

CITY OF FIRCREST  
PLANNING COMMISSION  
A G E N D A

June 2, 2020  
6:00 p.m.

City Hall  
115 Ramsdell Street

---

*The Fircrest Planning Commission will be meeting virtually via zoom to adhere to the Stay Home, Stay Safe guidelines. The public is invited to attend. For an invite, email [planning@cityoffircrest.net](mailto:planning@cityoffircrest.net).*

**1) Roll Call**

**2) Explanation of Virtual Procedures**

**3) Approval of the January 7, 2020 Minutes**

**4) Citizen Comments** *(For Items Not On The Agenda – Please email the Planning Administrator ([planning@cityoffircrest.net](mailto:planning@cityoffircrest.net)) if you would like to make a public comment. Your comment will be read into the record at the appropriate time.)*

**5) Public Hearing**

- a) None

**6) Unfinished Business**

- a) None

**7) New Business**

- a) Working drafts of amendments to Comprehensive Plan, Development Code and Form-Based Code – *on for discussion only*
- b) Covid-19 and Public Meetings – *on for discussion only*

**7) Adjournment**

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

January 7, 2020  
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, and Shirley Schultz were present. Excused: Karissa Friend. Staff present: Planning and Building Administrator Angelie Stahlnecker.

**APPROVAL OF MINUTES**

The minutes for the meeting of November 5, 2019 were presented for approval.

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

**CITIZENS COMMENTS**

Yolonda Brooks, 6448 S. 19<sup>th</sup> St., requested that the City notify residents, not property owners when zoning changes are considered.

**PUBLIC HEARINGS**

None.

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

Planning and Building Administrator noted the agenda should have stated 2020 Comprehensive Plan Schedule not 2020 Planning Commission Workplan, which corresponds to the agenda packet documents.

## 2020 Comprehensive Plan Schedule

Planning and Building Administrator Angelie Stahlnecker presented the staff report identifying that the Comprehensive Plan Amendment window will be February 3 – March 31, 2020. No major amendments to the Comprehensive Plan were expected except as might be proposed as part of the form-based code proposal and an update to the 6-year TIP.

**Moved by McVay and seconded by McGinnis to approve the 2020 Comprehensive Plan update schedule and set the amendment submission period for February 3 – March 31, 2020 as shown in Exhibit A, to be title 2020 Comprehensive Plan Amendments Estimated Schedule.**

## Form-Based Code

Stahlnecker stated that form-based code workshops would be January 21<sup>st</sup>, 22<sup>nd</sup>, and 23<sup>rd</sup>. Stahlnecker invited the Planning Commission to attend as many meetings as possible. The workshops will be advertised to allow Planning Commissioner to attend all of the meetings.

Hamel invited public comments.

Yolonda Brooks, 6448 S. 19th St., stated it was important for the apartment residents in the R-30 zone be included in the notification.

## **ADJOURNMENT**

**Moved by McVay and seconded by Schultz to adjourn the meeting at 6:18 p.m. Upon vote, motion carried unanimously.**

---

Sarah Hamel  
Chair, Fircrest Planning Commission

---

Angelie Stahlnecker  
Planning/Building Administrator



**DATE:** June 2, 2020  
**TO:** Planning Commission  
**FROM:** Angelie Stahlnecker, Planning & Building Administrator  
**SUBJECT:** 2020 Working Draft Amendments: Comprehensive, Land Development Code, Form-Based Code

---

Please find attached the working drafts for amendments to the Comprehensive Plan, Land Development Code and the Form-Based Code.

There are general wording and editing changes throughout the drafts. Below is a summary of the more significant changes staff has proposed to aid in review and discussion.

The time available for discussion during the meeting will be limited so staff's intent will be to not go page-by-page reviewing all proposed amendments. Rather, staff will provide an overview, highlight some key amendments, and look to the Commission for questions and comments on specific amendments. If you have questions regarding amendments staff has skipped over, please be sure to bring these to our attention during the meeting.

## **COMPREHENSIVE PLAN**

### **Community Character Element**

- Goal CC1: incorporating FBC (pg. CC-5 & 6)
- Goal CC4: incorporating FBC; language to consider expansion into multi-family (pg. CC-9)
- Goal CC5: incorporating FBC (pg. CC-12)
- Goal CC8: incorporating FBC (pg. CC-15)

### **Land Use Element**

- Vision: incorporating FBC (pg. LU3 & 4)
- Goal LU1 Growth Management: incorporating FBC (pg. LU6)
- Goal LU2 Land Use Compatibility: incorporating FBC (pg. LU7)
- Table LU-1: incorporating FBC (pg. LU10)
- Policy LU5.7 & 5.8: incorporating FBC (pg. LU12)
- Goal LU6 Commercial: incorporating FBC (pgs. LU13-16)
- Policy LU6.6: Drive-through windows. **Should drive-through windows be prohibited?** (pg. LU14)
- Goal LU8 Light Industrial: incorporating FBC (pg. LU18)
- Goal LU9 Countywide Center: language related to center designation (pg. LU19)
- Figure LU-1 Land Use Designations Map: delete Commercial from Mixed Use designation (pg. LU30)



- Neighborhood Commercial Designation: rework of allowable uses and focus (pg. LU36)
- Mixed Use Designation: rework of allowable uses and adding FBC development form (pgs. 37-39)
- Figure LU-1.5 Regulating Plan: adding Form-Based Code regulating plan map (pg. LU39)
- Population, Housing Unit and Employment Targets: note FBC will increase residential and commercial potential and that the City will reanalyze at the next major update (pg. LU44)
- Table LU-3: remove reference to Pierce County land use designations as the “chair” has been annexed (pg. LU47)

### **Housing Element**

- Residential Land Capacity: note FBC will increase residential potential and that the City will reanalyze at the next major update (pg. H17)
- Housing Profile: Will update with GMA mandated update and as 2020 Census allows (pgs. 19-36)

### **Transportation Element**

- Vision: incorporating FBC (pg. T8)
- Policy T3.8: including FBC street standards (pg. T12)
- Policy T5.3: acknowledging ST3 (pg. T13)
- Figure T-1 Functional Classification: Changing Mildred and 67<sup>th</sup> from Principal Arterial to Minor Arterial per University Place’s classification (pg. T24)
- Figure T-2 Nonmotorized Facilities – map needs updating (pg. T27)
- Sound Transit: expanded information on ST3 (pg. T30)
- Figure T-5 Proposed Nonmotorized Facilities; map needs updating (pg. T39)

### **Capital Facilities**

- Budget numbers updated (pgs. CF28-31)
- 6-year Capital Improvement Plan updated (pgs. CF21-23)

### **DEVELOPMENT CODE**

- 22.24 Personal Wireless
- 22.26 Sign Regulations
- 22.26.023 Wall signs: Group non-commercial and non-residential wall signs with commercial standards
- 22.48 Mixed Use-Neighborhood: adding new chapter
- 22.50 Mixed Use-Urban: replacing Commercial Mixed Use
  - How should Emerson Courtyard be zoned?
- 22.57 Form-Based Standards: describing and adopting FBC by reference
- 22.58.008 Performance Standards: amendments to refuse collection containers
- 22.58.014 Adult Entertainment
- Repeal 22.58.016 Pedestrian Plazas: covered by 22.64.031

- 22.58.018 Outdoor lighting
  - Missed hearing examiner amendments
  - **Should a street light design be standardized for the City?**
- 22.58.025 Electric vehicle charging stations
- 22.58.027 Cottage housing: allowing in MU-N
- 22.58.029 Establishments serving liquor for on-premise consumption
- 22.60 Parking and Circulation:
  - revised intent
  - transition towards market driven standards
  - reduce parking categories
  - increase space dimensions
  - amend ADA parking signs to comply with Federal guidelines
- 22.60.016 Micromobility: added section
- 22.63.002 Small lot and multi-family design standards: assigns FBC as governing code in conflict
- 22.64.005 Street layouts: delete, conflicts with FMC 22.65 design standards and guidelines for streetscape elements
- 22.64.008 Building height: delete, covered in FBC
- 22.64.009 Modulation and articulation
- 22.64.020 Display windows: replace with Shopfront guidelines
- 22.64.021 Site Planning: delete; covered in FBC
- 22.64.022 Infill development patterns: amend to apply to traditional shopfront neighborhoods like the lower business district
- 22.65 Streetscape standards: assigns FBC as governing code in conflict
- 22.66 Administrative Design Review: add spatial site plan elements section
  - **Do we want to add an optional Town Architect review?** Recommended by Kaizer
- 22.72 Site Plan Review
- 22.98.229.1 Eligible facilities request: add definition
- 22.98.266 Facility modification: add definition
- 22.98.652 Site: amend definition
- 22.98.697.1 substantial change: add definition
- 23.06.020 Comprehensive Plan Types of Amendments: adds FBC regulating plan

## FORM-BASED CODE

- Added purpose, applicability, and additional formatting
- Urban Standards: eliminated duplex and other low density residential
- Regulating Plan: re-aligned street across from 22<sup>nd</sup> St W
- Added Streetscape assemblies
- Unable to higher urban landscaper this year; Will need to put in placeholder language to ensure quality design

**Questions:**

- Should drive-through windows be prohibited?
- Do we want to add an optional Town Architect review?
- How should Emerson Courtyard be zoned?
- Should a street light design be standardized for the City?

**Attachment**

Comprehensive Plan Amendments – *working draft*

Development Code Amendments – *working draft*

Form-Based Code – *working draft*

Comprehensive Plan Amendments

Working Draft Document

June 2, 2020

**CHAPTER 2**

**COMMUNITY CHARACTER**



# **COMMUNITY CHARACTER - TABLE OF CONTENTS**

<a href="#">Introduction</a> .....	CC-1
<a href="#">Community Character Vision</a> .....	CC-2
<a href="#">Goals and Policies</a> .....	CC-3
<a href="#">People and Public Places</a> .....	CC-3
<a href="#">Events and Community Building</a> .....	CC-5
<a href="#">Entrances and Landmarks</a> .....	CC-5
<a href="#">Buildings and Site Design</a> .....	CC-6
<a href="#">Streets and Pathway Linkages</a> .....	CC-9
<a href="#">Urban Forest Management</a> .....	CC-10
<a href="#">Streetscape Landscaping</a> .....	CC-11
<a href="#">Residential Character</a> .....	CC-12
<a href="#">Historic Resources</a> .....	CC-13
<a href="#">Community Life</a> .....	CC-15

## INTRODUCTION

Thirty years after the establishment of the Northern Pacific transcontinental railroad terminus in Tacoma in 1873, and following the depression associated with the Panic of 1893, optimism for future development within the Tacoma area was revived. A land speculator named Major Edward J. Bowes (of Major Bowes' Original Amateur Hour fame) and his partner W.A. Irwin of California saw tremendous opportunities for growth in Tacoma. After buying property, then called Regents Park, Bowes and Irwin hired Civil Engineer M.R. (Roy) Thompson to design a subdivision layout and plat the land.

Many of the ideas credited to Thompson in the design of what are now the original plats for Fircrest, Regents Park I and II, were likely fostered by Fredrick Law Olmsted. The similarities between Thompson's plan for Regents Park and the Olmsted plan of 1873 for downtown Tacoma were striking. The concept of open space and abundant park lands was Olmsted's, as were his ideas for taking full advantage of topography in designing streets and other improvements. According to James Osness in his book "Of Lions and Dreams, of Men and Realities", Regents Park was declared to be one of the earliest developments in the United States to eschew straight streets and rectangular blocks, in favor of curved streets and correspondingly aesthetically designed blocks.

The community has since grown well beyond its roots, and today, Fircrest is planning for additional growth in the future that will continue to shape the character of the community. As growth occurs, there are characteristics that residents would like to retain, such as Fircrest's green character; a safe, friendly, and sustainable community; and some physical remnants of the past as reminders of its early history.

The Community Character Element provides a design framework for new development and redevelopment and addresses natural features and historic character preservation. The Element is meant to address the goals of retaining Fircrest's distinct character and creating gathering places and cultural opportunities for people of diverse backgrounds. It addresses Fircrest's desire to maintain and enhance a successful business climate and to foster innovative thinking. It addresses the vision of respect for the natural environment. It is also intended to help carry out the vision of keeping Fircrest a safe, healthy, friendly, and attractive city in the future.

This Element is complementary to other elements of the Comprehensive Plan where specific aspects of community character are addressed. For example, Fircrest's locations for various uses are addressed primarily in the Land Use Element. The Community Character Element focuses more closely on design goals and historic resource opportunities and challenges for the community over a 20-year planning horizon. It considers the following aspects of Community Character:

- People and Public Places
- Events and Community Building
- View Corridors, Entrances and Landmarks
- Buildings and Site Design

- Street and Pathway Linkages
- Urban Forest Management
- Streetscape Landscaping
- Residential Character
- Historic Resources
- Community Life

## **COMMUNITY CHARACTER VISION**

### ***Looking ahead 20 years...***

#### Fircrest has maintained its distinctive character.

*The quality design of new development is a reflection of the value Fircrest's community members place on the community's appearance. Care has been taken to create distinctive streets and pathways and to enhance the comfort, safety, and usability of public places. Public view corridors and entryways have been preserved and enhanced. The city's historic roots are still apparent through preservation of special sites, structures, and buildings. Interpretive signage has also been used to enhance the community's sense of its heritage.*

#### Community gathering places are found throughout the city.

*Spaces for parks have been acquired and improved by the City, and plazas have been incorporated into new developments. Both public and private investment into place-making creates and maintains spaces where informal social gatherings and community building occur. The City and private partners continue to sponsor a wide variety of community events in an array of public places. Fircrest Park provides an especially unique venue for such events and is recognized for its historical significance to the community. Community members also enjoy community gardens, other parks, and plazas with walkable and bikeable neighborhoods that support healthy lifestyles and a sustainable future.*

#### Care has been given to preserve elements of the natural environment.

*Landscaping regulations have ensured preservation of special natural areas and significant trees that help define the character of the city. New landscaping has incorporated native plants and low-impact development design elements. Areas of open space and forested groves adjoining Leach Creek, the Tacoma Holding Basin, Wainwright and Whittier schools, and in other locations have been preserved where possible through public/private collaboration. Through creative design, such as in combination with neighborhood entryways, public and private projects have incorporated natural features and enhanced natural systems. Fircrest continues to promote the value of the natural environment by inventorying and monitoring the elements that define its green character, including forested parks and open space.*



## GOALS AND POLICIES

This Element contains the community character goals and policies for the City of Fircrest. The following goals represent the general direction of the City related to community character, while the policies provide more detail about the steps needed to meet the intent of each goal. Discussions provide background information, may offer typical examples, and clarify intent.

### **PEOPLE AND PUBLIC PLACES**

Community cohesiveness develops in many ways. It can come from a shared vision for the community. It can be developed ~~using through the use of~~ public places for interaction. Successful public places have the following qualities: accessibility, comfort or image, activity, a welcoming feeling, and sociability. Accessibility means having good links from surrounding areas, by foot, bike, transit, or other means. It also means visual accessibility. The comfort and image come from several characteristics, including a perception of safety, cleanliness, and availability of seating, both formal and informal. Identifying features, such as a fountain, artwork, or a unique building, may also enhance image. Activity may be a natural outcome from a collection of uses or may be programmed through music presentations, performing arts or other endeavors.

People typically feel welcome at public places that provide basic features, such as lighting, shelter and play areas for children, along with spaces for meetings or other gatherings. Sociability is when a space becomes a place sensitive to diverse cultural context for people to go or to meet, usually because it has elements of the first four qualities.

