREAS**, without a moratorium the City could, in the near future, receive applications for new development, additions, and alterations in the Proposed Center that would conflict with the achievement of the long-range vision for this area; and

**WHEREAS**, as required by RCW 35A.63.220, the Fircrest City Council will hold a public hearing within sixty days of the passage of this Ordinance. Now, Therefore,

1     **THE CITY COUNCIL OF THE CITY OF FIRCREST DO ORDAIN AS FOLLOWS:**

2     **Section 1. Definitions.** The following definitions apply to the terms used in this Ordinance:

- 3     A. Proposed Center – The property comprised of 44 acres, located at the northwest corner of the  
4       City, bounded by 19th Street West and Mildred Street West, zoned Commercial Mixed Use and  
5       Residential-30, and proposed to be designated as a Countywide Center in the Countywide  
6       Planning Policies as identified on Exhibit “A.”
- 7     B. Development Permit Applications – Applications for building permits, conditional use permits,  
8       subdivisions (short plat, preliminary plat), variances, and other permit applications related to new  
9       development, addition, or alteration permits.
- 10    C. Exempt Permit Applications – The moratorium imposed under Section 4 of this Ordinance shall  
11      not apply to the following exempt permit applications: (1) Vested Applications, (2) application  
12      for tenant improvements of existing non-residential buildings, (3) applications for home  
13      occupations, (4) applications for sign permits, (5) applications for permits or approvals that are  
14      required for upkeep, repair or maintenance of existing buildings and properties or work mandated  
15      by the City to maintain public health and safety.

16    **Section 2. Findings.** The Council adopts all of the “whereas” sections of this Ordinance as findings  
17      to support this Moratorium Ordinance, as well as the following:

- 18    A. The purpose of this Moratorium Ordinance is to maintain the status quo while the City considers  
19      if the existing underlying zoning districts and land development codes associated with the  
20      Proposed Center are appropriate for these properties.
- 21    B. The City will perform this evaluation during the next six months, while this Moratorium  
22      Ordinance is in effect. During this time, the City will consider whether there is any information  
23      (whether on the health, safety, environmental, secondary land use and/or economic impacts)  
24      associated with the vision and goals of the Proposed Center that should be integrated in any new  
25      land use and zoning regulations.

26    **Section 3. Moratorium Adopted.** This Moratorium Ordinance is hereby adopted for a period of six  
27      months in order to provide the City adequate time to:

- 28    A. Study and draft potential amendments to the Comprehensive Plan, Title 22 Land Development  
29      Code, the Commercial Mixed Use Zoning District, Residential-30 Zoning District and other City  
30      Code amendments that encourage and allow implementation of the long-range vision and goals  
    of the Proposed Center.
- B. Hold a public hearing(s) on the draft Ordinances, obtain public input on such Ordinances, allow  
    the Planning Commission to make recommendations to the City Council, for the City Council to  
    review the draft Ordinance and, if desired, to adopt new regulations or prohibitions in the  
    Proposed Center as prescribed in Chapter 22.30 and Chapter 23.06.

**Section 4. Effect of Moratorium Ordinance.** The City Council imposes a six-month Moratorium  
on the submission and acceptance of all new Development Permit Applications after the date of  
passage of this Ordinance, as the same are defined in Section 1 of this Ordinance. All such  
development permit applications shall be rejected and returned to the applicant.

**Section 5. Duration of Moratorium Ordinance.** This Moratorium Ordinance shall commence on  
the effective date set forth herein and be in effect for six months. The Council shall make the decision  
to terminate the Moratorium by Ordinance.

(60) days of its adoption, or before December 7, 2019. The Council hereby schedules this hearing for November 12, 2019. During the next Council meeting immediately following this public hearing, the City Council shall adopt findings of fact on the subject of this Moratorium Ordinance and either justify its continued imposition or repeal this Ordinance.

**Section 7. Declaration of Emergency.** The City Council hereby declares that an emergency exists necessitating that this Moratorium Ordinance take effect immediately upon passage by a majority vote plus one of the whole membership of the Council, and that the same is not subject to a referendum. If this Moratorium Ordinance is not adopted immediately, applications for the prohibited uses could be submitted to the City and arguably become vested, leading to development that could be incompatible with the regulations eventually adopted by the City (after the process described herein). Therefore, the Moratorium Ordinance must be adopted immediately as an emergency measure to protect the public health, safety and welfare, and to prevent the submission of Development Applications to the City in an attempt to vest rights for an indefinite period of time.

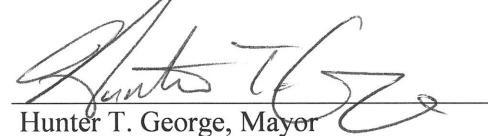
**Section 8. Severability.** If any section, sentence, clause or phrase of this Ordinance should be held to be unconstitutional or unlawful by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

**Section 9. Publication.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City.

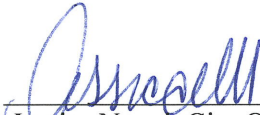
**Section 10. Effective Date.** This Ordinance shall take effect and be in full force immediately upon passage, having received the vote of a majority plus one of the entire Council.

**PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST, WASHINGTON,** at a regular meeting thereof this 8th day of October 2019.

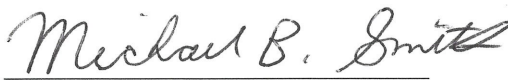
**APPROVED:**

  
Hunter T. George, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Jessica Nappi, City Clerk

