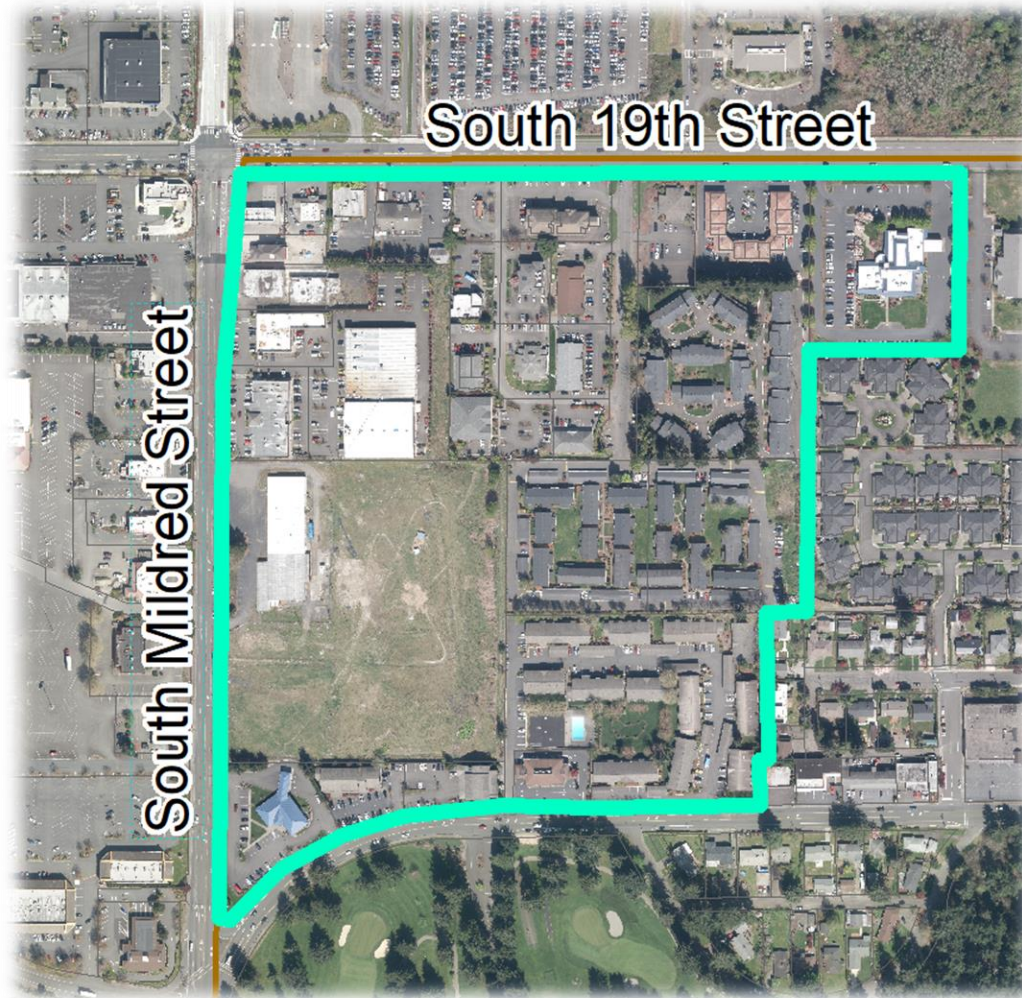


19th and Mildred



19th and Mildred

Moratorium

Adopted: October 8, 2019

Expires: April 8, 2020

Expected Extension: August 2020



19th and Mildred

Four Corners

Participants: City of Fircrest, City of Tacoma, City of University Place, Metro Parks, Pierce County, Pierce Transit, Sound Transit, Tacoma Community College and the Tacoma Housing Authority

Next Meeting: end of February

UP Proposal: a joint subarea plan

Staff's Stance: *Fircrest staff has requested more opportunity to discuss the implications of a subarea plan and what other options might be available. While we see the value of a combined vision, coordination, and SEPA review, we still have many questions and concerns - especially on balancing coordination without giving up local control, how does this blend with our current plans, and the future location of a light rail storage facility*

Are there other items for staff to consider in these discussions?