### **GOAL CC1**

**Facilitate the success of public places that foster community cohesiveness by ensuring well-designed spaces that support activity and community interaction.**

#### **Policy CC1.1**

Continue to provide community gathering places in recreation facilities and park sites throughout the city and encourage development of new community gathering places, especially in underserved areas of the community.

**Discussion:** Fircrest Park, Whittier Park, the Gene Goodwin Tot Lot, and other city parks represent examples of publicly owned and managed community gathering places. Future redevelopment of Fircrest's ~~neighborhood commercial and commercial mixed-use neighborhoods areas~~, especially those located on Regents Boulevard or within the Mildred and 19th Street ~~area and Mildred Street corridors~~, should explore opportunities for establishing new gathering places.

#### **Policy CC1.2**

Preserve, develop, and enhance informal community gathering places, such as plazas, mixed use centers that include local cafes and coffee shops with comfortable

outdoor seating, and spaces within parks. This can be accomplished by:

- Requiring/providing seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures.
- Encouraging installation of art or water features.
- Installing outdoor plantings and other landscape features
- Providing visual access to sites.
- Providing for active uses in the space.
- Promoting partnerships and implementing incentives where appropriate to create public places, such as plazas in combination with outdoor cafes.

**Discussion:** Future planning, especially for neighborhoods areas located on Regents Boulevard or within the Mildred and 19th Street area and Mildred Street corridors, should explore opportunities for establishing new informal gathering places. Redevelopment proposals for areas regulated by the City's form-based code should establish green streets, squares, and other open spaces consistent with the adopted regulating plan. Adoption of development standards and incentives in support of such gathering places should be considered.

### **Policy CC1.3**

Ensure that public places are designed and managed to encourage high levels of activity by including:

- Multiple entrances.
- Flexible spaces.
- Linear urban parks.
- Focal points that create activity throughout the space.
- A signature attraction that provides a compelling identity.
- Multi-seasonal attractions.
- Active management of space and activities.

### **Policy CC1.4**

Design and build Fircrest's public buildings and indoor/outdoor facilities to enhance their function as community gathering places.

**Discussion:** The Recreation Center at Fircrest Park is an example of a public facility designed to be a community gathering place. The pool was replaced in 2020 and the community center is scheduled to be replaced in 2021. Redevelopment or replacement of this structure in the future should ensure its continuing function for this purpose.

### **Policy CC1.5**

Incorporate and provide opportunities for art in and around public buildings and facilities. Encourage additional opportunities throughout the city for art as design elements or features of new development, as well as placement of significant art.

**Discussion:** The Pacific Northwest has an international reputation for displaying works of art in public settings. The City can contribute to this regional legacy by incorporating art in public projects and encouraging developers to incorporate art into their projects. Many items

in the public environment – lighting, railings, walls, benches, etc. can be made more visually interesting through the participation of artists.

## **EVENTS AND COMMUNITY BUILDING**

Community cohesiveness can also be nurtured by community events. Community events provide an opportunity to help foster people’s interest in getting to know the diverse cultures of the community and their neighbors and form friendships and collaborative networks. These events can also enhance awareness of diversity, cultural traditions, and Fircrest’s heritage throughout the community. By providing or supporting community events, such as Fircrest Fun Days, the community Tree Lighting Ceremony, Derby Days and Car Show, as well as a variety of other public activities, the City serves as a conduit supporting these interactions and possible community building outcomes that can support a myriad of other objectives from disaster preparedness to economic vitality.

## **GOAL CC2**

**Promote activities and events that enliven public spaces, build community, and enrich the lives of Fircrest citizens.**

### **Policy CC2.1**

Provide links to public places to encourage their use through such means as:

- Providing safe and convenient pedestrian walkways.
- Providing bikeways.
- Developing nearby transit stops and other transit-supportive facilities.
- Designing for visual access to and from the site.

**Discussion:** The redevelopment of arterials into complete streets will support access to public spaces.

### **Policy CC2.2**

Encourage and support a wide variety of community festivals or events, such as Fircrest Fun Days, the community Tree Lighting Ceremony, and Derby Days, reflecting the diversity, heritage, and cultural traditions of the Fircrest community.

### **Policy CC2.3**

Facilitate the continued development and support of a diverse set of inter-generational recreational and cultural programs and organizations that celebrate Fircrest’s heritage and cultural diversity, such as visual and performing arts, and an active parks and recreation program.

### **Policy CC2.4**

Facilitate the development of a farmers’ market, community gardens and school gardens that increase residents’ access to fresh produce and other healthy food, support local and regional agriculture, and increase community interaction.

## **ENTRANCES AND LANDMARKS**

People orient themselves by remembering certain features that include unique public views, defined entries, and landmarks. These features also can set apart one community from another and are part of what defines the unique character of a place. Preserving key features and creating new ones can help define Fircrest and its neighborhoods.

### **GOAL CC3**

**Preserve and enhance key features and create new ones that can help define Fircrest and its neighborhoods.**

#### **Policy CC3.1**

Identify and establish distinctive gateways or entryways into the city, support neighborhood efforts to identify and maintain unique neighborhood entryways, and emphasize these locations with design elements, such as landscaping, signage, art, or monuments.

**Discussion:** Key entry points to the community are the intersections of Regents Boulevard and Orchard Street, Regents Boulevard and Mildred Street, Emerson Street and Orchard Street, Emerson Street and 67<sup>th</sup> Avenue West, 19<sup>th</sup> Street and Mildred Street, 19<sup>th</sup> Street and Alameda Avenue, and 19<sup>th</sup> Street and Orchard. Continued development and enhancement of gateway features at these locations will help to define the sense of arrival for those entering Fircrest.

#### **Policy CC3.2**

Encourage schools, religious facilities and other public or semi-public buildings to locate and design unique facilities to serve as community landmarks and to foster a sense of place.

#### **Policy CC3.3**

Prohibit new billboards and other large signs and use design review for new signage to avoid visual clutter and ensure design standards are met.

#### **Policy CC3.4**

Encourage and require, when practicable, underground installation of utility distribution lines.

**Discussion:** Numerous above-ground utility lines and cables lining streets produce a cluttered effect and detract from territorial views of the community -- as well as more focused views of buildings, landscaping, and open space areas. Use of underground lines should be required, when practicable, in accordance with rate, tariffs, and franchise agreements and/or regulations applicable to the serving utility. The City should work with utility providers, citizens, and developers to find ways of funding the undergrounding of existing utilities.

## ***BUILDINGS AND SITE DESIGN***

There is a high expectation for quality design in Fircrest, and form-based codes and design standards and guidelines provide local guidance. Commercial, multifamily, mixed use, civic, and traditional residential design projects receive a higher level of scrutiny than detached single-family homes. Generally, these projects are reviewed at an administrative level using the City's adopted design standards and guidelines, which may apply to specific locations or to types of uses.

### **GOAL CC4**

**Adopt and implement form-based codes and design standards and guidelines that will achieve design excellence, desired urban form, and community character goals consistent with citizens' preferred design parameters.**

#### **Policy CC4.1**

Effectively implement form-based codes and design standards and guidelines to guide development within the Mildred and 19<sup>th</sup> Street area. Consider adopting additional form-based codes that would apply to ~~Adopt new design standards and guidelines that will guide new development and redevelopment within~~ Neighborhood Commercial areas on Regents Boulevard, ~~Commercial Mixed Use areas within the Mildred and 19<sup>th</sup> Street corridors,~~ and the City's medium to high density multifamily areas in order to achieve unique, high quality built environments in each area. ~~Consider the introduction of additional form-based zoning within the Neighborhood Commercial and Commercial Mixed Use areas.~~

**Discussion:** ~~In 2000, the City has previously~~ adopted generalized design standards and guidelines that apply to commercial and other types of development. These were supplemented by detailed design standards and guidelines for multifamily development in 2015. In 2020, the City adopted a form-based code that applies to mixed-use zones located within the Mildred and 19<sup>th</sup> Street area. The City may consider expanding the scope of this code to apply to an expanded geographic area including nearby multifamily areas and portions of Regents Boulevard. These design standards and guidelines are not fully consistent with the community's community character goals nor will they achieve design excellence or the preferred urban form. The City anticipates modifying these provisions to achieve planning and design goals and objectives for future neighborhood commercial, commercial mixed use, and multifamily development.

#### **Policy CC4.2**

Apply form-based codes and design standards and guidelines through an administrative ~~design~~-review process to help achieve or accomplish the following:

- Development that exhibits the highest standards of urban design, architecture, and landscaping at the scale of neighborhood, block, lot, and building.
- An increased focus on the design of the public realm – the public space defined

by the exterior of buildings and the surrounding streets and open space.

- A human-scale character that creates a pleasant walking environment for all ages and abilities. Buildings should provide “eyes-on-the-street”.
- Elements of design, proportion, rhythm, and massing that are desirable and appropriate for proposed structures and the site.
- Places and structures in the city that reflect the uniqueness of the community and provide meaning to its residents.
- Building scale and orientation that are appropriate to the site.
- The use of high-quality and durable materials, as well as innovative building techniques and designs.
- The use of environmentally friendly design and building techniques, such as LEED, for the construction or rehabilitation of structures.
- Minimization of negative impacts, such as glare or unsightly views of parking.
- Incorporation of historic features whenever possible.
- A design that fits with the context of the site, one that is sensitive to its surroundings and reflective of natural features and existing character.

**Policy CC4.3**

Design and build Fircrest’s civic buildings in a superior way and with high-quality materials to serve as innovative and sustainable models to the community.

**Policy CC4.4**

Ensure safe environments by strongly encouraging the use of building and site design techniques consistent with CPTED guidelines to:

- Distinguish between publicly accessible open space and private open space.
- Provide vandal-resistant construction.
- Provide opportunities for residents and workers to view spaces and observe activities nearby.
- Reduce or eliminate “unclaimed” areas, such as unmaintained easements between fence lines and street or trail right-of-way.

**Discussion:** The National Crime Prevention Institute endorses a set of guidelines called Crime Prevention through Environmental Design (CPTED). These guidelines illustrate how design can affect the safety of a site or building. Clearly distinguishing between public and private spaces makes it easier to identify intruders. The ability to easily observe activities helps parents and caregivers keep sight of children and helps neighbors or workers identify activities that should not be occurring. Areas with little or no use are typically not cared for and can offer areas for unwanted activities.

**Policy CC4.5**

Foster the natural environment and maintain and enhance the green character of the city, while integrating healthy built environments through techniques such as:

- Encouraging design that minimizes impact on natural systems.
- Using innovations in public projects that improve natural systems.
- Preserving key areas of open space.
- Requiring the preservation, maintenance and installation of new street trees and

other vegetation in accordance with the City's design standards and guidelines, and landscaping requirements.

**Discussion:** Members of the Fircrest community have expressed that stewardship of the natural environment is important to them. Although Fircrest continues to urbanize, many features of the natural environment can be preserved, enhanced, and restored. Design of landscaping and the built environment can reduce the impacts to natural systems. At the same time, well-thought-out landscape design can enhance a site and create unique character.

### **Policy CC4.6**

Encourage design and installation of landscaping that:

- Creates character and a sense of place.
- Retains and enhances existing green character.
- Preserves and utilizes native trees and plants.
- Enhances water and air quality.
- Minimizes water consumption.
- Provides aesthetic value.
- Creates spaces for recreation.
- Unifies site design.
- Softens or disguises less aesthetically pleasing features of a site.
- Provides buffers for transitions between uses or helps protect natural features.

## ***STREET AND PATHWAY LINKAGES***

Streets can be more than just a means of getting from one point to another. They can define how the city is viewed as one passes through it and create a sense of unique character. Elements of street design, such as width, provisions for transit or bikes, pavement treatments, and street-side vegetation, affect the quality of a traveler's trip and the sense of place. These design elements also can affect the behavior of motorists, such as their speed, their decisions to yield or take the right-of-way, and the degree of attention that is paid to pedestrians, bicycles, and other vehicles.

Linear urban parks that incorporate pathways and complement the street system can create a park-like setting for the community.

### **GOAL CC5**

***Pay special attention to street design ~~in order~~ to create a sense of unique character that distinguishes Fircrest from neighboring communities.***

#### **Policy CC5.1**

Promote the conversion of arterial streets originally designed primarily to move motor vehicles quickly to *complete streets* that support safe and convenient access for all users within uniquely designed corridors that are visually differentiated from



arterial streets in adjacent cities. Coordinate with Tacoma and University Place in redesigning arterials shared with Fircrest when opportunities arise for *complete street* conversions.

**Discussion:** The City's arterials should be redeveloped to enable pedestrians, bicyclists, motorists, and transit riders of all ages and abilities to safely move along and across these *complete streets*. The design for these streets should be unique and respond to its community context. *Complete streets* in Fircrest may include a mix of design elements including sidewalks, bike lanes, special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, curbside parking, and other traffic calming elements.

### Policy CC5.2

Ensure that *complete street* designs result in active urban streets, accessible public spaces, and safe and convenient linkages for all users, especially within the Mildred Street and 19<sup>th</sup> Street areacorridors and along Regents Boulevard.

**Discussion:** *Complete streets* will help create a more walkable and accessible community leading to increased mobility, street life, economic activity, community vibrancy, and the development and preservation of a unique community character.

### Policy CC5.3

Use distinctive design elements to create unique identities for ~~Neighborhood Commercial and Commercial Mixed Use~~ mixed-use areas, such as:

- Specially designed landscape.
- Unique crosswalk treatments and frequent crosswalks.
- Sidewalk design that supports a mix of commercial, residential, and other uses ~~allows and encourages~~ and activities such as outdoor café service.
- Character-defining materials and accessories, such as seating and wayfinding elements.
- Art elements.
- Pedestrian-scale lighting.

**Discussion:** The Mildred Street and 19<sup>th</sup> Street corridors and Regents Boulevard are unique geographic areas. The introduction of distinctive design elements to each area can be used to foster unique neighborhood character.

### Policy CC5.4

Design and create trails, urban linear parks, sidewalks, bikeways, and paths to increase physical activity and connectivity for people by providing safe, direct, or convenient links between the following:

- Residential neighborhoods.
- Schools.
- Parks, open spaces, greenbelts, and recreation facilities.
- Employment centers.
- Shopping and service destinations.



- Civic buildings and spaces.

## **URBAN FOREST MANAGEMENT**

An urban forest refers to the natural and planted vegetation in an urban area -- both public and private. A community's urban forest is comprised not just of trees and other vegetation in parks but also trees and other landscaping that line the roadways and vegetation on private property. A well-managed, healthy urban forest:

- Provides opportunities to develop neighborhood and community partnerships that benefit the participants physically, sociologically, and psychologically.
- Can lessen the impacts of drought, tree diseases, insect pests, construction, storm damage and stormwater runoff.
- Benefits the entire community economically, aesthetically, and ecologically.
- Supports the conservation, protection, and enhancement of Fircrest's watershed and the Puget Sound, and promotes the health of fish habitat.
- Has a positive effect on surrounding businesses and residences and people's sense of well-being.

Trees and other vegetation within the urban forest provide a unique green infrastructure that if maintained and cared for will continue to give back to the community. Trees also have great potential to shape the character of a community. A worthwhile challenge is to find ways to increase the tree canopy and enhance the health, properly maintain, and diversify the urban forest while achieving, over time, the community character desired by Fircrest citizens.