**APPROVED AS TO FORM:**

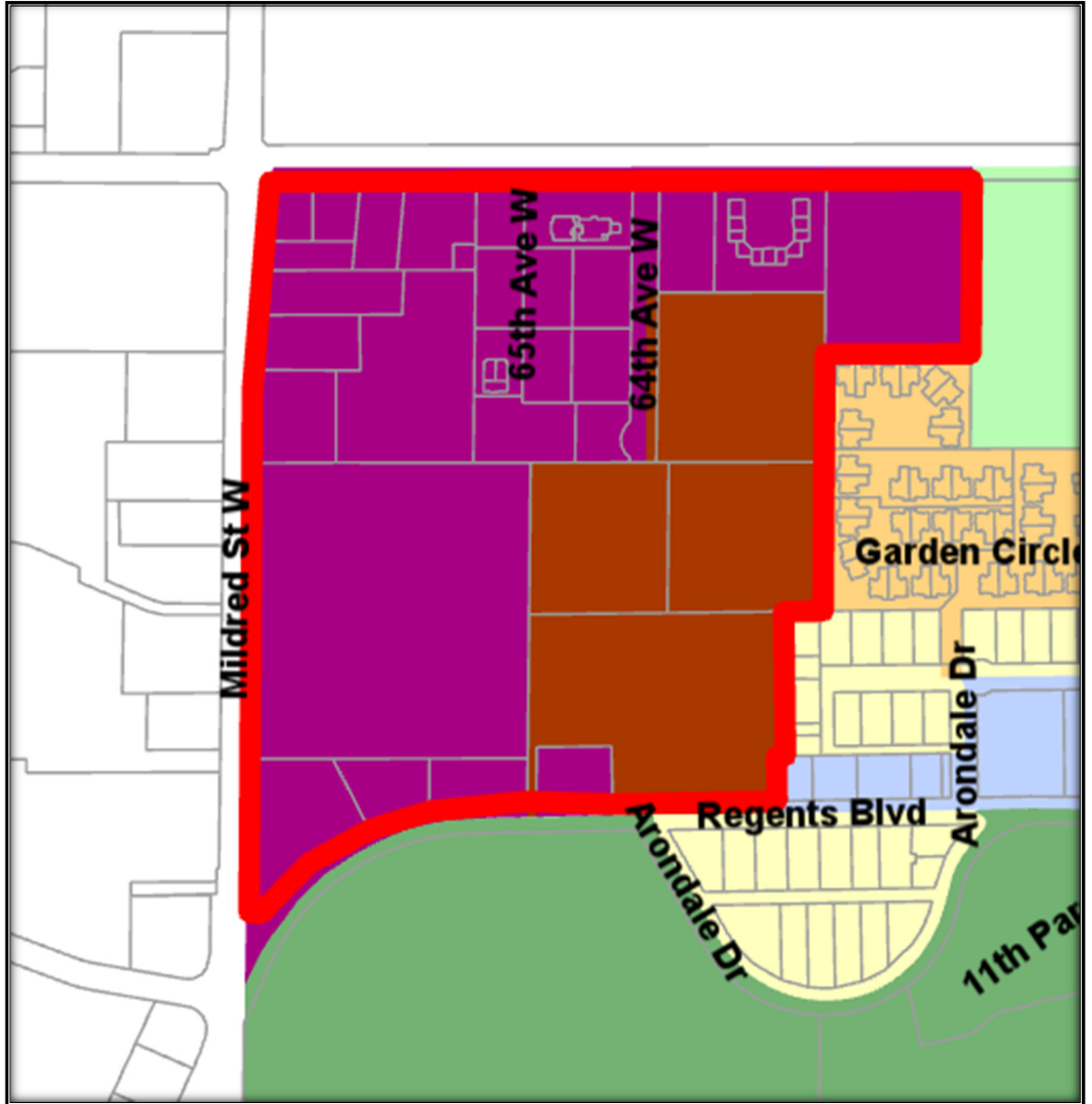
  
\_\_\_\_\_  
Michael B. Smith, City Attorney

**DATE OF PUBLICATION:**  
**EFFECTIVE DATE:**



Exhibit "A"

Proposed Countywide Center





University Place Regional Growth Center

# Form-Based Code

3-12-19

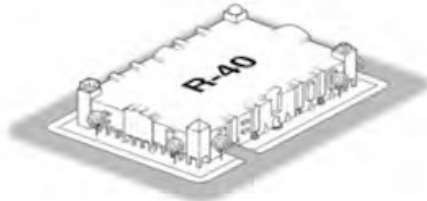
## Conventional Zoning

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



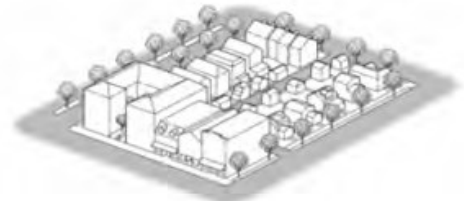
## Zoning Design Guidelines

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.



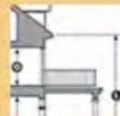
### 2. Public Standards

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.



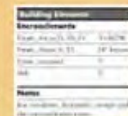
### 4. Administration

A clearly defined and streamlined application and project review process.



### 5. Definitions

A glossary to ensure the precise use of technical terms.





Form-based Codes foster predictable built results & a high quality **public realm** by using **physical form** as the organizing principle for the code.

# Initiate 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...



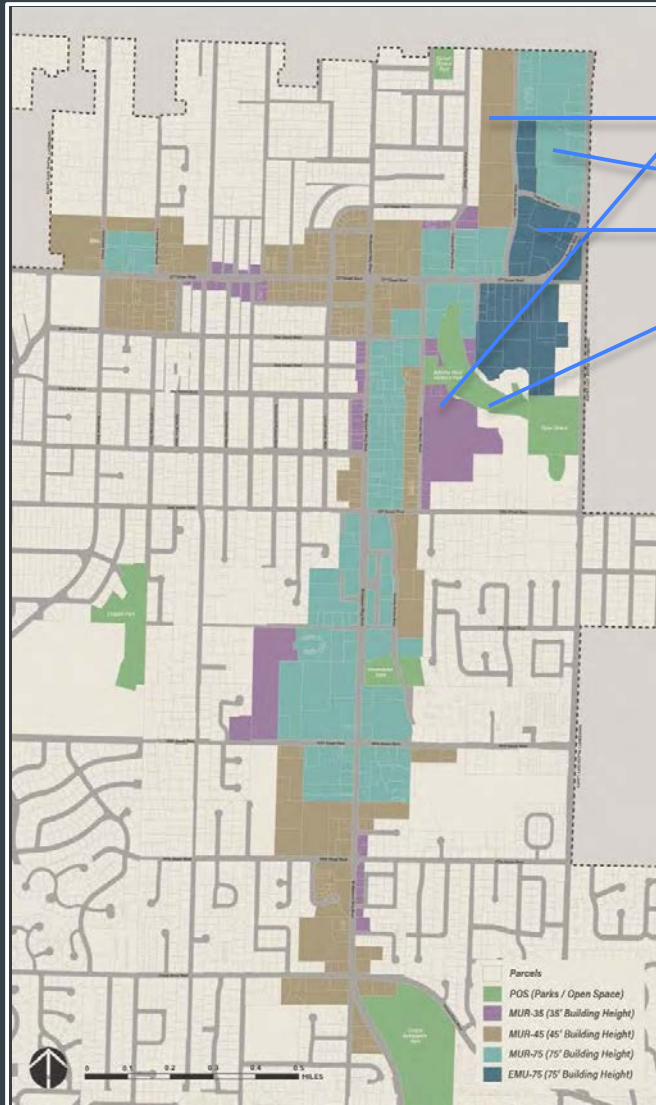
# Conduct FBC workshops / storefront studios!



- 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...



