

**FIRCREST CITY COUNCIL
STUDY SESSION AGENDA**

**TUESDAY, JANUARY 21, 2020
6:00 P.M.**

**COUNCIL CHAMBERS
FIRCREST CITY HALL, 115 RAMSDELL STREET**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Agenda Modifications**
- 5. [Form-based Code Charrette Presentation – Rangwala Associates](#)**
- 6. Adjournment**

AGENDA ITEM #5: Form-based Code Charrette Presentation – Rangwala Associates**FROM: Angelie Stahlnecker, Planning & Building Administrator**

BACKGROUND: The City is hosting three public meetings to provide residents, properties owners, business owners, and other stakeholders an opportunity to be introduced to and contribute to the development of a form-based code in the 19th and Mildred Commercial area. The meetings are scheduled for January 21, 22, and 23, 2020 at City Hall beginning at 6:00 p.m.

Kaizer Rangwala of Rangwala Associates will be hosting the workshops and developing the draft form-based code. He offers services in planning, urban design, and economic development strategies. Kaizer Rangwala was instrumental in developing the form-based code for the City of University Place.

The January 21st study session will begin with a presentation of form-based code followed by discussion of the existing conditions and opportunities for the area. Depending on the number in attendance, Kaizer will request that those in attendance break into smaller groups around the maps and displays, so the Council will be invited to come down from the dais to participate in small group discussions.

The format for the public meetings of the 22nd and 23rd will be less formal. They will build on the previous night's discussion and focus in on specific design elements. My understanding is we will have table and chairs set up for people to engage around. Some of the format may adjust depending on the number of attendees.

The Planning Commission has been invited to all three meetings. We have published accordingly. Over 500 notices have been mailed out to property owners, businesses, and residents within the Commercial Mixed Use and Residential-30 zones. In addition, we included properties within 500 feet of the focus area and various agencies and adjoining jurisdictions. The flyer is attached.

ATTACHMENTS: [19th and Mildred Design Workshops Flyer](#)
[Form-Based Code Presentation](#)



19th and Mildred Design Workshops

Opportunity for stakeholders to collaborate, explore, and share a broad diversity of design ideas

The City is hosting three public meetings to provide residents, property owners, business owners, and other stakeholders an opportunity to be introduced to and contribute to the development of a form-based code within the City’s Countywide Center, including the Commercial Mixed Use and Residential-30 zones in the northwest corner of the City.

| January 21 | January 22 | January 23 |
|---|---|---|
| 6 PM @ Fircrest City Hall, 115 Ramsdell Street | | |
| Form-Based Code Kick-off Introduction and Q & A | Build on the previous workshop discussion by focusing on specific design elements | Review and comment on recommendations developed from the previous two workshops |

Feel free to attend one or attend all

The workshops will provide information and seek input on such things as:

- Preferred building types
- Maximum heights
- Frontage types
- Streetscapes
- Building placement
- Setbacks
- Public space
- Parking requirements
- Pedestrian connections
- More....



More information:

Angelie Stahlnecker

Planning & Building Administrator

253-238-4125 astahlnecker@cityoffircrest.net

<https://www.cityoffircrest.net/19th-and-mildred/>



Mildred & 19th St

Form-Based Code

1-21-20



WHY ARE CODES NECESSARY?

“

Regulatory oversight is essential for us to feel free. Practically everything we do is dependent on people we don't know.”

— Philip Howard

“

Laws that aspires to completeness doesn't leave room for questions of priority or practicality.”

— Philip Howard

“

If you make ten thousand regulations you destroy all respect for the law.”