### **GOAL CC6**

**Promote the planning, management and preservation of a safe and healthy urban forest that reflects community character goals by establishing effective programs, practices, landscaping standards, and guidelines.**

#### **Policy CC6.1**

Require landscaping with a drought-tolerant native plant component (trees, shrubs, and groundcovers) to be installed when significant development activities take place.

**Discussion:** Generally, landscaping requirements should apply to new construction and substantial alterations of existing structures, parking areas, streets, and sidewalks. The use of native, drought-tolerant plants within landscaping can provide for an attractive urban setting; support the urban citywide tree canopy and wildlife; buffer the visual impacts of development; help reduce storm water runoff; and, contribute to the planting, maintenance, and preservation of a stable and sustainable urban forest.

#### **Policy CC6.2**

Landscaping should comply with applicable City standards and guidelines for plant retention, selection, installation, and maintenance. These standards are intended to maintain existing trees when practicable, better ensure that plants survive and thrive, minimize conflicts with infrastructure, and in some cases provide a substantial visual

screen or buffer.

**Discussion:** The City should periodically review the effectiveness of its landscaping and tree retention requirements and amend them as necessary to ensure they will achieve desired urban forest goals and objectives.

## ***STREETSCAPE LANDSCAPING***

Street trees and other landscaping treatments are essential for creating beauty and improving the quality of life within neighborhood commercial and commercial mixed-use centers, residential neighborhood settings and other areas of a community. Benefits include providing shade and cooling effects; providing a sense of enclosure; providing definition and scale to the street; protection from wind; separation from vehicular traffic; and reducing airborne dust and pollutants.

Many opportunities exist for street tree planting and other landscaping treatments in existing neighborhoods and areas undergoing redevelopment in Fircrest. The most favorable locations in terms of making a positive visual and functional impact are within sidewalks and planting strips to enhance the streetscape environment -- and within traffic medians to reinforce traffic calming measures.

## **GOAL CC7**

**Achieve community character and urban design goals through the preservation, installation and maintenance of street trees and other landscaping in accordance with the City's adopted street tree list, landscape regulations, and applicable design standards and guidelines.**

### **Policy CC7.1**

Periodically review and update, as needed, the City's adopted street tree list and associated landscape design standards and guidelines to ensure that they reflect current science as to tree selection, installation, and maintenance.

**Discussion:** Proper management of the urban forest requires attention be paid to diversity of plantings, the arrival of insect pests and disease to an area that may affect existing trees and future selections, and the long-term performance of trees previously identified as being suitable for specific applications. As new selections are identified as being good candidates for street tree plantings in Fircrest, or as other trees on the current list are identified as being ones to avoid in the future, the list of approved street trees should be updated to reflect this new information.

## ***RESIDENTIAL CHARACTER***

Much of the City's projected housing unit and population growth over the next couple of decades may be accommodated through construction of higher density housing in commercial mixed-use areas and redevelopment of existing multifamily neighborhoods. Additional growth will occur in the form of infill development in established single-family residential neighborhoods.

Today, factors such as an aging population, changes in family size and composition, and shifting generational preferences for different housing types and neighborhood designs and functions are contributing to changes in the social and economic factors relating to housing choices. These factors have the potential to influence greatly the character of the community. As such, it is important that the City guide future residential development in a manner that will be compatible with surrounding areas and build upon the positive aspects and character of the neighborhood.

## GOAL CC8

**Support residential infill development and redevelopment that responds to local preference and demand for innovative, high quality housing, that is sensitive to surrounding residential areas, and that supports community character goals and objectives.**

### Policy CC8.1

Periodically review and update form-based codes, design standards and guidelines and other zoning provisions that apply to ~~commercial-residential~~ mixed use development, multifamily redevelopment, and single-family infill housing to assess their effectiveness in accomplishing design objectives and community character goals, and to assess the extent to which they successfully respond to neighborhood compatibility issues and concerns.

**Discussion:** In response to changing needs and preferences for housing in the community and the likely increase in the type and number of housing units being constructed within existing neighborhoods, the City should consider expanding the applicability of its form-based codes to medium- and high-density multifamily zones to better ensure a high quality public realm, design excellence and neighborhood compatibility. ~~adopt design standards and guidelines that apply to new cottage housing, small lot and multi-family development to better ensure design excellence and neighborhood compatibility. In addition, the City should refine existing design standards and guidelines to provide more beneficial and effective design direction for commercial mixed use development that may be constructed along the Mildred Street and 19<sup>th</sup> Street corridors.~~

## HISTORIC RESOURCES

Historic resources offer a way to connect with the city's past and provide a sense of continuity and permanence. Those resources represent development patterns and places associated with Fircrest's notable persons and community events. The historic fabric, together with unique qualities of new development patterns, defines the character of a community. It is essential to preserve some historic resources to maintain the character of Fircrest and to continue to honor its past. Adaptive reuse of historic structures also helps reduce the need to obtain additional resources for new building construction.

Fircrest has a rich history but very few "surviving" historic structures and identified cultural and archaeological sites. Nonetheless, the community takes pride in its shared

heritage and history. The City of Fircrest has maintained photographs and other historic records that date back to the beginnings of the community in 1907, well before its incorporation in 1925. Public projects can help foster this connection and build community awareness by incorporating elements of Fircrest's history into design features.

## **GOAL CC9**

**Support the preservation and active use of cultural and historic resources to enhance Fircrest's quality of life, economic vibrancy, and environmental stewardship.**

### **Policy CC9.1**

Encourage preservation, restoration, and appropriate adaptive reuse of historic properties to serve as tangible reminders of the area's history and cultural roots.

### **Policy CC9.2**

Incorporate features, such as interpretive signage and other elements reflecting original historic designs into park projects, transportation projects and buildings on historic sites, when feasible, as a means of commemorating past events, persons of note and city history.

### **Policy CC9.3**

Establish an ongoing process of identification, documentation, and evaluation of historic properties. Maintain and update the historic property inventory as new information arises to guide planning and decision making, as well as to provide reference and research material for use by the community.

**Discussion:** Identification of historic properties and archaeological sites is an essential step towards preservation. This includes evaluation of the historic and cultural significance of a property and the extent to which it has maintained its integrity. Property evaluation forms, deed documents, news articles and other information may all be used to evaluate a property. Knowing the history and significance of properties can foster stewardship by owners and the public.

### **Policy CC9.4**

Encourage nomination of historic resources that appear to meet Historic Landmark criteria by individuals, community groups and public officials.

**Discussion:** A Historic Landmark designation is the most common method to identify which historic and cultural resources to protect. Designation of a property can occur at four levels: local, county, state or national. Pierce County, the State of Washington, and the United States -- through the United States National Park Service (Secretary of the Interior) -- all maintain registers of Historic Landmarks. The City of Fircrest has not established a local historic landmark register.

### **Policy CC9.5**

Emphasize the preservation of historic properties through methods such as adaptive

reuse for promoting economic development and /or public use.

**Discussion:** Without special code provisions for historic or cultural sites, adaptive reuse (placing new uses in a building once intended for another use) or even modification of a building to make it more functional or economically competitive may trigger a requirement to bring the structure up to existing codes. The economics of bringing older construction types up to modern ones can be prohibitive to the point that the owners often choose not to make alterations. The resulting effect may be that owners allow the building to deteriorate because of its inability to draw sufficient income to cover adequate maintenance. Alternatively, the property owner may be inclined to tear down and replace the structure.

### **Policy CC9.6**

Encourage restoration and maintenance of historic properties through code flexibility, fee reductions, and other regulatory and financial incentives.

**Discussion:** Historic resources reflect a use of certain materials, an architectural style, or an attention to detail. Improper alterations or additions can eliminate the very reason that the structure gave character to the area. Incentives actively encourage both preservation of existing structures and restoration of structures to more closely resemble the original style and setting.

### **Policy CC9.7**

Protect Historic Landmarks from demolition or inappropriate modification.

### **Policy CC9.8**

Protect Historic Landmarks and significant archaeological resources from the adverse impacts of development.

### **Policy CC9.9**

Mitigate adverse impacts to the following by methods such as documentation of the original site or structure, interpretive signage, or other appropriate techniques:

- Landmark or archaeological sites; and
- Properties proposed to be demolished or significantly altered that are eligible for landmark designation or are of sufficient age and meet a portion of the other criteria for landmark designation.

**Discussion:** There may be instances where alteration or demolition of a Historic Landmark is reasonable or necessary. In these cases, it is valuable for later researchers to have records of the modifications or past use. New land uses and development can have adverse effects on historic resources. Sensitive design of new development can allow new growth, while retaining community character.

### **Policy CC9.10**

Share survey and inventory information with Pierce County, the State Department of Archaeology and Historic Preservation, federal agencies, the public, historical societies, museums, and other appropriate entities. Use technical assistance from other agencies as appropriate.

**Policy CC9.11**

Support efforts by residents, property owners, cultural organizations, public agencies, and school districts to support the development of a more active historic preservation program, including:

- Brochures and plaques.
- Online information.
- Educational efforts to foster public awareness of Fircrest's history.

**Discussion:** Survey and evaluation work is time intensive. It is not efficient to duplicate such efforts, and opportunities such as grants to foster preservation should be explored. There are financial or other limits to maintaining or contracting personnel with technical knowledge of preservation. It is important to maintain some resources to preserve the historic character of Fircrest and, through cooperation knowledge can be preserved and shared.

**COMMUNITY LIFE**

Community character can be influenced over time by how well a community supports its residents – in terms of supporting educational opportunities, the provision of care facilities, public participation, and sensitive pricing of fees and charges for services offered to those who may have limited physical, mental, or financial abilities.

**Goal CC10**

**Fircrest shall encourage programs and practices that foster a sense of community and enrich citizens' lives.**

**Policy CC10.1**

The City should cooperate with Tacoma and University Place School Districts and Tacoma Community College to ensure that Fircrest residents are provided high quality, diverse, and satisfying educational opportunities. Continuing education programs for adults should be encouraged as well as educational programs for college students and children.

**Policy CC10.2**

To ensure locally focused essential services are available for working householders, Fircrest should encourage the establishment of high-quality child and adult care facilities. To increase safety of children attending after school care, childcare facilities offering after school care shall be most encouraged in the vicinity of schools.

**Policy CC10.3**

City programs should encourage and facilitate the sharing of the talents, skills, and abilities of Fircrest's citizens with other members of the Fircrest community.

**Policy CC10.4**

The City should encourage new residents to participate in Fircrest's community life and to fully integrate with the community.

**Policy CC10.5**

The special requirements of small children, the elderly, disabled persons, and other potentially disadvantaged persons should be considered when making decisions concerning utility fees and rates, licensing fees, park and recreation programs and fees, facility projects, City programs, development projects, and other matters that may affect the quality of life in Fircrest for those who may have limited physical, mental, or financial ability.

**CHAPTER 3**

**LAND USE ELEMENT**





# LAND USE ELEMENT - TABLE OF CONTENTS

<a href="#">Introduction</a> .....	LU-1
<a href="#">Organization of the Land Use Element</a> .....	LU-1
<a href="#">State Planning Context</a> .....	LU-2
<a href="#">Growth Management Act</a> .....	LU-2
<a href="#">Regional Planning Context</a> .....	LU-2
<a href="#">VISION 2040 Multicounty Planning Policies</a> .....	LU-2
<a href="#">Pierce County Countywide Planning Policies</a> .....	LU-3
<a href="#">Local Planning Context</a> .....	LU-3
<a href="#">Land Use Vision</a> .....	LU-3
<a href="#">Goals and Policies</a> .....	LU-4
<a href="#">Growth Management</a> .....	LU-5
<a href="#">Land Use Compatibility</a> .....	LU-6
<a href="#">Community Facilities and Services</a> .....	LU-7
<a href="#">Land Use Designations</a> .....	LU-8
<a href="#">Residential Uses</a> .....	LU-9
<a href="#">Commercial Uses</a> .....	LU-12
<a href="#">Essential Public Facilities and Services</a> .....	LU-15
<a href="#">Light Industrial Uses</a> .....	LU-17
<a href="#">Countywide Center</a> .....	LU-18
<a href="#">Environmental Quality</a> .....	LU-18
<a href="#">Water Resources</a> .....	LU-22
<a href="#">Development Regulations and Permit Processing</a> .....	LU-24
<a href="#">Interjurisdictional Planning</a> .....	LU-25
<a href="#">Economic Development</a> .....	LU-26
<a href="#">Land Use Designations</a> .....	LU-27
<a href="#">Low Density Residential</a> .....	LU-29
<a href="#">Low Density Residential - Conservation</a> .....	LU-30
<a href="#">Medium Density Residential</a> .....	LU-31
<a href="#">Medium Density Residential - Traditional Community Design</a> .....	LU-32
<a href="#">High Density Residential</a> .....	LU-33
<a href="#">Parks, Recreation, and Open Space</a> .....	LU-34
<a href="#">Neighborhood Commercial</a> .....	LU-35
<del>Commercial</del> <a href="#">Mixed-Use</a> .....	LU-35
<a href="#">Public and Quasi-Public Facilities</a> .....	LU-36
<a href="#">Lands Useful for Public Purposes</a> .....	LU-36
<a href="#">Population, Housing and Employment Targets</a> .....	LU-38
<a href="#">Critical Areas and Natural Resource Lands</a> .....	LU-40
<a href="#">Planned Land Use in Adjacent Jurisdictions</a> .....	LU-43
<a href="#">Major Characteristics of Adjacent Land Use Designations</a> .....	LU-43

## INTRODUCTION

The Land Use Element is designed to help Fircrest achieve its vision for a city that has gracefully accommodated growth and change, while ensuring that the community's high quality of life, cherished natural features, distinct places and character are retained. The Land Use Element provides the basis for planning for anticipated growth, including needs for transportation, parks and open space, and other public facilities and services to serve future growth. The pattern of uses that make up Fircrest helps support the community's long-term vision and goals by describing locations where development is appropriate and what the desired intensity and general character should be. The Land Use Element is intended to ensure the land use pattern in Fircrest meets the following Fircrest objectives:

- ~~Considers~~~~Takes into account~~ the land's characteristics and directs development away from environmentally sensitive areas and important natural resources.
- Provides for attractive, affordable, high-quality, and stable residential neighborhoods that include a variety of housing choices.
- Supports a healthy community by encouraging physical activity, promoting social and mental wellness, and maintaining and enhancing its reputation as a destination for recreation, and special community events and festivals.
- Encourages redevelopment of properties that are underutilized or being used in a way that is inconsistent with the Comprehensive Plan designation.
- Focuses and promotes employment growth and retail, office, and housing development ~~within~~~~along~~ the 19<sup>th</sup> and Mildred ~~area~~~~and 19<sup>th</sup> Street corridors~~;
- Enhances the economic vibrancy of historic neighborhood-serving commercial areas centered on Regents Boulevard.
- Supports creation and enhancement of community gathering places, including public parks and recreation facilities that accommodate special events, and privately developed venues.
- Provides opportunities to meet daily shopping or service needs close to residences and workplaces.
- Maintains and enhances an extensive system of parks, trails and open space that meets ~~local~~ residents' needs.
- Advances best management practices, multimodal travel, a high-quality natural environment, and sustainable development.