# Develop 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 75foot*

*POS – Parks & OpenSpace*

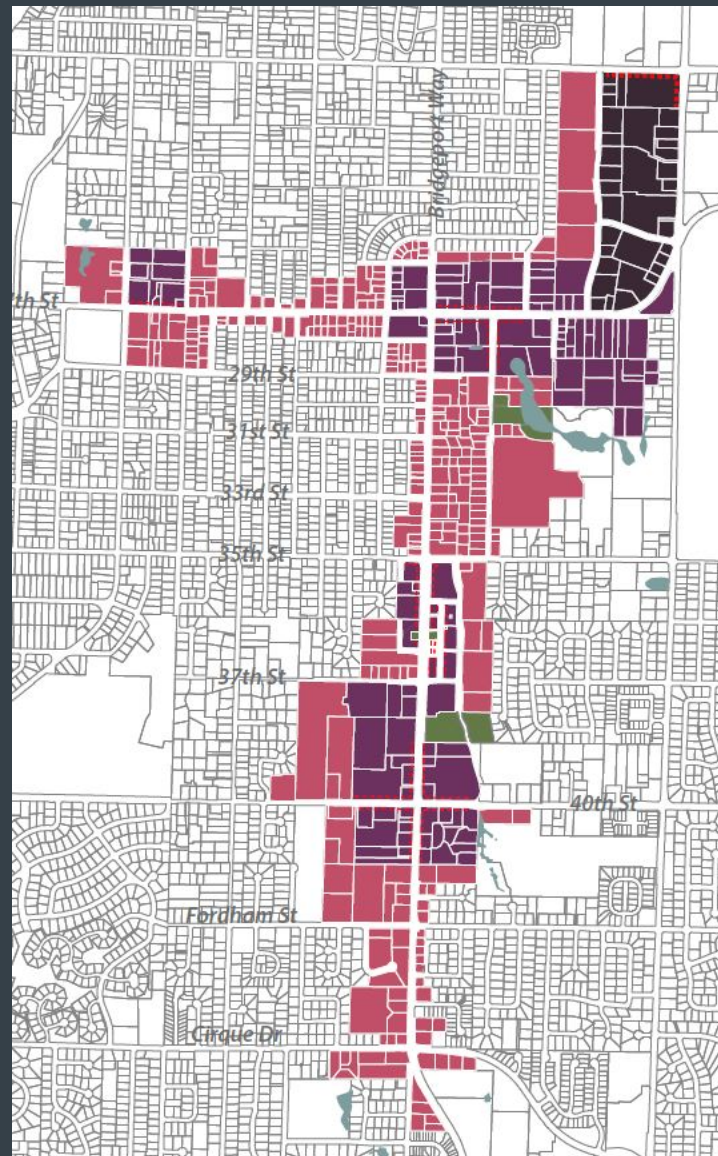
Figure 41—Land Areas per Zoning Categories in Each District and Overall

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 <sup>th</sup> 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
<b>Subarea Overall</b>	<b>405.53*</b>	<b>134.44</b>	<b>176.21</b>	<b>52.74</b>	<b>42.14</b>

\*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.



# Conceptual regulating plan

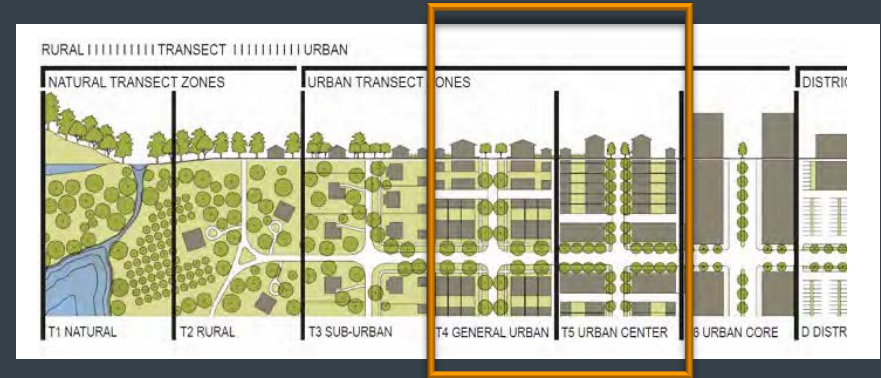




# Apply transect zones!

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 building standards!

## 5.1 Building Standards

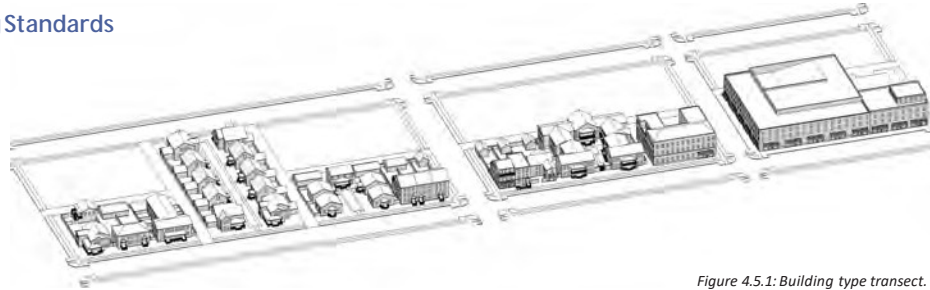


Figure 4.5.1: Building type transect.

### 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

# Designate 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
Linear	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 150 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

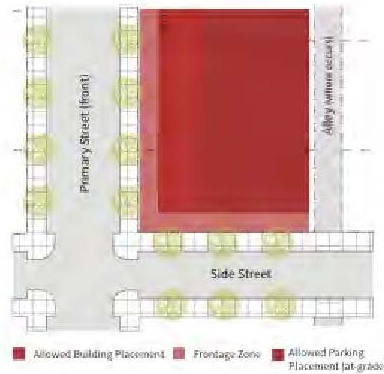
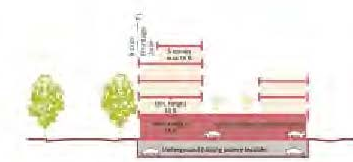
- Required Parking
  - Residential uses
 

Studio or 1 bedroom	1.5 space per unit
2+ bedroom	2 spaces per unit
  - Non-residential uses
 

	0.65 of cumulative parking requirements per WCMC
--	--
- Parking Placement: On-site above-ground parking and access shall be located in compliance with the following requirements:
 

Setback

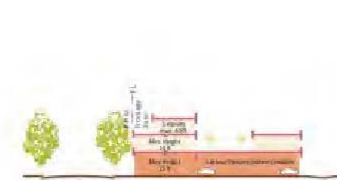
  - Primary street min. 20 ft.
  - Side Street min. 5 ft.
  - Side property 0 ft.
  - Rear property/ rear alley 0 ft./min. 5 ft.



#### 4.1E Frontage Types & Encroachment

- Allowed Frontages
  - Forecourt
  - Shopfront
  - Gallery
  - Arcade
- 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	
Balcony	4 ft. max.		min. 5 ft. from PL		
Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 5 ft. from PL	min. 8 ft. clear
Eave	min. 2 ft. clear of curb		min. 3 ft. from PL	min. 3 ft. from PL	



#### 4.2E Frontage Types & Encroachment

- Allowed Frontages
  - Forecourt
  - Shopfront
  - Stoop
  - Gallery
  - Arcade
- 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	
Balcony	4 ft. max.		min. 5 ft. from PL	min. 5 ft. from PL	min. 8 ft. clear
Bay window	4 ft. max. on upper floors only.		min. 3 ft. from PL	min. 3 ft. from PL	
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
Linear	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 150 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

- Required Parking
  - Residential uses
 

Studio or 1 bedroom	1.5 space per unit
2+ bedroom	2 spaces per unit
  - Non-residential uses
 

	0.65 of cumulative parking requirements per WCMC
--	--
- Parking Placement: On-site above-ground parking and access shall be located in compliance with the following requirements:
 

Setback

  - Primary street min. 30 ft.
  - Side Street min. 15 ft.
  - Side property 5 ft.
  - Rear property/ rear alley min. 5 ft.