19th and Mildred

Design Workshop in Review

19th and Mildred

Current Land Development Code

- Applied on a parcel by parcel basis
- Doesn't say anything about street grid system; minimal requirements on open space
- Focuses more on what is allowed than what is built
- Current code had a lot of gray areas related to design
- Much is based on guidelines which are *shoulds* not *shalls*
- Relies on staff to negotiate a better product

Versus

Form-Based Code

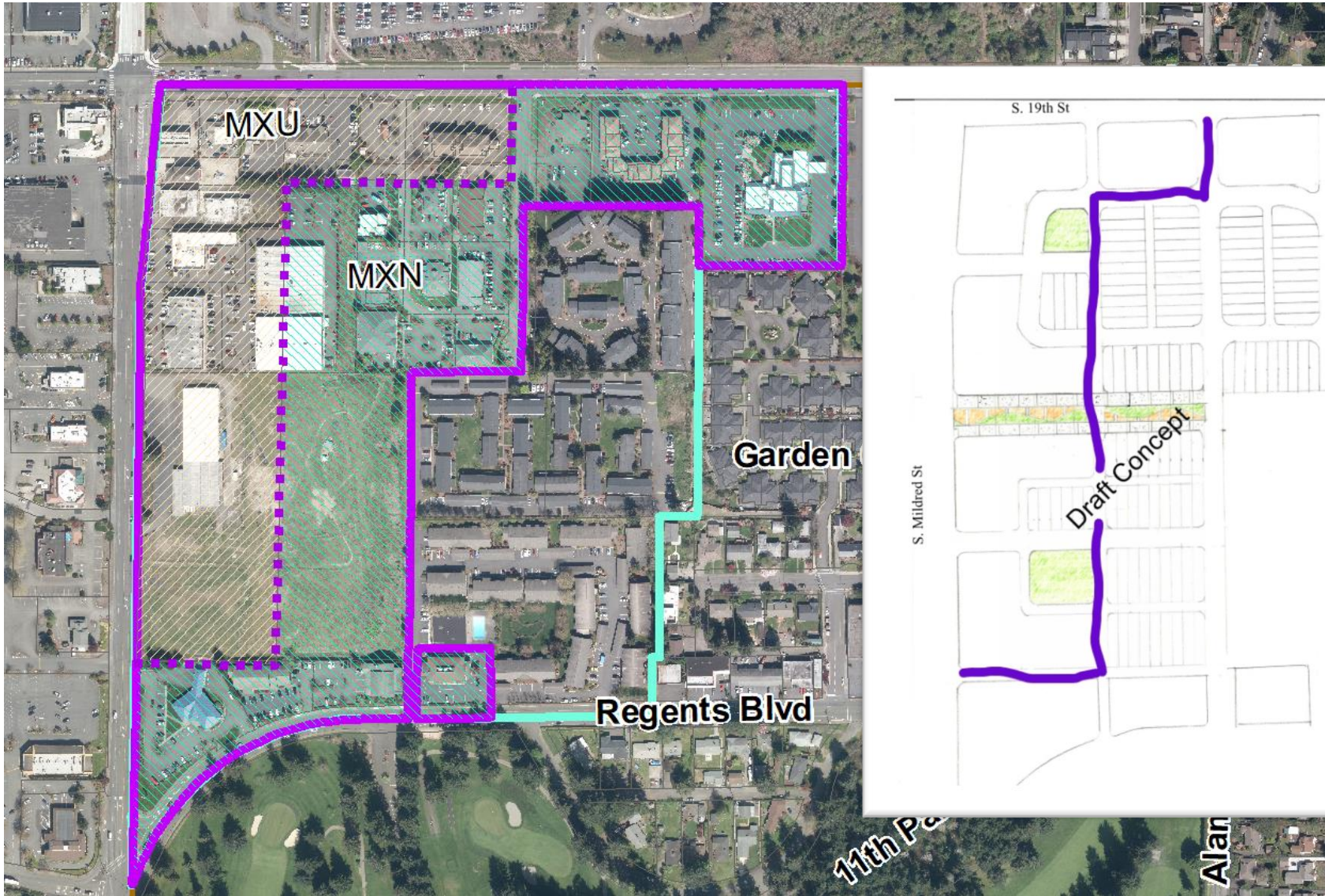
- Sets long-term goals for whole area
- Street grid system would be adopted in Comp Plan and Zoning Code
- Focuses on buildings that can transition over time
- Identifies specific building, street, and frontage types
- Establishes standards with specific visual examples
- Greater input from Council, Commission, and public on final product, since adopted in code



Recommendation to divide the current Commercial Mixed Use zone into two districts.