### **ORGANIZATION OF THE LAND USE ELEMENT**

The Land Use Element is divided into ten sections. The Introduction section summarizes the intent of the Element and its organization. The second and third sections describe the state and regional planning contexts, respectively. The fourth section provides a local planning context and articulates a land use vision statement for a 20-year planning horizon. The fifth section lists goals and policies that shape how the Fircrest community lives on the land and how Fircrest's citizens and government officials will manage the processes of making land use decisions. The goals and policies also respond to the requirements, goals, and planning principles of the GMA

while providing for the protection and enhancement of Fircrest's community character. The sixth section of the Element identifies and defines land use designations and contains required information such as population density and building intensity. Information concerning lands useful for public purposes is provided in the seventh section. The eighth section summarizes mandated population, housing unit and employment targets and the provisions of the buildable lands program that are used to demonstrate Comprehensive Plan consistency with these targets. Information concerning critical areas and natural resource lands is covered in the ninth section. The final section examines planned land use in adjacent jurisdictions to ensure consistency.

## STATE PLANNING CONTEXT

### ***GROWTH MANAGEMENT ACT***

The Washington State Growth Management Act identifies that for cities such as Fircrest that are required to plan under RCW 36.70A.070, a comprehensive plan must include a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. The plan shall be an internally consistent document and all elements shall be consistent with the future land use map. Each comprehensive plan shall include:

"A land use element designating the proposed general distribution and general location and extent of the uses of land, where appropriate, for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses. The land use element shall include population densities, building intensities, and estimates of future population growth. The land use element shall provide for protection of the quality and quantity of ground water used for public water supplies. Where applicable, the land use element shall review drainage, flooding, and storm water runoff in the area and nearby jurisdictions and provide guidance for corrective actions to mitigate or cleanse those discharges that pollute waters of the state, including Puget Sound or waters entering Puget Sound."

## REGIONAL PLANNING CONTEXT

### ***VISION 2040 MULTICOUNTY PLANNING POLICIES (MPPs)***

Under the Growth Management Act, multicounty planning policies provide a common region-wide framework for countywide and local planning in the central Puget Sound region, particularly in ~~the area of~~ transportation planning and its relationship to land use. The unified structure established by the MPPs has both practical and substantive effects on the development and implementation of comprehensive plans, including land use elements.

The MPPs provide guidance for implementing Puget Sound Regional Council's *VISION 2040* Regional Growth Strategy. This strategy is a preferred pattern for accommodating

a significant share of the region's residential and employment growth within a number of regional centers. It is designed to minimize environmental impacts, support economic prosperity, improve mobility, and make efficient use of existing infrastructure. The strategy promotes infill and redevelopment within urban areas to create more compact, walkable, and transit-friendly communities.

### ***PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)***

The Pierce County Countywide Planning Policies is a written policy statement that establishes a countywide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.

The CPPs are intended to provide the guiding goals, objectives, policies, and strategies for the subsequent adoption of comprehensive plans. CPPs that offer guidance for development of the Land Use Element include ones that address *Buildable Lands, Community and Urban Design, Economic Development and Employment, Health and Well-Being, Urban Growth Areas, and Promotion of Contiguous and Orderly Development and Provision of Urban Services.*

## **LOCAL PLANNING CONTEXT**

### ***LAND USE VISION***

***Looking ahead 20 years...***

In the 2030s, Fircrest is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety, and quiet settings.

*Fircrest includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been more variety in the types and prices of newly constructed homes, including more cottages, accessory dwelling units, attached homes, live-work units, and other smaller single-family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve. While single-family neighborhoods have remained stable, the number and variety of multifamily housing choices, including units oriented towards seniors, have increased significantly, especially within mixed-use neighborhoods developments along within the 19<sup>th</sup> and Mildred area Street and 19<sup>th</sup> Street. Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the community. Residents enjoy a feeling of connection to their neighborhoods and to the community ~~as a whole.~~*

Fircrest has acted to create and maintain a strong economy and a more diverse employment base.

*Fircrest is the home to many small, medium-size and locally owned businesses and services. Businesses are proud to be partners in the community. The city provides a positive business climate that supports innovation and attracts sustainable development, while retaining existing businesses.*

*Fircrest's ~~commercial~~ mixed-use neighborhoods in the fronting on 19<sup>th</sup> and Mildred area and 19<sup>th</sup> Streets are thriving centers of commercial activity supported by a mix of newly constructed housing. Historic neighborhood commercial centers on Regents Boulevard are outstanding places, at a smaller scale, to work, shop, live and recreate. Attractive new housing, restaurants, offices, retail shops stores, and services and residential developments have contributed to a new level of vibrancy in the community, while retaining a comfortable, connected feel that appeals to residents, business and visitors.*

~~*During the past 20 years, redevelopment of the Mildred and 19<sup>th</sup> Street corridors has brought retail storefronts closer to the street and improvements to streetscapes to reflect the green character of Fircrest, making the area more hospitable to transit, pedestrians and bicyclists. This portion of Fircrest has also become much more distinct in character, featuring a variety of housing choices, small-scale shopping and services to serve employees and residents, and connections to a network of parks, sidewalks, and transit services.*~~

*Fircrest has supported the creation of a vibrant center that is home to a mix of housing, businesses, and public spaces that attract residents, workers and visitors alike.*

*During the past 20 years, redevelopment of the 19<sup>th</sup> and Mildred area has resulted in an urban environment with a vibrant public realm – valued by Fircrest residents and visitors from outside the community. Green streets, squares, paseos and woonerfs, and other public spaces knit together highly livable neighborhoods where well-designed housing, a mix of commercial and recreational activities, and other uses activate the streets and sidewalks. Neighborhood design is hospitable to and supportive of pedestrians, cyclists, transit users and others who do not rely on the private auto for mobility. Connectivity with other areas of Fircrest has been achieved through visionary development that has established a fine-grained street grid -- consistent with the City's regulating plan for the area. Physical improvements and proximity to the TCC Transit Center and Sound Transit light rail line on 19<sup>th</sup> Street support access to other communities in the Puget Sound region.*

*Fircrest in the 2030s has enhanced and maintained a very green character.*

*Citizens benefit from its livability, which contributes to the general quality of life. An abundance of trees continues to define Fircrest's physical appearance, including those within the Fircrest Golf Club and the forested hillsides above Leach Creek and the Tacoma Holding Basin. A system of interconnected open spaces provides habitat for a variety of wildlife. The city prides itself for its environmental stewardship, including an*

*emphasis on sustainable land use and development patterns, landscaping that requires little watering, and other techniques to protect and conserve the natural environment, while flourishing as a successful small, yet urban, community. Fircrest maintains an extraordinary park, recreation and open space system that serves all age groups and a wide variety of interests.*

## **GOALS AND POLICIES**

This Element contains the land use goals and policies for the City of Fircrest. The following goals establish broad direction for land use, while the policies provide more detail about the outline steps needed to meet the intent of each goal. Goals may be preceded by an initial statement that provides an intent or purpose for the goal. Discussion text may follow policies to provide background information, offer typical examples and help clarify intent.

The land use goals contained in this Comprehensive Plan are:

- Growth management
- Land use compatibility
- Community facilities and services
- Land use designations
- Residential uses
- Commercial uses
- Essential public facilities and other public facilities
- Industrial uses
- Centers of local importance
- Environmental quality
- Water resources
- Development regulations and permit processing
- Interjurisdictional planning

### ***GROWTH MANAGEMENT***

The goals that are the foundation of Washington's Growth Management Act are consistent with the hopes for the community expressed by people who live or work in Fircrest. These goals include encouraging efficient development in urban areas to retain open space, providing a variety of housing types and sustainable economic growth, focusing population and employment growth in cities, ensuring that public facilities and services are adequate, and investing in transportation to support planned land use and to provide travel choices.

*VISION 2040* calls for compact communities and centers with densities that support transit service and walking. It also calls for each city to identify one or more central places for compact, mixed-use development that will reinforce effective use of urban land.

## GOAL LU1

**Provide sufficient land area and densities to meet Fircrest's projected needs for housing, employment and public facilities while focusing growth in appropriate locations.**

### Policy LU1.1

The city should ensure that development regulations, including form-based codes and the allowed density, land uses and site development standards requirements, provide for achievement of Fircrest's preferred land use pattern and urban form.

### Policy LU1.2

The city should manage growth so that delivery of public facilities and services will occur in a fiscally responsible manner to support development and redevelopment. Allow new development only where adequate public facilities and services can be provided.

### Policy LU1.3

The city should encourage development of both public and private lands in Fircrest that provides long-term benefit to the community using through the use of techniques, such as green building and green infrastructure.

### Policy LU1.4

The city should provide an appropriate level of flexibility through development regulations to promote efficient use of buildable land. Balance this flexibility with other community goals and the need for predictability in decision making. Achieve this through implementation of form-based codes, through measures such as clustering that preserve open space, and by considering administrative variances for minor variations.

### Policy LU1.5

The city should encourage infill development on suitable vacant parcels and redevelopment of underutilized parcels. Ensure that the height, bulk and design of infill and redevelopment projects are supportive of the public realm and compatible with their surroundings.

### Policy LU1.6

The city should support opportunities for shops, services, recreation, and access to healthy food sources within walking or bicycling distance of homes, workplaces, and other gathering places.

### Policy LU1.7

The city should encourage project designs to encourage access by modes of travel other than driving alone, such as walking, bicycling and transit, and to provide connections to the nonmotorized system.



## **LAND USE COMPATIBILITY**

Retaining and enhancing Fircrest's high quality of life and special character is **very** important to Fircrest citizens. A variety of mechanisms is used to protect and enhance the city's quality of life and character as the community continues to grow. For example, form-based codes are used to achieve development that exhibits the highest standards of urban design, architecture, and landscaping with a focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space. Height and bulk regulations are used to ensure that buildings within various areas of the city fit those locations and are compatible in scale with adjacent structures. Intensity or density regulations control the amount of a particular use that is allowed and are used to achieve compatibility between uses, protect environmentally sensitive areas, and ensure that public facilities are not overloaded. Performance standards limit and often prohibit pollution discharges to the environment, stormwater drainage and sanitary sewers to ensure that uses are compatible and safe and that Fircrest's **commercial** mixed-use and neighborhood commercial areas remain desirable places for business.

Fircrest's preferred land use pattern recognizes that many uses can be good neighbors if designed and developed well. Some activities such as noise or fumes may create impacts which adversely affect other uses. Fircrest's overall policy is to minimize adverse impacts on sensitive, lower intensity uses, such as residences.

## **GOAL LU2**

**Ensure that future growth and development protect and enhance the City's quality of life and character and are compatible with existing community fabric.**

### **Policy LU2.1**

The city should refine and maintain development regulations to promote compatibility between uses; retain and enhance desired neighborhood character and the public realm; ensure adequate light, air and open space; protect and improve environmental quality; and manage potential impacts on public facilities and services. Through these regulations address features, including but not limited to:

- Impervious surface area and lot coverage.;
- Building height, bulk, placement, and separation.
- Development intensity.
- Access and connections for walking and bicycling; and
- Landscaping.

### **Policy LU2.2**

The city should apply design standards and guidelines for residential development to:



- Provide variety in building and site design and visually appealing streetscapes in residential developments of several dwellings or more.
- Minimize significant impacts, such as loss of light or privacy, from large residential infill buildings on adjacent residents.
- Promote compatibility with Fircrest's residential neighborhoods and avoid an appearance of overcrowding when rezones will increase residential development capacity or when density bonuses or flexibility in site standards are utilized.
- Emphasize features typical of detached single detached dwellings, such as pitched roofs, single points of entry and substantial window trim, as part of ~~missing middle housing residential structures containing two or more dwelling units.~~

### **Policy LU2.3**

The City should promote compatibility between land uses and minimize land use conflicts when there is potential for adverse impacts on lower-intensity or more sensitive uses by:

- Ensuring that uses or structures meet performance standards that limit adverse impacts, such as noise, vibration, smoke, and fumes; and
- Creating an effective transition between land uses through building and site design, use of buffers and landscaping, or other techniques.

## ***COMMUNITY FACILITIES AND SERVICES***

A well-functioning community depends on the availability of and equitable access to a variety of community facilities and services. Schools, libraries, and facilities for enjoying recreation and art are essential to the social and cultural vibrancy of the community. The health of the community depends on the availability of safe drinking water, adequate wastewater collection, sustainable stormwater management, a coordinated public safety system, access to healthy food, and opportunities for active living.

### **GOAL LU3**

**Ensure the provision of community facilities and services commensurate with the needs of the community.**

#### **Policy LU3.1**

The city should encourage the provision of needed facilities that serve the **general** public such as facilities for education, libraries, parks, culture and recreation, police and fire, transportation, and utilities. Ensure that these facilities are located in a manner that is compatible with the City's preferred land use pattern. When facilities are not provided within the community, provide alternative means of support for their services.

#### **Policy LU3.2**

The city should incorporate consideration of physical health and well-being into local decision making by locating, designing, and operating public facilities and services in a manner that:

- Uses building and development practices that provide long-term benefit to the community.
- Encourages walking and bicycling access to public facilities.
- Supports creation of community gardens on public open space in accessible locations throughout Fircrest.
- Provides tools such as educational and demonstration programs that help foster a healthy environment, physical activity and well-being, and public safety.

### ***LAND USE DESIGNATIONS***

The Land Use Designation Map (**Figure LU-1**), also referred to as the Plan Map, graphically displays the City's preferred land use pattern. The different areas on the Plan Map are referred to as land use designations. These designations provide a framework for guiding development consistent with the City's vision, goals, objectives, and policies. The Plan Map divides the city into areas where different types and intensities of land uses are allowed. The designations serve to protect areas from incompatible development, maintain property values and support development consistent with each designation. The purpose and intent of each designation, and the general types of uses allowed in each designation, are provided in the section of the Land Use Element following the goals and policies.

### **GOAL LU4**

**Ensure that decisions on land use designations and zoning are consistent with the City's vision, goals, objectives and policies as articulated in the Comprehensive Plan and take into account GMA goals regarding urban growth, sprawl, property rights, permits, economic development, and open space and recreation.**

#### **Policy LU4.1**

The city should consider the following when making decisions on land use designations and zoning:

- Land use and community character objectives.
- Whether development will be directed away from environmentally sensitive areas and other important natural resources and in a way that minimizes impacts on natural resources.
- The adequacy of the existing and planned transportation system and other public facilities and services.
- Projected need and demand for housing types and commercial space.
- The balance between the amount and type of employment in Fircrest and the amount and type of housing in Fircrest.
- Suitability of an area for the proposed designation or zone.

- Opportunities to separate potentially incompatible uses by topography, buffers, zoning transitions or other techniques.

**Policy LU4.2**

The city should apply zone classifications and overlays consistent with the Plan Map land use designations, as shown in **Table LU-1**.

**Table LU-1**

Plan Map Land Use Designation	Consistent Zone Classifications and Overlays
Low Density Residential	Residential-4; Residential-6;
Low Density Residential – Conservation	Residential-4-C
Medium Density Residential	Residential-8
Medium Density Residential – Traditional Community Design	Residential-10-TCD
High Density Residential	Residential-20; Residential-30
Parks, Recreation and Open Space	Park, Recreation and Open Space; Golf Course
Neighborhood Commercial	Neighborhood Commercial; Neighborhood Office
<del>Commercial</del> Mixed-Use	<del>Commercial</del> Mixed-Use <u>Neighborhood; Mixed-Use Urban</u>
Public and Quasi Public Facilities	All districts

**RESIDENTIAL LAND USE**

Fircrest residents treasure their neighborhoods. Each neighborhood has characteristics that are unique and make it special. There are also qualities that many residents throughout Fircrest frequently cite as ones they value about their neighborhoods. These qualities include safety, quiet, friendliness, attractiveness, and a feeling of connection to their neighborhoods and to the community ~~as a whole~~.