# Illustrate 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*

# Develop/illustrate architectural standards!



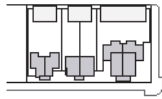
- Site planning - physical and visual environment, enhance the skyline, incorporate natural features
- Architecture - effective transitions, urban form, unified buildings, sustainability
- Streetscape - transit connections, bicycles and bike streets, pedestrian interaction, human scale, building entries, 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

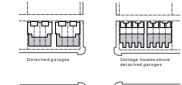


# Illustrate building standards!

## House Scale Buildings



Corner and mid-block condition with parking access from the alley



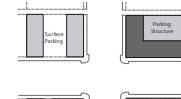
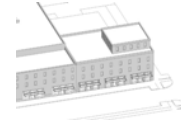
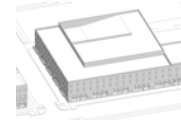
Duplex, Multiplex

Rosewalk & Bungalow Court

Row House

Livework

## Block Scale Buildings



Court

Hybrid

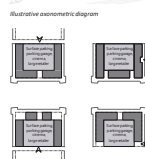
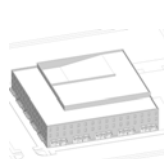
Liner Building

Flex Building

## Liner Building

## Hybrid Building

## Flex Building

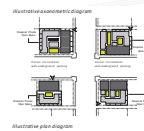
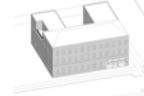


### 5.2G Liner

- 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.
- Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
- Frontages** Forecourt  
Shopfront  
Gallery  
Arcade
- Vehicle Access** Required parking is accommodated in an under- & parking ground or above-ground garage, tucked under parking, or a combination of any of the above.
- Private Open Space** 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.
- Shared Open Space** 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.
- Building Size** Length along frontage: 400 ft. max, but if over 200 ft., & Massing must provide missing break.

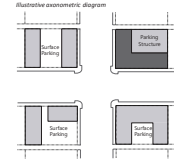
### 5.2F Hybrid Court

- 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 also configured for those uses or for residences.
- Lot Size** Width: 150 ft. min. 200 ft. max.  
Depth: 150 ft. min. 250 ft. max.
- Pedestrian Access** The main entrance to each ground floor is directly from the street.  
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.  
Interior circulation to each unit above the second level is through a dedicated corridor element of the building is through a corridor of at least 10 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  
Scoop  
Doorway
- Vehicle Access & Parking** Underground garage, surface parking, tucked under parking, or a combination of any of the above.
- Private Open Width Depth Area Space** 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: 1:1 approx. Courtyard depth/height ratio: 20 ft. min.
- Building Size** Length along frontage: 200 ft. max. & Massing



### 5.2H 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.
- Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
- Frontages** Forecourt  
Shopfront  
Gallery  
Arcade
- Vehicle Access** Required parking is accommodated in an under- & parking ground or above-ground garage, tucked under parking, or a combination of any of the above.
- Private Open Space** 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.
- Shared Open Space** 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.
- Building Size & Massing** Length along frontage: 400 ft. max, but if over 200 ft., must provide missing break.



# Develop frontage standards!

Table 6.1: Frontage Types



Table 6.1: 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.

**Stoop:** 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.

**Arcades:** 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

# Designate 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
<b>Residential</b>	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
<b>Recycling Centers</b> (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

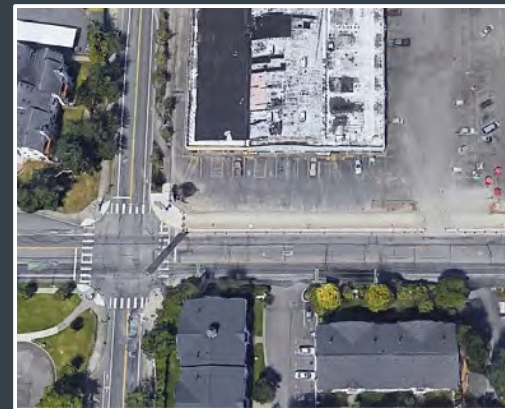


# Assess street conditions!

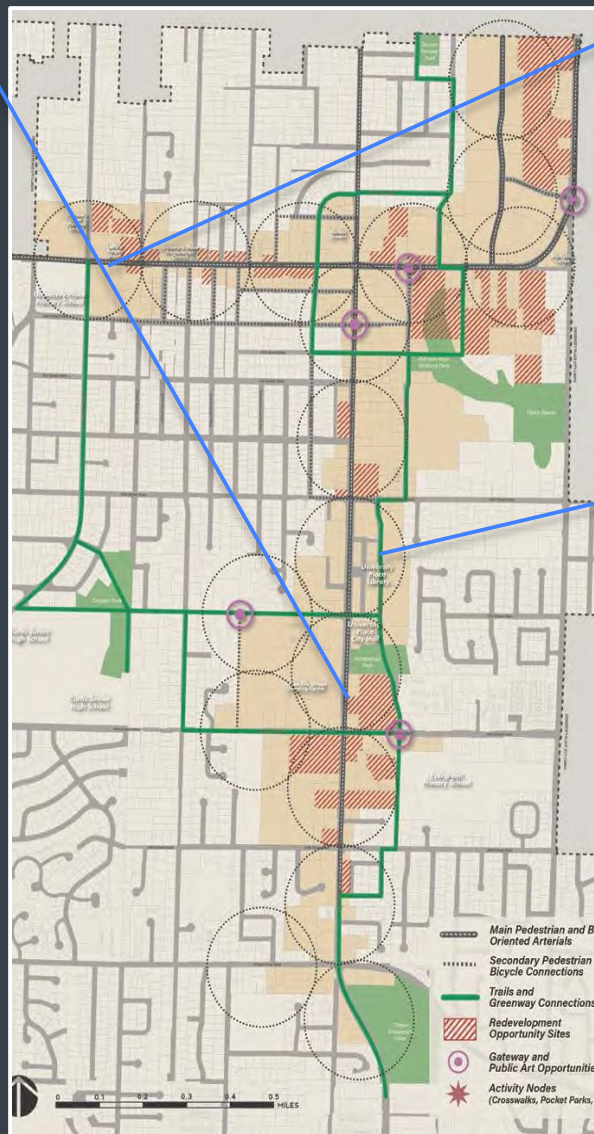
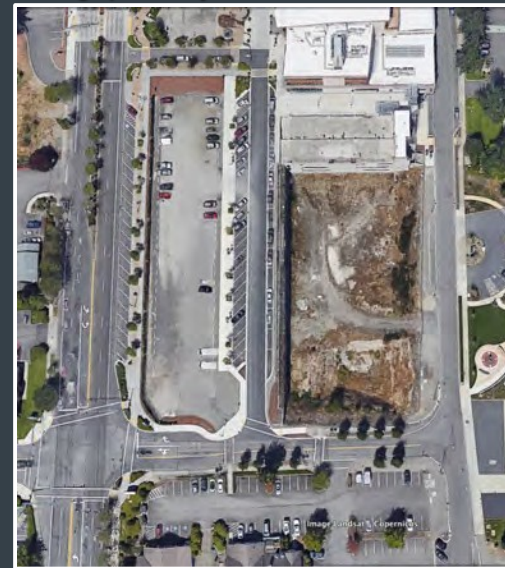
Bridgeport Way at 71st Street