Names are just placeholders.





19th and Mildred

Summary of Zones



Desired Form

New buildings are block scale, up to 75 feet in height, buildings close to property line, and active ground floor activities. The building mass steps down to 45 feet when located adjacent to MX-neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human scaled detailing.

New buildings are primarily house scale, up to 45 feet, buildings close to property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to existing residential districts.

Streetscape and Public Realm Improvements

Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.

Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, dooryard, stoop, forecourt, and lightcourt may extend privacy to residential frontages.

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.

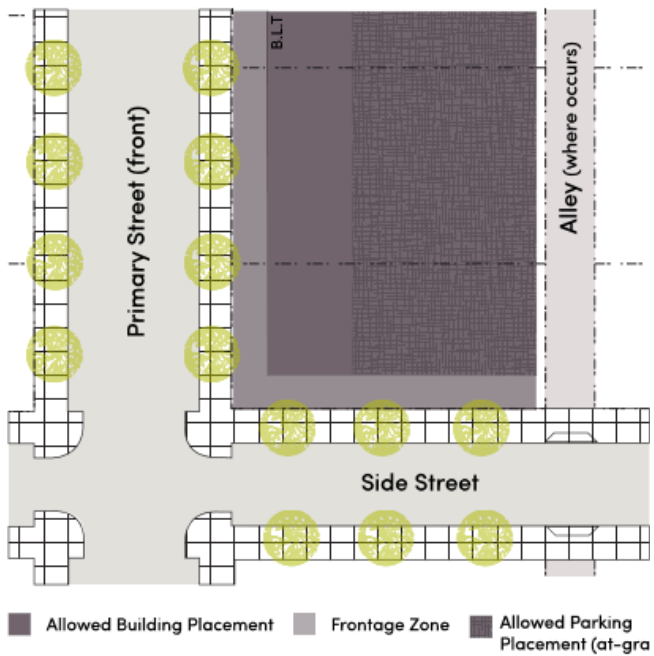
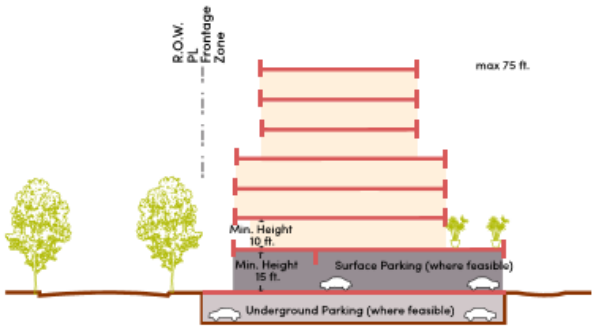
Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.

General Use

Buildings are occupied with ground floor commercial, retail, office activity along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

Buildings may be occupied with ground floor commercial, retail, and office activity. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

MU-U MIXED-USE URBAN



Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	75
Liner	45
Hybrid court	75
Court	75
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

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	0	10	--
iii Rear yard	with alley	--	5
	no alley	--	15

Frontages

- Allowed Frontages**
- Arcade
 - Gallery
 - Shopfront
 - Lightcourt
 - Forecourt
 - Stoop

	Ground Floor	Upper Stories
--	--------------	---------------

Interior ceiling height	15 ft. min.	10 ft. min.
Parking		
i Required Parking		
a Residential uses	Studio or 1 bedroom	1 space per unit
	2+ bedroom	1.25 spaces per unit
	3+ bedroom	1.5 spaces per unit
b Office	1 spaces per 400 sq.ft.	
c Retail, Restaurants, & medical office	1 spaces per 250 sq.ft.	
For all other uses see FMCXX.XX		

Larger developments may reduce portion of the required parking in exchange for implementation of trip reduction measures. See Section X.X on TDM.

ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:

Setback

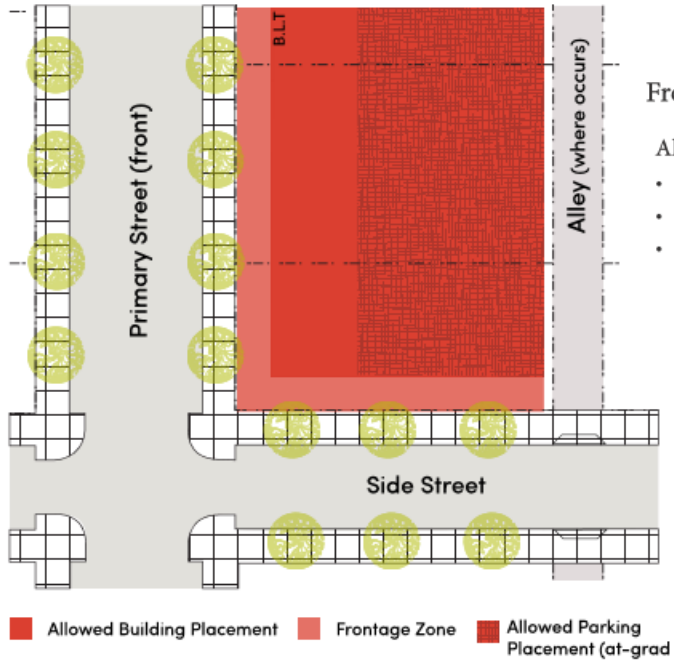
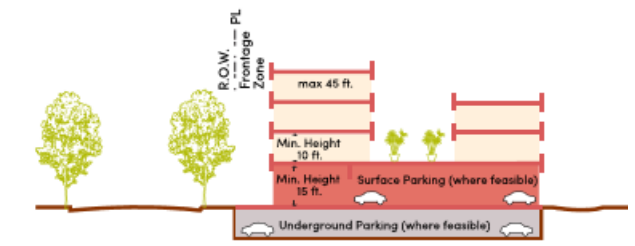
a Primary street	min.30 ft.
b Side street	min. 15 ft.
c Side property	min. 5 ft.
d Rear property/rear alley	min. 5 ft.

Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

MU-N MIXED-USE NEIGHBORHOOD



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	0	10	--
iii	Rear yard	with alley	--	5
		no alley	--	15

Frontages

Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch
- Yard

Encroachments

Architectural features, and signs may encroach into the required setbacks subject to the following requirements:

Description	Encroachment				Vertical
	Horizontal				
	Front	Side St.	Rear	Side	
Arcade, gallery, awning	6 ft. max.		min. 5 ft. from PL	not allowed	min. 8ft. clear
Balcony	4 ft. max.			min. 5 ft. from PL	
Bay window	4 ft. max. on upper floors only.				
Eave	2ft. max		min. 3 ft. from PL	min. 3 ft. from PL	

Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	45
Liner	45
Hybrid court	45
Court	45
Live-work	35
Rowhouse	35
Rosewalk or Bungalow Court	35
Duplex, multiplex	35

	Ground Floor	Upper Stories
Interior ceiling height	15 ft. min.	10 ft. min.

Parking

- i Required Parking
 - a Residential uses
 - Studio or 1 bedroom: 1 space per unit
 - 2+ bedroom: 1.25 spaces per unit
 - 3+ bedroom: 1.5 spaces per unit
 - b Office: 1 spaces per 400 sq.ft.
 - c Retail, Restaurants, & medical office: 1 spaces per 250 sq.ft.