Residents also value being near to open space, parks, trees, and other greenery, and having good transportation connections that enable easy access to stores and services. They are appreciative of the importance of having a diverse range of housing choices in Fircrest. There is recognition of the value of having a community in which people of a wide range of ages and needs can live and be able to remain in Fircrest through changes in age or household size. Housing types that can help address current and future needs include additional smaller starter homes, cottages, accessory dwelling units, live-work units, attached homes, senior housing, and housing for families. In thinking about the future, citizens also emphasize that new development needs to be well designed and fit well with the surrounding area.

The following residential policies in the Land Use Element provide general guidance for development in residential areas, including density, allowed uses and development standards. This Element is complementary to the Housing Element and Community Character Element. The Housing Element addresses a range of housing topics, including neighborhood preservation, housing choice, housing affordability and special needs housing. The Community Character Element addresses residential neighborhood compatibility issues and concerns.

## **GOAL LU5**

**Achieve a mix of housing types and densities, maintain attractive and healthy residential neighborhoods, and guide new housing development into appropriate areas.**

### **Policy LU5.1**

Development regulations should accommodate and encourage a wide range of housing types to meet the needs of residents through various life stages. Housing choice should be expanded to enable residents to remain living in the community as their housing needs or preferences change over time, and to attract new residents to the community.

### **Policy LU5.2**

The mix of housing within the community should include detached and attached single-family dwellings, cottage housing, live-work units, multi-family dwellings, including townhomes and units located within vertical mixed-use buildings, accessory dwelling units, residential care facilities for those who are unable to maintain independent living arrangements, and other innovative housing that is compatible with the type, scale and character of surrounding residential development.

### **Policy LU5.3**

Manufactured homes shall be allowed in low density residential areas, subject to applicable federal and state siting requirements and local health and safety regulations.

### **Policy LU5.4**

A range of residential densities shall be provided for based on existing development patterns, community needs and values, proximity to facilities and services, immediate surrounding densities, and protection of natural environmental features.

### **Policy LU5.5**

Innovation in site and building design shall be encouraged in and adjacent to critical areas in accord with Comprehensive Plan goals and policies. For example, clustering of units outside of critical areas and associated buffers may be permitted provided that *overall* density of a site does not exceed the maximum allowable dwelling units per acre. Appropriate buffering, design features, and amenities must be included in all innovative designs.

**Policy LU5.6**

The character of existing single-family residential neighborhoods should be preserved and enhanced.

**Discussion:** Established residential neighborhoods are the foundation of the community. They provide a sense of well-being for ~~local~~ residents and enhance the stability of the entire City. Single family neighborhoods should be protected from negative impacts of conflicting or inappropriate nearby land uses.

**Policy LU5.7**

~~Implement form-based codes and mixed-use zoning to achieve increased Greater residential density and building height should be allowed in existing commercial in mixed-use and multifamily areas near along or close to major arterials and transit routes, for example the 19<sup>th</sup> and Mildred area Street and Mildred Street, to accommodate expected population and employment growth.~~

**Discussion:** Puget Sound Regional Council projections anticipate a significant amount of growth occurring through Fircrest's 2035 planning horizon, and the Pierce County Regional Council has allocated a comparable amount of population and housing growth for 2030. To protect the character of existing single-family neighborhoods from increased, and incompatible, infill development, to provide greater housing choice, and to encourage the use of alternative transportation modes, housing units needed to accommodate the allocated growth targets should be located primarily in the ~~19<sup>th</sup> and Mildred and 19<sup>th</sup> Street areas~~ where multi-family housing is already established and ~~mixed-use development is strongly encouraged allowed to expand and where mixed-use development will be encouraged.~~

**Policy LU5.8**

Residential infill development shall be compatible with surrounding development in terms of scale, form, relationship to the street and other design elements.

**Discussion:** Residential uses in multifamily and ~~commercial~~-mixed-use zones should be designed to provide a harmonious transition into nearby single-family neighborhoods. Buffers, landscaping, and building design and placement that blend with the neighboring community enhance the transition between different densities and land uses. Multifamily design standards and guidelines should be ~~implemented adopted~~ to support this objective.

**Policy LU5.9**

To expand local economic opportunities for Fircrest's residents, home occupations that are compatible with the surrounding residential area shall be encouraged.

**COMMERCIAL LAND USE**

Commercial areas provide for the development and operation of retail and service businesses in support of community needs. The design and location of commercial areas are important to residents and businesses. Well-designed and -located commercial developments enable people to walk to a nearby restaurant or to park once and shop at several businesses. Good design and location are also important to

providing transit service, avoiding conflicts with nearby uses, reducing traffic problems, and providing for easy delivery and pickup of goods. Allowing small-scale commercial areas near homes can reduce the distance people have to travel for frequently purchased goods and services. Neighborhood commercial areas also help provide for small-scale gathering places that are accessible from neighborhoods, help promote walkability and bikeability, and support many aspects of Fircrest's long-term vision and goals, including economic vitality.

## **GOAL LU6**

**Achieve a mix of commercial land uses that serve the needs of the City's residents, businesses and visitors while protecting and enhancing the unique character of Fircrest's residential neighborhoods.**

### **Policy LU6.1**

New and redeveloped commercial and mixed-use buildings and neighborhoods should be designed to achieve community goals for attractive streets, public spaces, and pedestrian amenities.

**Discussion:** Most ~~of the City's~~ development in ~~commercial the 19<sup>th</sup> and Mildred~~ mixed-use areas occurred prior to annexation to Fircrest, without the guidance of a plan that was consistent with GMA and urban design goals. Many land uses are auto oriented -- and building design and site planning are generally uncoordinated. Additionally, building orientation and parking lot locations vary considerably, with surface parking often being a highly visible component. Similarly, most development that has occurred in the City's neighborhood commercial areas predates adoption of this Comprehensive Plan and the City's land development code. Improved functionality and appearance of ~~commercial~~ mixed-use and neighborhood commercial areas could attract new business to the City and enhance the quality of life for Fircrest residents.

Encouraging an appropriate mix of land uses and ~~adopting and~~ implementing form-based codes and design standards and guidelines for new construction and redevelopment will achieve economic development goals while supporting the protection of nearby residential neighborhoods from incompatible commercial use.

### **Policy LU6.2**

Fircrest should encourage development of new businesses and expansion of existing businesses to help meet the retail and service needs of Fircrest's residents. New businesses should be recruited to the City to expand and diversify the City's employment base.

### **Policy LU6.3**

Environmentally clean, non-polluting businesses shall be encouraged in Fircrest through the implementation of performance standards that mitigate potential impacts. Commercial uses that have minimal impact on adjacent areas shall be preferred over higher impact uses when located immediately adjacent to residential land uses.

### **Policy LU6.4**

The expansion of linear commercial "strips" should be discouraged, and pedestrian-

oriented development should be supported.

**Discussion:** Buildings and off-street parking should be sited so that the public realm and streetscape ~~are is~~ enhanced and pedestrian orientation ~~is achieved~~encouraged. Parking should be located to the rear or side of buildings. Buildings should have an obvious pedestrian entrance, pedestrian-level windows, weather protection, and architectural details and pedestrian-scale signage on the street.

### **Policy LU6.5**

Additional automobile-oriented businesses such as restaurants with drive-up windows should be prohibited in neighborhood commercial areas. Businesses providing delivery services may be permitted in these areas subject to compliance with performance standards that ensure there will be no negative impact on the surrounding neighborhood and streets.

### **Policy LU6.6**

Existing Aautomobile-oriented businesses such as restaurants with drive-up windows may continue to operate or be modified in ~~be permitted in commercial~~ mixed-use areas subject to compliance with design standards and guidelines screening and other site development standards intended to minimize impacts on neighboring properties. Site design for such businesses should ensure safe and convenient pedestrian access separate from drive-up access and that does not require the pedestrian to cross drive-up facilities to reach the pedestrian entry. Site design shall consider the safety of motorists, bicyclists, and pedestrians on the streets, shoulders, and sidewalks adjacent to the business driveways. Additional drive-through facilities should be prohibited in mixed-use areas.

### **Policy LU6.7**

The visual appearance of commercial areas should be improved through public and private measures for beautification, implementation of design strategies, maintenance, and streetscape improvements. Commercial and mixed-use buildings should conform to form-based codes and design standards and guidelines to achieve urban design objectives and ensure architectural compatibility with surrounding neighborhoods. Where commercial rehabilitation, development, or redevelopment occurs in an area with historic significance, it should be sensitive to the historic fabric of the area. New commercial and mixed-use development should incorporate landscaping, seating, and other pedestrian-supportive amenities to provide pleasant and comfortable resting, socializing, and picnicking areas for employees and shoppers.

### **Policy LU6.8**

Commercial and mixed-use development should include high quality, safe, and contiguous facilities for pedestrians, bicyclists, disabled persons, and users of the public transit services. Fircrest should work with public transit providers to improve transit service to ~~commercial~~ mixed-use and neighborhood commercial areas. Commercial and mixed-use development should be designed to provide take into consideration the connections, both vehicular and pedestrian, to adjoining sites to



reduce personal automobile trips. Sidewalks and internal pathways should be incorporated to enhance pedestrian circulation.

### **Policy LU6.9**

Maximum automobile parking standards should be implemented for various types of commercial development. Shared parking facilities should be encouraged. Parking areas shall include plantings of vegetation that reduce its visual impact through effective screening and the establishment of a substantial tree canopy. Form-based codes and ~~Design~~ standards that strongly encourage the placement of parking to the side or rear of buildings should be implemented. Parking facilities should conform to the parking-related policies of the Transportation Element.

### **Policy LU6.10**

Commercial uses should be concentrated in locations that best serve the community, complement stable residential areas, and are attractive to private investment.

**Discussion:** The City's commercial base is expected to grow, but little undeveloped land remains. To accommodate future growth, an adequate supply of land must be preserved in areas where future redevelopment will not be detrimental to residential neighborhoods and other sensitive land uses. Growth should be encouraged in areas where adequate public facilities exist or can be efficiently provided.

### **Policy LU6.11**

A mix of retail, office, service, and residential uses should be encouraged in ~~commercial~~-mixed-use and neighborhood commercial areas.

**Discussion:** Traditional zoning typically segregates various land uses, such as commercial and residential, into different locations. In some locations, however, it may be more beneficial and appropriate for land uses to be "mixed" together. A vertical "mixed-use" building provides different uses within a structure or site – typically, retail uses on the first floor with office and/or residential on the upper floors. This type of development may promote a more economically vibrant and pedestrian-friendly environment. Mixed-use zoning may also accommodate a variety of uses within a site but in separate buildings. ~~For example, sites on Mildred Street with deep dimensions when measured from the street may be developed with retail uses near the front of the site and residential or office uses toward the rear.~~ Where mixed-use development succeeds it is often due to its attraction to residents who want to be within easy walking distance of shops, restaurants and other services – and its attraction to businesses that benefit from a relatively large number of nearby residents with disposable income.

### **Policy LU6.12**

Redevelopment of vacant and underutilized sites should be encouraged.

**Discussion:** A number of properties in the City's ~~commercial~~-mixed-use and neighborhood commercial areas are vacant or underutilized. The City should encourage and assist the landowners of these properties to develop or redevelop their properties to the highest and best use allowed under the City's plan policies and development regulations.

The limited amount of land zoned to accommodate commercial uses dictates that maximum



utility should be derived from what is available. Efficient use of ~~commercial~~-mixed-use properties should be achieved by redeveloping and consolidating existing underdeveloped commercial properties. Infill development and expansion of existing facilities is of prime importance.

### **Policy LU6.13**

Culturally enriching uses such as libraries, bookstores, galleries, museums, and theaters, should be encouraged in ~~commercial and~~-mixed-use areas.

### **Policy LU6.14**

Residential areas and public gathering places such as parks, schools and churches, and neighborhood commercial areas shall be protected from the negative impacts of “adult” business and entertainment establishments.

**Discussion:** Cities may regulate adult entertainment businesses ~~if as long as~~ a “reasonable opportunity” is provided to operate such a business within the municipal boundaries. To limit the negative impacts of these establishments in the City, adult entertainment businesses shall be regulated in a manner that protects residential, public, and other business uses from the negative impacts of these businesses.

## ***ESSENTIAL PUBLIC FACILITIES***

Essential public facilities of a local, statewide, or regional nature may range from schools and fire stations to jails, work release facilities, state prisons, airports, and sewage treatment facilities. Some public facilities are controversial and difficult to site because of real and/or perceived impacts. The GMA requires that local comprehensive plans include a process for identifying and siting essential public facilities.

## **GOAL 7**

**Essential public facilities shall be allowed in locations appropriate for the services provided and the people served. Essential public facilities shall harmonize with the surrounding development and with the natural features of the surrounding land and vegetation.**

### **Policy LU7.1**

The city shall administer a process to site essential public facilities that is consistent with the Growth Management Act and Countywide Planning Policies and that adequately considers impacts of specific uses.

### **Policy LU7.2**

Small public facilities intended to serve a few neighborhoods may be located within a neighborhood. Examples of these facilities include neighborhood parks, drainage facilities, and electrical transformer boxes.

### **Policy LU7.3**

Public facilities intended to serve the entire city should be located to provide convenient access for residents who must frequent them. Examples of such facilities

include community parks, schools, government offices, and similar facilities. Large facilities that serve the entire city and are not frequented by citizens should be located where they will not disrupt the urban landscape or disturb residential and commercial areas with noise, glare, dust, or other pollution. Examples of such facilities include power substations, water wells, and sewer lift stations.

**Policy LU7.4**

Public facilities that have service areas extending substantially beyond the city boundaries should be sited at a location appropriate to meet the transportation needs of the users of the facilities. Facilities that generate a significant amount of truck, automobile, or foot traffic should be located along arterial streets and convenient to public transit facilities. School facilities should be given flexibility to locate on non-arterial streets. Developers of these facilities should be required to make infrastructure improvements to support the facilities. These improvements may include, but are not limited to, street construction, signage, sidewalks, streetlights, bus shelters, benches, parking, bicycle racks, utility lines, and similar improvements.

**Policy LU7.5**

The city recognizes that some federal, state, regional, and county facilities may impose detrimental effects on the Fircrest community if located within the city. Such facilities shall be packaged with accompanying facilities or programs having clear benefits for the community. The city shall seek mitigation of disproportionate financial burdens resulting from the siting of essential public facilities in Fircrest.

**Policy LU7.6**

Siting proposals by federal, state, regional, and county agencies shall include clear justification for the need for the facility and for its location within Fircrest. Alternate sites not in Fircrest shall be explored through a cooperative interjurisdictional approach. If the final site selected is within Fircrest, the site shall be consistent with the provisions of all of Fircrest's Comprehensive Plan elements.

**Policy LU7.7**

All public facilities should be sited, designed, and buffered to fit in harmoniously with the surrounding neighborhood. Facility design and buffering should conform to the provisions of the urban landscaping and environmental goals and policies of this Comprehensive Plan. In addition, special attention should be given to minimizing the noise, light, glare, dust, and traffic associated with essential public facilities.

**Policy LU7.8**

Proposals for public facilities that are not difficult to site should be processed using the minimum permitting procedures required to ensure the facilities conform with the goals and policies of this Comprehensive Plan while providing adequate opportunity for public input.

## **LIGHT INDUSTRIAL LAND USE**

Light industrial businesses can supply employment opportunities and services for the greater Fircrest community and region. Historically, few properties in Fircrest have supported industrial uses, with the notable exceptions being two sites that hosted industrial activities on Mildred Street. Today, few if any opportunities exist to accommodate light industrial uses on a moderate- to large-scale.