27th Street West at Grandview Ave

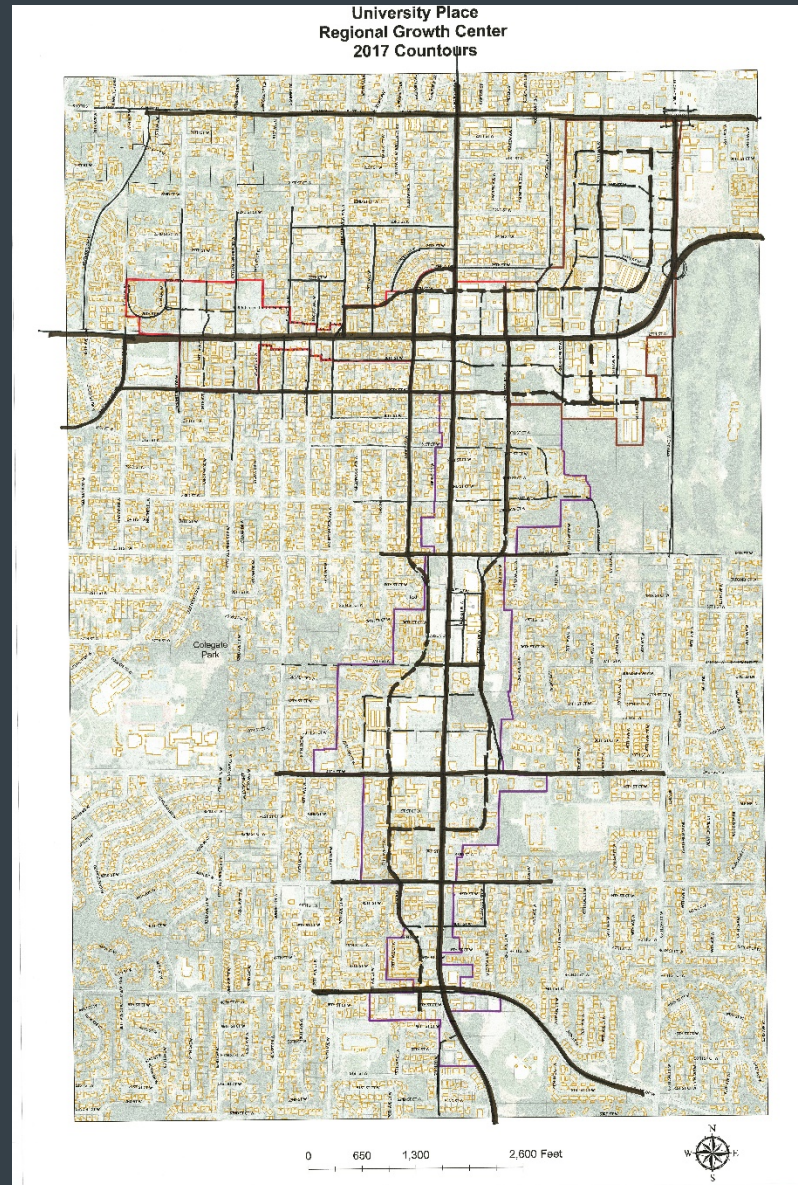


Bridgeport Wy/Market Pl/Drexler Dr

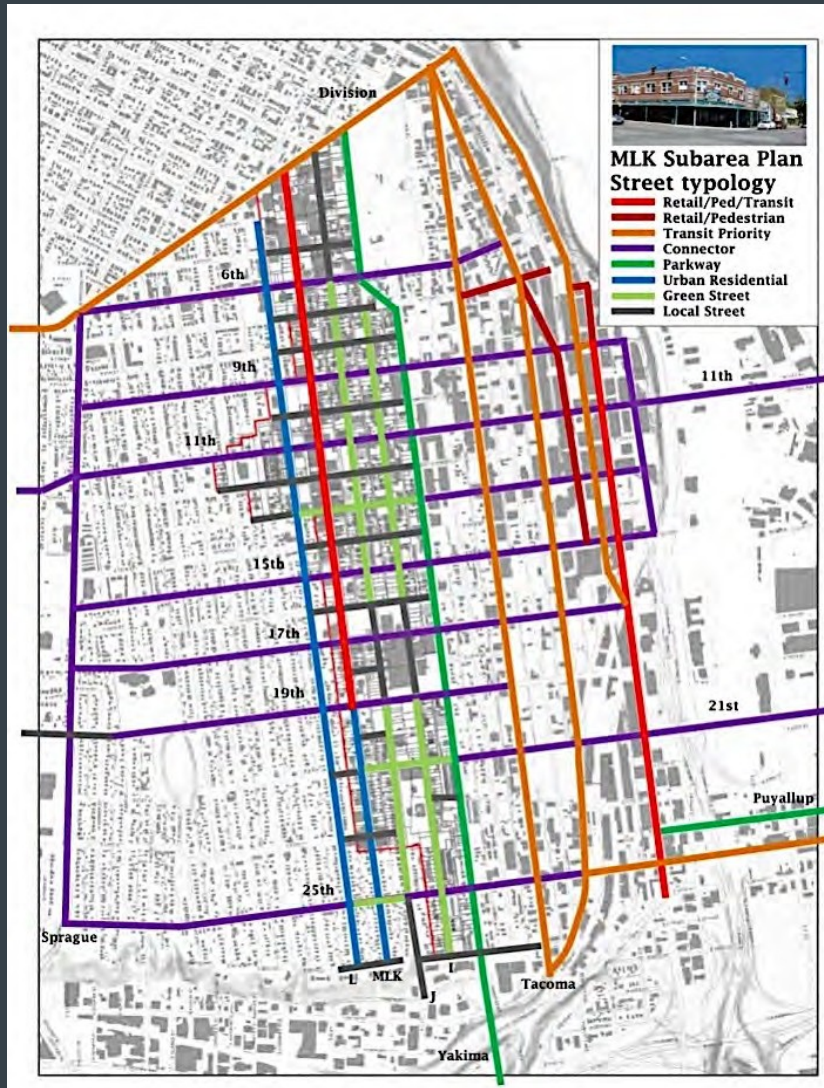




# Conceptual road network

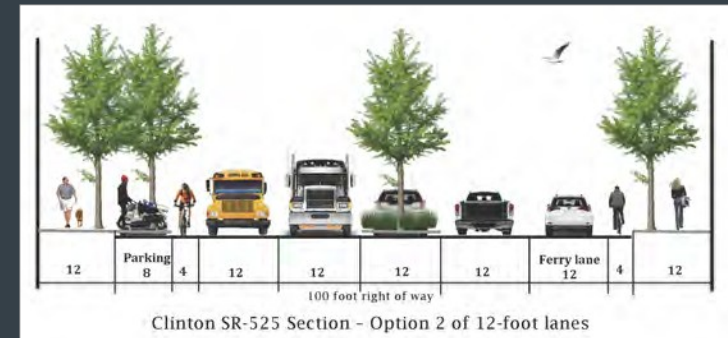


# Illustrate complete street standards!



## "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



# Develop street standards!

### West Covina Parkway



Source: Apple Maps.



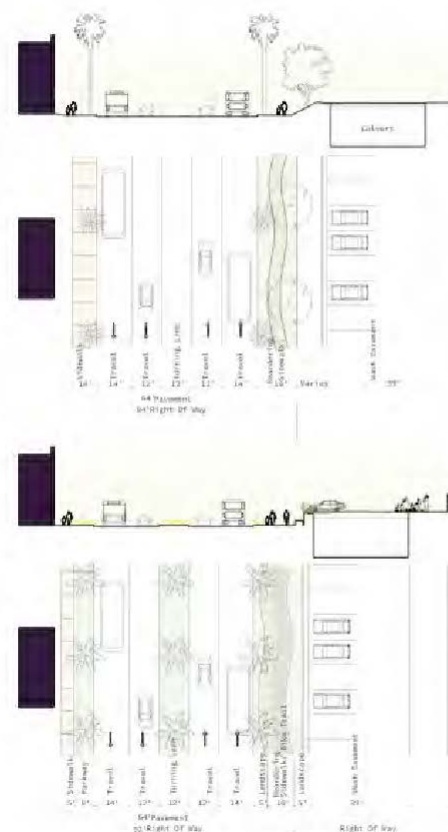
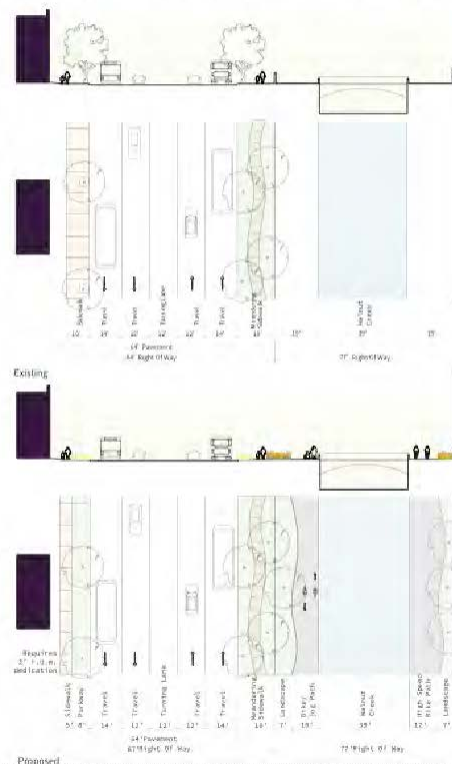
### Proposed Walnut Creek Trail



Source: Apple Maps.



Proposed Transit Plaza



## Assembly

Type	Conventional 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 at the variable right-of-way.
Pavement	6 ft.
<b>Transportation Way</b>	
Vehicle 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 Lanes	None
Movement type	Speed