For all other uses see FMCXX.XX

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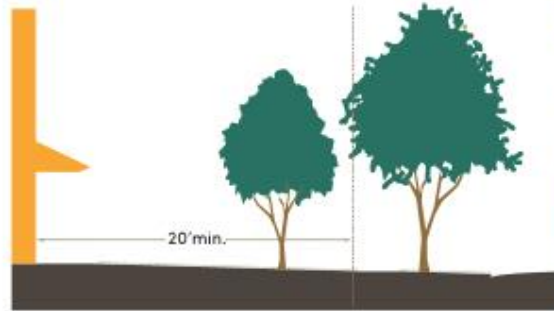
- ii Parking Placement: On-site parking and access shall be located in compliance with the following requirements:
 - Setback
 - a Primary street: min.30 ft.
 - b Side street: min. 15 ft.
 - c Side property: min. 5 ft.
 - d Rear property/rear alley: min. 5 ft.

Front Yard

Description The main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

Size Depth: 20 feet

Design Stds In the Front Yard Frontage Type, the main facade of the building has a large planted setback from the frontage line providing a buffer from the street. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape and working in conjunction with the other private frontages.

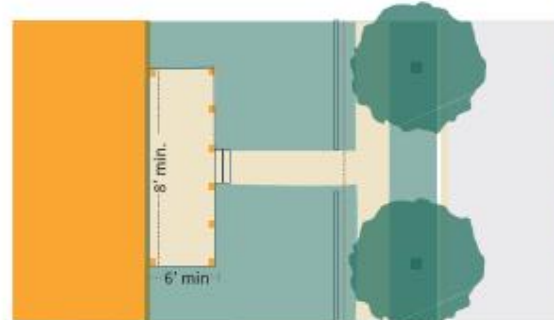
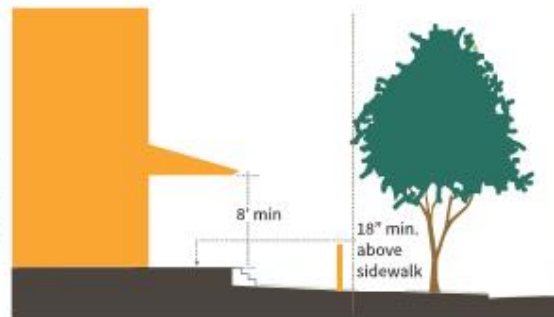


Porch & Fence

Description The Porch frontage provides a physical transition from the sidewalk to the private lot and building while maintaining visual connection between buildings and the public space of the street. The porch frontage consists of a building with a front set back from the property line and a porch encroaching into that front setback.

Size
 Width: 8 ft min
 Depth: 6 ft min
 Height: 8 ft min
 Pathway: 3 ft wide min
 Finished level above sidewalk: 18 in min

Design Stds Projecting porches must be open on three sides and have a roof.



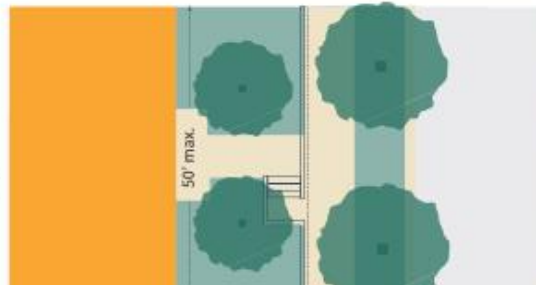
Dooryard

Description The main facade of the building is set back a small distance and the frontage line is defined by a low wall or hedge, creating a small dooryard. The dooryard shall not provide public circulation along a ROW. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size
 Width: 8 ft min
 Length: 50 ft max
 Pathway: 3 ft wide min
 Finished level above sidewalk: 3 ft 6 in max

Design Stds For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail. Shall not be used for circulation for more than one ground floor entry.

Lot Private Frontage R.O.W. Public Frontage



Stoop

Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is appropriate for residential uses with small setbacks.

Size
 Width & Depth: 5 ft min; 8 ft max
 Finished level above sidewalk: 18 in min

Design Stds

1. Stairs may be perpendicular or parallel to the building facade.
2. Ramps shall be parallel to facade or along the side of the building.
3. The entry doors are encouraged to be covered or recessed to provide shelter from the elements.