— Winston Churchill

Flexibility

Predictability

Balance

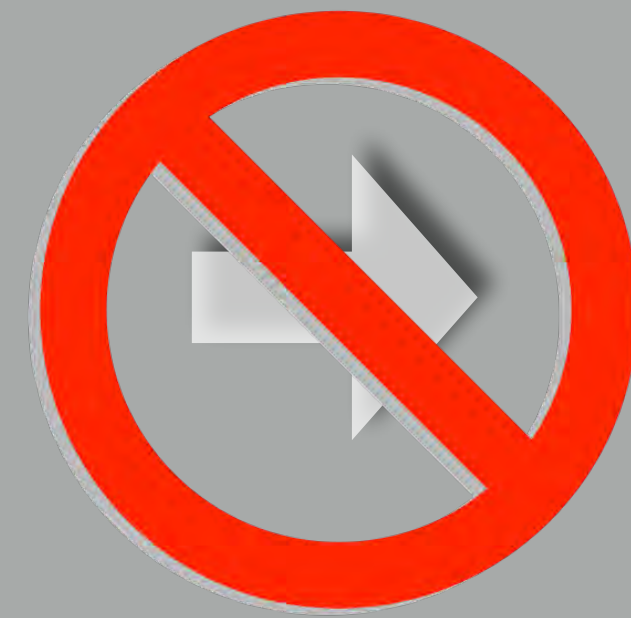
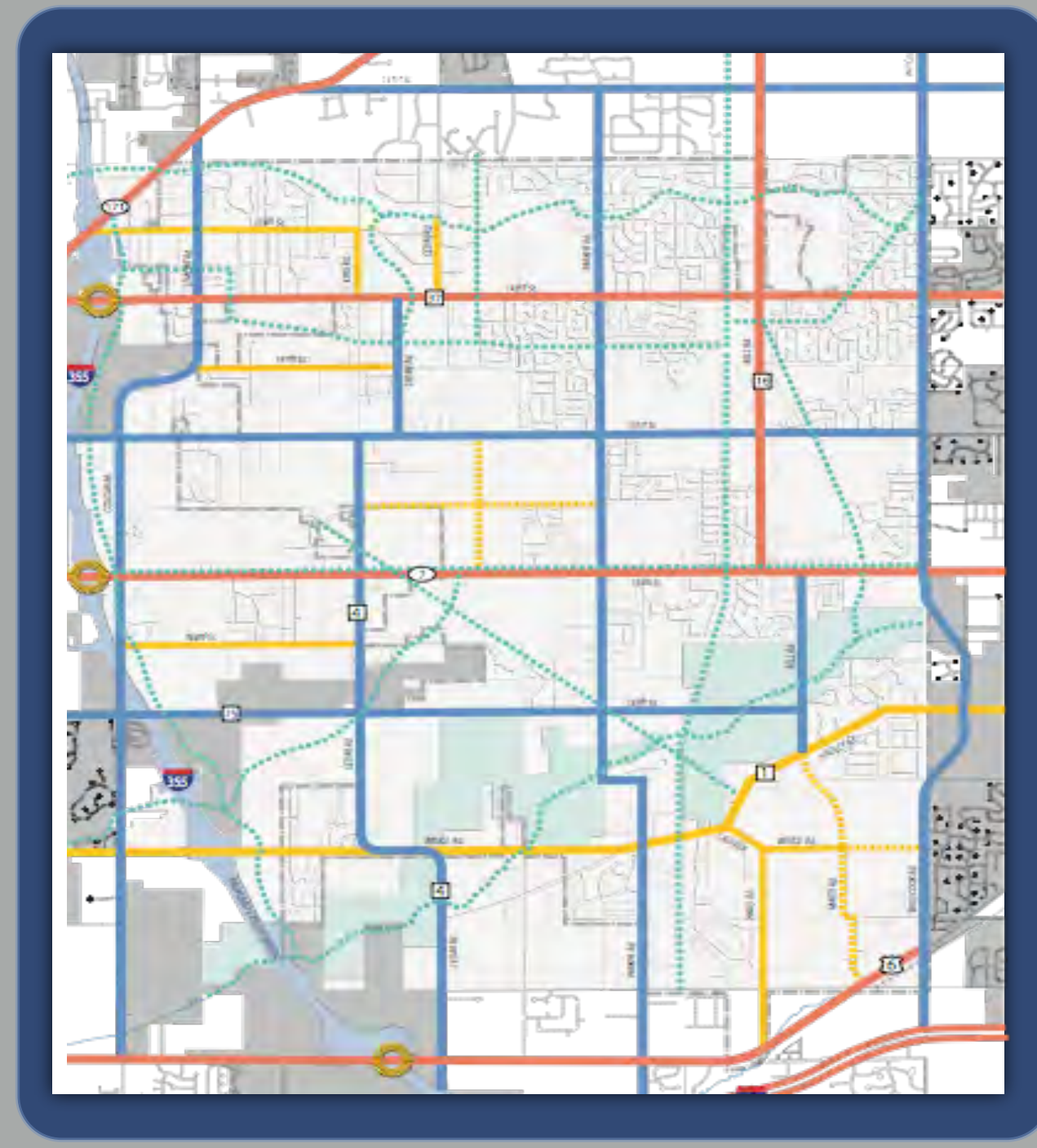
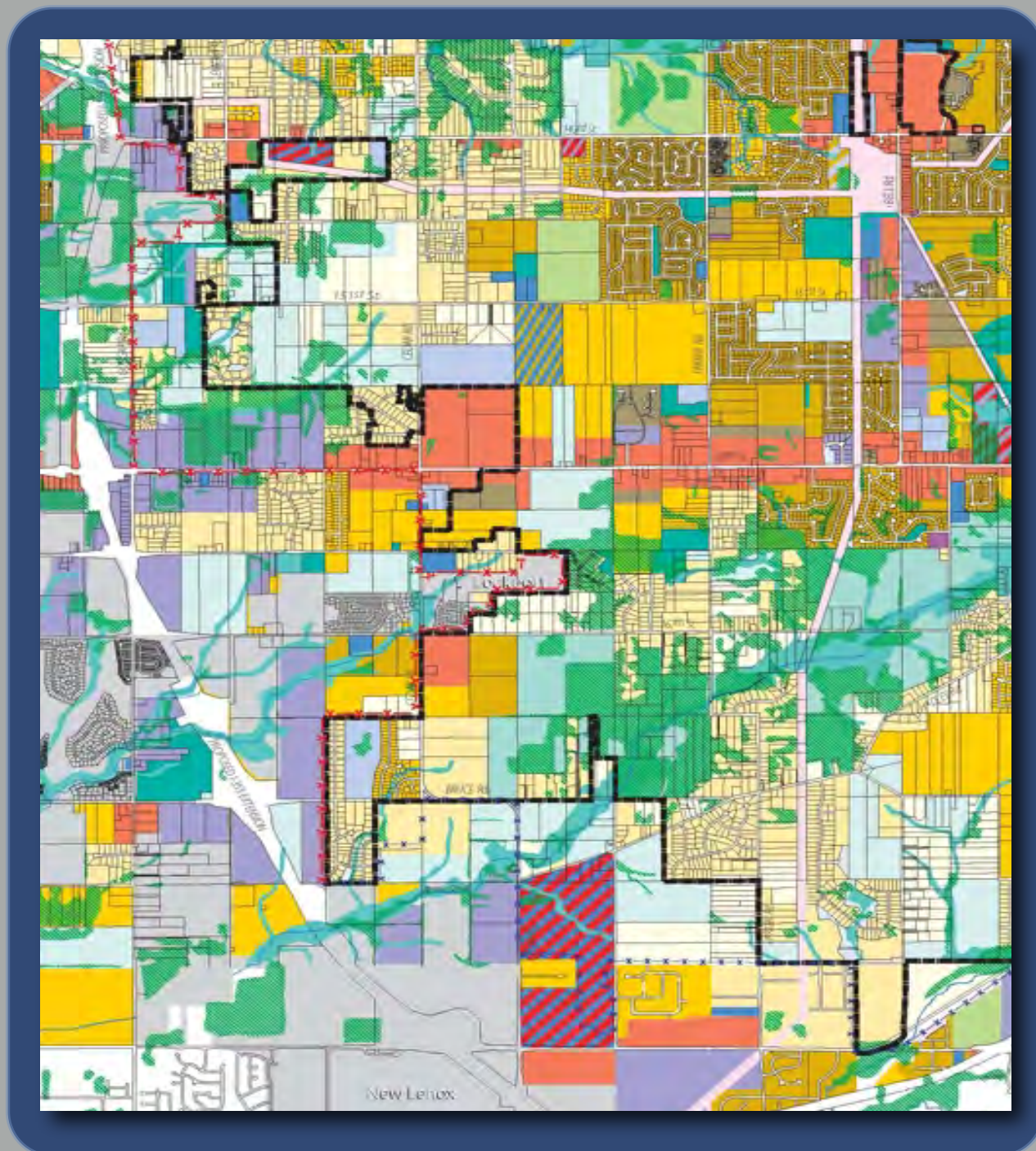