On a smaller scale, however, opportunities exist within Fircrest to support the *maker movement*, an umbrella term for independent inventors, designers, and tinkerers. Typical interests enjoyed by individuals who consider themselves to be part of the maker culture include engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools, as well as more traditional activities such as metalworking, woodworking, and traditional arts and crafts. The movement stresses new and unique applications of technologies and encourages invention and prototyping. Some of these examples, which may not be highly visible to or have any measurable impact on surrounding land uses, may be integrated into the community in live-work units and other appropriate locations. Small-scale production, where individuals are making items in limited quantities for retail or wholesale markets, can be a key to a stronger local economy.

### **GOAL LU8**

**Provide for limited light industrial land uses within appropriate locations.**

#### **Policy LU8.1**

The city should support incubator or start-up small-scale light industrial uses in appropriate locations within the ~~Commercial~~-mixed-use areas. Support activities pursued by individuals that fit under the *maker movement* umbrella in appropriate locations while ensuring that sensitive land uses located ~~nearin close proximity to~~ such businesses are protected from potential impacts.

#### **Policy LU8.2**

The city should prohibit heavy manufacturing uses, which generally require large parcels of land and separation from sensitive land uses such as parks, schools, and housing.

#### **Policy LU8.3**

The city should separate manufacturing uses that create impacts from incompatible uses through techniques, such as creation of buffers or zoning that enables transitions from more intensive to less intensive uses. ~~Consider~~Take into account during site plan review potential adverse impacts on nearby uses due to manufacturing operations.

## **COUNTYWIDE CENTER**

The northwest corner of Fircrest contains the community's most intensively developed concentration of land uses, including ~~commercial~~-retail, office, service, and restaurant uses, and multifamily neighborhoods. This area was approved as a Center of Local Importance (CoLI) by the Pierce County Regional Council (PCRC) in 2015. The city's largest undeveloped tract of land planned and zoned for ~~commercial-mixed-use~~ development, is located within this center. ~~This area was approved as a Center of Local Importance (CoLI) by the Pierce County Regional Council (PCRC) in 2015.~~

In 2019, the City of Fircrest applied to the PCRC to have a portion of the Northwest Fircrest CoLI re-designated as part of the 19<sup>th</sup> and Mildred Countywide Center with the City of University Place and the City of Tacoma. This Countywide Center is bisected by Mildred Street West, which runs north-south, and by South 19<sup>th</sup> Street, which runs east-west. The joint center includes Tacoma Community College, the Narrows Plaza, which is part of University Place, and James Center, a Tacoma mixed-use center. In addition, the Tacoma Community College Transit Center is a centrally located multimodal facility currently serving Pierce Transit and Sound Transit. This location is planned to be and is the future terminus for the ST3 Link Light Rail Extension.

The 19th and Mildred Countywide Center will allow complementary planning as it accommodates much of the community's planned commercial and residential growth over the next 20 years.

### **GOAL LU9**

**Ensure that the 19<sup>th</sup> and Mildred Countywide Center will be the Fircrest's priority location for accommodating growth as laid out under *VISION 2040* and the Pierce County Countywide Planning Policies. The Countywide Center shall support include a high intensity density mix of business, residential, cultural, and recreational uses that may operate during both the daytime and nighttime hours and that provide a sense of place and community.**

#### **Policy LU9.1**

Ensure that form-based codes, development standards, design guidelines, level of service standards, public facility plans, and funding strategies support focused development within the 19th and Mildred Countywide Center.

#### **Policy LU9.2**

Recognize the 19th and Mildred Countywide Center in all relevant local, regional policy, planning and programming forums.

#### **Policy LU9.3**

Leverage local, regional, state, and federal agency funding for needed public facilities and services within the 19th and Mildred Countywide Center. Give priority to this center for multimodal transportation projects that will increase mobility to, from and within this center.

## **ENVIRONMENTAL QUALITY**

Sensitive management of land uses and development and redevelopment projects is essential for preserving and improving the natural, as well as built, environment.

### **GOAL LU10**

**Land uses and development and redevelopment projects shall be managed to preserve and improve the natural environment as well as the built environment.**

#### **Policy LU10.1**

The city should support development of green infrastructure ~~in-order~~ to improve the capacity of, and complement the services provided by, the city's natural systems as future land use becomes more intense to accommodate growth. Recognize green infrastructure as a capital/public asset. Support efforts to reserve, enhance and expand the community's inventory of green infrastructure, including but not limited to:

- Natural areas, such as critical areas and portions of public lands that are monitored and maintained by citizen stewards.
- Community gardens.
- Rain gardens and other natural stormwater management facilities.
- Native habitat areas.

**Discussion:** Green infrastructure refers to services that natural systems provide Fircrest, including:

- Cleaning the water in streams, wetlands, and ponds.
- Reducing flooding.
- Improving air quality.
- Providing wildlife habitat.

In addition, green infrastructure provides benefits to Fircrest, such as:

- Making the city more beautiful.
- Providing peaceful, restful places.
- Increasing recreational opportunities.
- Improving the health of members of the community.

Many elements of green infrastructure are natural places within Fircrest -- places such as forests, parks, protected open spaces, streams and wetlands. Fircrest should, when possible, build or support the building of facilities that mimic natural systems to improve the capacity of, and complement the services provided by, the city's natural systems.

These facilities can also be considered green infrastructure and include such structures as constructed wetlands, rain gardens and green roofs. The city and the community may support green infrastructure through a combination of green development techniques and

preserving environmental assets into the future as land use becomes more intense to accommodate growth.

**Policy LU10.2**

The city shall enforce standards that will achieve environmentally sensitive development when it occurs within and adjoining critical areas, natural buffers, and areas designated as open space.

**Policy LU10.3**

Wetlands shall be sized and categorized with respect to their natural features rather than with respect to city boundaries. Wetlands that are contiguous across jurisdictional boundaries shall be treated according to their total size and characteristics.

**Policy LU10.4**

To allow reasonable use of property while protecting the environment, reduction or variation of residential lot sizes, density bonuses, planned developments, clustering of housing, and innovative development techniques shall be considered when designed to preserve open space, protect critical areas, or provide vegetative buffers.

**Policy LU10.5**

Performance standards shall be considered as a regulatory alternative to fixed zoning regulations in and around environmentally sensitive areas.

**Policy LU10.6**

City facility projects, maintenance and operating procedures, and programs should be structured to minimize and mitigate environmental damage, restore, and improve the environment if possible, and increase the environmental education and awareness of city employees and citizens.

**Policy LU10.7**

To minimize maintenance costs, conserve water, and provide vegetation with the maximum usefulness as wildlife habitat, urban landscaping should emphasize the use of indigenous plants that are drought tolerant during the summer months. Landscaping may also include non-native plant species that are adapted to growing and providing wildlife habitat with minimal human intervention in the local climate and soils.

**Policy LU10.8**

The city should seek to protect wildlife habitat resources by preventing the indiscriminate and unnecessary removal of native trees, shrubs, and ground covers; by promoting the protection of areas that provide food, cover, resting, and nesting areas for wildlife; and by protecting and enhancing the quality of Leach Creek waters.

**Policy LU10.9**

The city should preserve, protect and, where possible, restore natural habitat critical for the conservation of salmonid species listed under the Federal Endangered Species Act. Aquatic ecosystems, associated habitats and aquifers should be protected and maintained or restored ~~using through the use of~~ management zones, development regulations, incentives for voluntary efforts of private landowners and developers, land use designations, habitat acquisition programs or habitat restoration projects. The city should support efforts to remove invasive species and re-plant cleared areas with native plants.

**Policy LU10.10**

The city should protect the natural habitat critical for the conservation of salmonid species listed under the federal Endangered Species Act, through the use of planning activities or study techniques that are capable of determining changes in stream hydrology and water quality under different land use scenarios at full build-out of designated land use classifications.

**Policy LU10.11**

In the event that a species listed under the federal Endangered Species Act is determined to be located within Fircrest, the city should establish a monitoring and evaluation method that is designed to determine the effectiveness of enhancement and recovery strategies for the species. The methodology should be developed with technical assistance from appropriate state or federal resource agencies.

**Policy LU10.12**

The city recognizes that the best available science to address listed species recovery issues is evolving. The city should apply an adaptive management strategy to determine how well the objectives of listed species recovery and critical habitat preservation/restoration are being achieved. The city should incorporate the results of pilot developments into land use regulations, zoning, and technical standards.

**Policy LU10.13**

The city should ensure that there is “no net loss” of wetlands by function and values.

**Policy LU10.14**

The city shall ensure that development is properly located and constructed with respect to the limitations of the underlying soils, geological hazards, and areas subject to flooding.

**Policy LU10.15**

City facilities, services, programs, and procedures should be designed and managed to conserve resources and to reduce demand for facilities with significant environmental impacts. Similarly, procedures, programs, and rate structures should encourage citizens to conserve resources and to minimize the negative environmental impacts of their use of facilities and services.

**Policy LU10.16**

Development activities and land uses within the city should be managed to minimize noise; light and glare; and water, soil, and air pollution. The city shall work with adjacent jurisdictions and property owners to minimize transmission of pollutants from development activities and industrial, commercial, and public facility land uses near the city's boundary.

**Policy LU10.17**

Fircrest should consider the adoption of new development controls and guidelines designed to avoid or mitigate adverse cumulative air quality impacts prior to project approval. Fircrest should require air quality impact analyses for major new developments that could adversely impact the air quality levels in the vicinity. Such analyses should address the policies listed in Transportation Goal 3 that are intended to promote the reduction of criteria pollutants for mobile sources (WAC 173-420-080). In Fircrest, criteria pollutants include ozone (HC and NOx) and carbon monoxide (CO).

**WATER RESOURCES****GOAL LU11**

**Surface, ground, storm, waste, and creek waters shall be managed in an ecologically responsible manner and as interconnected components of the region's watershed.**

**Policy LU11.1**

Private and public development and redevelopment projects should be conducted in a way that preserves or improves the viability of each component of the water ecosystem and of the entire ecosystem.

**Policy LU11.2**

The quality of stormwater runoff should be improved, flooding due to stormwater runoff should be minimized, and the erosion of land by stormwater runoff should be minimized, ~~in order~~ to maintain natural aquatic communities and beneficial uses. Development regulations shall be enforced to minimize stormwater runoff as a result of development projects by limiting grading and clearing of a development site only to the extent reasonably needed to accommodate the development project, minimizing roadways and other impervious surfaces in the completed project, and encouraging the use of natural vegetation and ground covers during development and in the completed project.

**Policy LU11.3**

Where removal of trees or other vegetation may result in runoff and erosion, the city should require effective erosion control during and after the tree or vegetation removal. Where extensive removal of trees or other vegetation occurs, the city may require restoration and replanting consistent with urban landscaping guidelines and significant tree retention and protection standards.



**Policy LU11.4**

All new development and redevelopment shall be required to use the sanitary sewer system. Development currently using septic systems shall be required to convert to sanitary sewer when any portion of the on-site system fails, functions improperly, or needs replacement, or whenever a community or neighborhood sewer system is extended by local improvement methods or becomes reasonably available by other means. Where property is adjacent to presently existing accessible sewer mains, connections shall be made within a specified time ~~period~~ established by city ordinance.

**Policy LU11.5**

City procedures and programs should be structured to minimize pollutants entering storm, surface, ground, and creek waters from city-owned and city-maintained properties. City procedures and programs should encourage the city's citizens to minimize non-point pollutants contributed from buildings, landscapes, automobiles, and similar sources.

**Policy LU11.6**

The quality of ground water shall be monitored closely, and protective measures maintained or increased to ensure an uncontaminated water supply. Regulations should be implemented regarding installation, inspection, maintenance, and removal of above ground and below ground tanks designed to store potentially contaminating materials such as heating oil and industrial chemicals. Regulations should be developed and implemented as necessary to ensure management of potentially contaminating wastes from commercial and industrial operations. Other protective regulations should be developed as appropriate to protect ground water.

**Policy LU11.7**

City procedures, programs, and water rates should be structured to minimize the city's consumption of water and to improve the water conservation habits of Fircrest's citizens.

**Policy LU11.8**

In accordance with EPA Phase II Western Washington Municipal Stormwater Permit directives, the city shall require Low Impact Development (LID) in areas where soils and geology support it.

**Discussion:** The goal of low impact development is to mimic the predevelopment hydrology of a site using a combination of site planning and structural design strategies to control runoff rate and volumes. Achieving this goal will help to prevent physical, chemical, and biological degradation to streams, lakes, wetlands, and other natural aquatic systems from commercial, residential, or industrial development sites.

Low impact development can provide many environmental and economic benefits:

- Improved Water Quality. Stormwater runoff can pick up pollutants such as oil, bacteria, sediments, metals, hydrocarbons and some nutrients from impervious surfaces and

discharge these to surface waters. Using LID practices will reduce pollutant-laden stormwater reaching local waters. Better water quality increases property values and lowers government clean-up costs.

- **Reduced Number of Costly Flooding Events.** In communities that rely on ditches and drains to divert runoff to local waterways, flooding can occur when large volumes of stormwater enter surface waters very quickly. Incorporating LID practices reduces the volume and speed of stormwater runoff and decreases costly flooding and property damage.
- **Restored Aquatic Habitat.** Rapidly moving stormwater erodes stream banks and scours stream channels, obliterating habitat for fish and other aquatic life. Using LID practices reduces the amount of stormwater reaching a surface water system and helps to maintain natural stream channel functions and habitat.
- **Improved Groundwater Recharge.** Runoff that is quickly shunted through ditches and drains into surface waters cannot soak into the ground. LID practices retain more rainfall on-site, allowing it to enter the ground and be filtered by soil as it seeps down to the water table.
- **Enhanced Neighborhood Beauty.** Traditional stormwater management infrastructure may include unsightly pipes, outfalls, concrete channels, and fenced basins. Using LID broadly can increase property values and enhance communities by making them more beautiful, sustainable and wildlife friendly.

To support the use of LID more fully where feasible, the city should review and revise its development policies and regulations, as warranted, to improve their effectiveness. The city should consider adoption of the Low Impact Development Technical Guidance Manual for Puget Sound. This manual was prepared by the Washington State University Extension and Puget Sound Partnership with the participation and support of a broad range of stakeholders.

#### **Policy LU11.9**

The city should promote use of techniques, such as current use taxation programs, stormwater utility funds, conservation easements, sensitive site planning, best land management practices and flexible regulations, to help retain and protect open space, environmentally sensitive areas, and unique natural features.

#### **Policy LU11.10**

The city should adopt and implement the latest version of the Department of Ecology Stormwater Management Manual for Western Washington.

## ***DEVELOPMENT REGULATIONS AND PERMIT PROCESSING***

### **GOAL LU12**

**Fircrest should continue to refine its permit process for development and other local government approvals, as needed, to ensure that it is timely and fair to all affected parties.**

**Policy LU12.1**

Development regulations shall be periodically reviewed and revised to ensure that they are consistent with and relate directly to implementation of the Comprehensive Plan and other state and federal mandates. Duplicate and unnecessary regulations should be eliminated.

**Policy LU12.2**

In the event of conflict between development regulations and this Comprehensive Plan, the provisions of this Comprehensive Plan take precedence. This policy applies immediately upon adoption of this Comprehensive Plan and amendments thereto. Development regulations that are significantly inconsistent with this Comprehensive Plan shall be given high priority for rapid revision.