Median width	12 ft., with turn lanes
Median planting	Vertical palm tree
Median surface	Grass, ground cover, or rough cobble
Target speed	35 mph
Bicycle provision	10 ft., to 12 ft. Class I bike lane along Walnut Creek
Transit	Dedicated transit lane.

## 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 clematis roses for year round color in retail areas.	

# Assess public open spaces!

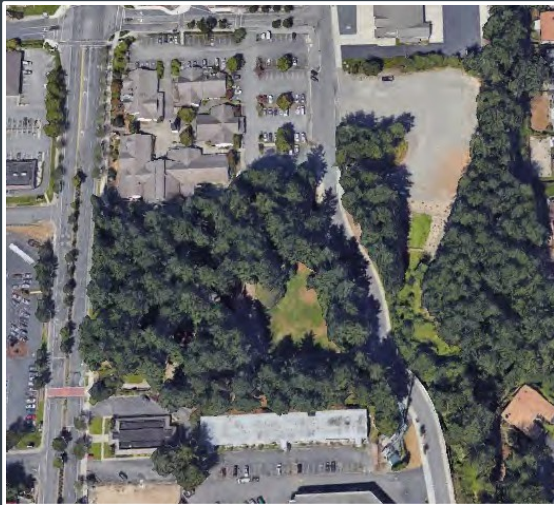
University Place Primary School



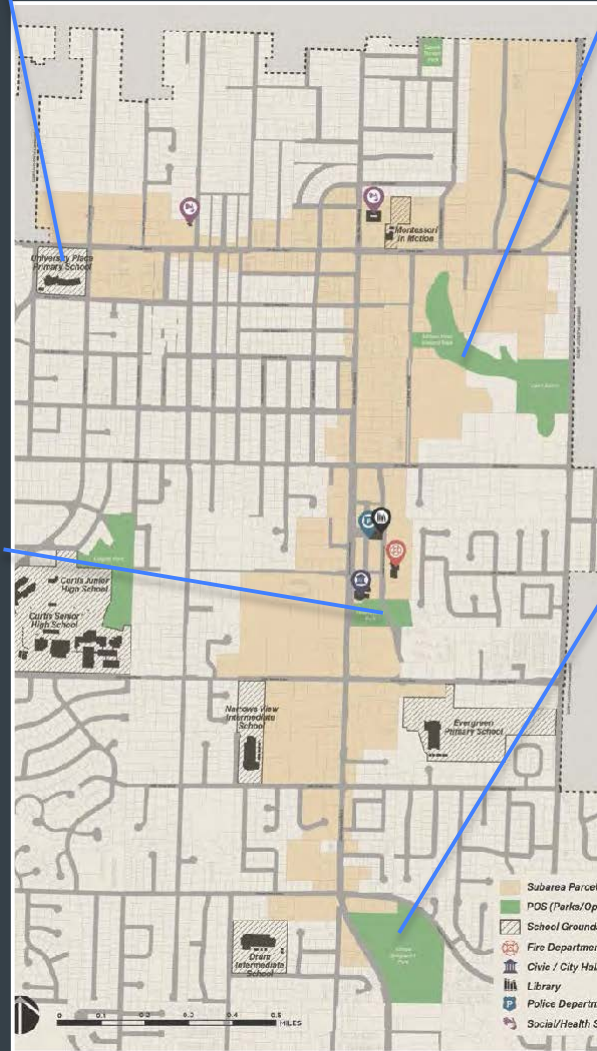
Adriana Hess Wetland Park



Homestead Park



Cirque Bridgeport Park





# Develop 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			1/2 acre to 5 acres			1/2 acre to 2 1/2 acres			4,000 s.f. to 1/2 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 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