Idealist
Generalist
Flexibility

Pragmatic
Specialist
Predictability

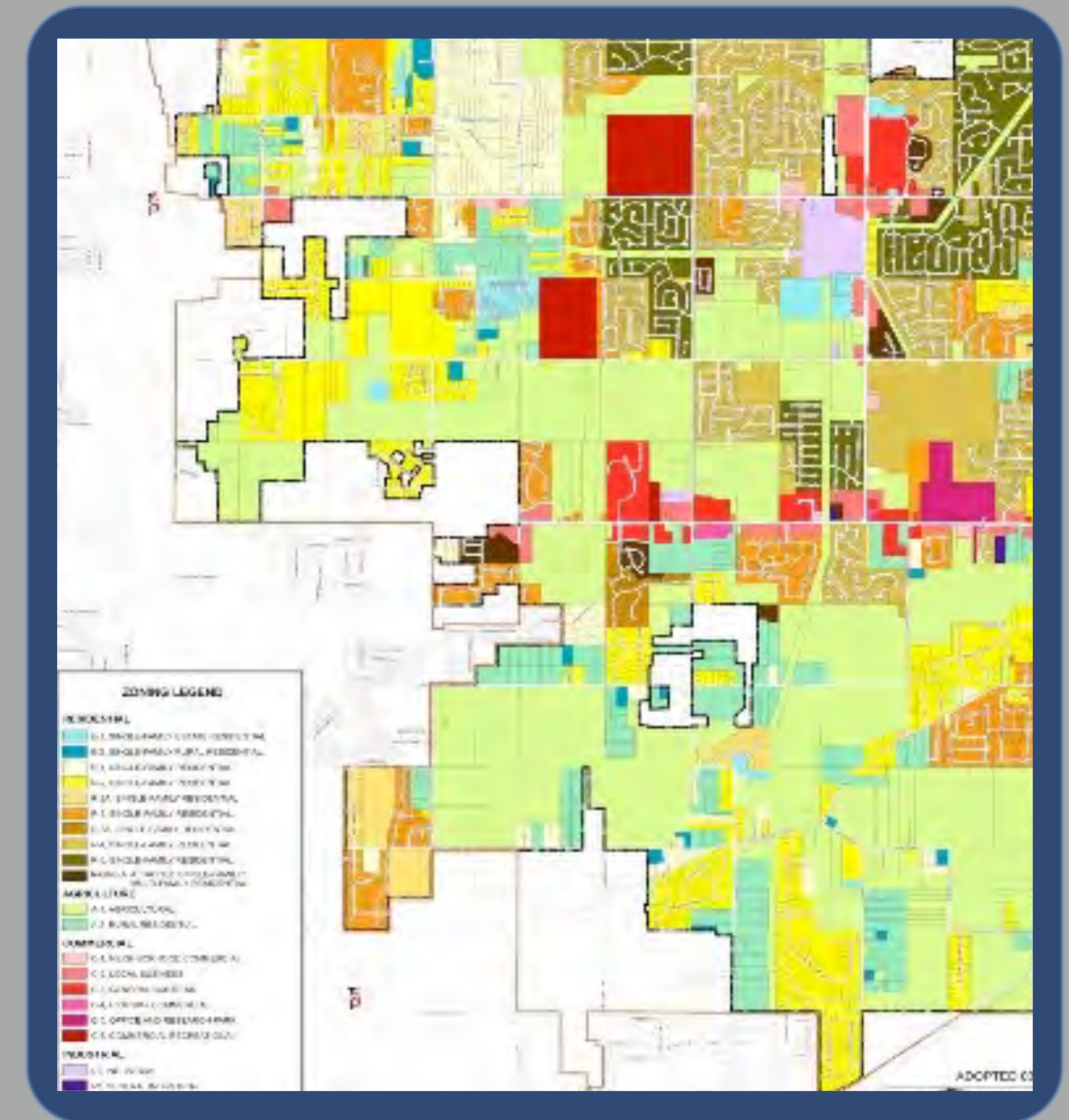
WHY ARE CONVENTIONAL CODES INEFFECTIVE?

Comprehensive Plan



**Nothing
about
places**

Zoning





Private Realm

Pedestrian Realm

Vehicular Realm

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

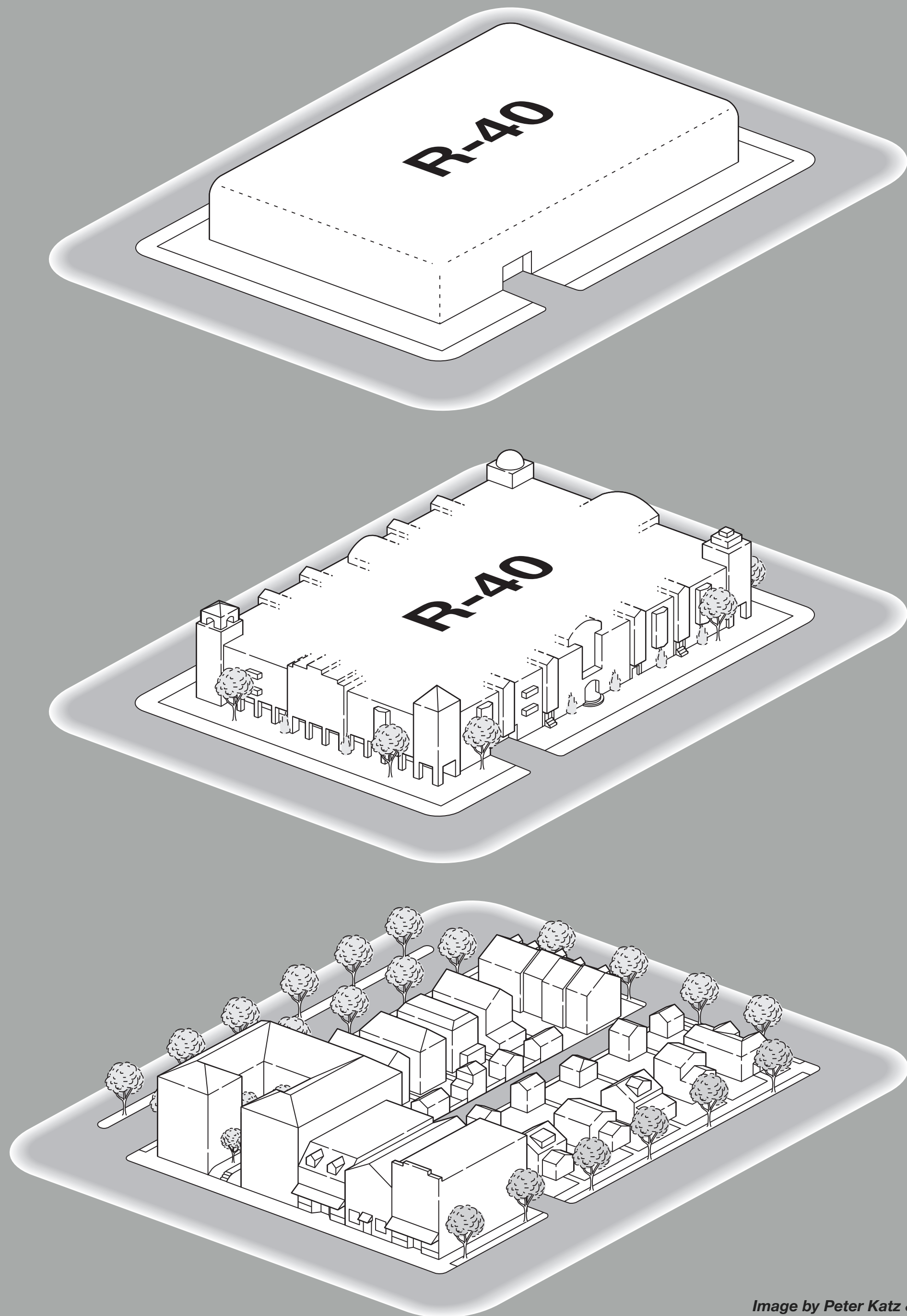
HOW ABOUT DESIGN GUIDELINES?