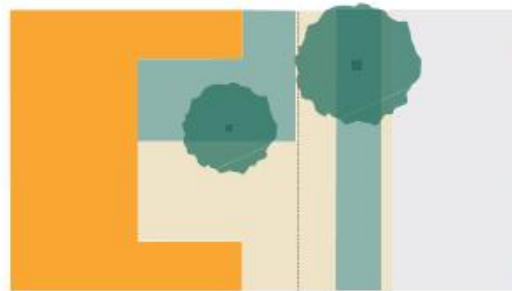


Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12 ft min
Ratio, height to width: 2:1 max

Design Stds The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.

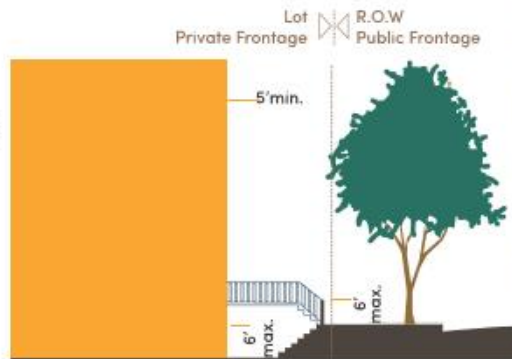


Lightcourt

Description The main facade of the building is set back from the frontage line by an elevated terrace or a sunken lightcourt. This Type buffers residential, retail or service uses from urban sidewalks and removes the private yard from public encroachment.

Size Width: 5 ft min
Height, landing above sidewalk: 6 ft min
Height, landing below sidewalk: 6 ft max

Design Stds A short fence may be placed along the built-to-line or setback where it is not defined by a building.



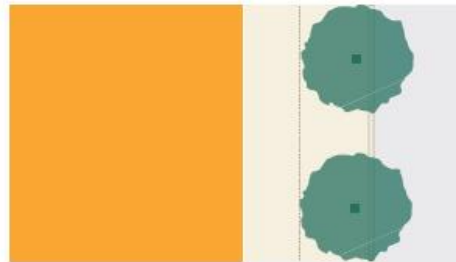
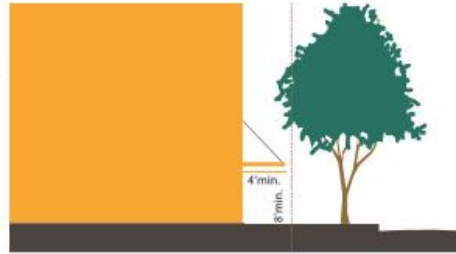
Shopfront

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.

Size Ground Floor Transparency: 75% of frontage min
Shopfront recessed from property line: 12 ft min

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

- Design Stds**
1. Shopfront glass shall be clear without reflective glass frosting or dark tinting.
 2. 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.
 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
 4. Operable awnings are encouraged.

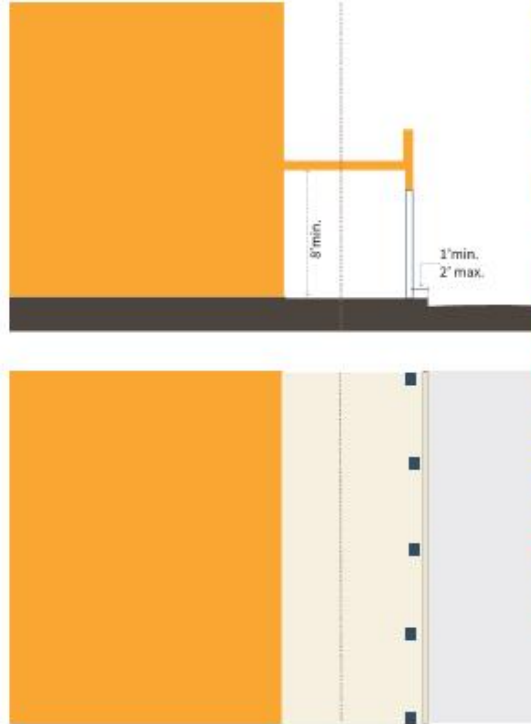


Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Size Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

- Design Stds**
1. Galleries shall be combined with the Shopfront frontage type.
 2. Galleries must have consistent depth along a frontage.
 3. Ceiling light is encouraged.
 4. Galleries 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.
 5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