# Conduct continuous open houses/studios!

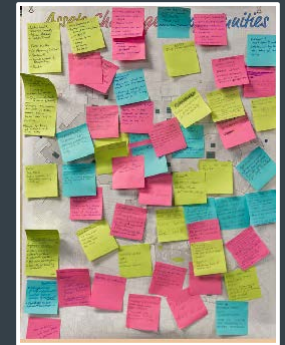


## Exhibits and open houses

- Community events/festivals
- City Hall
- Library

## Survey

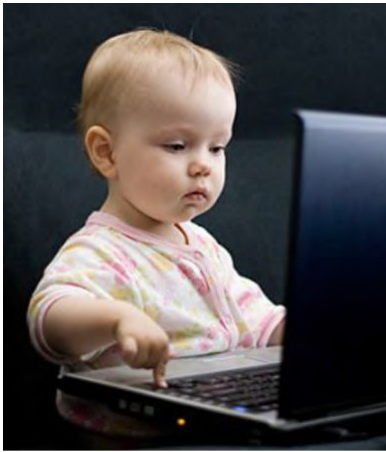
- Open house participants
- On-line of property owners, businesses, customers, employees, residents



*West Covina Downtown Plan & Code*



# Survey 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 briefings/hearings/collaborations!



## Conduct briefings and hearings:

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



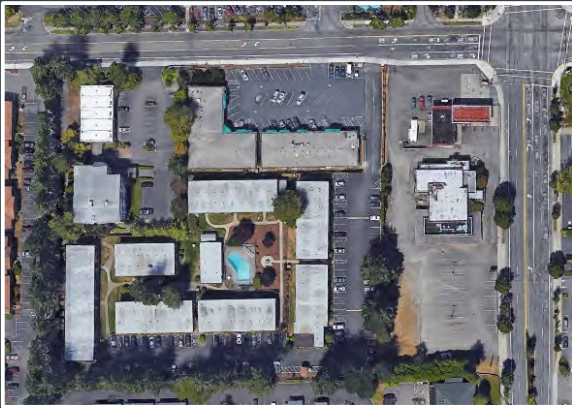


# Assess opportunity sites!

University Village/Dollar Tree



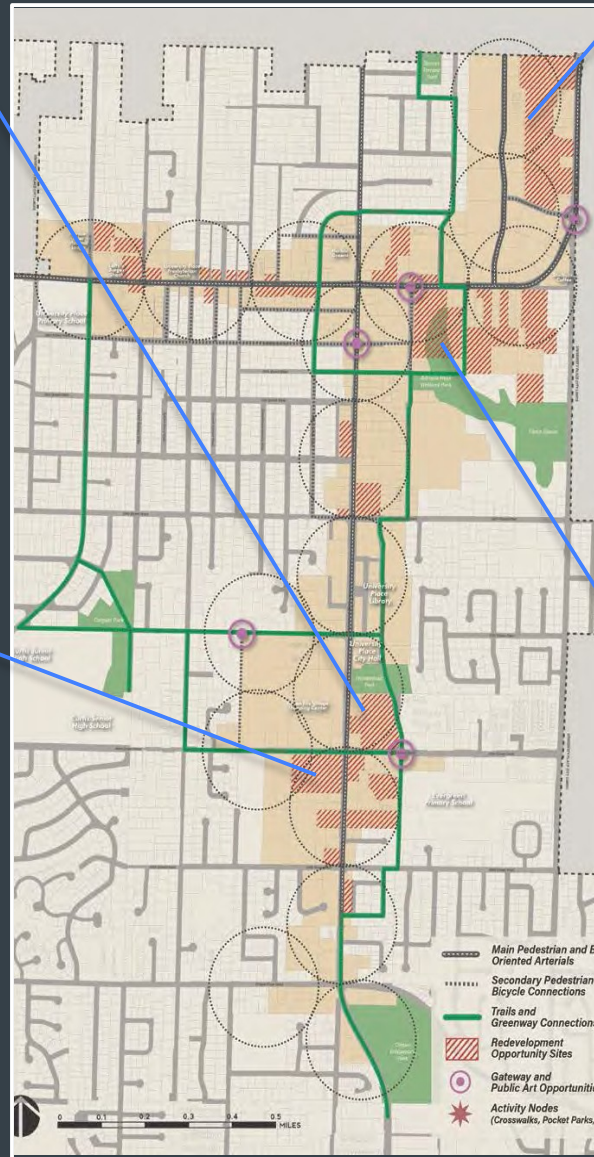
Soggy Doggy/Gyro Zone



Value Village/Jiffy Lube

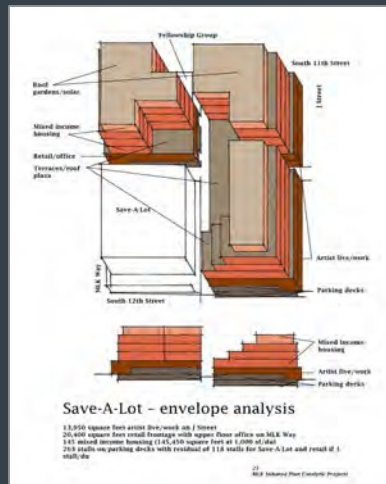
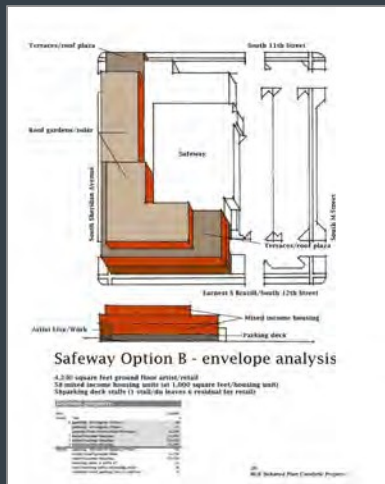
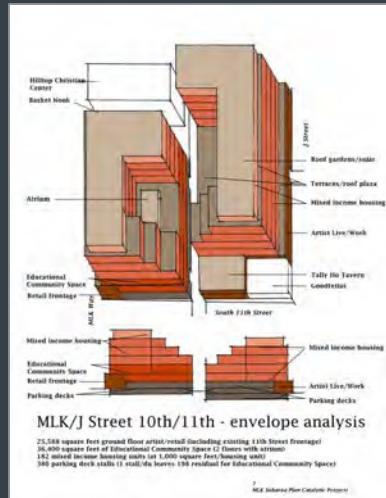
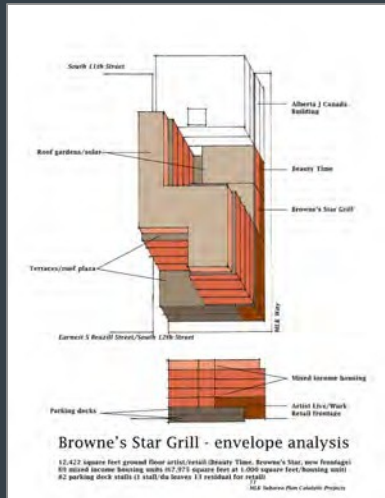