Design Guidelines

- Offer too much room for interpretation
- Require oversight by discretionary bodies, leading to a politicized process that can cost time & money

Regulations

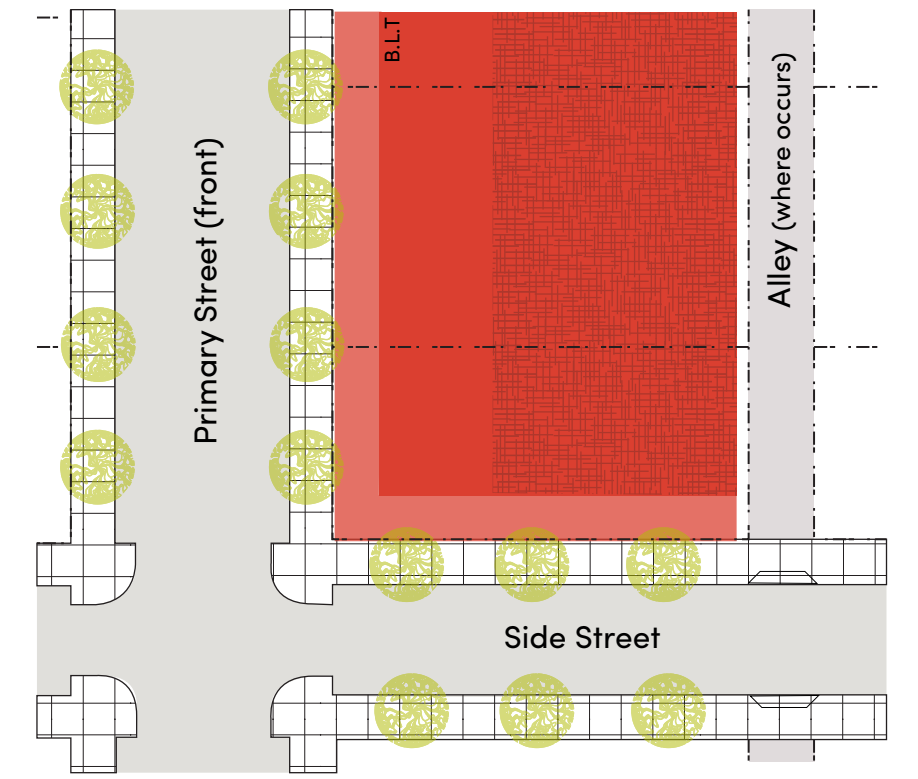
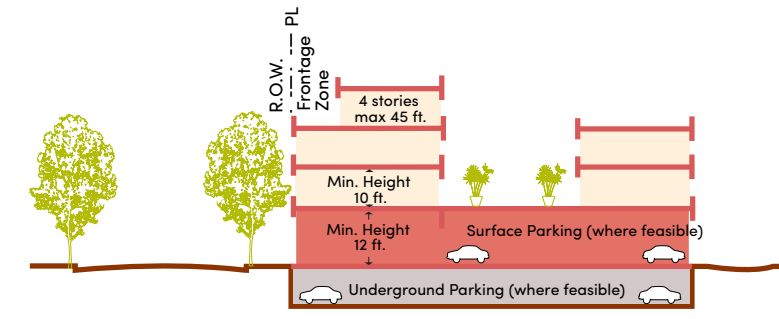
- Citizens - know what the end result will be
- City - easier to administer
- Applicants - easier process, more opportunities & options



Standards

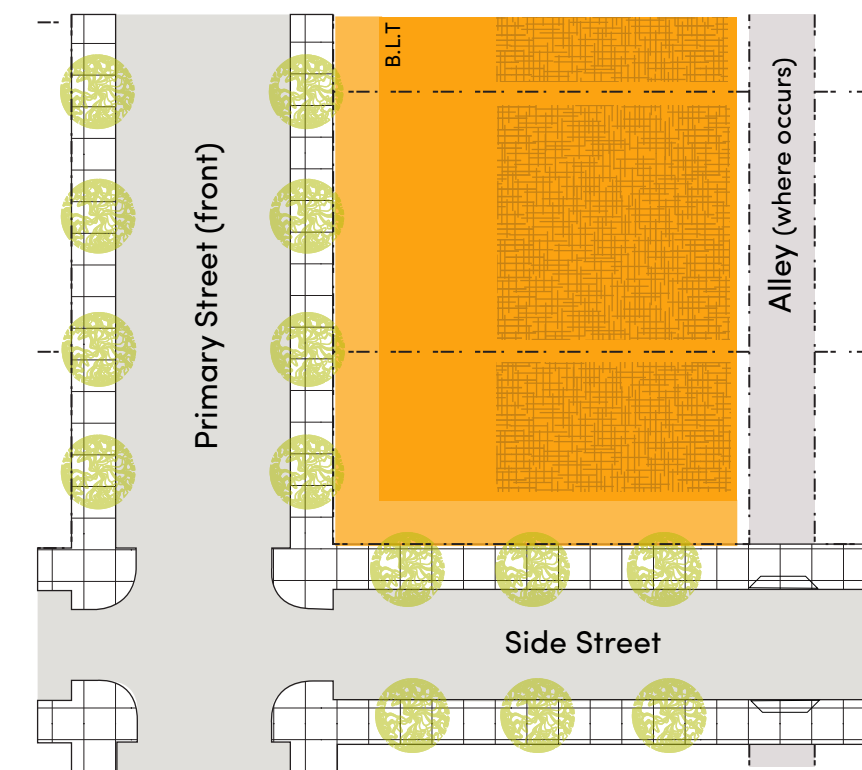
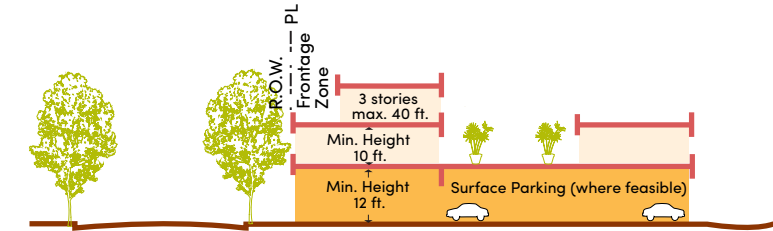
- Building Placement
- Building types
- Height
- Parking
- Frontages