**Policy LU12.3**

Procedures for processing permits shall be periodically reviewed and modified to improve interdepartmental coordination, ensure uniform processing for all permit applications, enhance communication with applicants, combine and simplify processing steps, and minimize processing time.

**Policy LU12.4**

Inputs from developers, business proprietors, residents, and other interested parties should be solicited concerning updates to regulations and permit processing procedures.

**Policy LU12.5**

Permit applications for minor projects of a routine nature should be processed at the staff level and should not require public hearings. However, the streamlining of permit processing procedures should not be done at the expense of public input concerning permit applications of a non-routine, major, or controversial nature. The public should be given ample opportunity to review and comment on major, non-routine, or controversial development permit applications.

**Policy LU12.6**

The city should maintain adequate staff and equipment to ensure meaningful revision and enforcement of development regulations and timely processing of permits.

**Policy LU12.7**

The city should consider the impact of land use ordinances and policies on the rights of private property owners. The city should take steps to ensure the rights of private property owners are protected through a cost effective and timely appeal process.

**Policy LU12.8**

The city should support local community groups in critical habitat restoration and enhancement efforts through reduced or waiver of permit fees and streamlined permitting procedures.

## ***INTERJURISDICTIONAL PLANNING***

### **GOAL LU13**

**The city should take steps to ensure that decisions, policies, and activities of other governmental and advisory agencies that may affect Fircrest are consistent with the goals and policies of the Comprehensive Plan. Fircrest shall encourage cooperative, coordinated inter-jurisdictional efforts consistent with this goal.**

#### **Policy LU13.1**

The city shall participate in various county and regional organizations concerned with the implementation of the Growth Management Act and the planning and funding of transportation projects.

#### **Policy LU13.2**

The city shall support the development of interjurisdictional programs that address regional problems and issues that affect the city and the Puget Sound region. Examples of regional issues include affordable housing, transportation, health care, open space corridors, and economic growth.

#### **Policy LU13.3**

The city shall seek to develop and adopt interlocal agreements to address concerns relating to land use, new development, and redevelopment. The city shall attempt to reach agreements with adjacent jurisdictions to ensure that land uses adjacent to Fircrest are compatible with Fircrest land uses. The city shall also seek agreements with adjacent jurisdictions to minimize and mitigate the negative impacts to Fircrest of land uses and development in adjacent jurisdictions.

#### **Policy LU13.4**

The city shall work with adjacent jurisdictions to identify and protect natural habitat networks that cross jurisdictional boundaries. Networks should link large, protected, or significant blocks of fish and wildlife habitats within and between jurisdictions to achieve a continuous county-wide network. The city should establish informational sharing workshops or present information at established coordinating committees. Whenever possible, the city should utilize watershed boundaries instead of jurisdictional boundaries for plans and studies.

#### **Policy LU13.5**

The city shall work with adjacent jurisdictions to coordinate watershed/aquatic restoration planning and implementation activities within a watershed.

## ***ECONOMIC DEVELOPMENT***

Fircrest and the surrounding region will have a prospering and sustainable regional economy by supporting businesses and job creation, investing in all people, sustaining

environmental quality, and creating great central places, diverse communities, and high quality of life.

## **GOAL LU14**

**Support small and locally owned businesses, recognizing their importance in both job growth and promoting sustainable economic development. Support key employment sectors in the region including established and emerging industry clusters that create wealth by selling products or services to outside markets, industries involved in trade-related activities, startups, and new businesses that provide family-wage jobs.**

### **Policy LU14.1**

Foster a supportive environment for business startups, small businesses, and locally owned businesses to help them continue to prosper.

### **Policy LU14.2**

Encourage the private, public, and non-profit sectors to incorporate environmental and social responsibility into their practices.

### **Policy LU14.3**

Promote economic activity and employment growth that creates widely shared prosperity and sustains a diversity of family wage jobs for Fircrest's residents.

### **Policy LU14.4**

Sustain and enhance arts and cultural institutions to foster an active and vibrant community life.

### **Policy LU14.5**

Ensure that economic development sustains and respects Fircrest's environmental quality.

### **Policy LU14.6**

Utilize urban design strategies and approaches to ensure that changes to the built environment preserve and enhance Fircrest's unique attributes and distinctive identity in recognition of the economic value of sense of place.

### **Policy LU14.7**

Concentrate economic growth in the 19<sup>th</sup> and Mildred area~~Fircrest's Commercial Mixed-use District~~ in a manner that is coordinated with economic growth and infrastructure development within the adjacent University Place Regional Growth Center, Tacoma's James Center Mixed-Use Center and Tacoma Community College in order to strengthen the local and regional economy and promote economic opportunity.

## LAND USE DESIGNATIONS

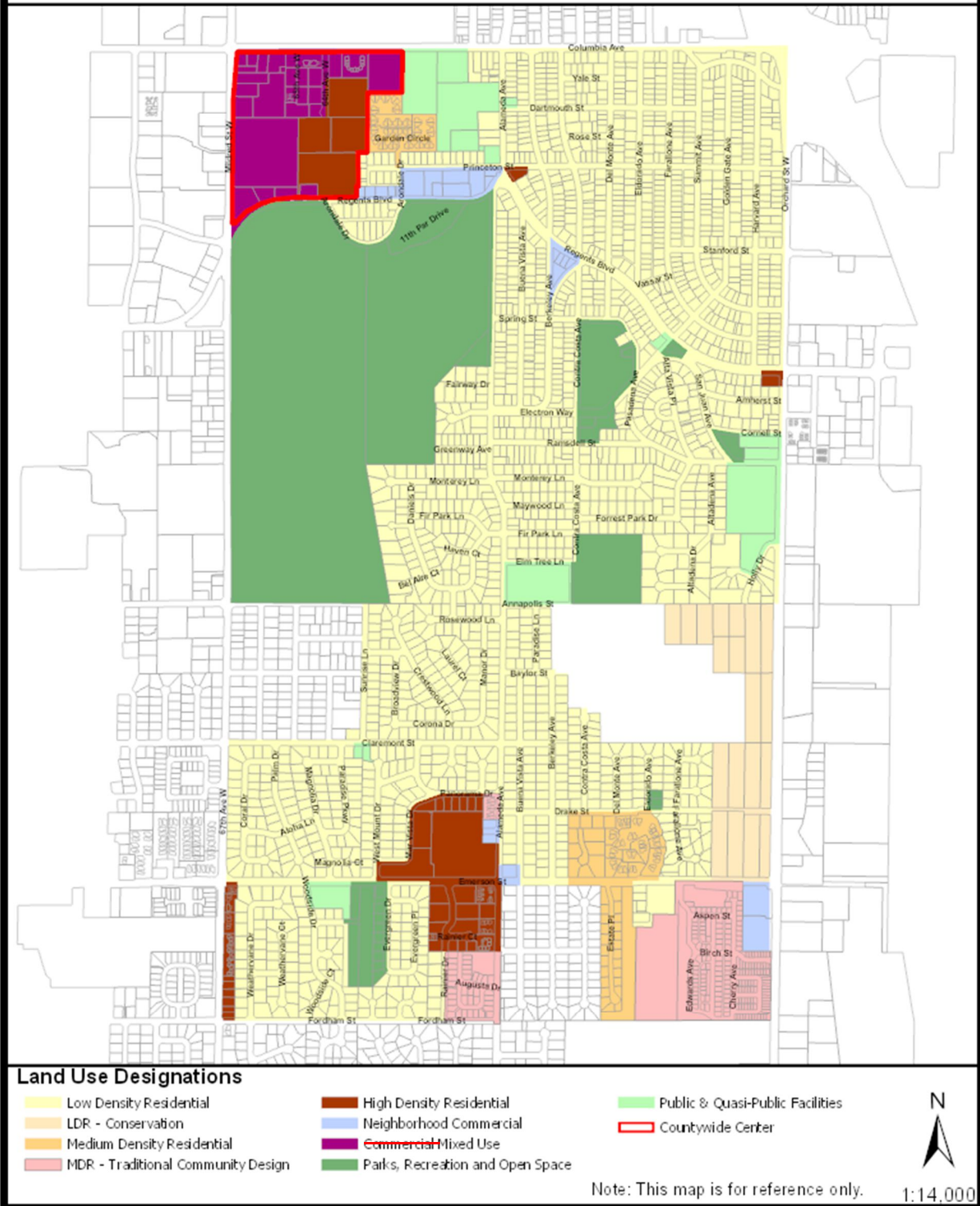
Land use designations for this Comprehensive Plan have been determined largely by existing land uses and development opportunity. Fircrest is extensively developed and provides limited infill development opportunities. Much of the development in Fircrest is recent enough that redevelopment opportunities are also limited. Thus, goals and policies, while addressing infill development and redevelopment, also focus on the ongoing maintenance, refinement, and improvement of the existing community. This Comprehensive Plan emphasizes maintaining and enhancing Fircrest's unique community character through land use designations and goals and policies that cultivate the presence of desirable features in existing neighborhoods and through development and redevelopment.

**Figure LU-1** shows Fircrest's land use designations, which include:

- Low Density Residential
- Low Density Residential - Conservation
- Medium Density Residential
- Medium Density Residential - Traditional Community Design
- High Density Residential
- Parks, Recreation, and Open Space
- Neighborhood Commercial
- ~~Commercial~~ Mixed-Use
- Public and Quasi-Public Facilities

The remainder of this section defines each land use designation for Fircrest.

**Figure LU-1  
Land Use Designations**



## ***LOW DENSITY RESIDENTIAL***

### **Allowable Uses**

The Low Density Residential designation generally applies to areas of the community that were platted and developed for single family dwellings prior to 2000. These areas may include the following housing types:

- Single family dwelling units
- Attached and detached accessory dwelling units
- Group family homes, including adult family homes
- Assisted living facilities, congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities in accord with the applicable goals and policies of this Comprehensive Plan
- *Existing* duplex or multifamily dwelling units, which may be renovated or redeveloped as duplex or multifamily dwelling units in accord with the applicable goals and policies of this Comprehensive Plan

Additional uses in Low Density Residential areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

### **Building Intensity**

A building intensity of four to six dwelling units per acre may be achieved in Low Density Residential areas, depending on the zoning classification and development pattern. Allowable building intensity is limited by bulk regulations, impervious surface coverage limits, and other provisions specified in the city's Land Development Code (Title 22 FMC).

## ***LOW DENSITY RESIDENTIAL -- CONSERVATION***

### **Allowable Uses**

The Low Density Residential – Conservation designation generally applies to undeveloped environmentally-sensitive tracts of land. These areas may include the following housing types:

- Single family dwelling units, including cottage housing and small lot developments
- Attached and detached accessory dwelling units
- Group family homes, including adult family homes



- Assisted living facilities, including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities in accord with the applicable goals and policies of this Comprehensive Plan

Additional uses in Low Density Residential -- Conservation areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

### **Building Intensity**

Low Density Residential -- Conservation areas contain significant physical constraints, which place practical limitations on building intensity. Physical constraints include wetlands, frequently flooded areas, and steep slopes. Properties located within these areas are subject to the city's critical area regulations, which may further limit building intensities. New development in these areas shall be clustered to provide for the retention of substantial portions of the properties as undeveloped open space; avoid critical areas; and generally, avoid steep slopes. In consideration of these physical site constraints and regulatory constraints, a base density of four dwelling units per acre may be achieved in Low Density Residential -- Conservation areas. This density may be increased to a maximum of five to eight dwelling units per acre when innovative designs, including small lot development or cottage housing, are used.

Allowable building intensity is limited by bulk regulations, impervious surface coverage limits, and other provisions specified in the city's Land Development Code (Title 22 FMC). Innovation in site and building design will be encouraged in accord with Comprehensive Plan goals and policies; appropriate buffering, design features, and amenities must be provided.

## ***MEDIUM DENSITY RESIDENTIAL***

### **Allowable Uses**

The Medium Density Residential designation generally applies to areas previously developed for single family attached and duplex housing. These areas may include the following housing types:

- Single family attached dwelling units
- Attached and detached accessory dwelling units
- Group family homes, including adult family homes
- Duplex dwelling units
- Assisted living facilities, including congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities

- in accord with the applicable goals and policies of this Comprehensive Plan
- *Existing* multifamily dwelling units, which may be renovated or redeveloped as multifamily dwelling units in accord with the applicable goals and policies of this Comprehensive Plan
  - *New* multifamily dwelling units in tracts containing critical areas or significant open space, when clustered to avoid critical areas or to retain significant open space, and provided that overall density does not exceed ten dwelling units per acre. In such cases, innovation in site and building design will be encouraged in accord with Comprehensive Plan goals and policies; appropriate buffering, design features, and amenities must be provided; and no more than four dwelling units per building will be allowed.

Additional uses in Medium Density Residential areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

### **Building Intensity**

A maximum building intensity of eight dwelling units per acre may be achieved in Medium Density Residential areas. Allowable building intensity is limited by bulk regulations impervious surface limits, and other provisions specified in the city's Land Development Code (Title 22 FMC).

## ***MEDIUM DENSITY RESIDENTIAL - TRADITIONAL COMMUNITY DESIGN***

### **Allowable Uses**

Medium Density Residential -- Traditional Community Design designations apply to The Commons and Fircrest Greens neighborhoods and other smaller sites. These areas may include the following housing types:

- Single family attached and detached dwelling units, including cottage housing and small lot developments
- Attached and detached accessory dwelling units
- Group family homes, including adult family homes
- Duplex dwelling units
- Assisted living facilities including congregate care facilities, convalescent homes, hospice care centers, residential care facilities, and residential treatment facilities in accord with the applicable goals and policies of this Comprehensive Plan

- Multifamily dwelling units within a structure containing no more than eight dwelling units, when clustered to avoid critical areas or to retain significant open space

Additional uses in Medium Density Residential -- Traditional Community Design areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, and utilities will be allowed.

Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other small public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

### **Building Intensity**

Medium Density Residential -- Traditional Community Design areas may contain physical constraints, such as wetlands, which place practical limitations on building intensity within portions of an area. Property located within such areas is subject to the city's critical area regulations, which may further limit building intensities. In consideration of these physical site constraints and regulatory constraints, a maximum building intensity of ten dwelling units per acre may be achieved in Medium Density Residential -- Traditional Community Design areas. Allowable building intensity is limited by bulk regulations, impervious surface limits and other provisions specified in the city's Land Development Code (Title 22 FMC).

### **Development Guidelines**

Development and redevelopment of Medium Density Residential – Traditional Community Design areas shall be designed to incorporate, at a minimum, the following elements:

- Alleys, sidewalks, street trees and human-scaled architectural design elements
- Housing types designed to maintain the look of conventional single-family neighborhoods in terms of scale, orientation to street, style, and appearance
- Dwelling units that face the street and sidewalk or common open space areas with entries, balconies, porches, and other architectural features, which create a safe, pleasant walking environment
- Residential building setbacks from public streets that are minimized while maintaining privacy
- Building facades that are varied and articulated to provide visual interest to pedestrians
- Building intensities, orientation, and massing which support transit and reinforce public open spaces
- Parking which is placed to the rear of building where feasible with access from alleys
- A variety of architectural building styles and architectural features such as dormers, gables, porches, bay windows, and other detailing

- A mix of housing types, including single family residences, cottage housing, duplexes, row homes, townhomes, and multi-family designs to help meet the community's demand for a variety of affordable housing types. Multi-family dwellings are limited to no more than 50% of the total number of units in these areas to ensure compatibility with the surrounding neighborhood.