Willow Tree Garden & Interiors





# Illustrate 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

# Make 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

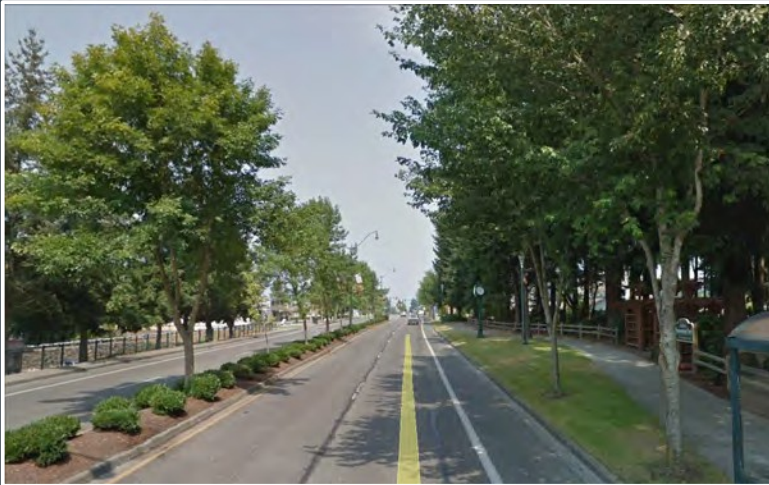


Arete Kirkland  
One Build N'Habitat



# Assess landscape conditions!

*Bridgeport Way at 40th Street*



*27th Street West at Cascade Place*



*Bridgeport Way at Fordham Street*



*27th Street West Sylvan Drive*





# Develop landscape standards!





# Illustrate green landscape provisions!

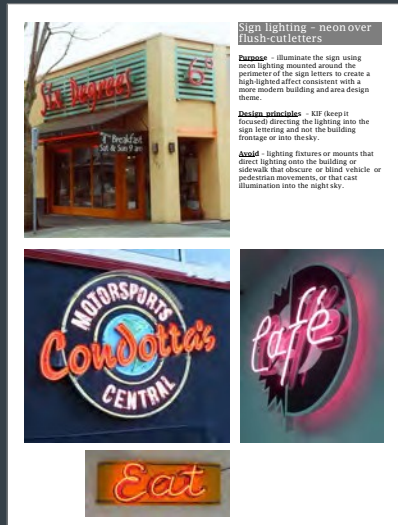


## Low-impact/green development:

- 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*

# Develop/illustrate signage standards!



Sign lighting - neon over flush-cut letters

**Purpose** - illuminate the sign using neon lighting mounted around the perimeter of the sign letters to create a high-high-contrast consistent with a more modern building and area design theme.

**Design principles** - KIF keep it focused directing the lighting into the sign, interesting and not the building facade or into the sky.

**Asset** - lighting fixtures or mounts that direct lighting into the building or pedestrian movements, or that cast illumination into the night sky.



Sign - window signs and displays

**Purpose** - identify the store name, operating hours, or other promotional product event using a sign displayed on the inside of the glass or on the exterior of the building and create an attractive window display that draws the pedestrian into the storefront shop.

**Design principles** - KIF keep it simple incorporating simple lettering forms, signs or graphics in bold colors in a manner that is readable from the sidewalk or street and does not obscure the or overpower the contents of the window display.

**Asset** - non-graphic words or images created composed of upper case letters with bold or no visual interest that is not readable from the sidewalk or street and does not obscure the or overpower the contents of the window display.

Proposed sign particulars

18.80: Sign allowance table - PROPOSED

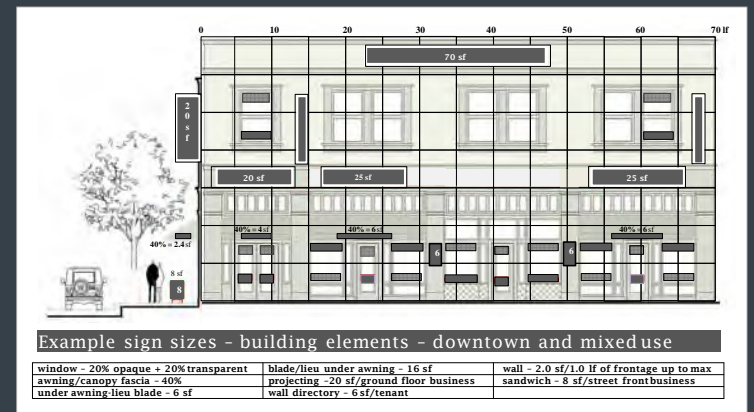
17 October 2012

Purpose	Type of sign	Permit required	Number signs	Area maximum per sign in sq ft (a)	Height in feet (b)	Setback in feet (c)	Comments
Access, landmark, and informational signs - all zones							
entry/exit	freestanding	yes	1	6	4	5	1 per entry/exit
landmark	wall	no	1	2	8	5	1 per building frontage
info - private	wall	no	1	2	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
Permanent Signs - commercial	Residential zones SR15000, R-4, UR3600, UB6000, MU6000 (residential uses in LOS, PO, LI, GI, DC and general and service						Citywide system of gateway elements
id - dwelling unit	wall	yes	1	12	8	5	1 per property
	freestanding	yes	1	12	8	5	1 per property
id - home occupation	wall or window	yes	1	4	8	5	1 per building
	freestanding	yes	1	4	8	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	monument - gateway	yes	1	40	5	5	1 per complex entry
complex	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, RO, DC, GC, SC, LI, GU							
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 wall
	window - transparent under awning - lieu blade	yes	1	20%			Percent of window area per first floor window - may include lettering, logos, and other graphic elements
	info - wall	yes	1	10	1a	5	1 per business on street frontage
	info - wall	yes	1	6	8	5	1 per frontage 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	25%	24	5		Percent commercial of allowable sign area



Flying Frog Storefront - with wall sign - full

Sign Inventory



Example sign sizes - building elements - downtown and mixed use

window - 20% opaque + 20% transparent	blade/lieu under awning - 16 sf	wall - 2.0 sf/1.0 lf of frontage up to max
awning/canopy fascia - 40%	projecting - 20 sf/ground floor business	sandwich - 8 sf/street frontbusiness
under awning-lieu blade - 6 sf	wall directory - 6 sf/tenant	

Monroe, Snoqualmie, Kennewick, Pasco sign ordinances and detailed design guidelines for all signage systems including historic, electronic, and public