Fair Oaks

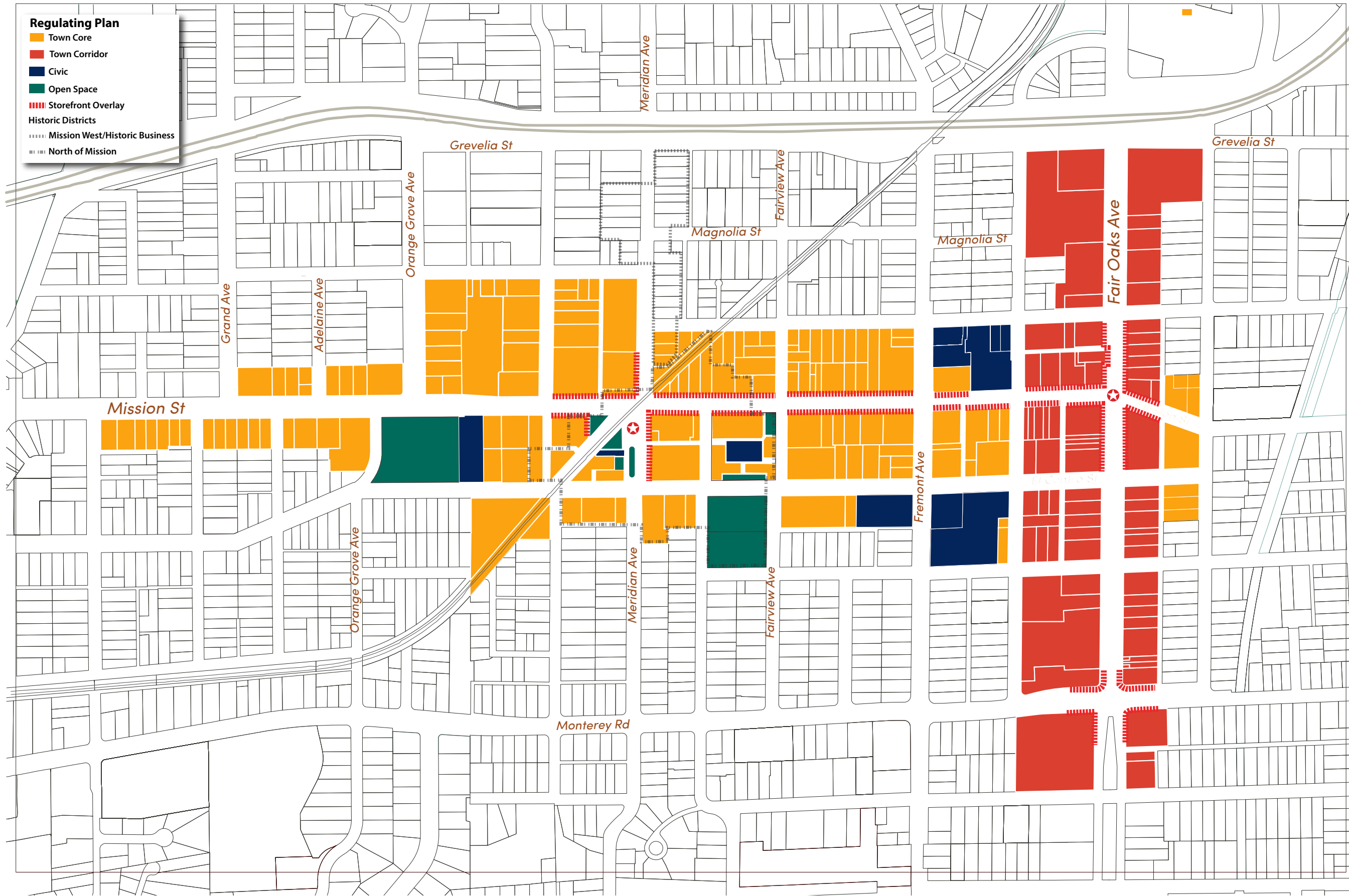


■ Allowed Building Placement
 ■ Frontage Zone
 ■ Allowed Parking Placement (at-grade)

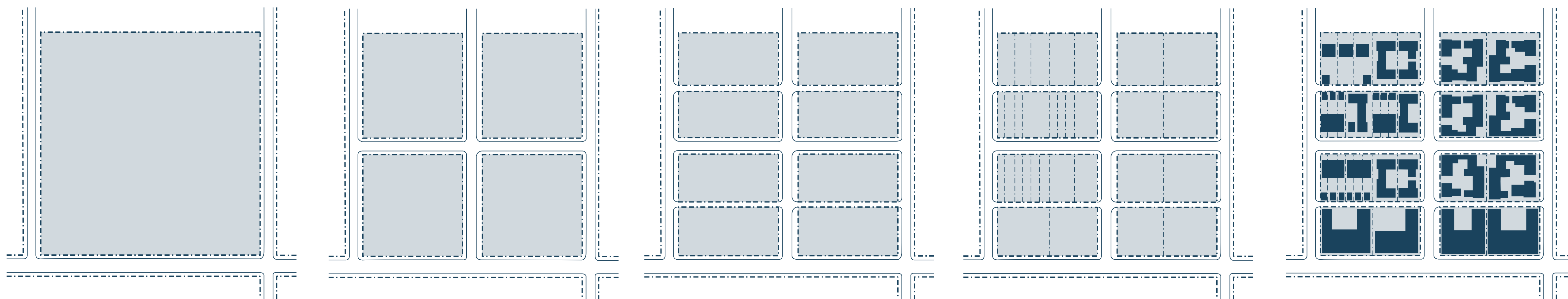
Mission Street



■ Allowed Building Placement
 ■ Frontage Zone
 ■ Allowed Parking Placement (at-grade)



Subdivision



typology of open spaces

Public

| | |
|---------------------|---|
| Regional | <i>Wilderness</i> <i>Greenway</i> |
| City | <i>Community Park</i> |
| Neighborhood | <i>Neighborhood Park</i> |
| | <i>Square</i> <i>Plaza</i> |
| | <i>Community Garden</i> |
| On the Block | <i>Quadrangle</i> <i>Pocket Park</i> |

Private

| | |
|----------------------------|--------------------|
| On the Lot | <i>Courtyard</i> |
| | <i>Terrace</i> |
| | <i>Yard</i> |
| Within the Building | <i>Patio</i> |
| | <i>Roof garden</i> |