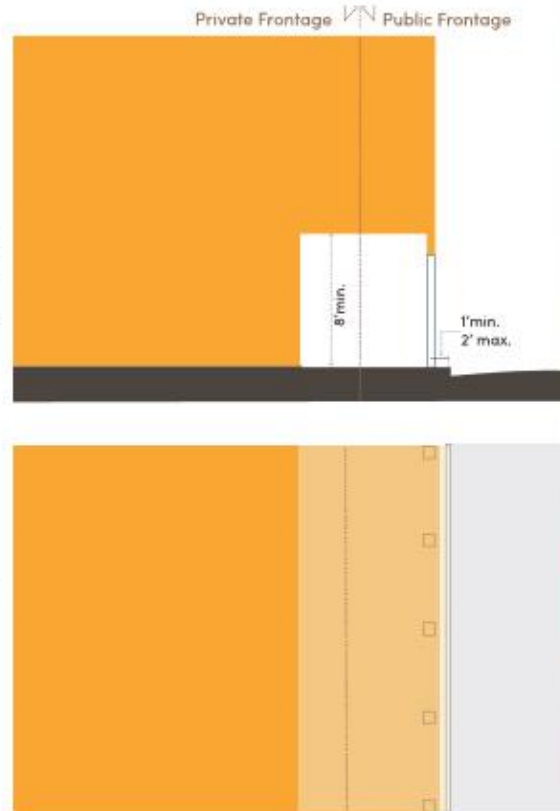


Arcade

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.

Size
Depth: 8 ft min
Ground floor height: 16 ft min
Setback from curb: 1 ft min, 2 ft max

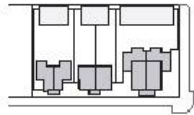
- Design Stds**
1. Arcades shall be combined with the Shopfront frontage type.
 2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to an encroachment permit prior to issuance of a building permit.
 3. Column spacing and colonnade detailing,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



19th & Mildred Building Types

House Scale Buildings

Block Scale Buildings



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



Mid-block with internal alleys accessing detached garages



Mid-block with parking at the rear accessed from alley



Mid-block with attached garages accessed by side alleys



Detached garages



Carriage houses above detached garages



Attached garages



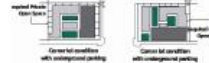
Corner units front the street



Mid-block with underground parking and a service street accessed from street



Corner lot condition with underground parking



Corner lot condition with underground parking



Mid-block condition with underground parking



Surface Parking



Surface Parking



Surface Parking



Surface Parking

Duplex, Multiplex

Duplex consists of a pair of dwelling units located side-by-side or one above the other to create a building that reads like a medium or large house.

Multiplex is a residential building of three to six dwelling units respectively. Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Coding Criteria

These medium to large footprint buildings requires a minimum lot width of 50 feet and a minimum depth of 100 feet.

Duplex and multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2 stories.

Rosewalk & Bungalow Court

Rosewalk: Six or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrances are accessed from the common green and/or primary street.

Bungalow Court: Four or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Coding Criteria

The defining feature of Rosewalk and Bungalow court is the communal central open space. The lot width should be large enough to allow a functional public and private open spaces and area for driveways.

The building size and massing of individual buildings is similar to a single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

Row House

A building comprised of five or more attached two- or three-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

Coding Criteria

The single family dwelling units can either be separated by property lines or located on narrow single tax lot 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and screened by fence or wall to provide privacy.

Live work

Live/Work is an integrated residence and work space located at street level, occupied and utilized by a single household in an array of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.

Coding Criteria

The floor to ceiling height of the work floor is typically about 15 feet.

The main entrance to the street floor work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

Court

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. The units may be arranged in four possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. 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.

Coding Criteria

The main entry to ground floor units should be directly off the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.

The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.

Hybrid

Hybrid Court is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

Liner Building

A liner building has a thin footprint that conceals parking garage or other large scale facadeless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be 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.

Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.

Required parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Flex Building

Flex Block is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, 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.