Swedish artist Karl Jilg
Commissioned by the Swedish Road Administration



Streets

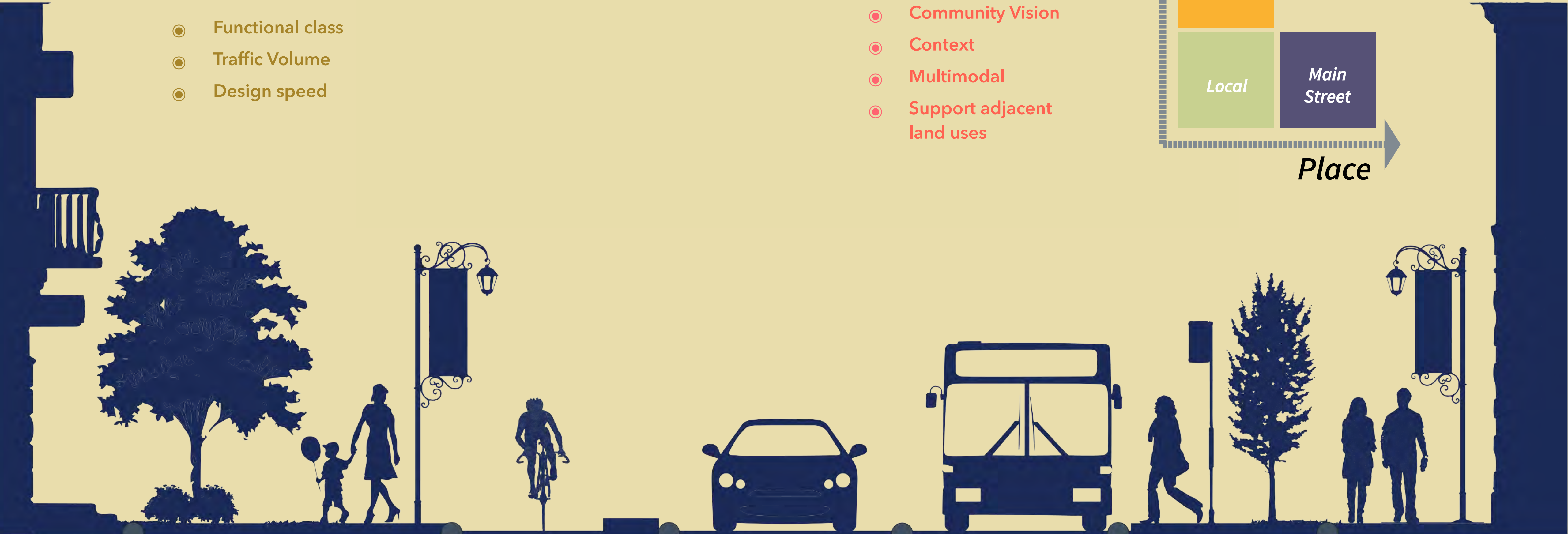
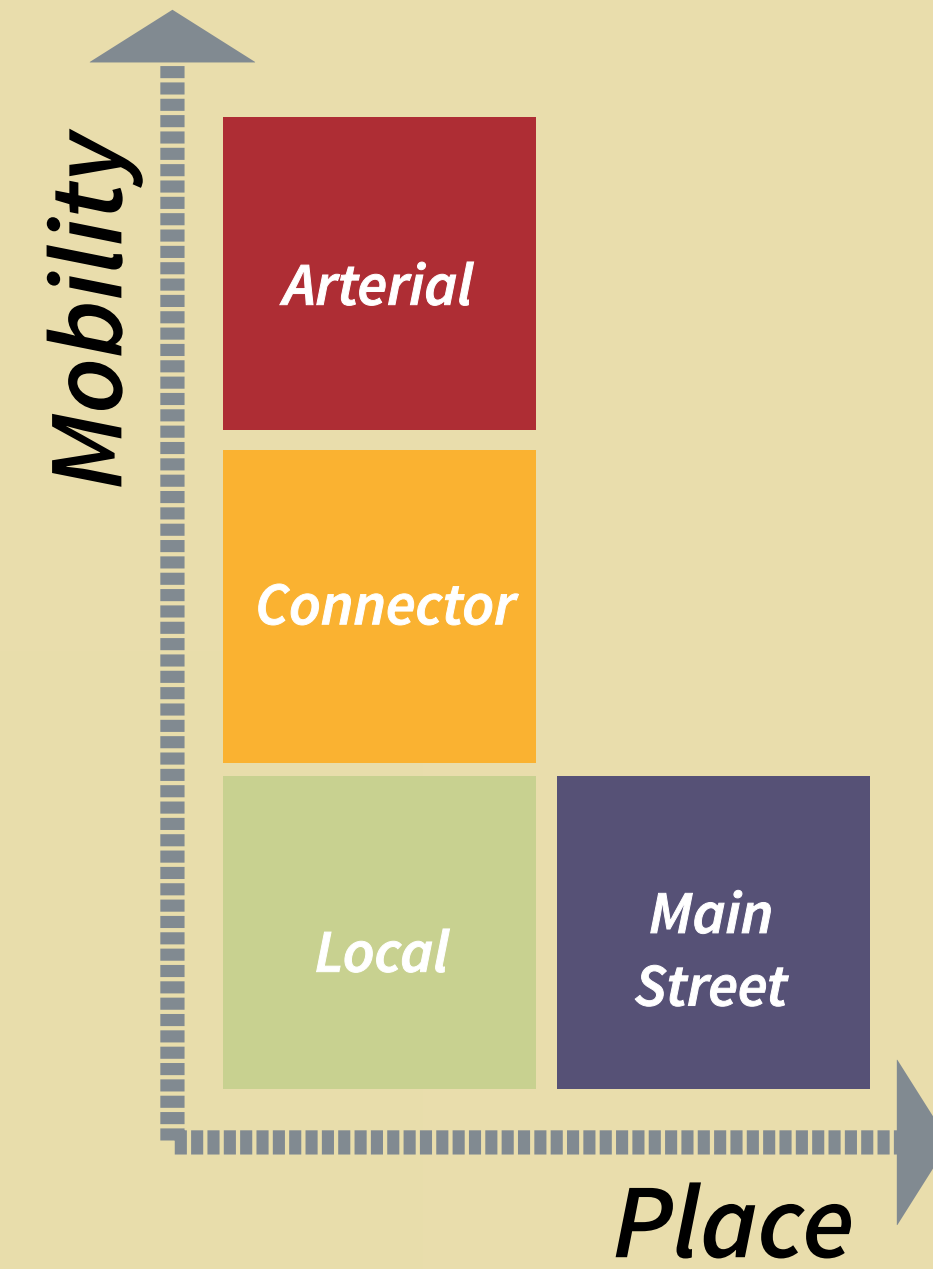


Conventional

- Functional class
- Traffic Volume
- Design speed

Context based

- Community Vision
- Context
- Multimodal
- Support adjacent land uses



Gathering Spaces

Biking

Motor Vehicles

Transit

Bus Stop

Walking











Frontage Types

- Dimensions
- Design Standards



6.2 G Shopfront

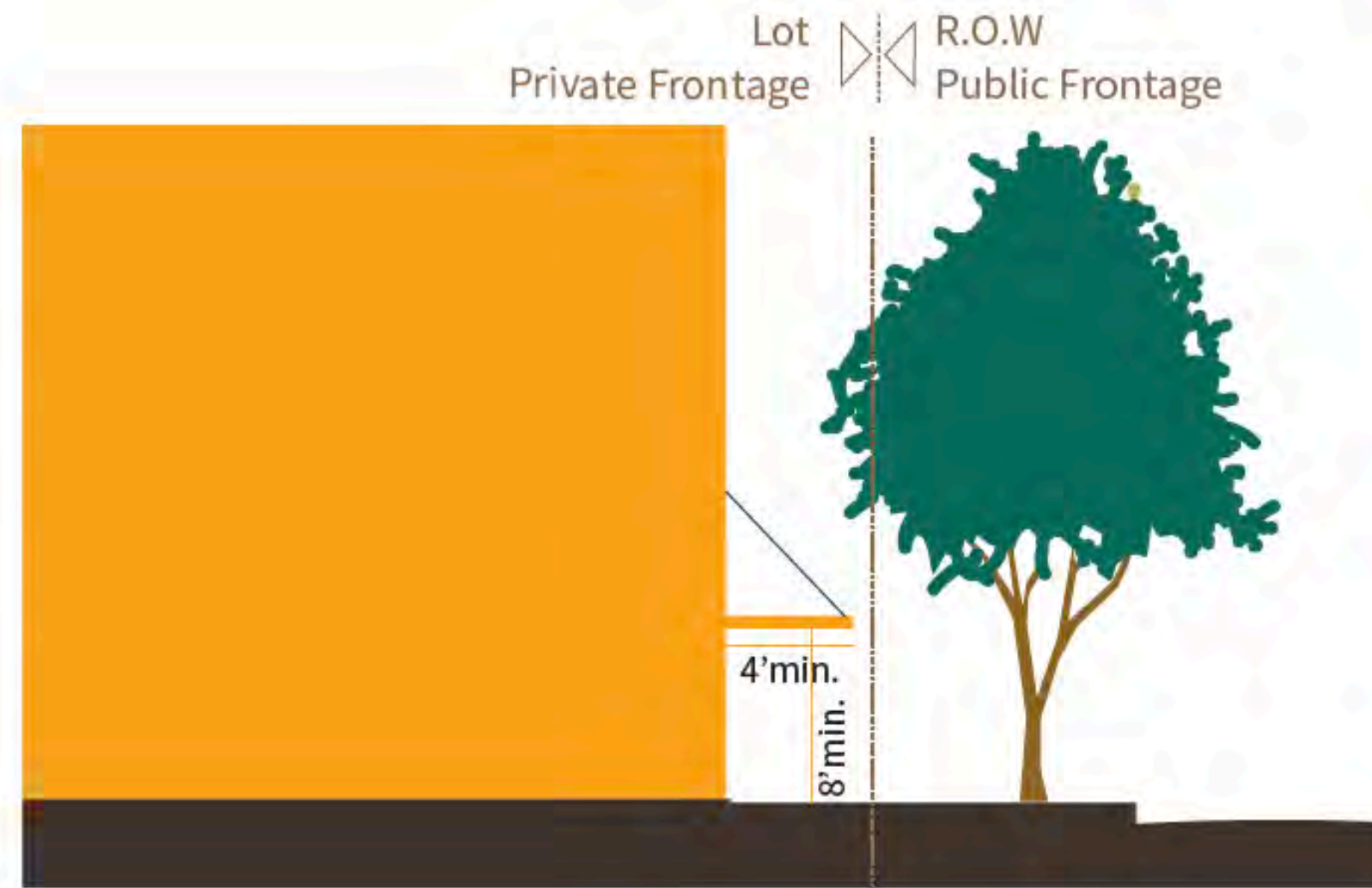
1 Description In the Shopfront Frontage Type, the main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically include an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

2 Size Ground floor 75% of frontage min. transparency
Shopfront recessed from property line 12 ft. min.

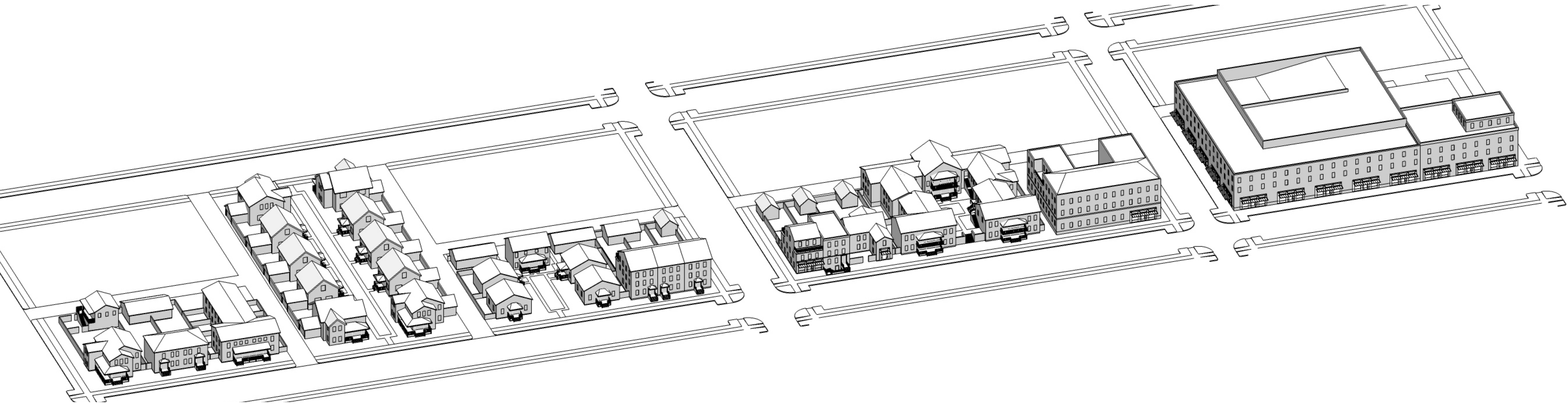
3. Awning Depth 4 ft. min.
Setback from curb 2 ft. min.
Height, clear 8 ft. max.