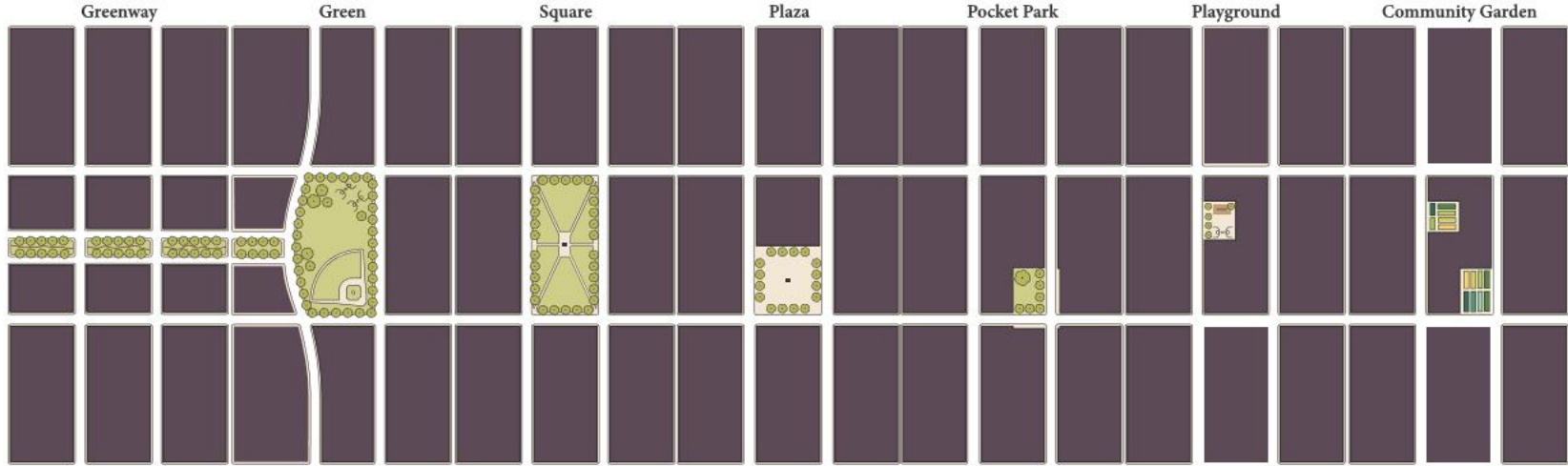
Coding Criteria

The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of occupants and guests.

The main entrance to each ground floor tenant bay should be directly from the street. Required parking is accommodated in an underground garage, surface parking, structured parking, tucked under parking, or some combination of these options.

Open Space Types

Open Space Type
Illustration



Example of Intended Physical Character



Description	Greenway	Green	Square	Plaza	Pocket Park	Playground	Community Garden
Description	A greenway 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 streets	2 streets	1 streets	1 streets	1 streets
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 gs, and paths	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gs, 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



19th and Mildred

Next Steps

19th and Mildred

Amendment Schedule

Workshop Dates: January 21st -23rd

Attendance: 67 over the three nights

Next Consultant Visit: March 16th Study Session

Consultant's Draft Document: end of March

Draft Amendment Development: March-May

Planning Commission Study Session: est. April

Planning Commission Hearing: est. May

City Council Study Session: est. June

City Council Hearing: est. July



19th and Mildred

- Form-Based Code is one tool to guide land development
 - FBC provides a more holistic approach
- Expect greater community benefits in exchange for greater intensity
- FBC could be used to *transform* entire area from Mildred to Alameda
 - Would not require properties to change until redeveloped
 - Amendments can happen with or without FBC
- Any amendments will require staff to integrate and coordinate changes with current zoning and comp plan



19th and Mildred

Items to Consider

- FBC could be used for the entire “block” of Mildred to Alameda
- Having a minimum height for the MXU (outer edge)
- Consultant recommendations:
 - Overall illustrative master plan (vision showing buildings and landscaping)
 - a landscape architect to design rendering of entry street/linear plaza
 - Illustrative landscaping plan for linear plaza and two public parks
 - Street sections with dimensions, character defining features

Questions or Discussion