4 Design Standard

- Shopfront glass shall be clear without reflective glass frosting or dark tinting.
- Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
- Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
- Operable awnings are encouraged.



Building Types



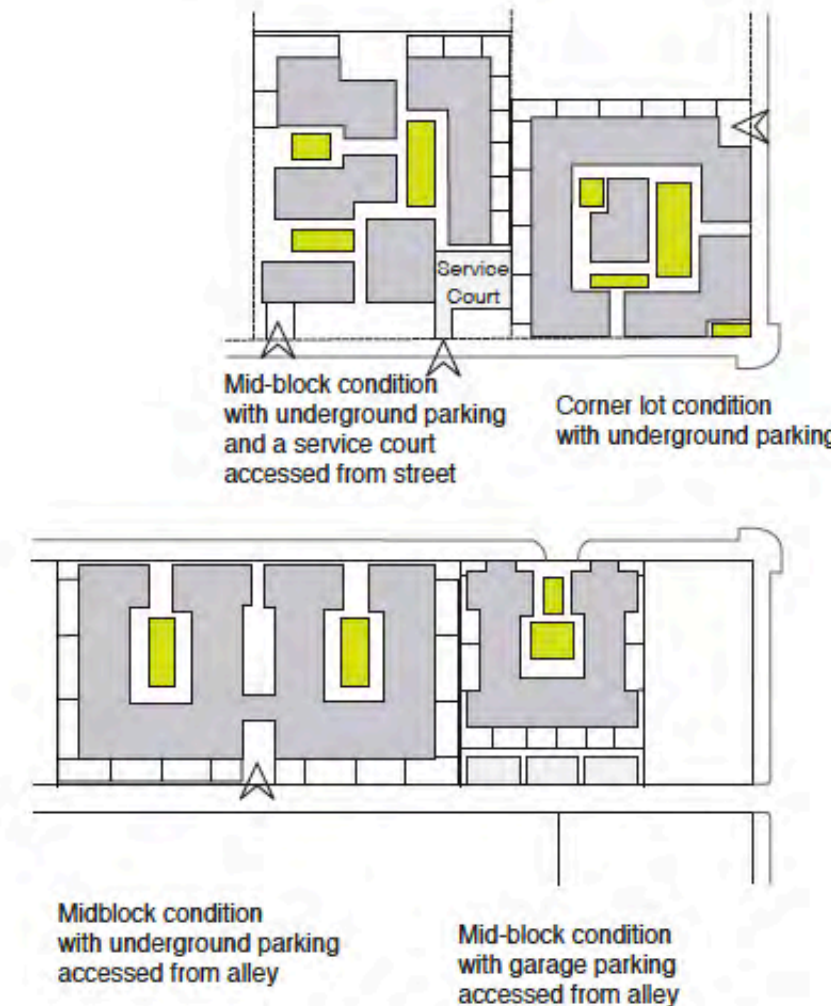
House Scale Buildings

Block Scale Buildings



5.2 E Court

| | | | | |
|---|--------------------------|---|--------------|---------------|
| 1 | Description | A group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood. | | |
| 2 | Lot Size | Width | 125 ft. min. | 200 ft. max. |
| | | Depth | 125 ft. min. | 200 ft. max. |
| 3 | Pedestrian Access | Direct access from street or courtyard. | | |
| 4 | Frontages | Porch Stoop Dooryard | | |
| 5 | Vehicle Access & Parking | From alley. For lots without alley, via driveway, max. 12 ft. wide, located as close to side yard property line as possible. | | |
| 6 | Private Open Space | Width | Depth | Area |
| | | 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. | | |
| 7 | Common Courtyard | Width/depth: 20 ft. min. | | |
| 8 | Building Size & Massing | Length along frontage: 200 ft. max. Length along side yard: 140 ft. max. The footprint area of an accessory structure may not exceed the footprint area of the main body of the building. | | |





Land Uses

B r o a d
&
F l e x i b l e

Table 4.3.1: Land Use Table

| | MS | FO |
|--|-----|-----|
| 1 Retail Stores and Shops | | |
| Supermarket and home improvement center | — | P |
| Neighborhood market, pharmacy | P | P |
| Restaurants | P | P |
| Drive through (any retail use) | — | — |
| Retail businesses | P | P |
| Alcohol businesses, off sale and on sale, including on-site brewing | CUP | CUP |
| 2 Services | | |
| Personal Services Salons, barber shops, day care, tailors, shoe repair shops, and dry cleaning shops, and similar uses. | P | P |
| Personal Services (restricted) Banquet facility/catering, accessory massage (licensed, therapeutic, and in conjunction with primary businesses such as day spa, beauty salon, barber shop or similar uses) and tanning salons. | — | CUP |
| Professional Services Accounting, advertising agencies, attorneys, bank, commercial art and design services, counseling services, scientific and research organizations, financial management and investment counseling, real estate and insurance office, management and public relations services, photo studio, urgent care clinic, and medical clinic (doctor, dentist). | P | P |
| 3 Light Industrial, Craft Manufacturing, and Processing | | |
| Artisan/craft manufacturing, commercial kitchen, printing and publishing. | CUP | CUP |
| 4 Public Assembly, Education, Recreation | | |
| Civic building | P | P |
| Public assembly, meeting facility, place of worship | P | P |
| Cultural Institutions (performing arts centers for theater, dance and events, museums, art galleries, and libraries) | P | P |
| Health/fitness facility, and studios for arts, dance, music, martial arts | CUP | CUP |
| School, public or private (includes business, trade schools, colleges) | CUP | CUP |
| Theater, cinema, or performing arts | CUP | CUP |
| Recreational and entertainment uses | CUP | CUP |
| 5 Residential | | |
| Group home | P | P |
| Lodging: Hotel, motel, B&B Inn | CUP | CUP |
| Single-family dwelling(s), duplex, multiplex | P | — |
| Multi-family dwelling(s) | P | P |

| | MS | FO |
|-------------------------------------|-----|-----|
| Home occupation | P | P |
| Home office | AUP | AUP |
| 6 Auto Related | | |
| Parking facility, public or private | CUP | CUP |
| Auto Service Station | CUP | CUP |
| 7 Other Uses | | |
| Farmers market, certified | AUP | AUP |
| Outdoor community events | AUP | AUP |

Key to Table

- P Permitted
- CUP Conditional Use Permit
- AUP Administrative Use Permit
- Not Permitted
- MS Mission Street Zone
- FO Fair Oaks Zone

Table 4.3.1 Requirements

- 1 All land use types, including secondary and incidental accessory uses, are subject to the applicable requirements of the zoning district, including building size, frontage, and all applicable right-of-way and access requirements.
- 2 Uses not listed are prohibited.