## ***HIGH DENSITY RESIDENTIAL***

### **Allowable Uses**

High Density Residential designations generally apply to areas developed primarily for multifamily housing, and to a lesser extent duplex housing. These areas may include the following housing types:

- Duplex dwelling units
- Group family homes, including adult family homes
- Multifamily dwelling units
- Assisted living facilities, including congregate care facilities, convalescent homes, hospice care centers, residential care facilities and residential treatment facilities in accord with the applicable goals and policies of this Comprehensive Plan

Additional uses in High Density Residential areas include public facilities that support residential neighborhoods. For example, streets, sidewalks and other pedestrian facilities, bike paths and associated facilities, transit facilities including stops, shelters and benches, neighborhood parks, and utilities will be allowed. Infrastructure for utilities may include, but is not limited to, storm drainage, power, water, sewer, natural gas, and telecommunications facilities. In addition, other public facilities compatible with the surrounding neighborhood will be allowed. Home occupations that are compatible with the surrounding neighborhood will be allowed.

### **Building Intensity**

A building intensity of 20 to 30 dwelling units per acre may be achieved in High Density Residential areas, depending on the zoning classification and development pattern. Rehabilitation or redevelopment of existing development will be in accord with the goals and policies of this Comprehensive Plan and applicable design standards and guidelines. Allowable building intensity is limited by bulk regulations impervious surface limits and other provisions specified in the city's Land Development Code (Title 22 FMC).

## ***PARKS, RECREATION, AND OPEN SPACE***

### **Allowable Uses**

Lands designated as Parks, Recreation, and Open Space include tracts that are publicly and privately owned. Allowed uses in Parks, Recreation and Open Space areas, subject to restrictions of the critical areas ordinance where applicable, include:

- Neighborhood parks designed to meet the needs of residents and employees in the immediate area
- Community parks designed to meet the needs of the entire Fircrest community
- Recreational buildings including facilities such as gymnasiums, basketball courts, community kitchens, banquet halls, indoor stages, meeting rooms, etc.
- Outdoor recreational facilities such as swings, climbing toys, picnic areas, swimming pools, golf courses, disc golf courses, baseball diamonds, volleyball courts, bocce ball courts, lawn bowling lanes, outdoor stages, etc.
- Trails and paths for pedestrians and bicyclists
- Transit facilities including stops, shelters and benches which serve the park, recreation facility, open space site or adjacent uses
- Preserved natural areas characterized by native vegetation and wildlife
- Residences may be developed on private property that is designated as park, recreation or open space but that has not been permanently dedicated as park, recreation, or open space, provided significant tracts are permanently dedicated for parks, recreation, or open space at the time of development approval

### **Building Intensity**

Building intensity for Parks, Recreation, and Open Space areas will vary widely. There will be no building intensity in preserved natural areas. For other park and recreation facilities, building intensity will be determined by the purpose of the facility. Because park and recreation facilities may occur in conjunction with other land uses, any park or recreation facility that is proposed must harmonize with surrounding development and must not exceed the building intensity of the surrounding area. Ideally, park and recreation facilities will provide visual relief in the urban landscape by having a significantly lower building intensity than the surrounding development.

## ***NEIGHBORHOOD COMMERCIAL***

### **Allowable Uses**

Neighborhood Commercial areas provide for small-scale shops that offer retail goods and personal services primarily for the needs of nearby neighborhoods. These areas are intended to reduce vehicle trips by providing convenient shopping for nearby residents. Neighborhood Commercial areas are located on transit routes, and site and building design encourage pedestrian, bicycle, and transit use. A pedestrian orientation is required for new development and new automobile-oriented uses are prohibited. Neighborhood Commercial areas are limited in size to keep them in scale with the neighborhoods they serve.

Limited residential uses above the ground floor level of mixed-use buildings are encouraged, and culturally enriching uses will also be allowed. Additional automobile-oriented businesses such as restaurants with drive-up windows are prohibited in Neighborhood Commercial areas. Businesses providing delivery services may be permitted provided they meet development standards specified in the Land Development Code.

High quality landscaping helps make Neighborhood Commercial areas attractive and functional and minimizes negative impacts on nearby uses. Other measures, such as buffering requirements and limits on hours of operation, may be used to reduce impacts to nearby residences. Public facilities, including transit facilities such as stops, shelters and benches that support development in the commercial areas, will be allowed, as will quasi-public facilities that are compatible with the surrounding development.

~~Neighborhood commercial areas will allow retail businesses and offices for which the primary clientele will most likely be Fircrest residents and local employees. Examples of such businesses include appropriately sized grocery stores, health care and other professional offices, pharmacies, gift shops, delicatessens, small bakeries, clothiers, beauty shops, coffee shops, small restaurants, small financial institutions, etc. Businesses and organizations that are culturally enriching will also be allowed. Examples of such businesses and organizations include art galleries, bookstores, dance studios, museums, live theaters, etc. Additional automobile-oriented businesses such as restaurants with drive-up windows are prohibited in Neighborhood Commercial areas. Businesses providing delivery services may be permitted provided they are compatible with the goals and policies of this Comprehensive Plan.~~

~~In addition, residential uses may be allowed on upper floors of vertical Mixed-use buildings subject to compliance with design guidelines. Residential uses must complement commercial uses and avoid impacting the commercial viability or functional operation of the commercial area. Public facilities, including transit facilities such as stops, shelters and benches that support development in the commercial areas, will be allowed, as will quasi-public facilities that are compatible with the surrounding development. Commercial uses must continue to be the predominant use in Neighborhood Commercial areas. Any noncommercial development should not cause a practical restriction on continued commercial use of the area.~~

## **Building Intensity**

Allowable building intensity for new development, rehabilitation, and redevelopment in Neighborhood Commercial areas is limited by bulk regulations, impervious surface limits and other provisions specified in the city's Land Development Code (Title 22 FMC).

## ***COMMERCIAL MIXED-USE***

### **Allowable Uses**

Mixed-Use areas provide opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate to high density residential development and moderately intense commercial development. In addition, Mixed-Use areas provide limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses.

~~Commercial Mixed-Use areas will allow the same types of retail businesses, offices, and organizations that are allowed in neighborhood commercial areas. In addition, community commercial areas may include businesses that serve a clientele that will most likely be drawn equally from the Fircrest community and the surrounding University Place and Tacoma area. Examples of such businesses include large grocery stores and other retail outlets, consolidated medical and professional centers, major financial institutions, movie theaters, etc. Automobile-oriented businesses such as restaurants with drive-up windows and businesses providing delivery services may only be permitted when they are compatible with the goals and policies of this Comprehensive Plan.~~

~~Residential uses are allowed on upper floors of vertical mixed-use buildings. In addition, stand-alone residential buildings may be permitted when located toward the rear of a site when separated from a public street by one or more intervening commercial or mixed-use buildings. In such instances, the development plan should achieve a predominantly commercial orientation at the ground floor level in areas located between the stand-alone residential building(s) and the street. Any noncommercial development should not cause a practical restriction on continued commercial activities within a commercial Mixed-Use area.~~

Public facilities, including transit facilities such as stops, shelters and benches that support development in the **Mixed-Use commercial** areas, will be allowed, as will quasi-public facilities that are compatible with the surrounding development.

### **Development Form**

Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. As properties redevelop, a fine-grained street grid and block pattern are established consistent with the Form-Based Code Regulating Plan shown in Figure LU-1.5. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike.

Buildings are close to property lines and occupied with ground floor retail, service, and other active uses along commercially viable corridors. Residential uses on the ground floor provide appropriate frontage that ensure privacy to the units. Units are 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. Building mass along the street's edge is articulated with balconies and terraces and building bases include human scaled detailing.

Active streetscapes provide continuity with adjacent areas. A range of tree-lined walkable streets continues the 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, dooryards, stoops, forecourts and lightcourts may extend privacy to residential frontages.

### Building Intensity

Allowable building intensity for new development, rehabilitation, and redevelopment in ~~commercial~~ Mixed-Use areas is regulated by form-based codes, limited by bulk regulations in the MU-N and MU-U zones, impervious surface limits and other provisions specified in the city's Land Development Code (Title 22 FMC).

**Figure LU-1.5  
Regulating Plan**





## ***PUBLIC AND QUASI-PUBLIC FACILITIES***

### **Allowable Uses**

Areas designated for Public and Quasi-Public Facilities are now used for, or could be used for, public facilities such as schools, libraries, parks, major utilities, and other government-owned facilities. Designated areas are also suitable for quasi-public facilities such as privately-owned utility facilities, religious institutions, private recreational facilities, and private organizations offering services complementing or supplementing services typically offered by government agencies.

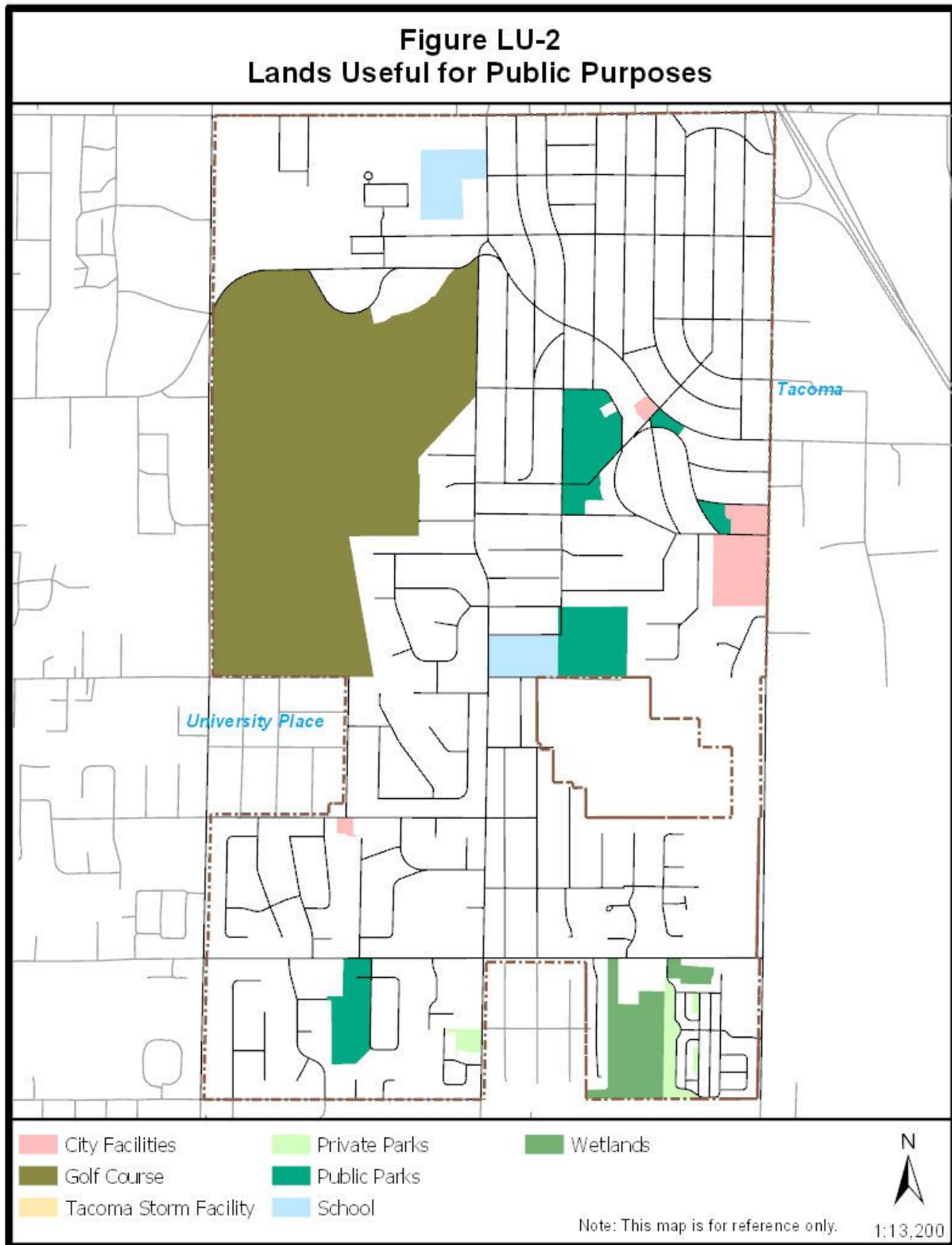
To improve visual clarity on the land use map, public facilities that occur throughout the city, such as paths and utilities, are not shown on the land use map. Such facilities are discussed in the Transportation, Utilities, and Capital Facilities Elements of this Comprehensive Plan.

### **Building Intensity**

Building intensity for a public or quasi-public facility depends upon the purpose of the facility. Because public facilities may occur in conjunction with other land uses, any public facility that is proposed must harmonize with surrounding development and must not exceed the building intensity of the surrounding area.

## **LANDS USEFUL FOR PUBLIC PURPOSES**

**Figure LU-2** indicates lands useful for public purposes. Lands useful for parks, recreation, and open space are, by definition, useful for public purposes. In addition, lands that may be useful for public purposes include those designated Public and Quasi-Public Facilities, ~~Commercial~~ Mixed-Use, and Neighborhood Commercial. These designations are shown in **Figure LU-1**. Public or quasi-public facilities are considered a secondary use in commercial areas and must be compatible with surrounding development. All public and quasi-public facilities must be appropriately sited and buffered in accord with the goals and policies of this Comprehensive Plan.



## POPULATION, HOUSING UNIT AND EMPLOYMENT TARGETS

The Growth Management Act requires Pierce County to designate urban growth areas based upon the urban growth management population projection made for the County by the Office of Financial Management. Counties have the authority, as regional governments, to allocate population and employment to the cities within their boundaries. In addition, *VISION 2040* requires Pierce County and its cities and towns to adopt housing unit and employment targets, ~~considering taking into account~~ PSRC’s Regional Growth Strategy regional geographies and their respective growth shares for population and employment.

Fircrest must plan for a 20-year planning horizon under the GMA and therefore must show it can accommodate projected growth for a 20-year period – 2015 through 2035. Pursuant to Pierce County Ordinance No. 2011-36s, however, the Pierce County Council has established population, housing unit, and employment targets for 2030 -- rather than for 2035. In recognition that the Pierce County 2030 targets represent a build-out condition for Fircrest, no additional growth is anticipated, or will need to be accommodated, for 2035. The adopted Pierce County targets for Fircrest and 2035 projections are summarized in **Table LU-2**.

**Table LU-2**

GMA Population, Housing Unit and Employment Estimates, Targets and Needs				
<b>Population</b>	Estimated 2008 Population (OFM)	2030 Total Population Target	2008-2030 Population Growth	2035 Population Projection
	6,315	6,950	635	6,950
<b>Housing Units</b>	2010 Housing Units (US Census)	2030 Total Housing Unit Target	2030 Additional Housing Units Needed	2035 Housing Units Projection
	2,847	3,351	544	3,351
<b>Employment</b>	2010 Total Employment Estimate	2030 Total Employment Target	2030 Additional Employment Needs	2035 Employment Projection
	1,369	1,544	206	1,544

The Pierce County Buildable Lands Report (July 2014) identifies the extent to which Fircrest can achieve the adopted targets identified in **Table LU-2**. Pierce County has assigned Fircrest a housing target of 3,351 units for 2030. According to the US Census Bureau, the city had a total of 2,847 housing units in 2010. The difference between

existing units and the 2030 target represents 504 additional units over a two-decade period. The Buildable Lands report identifies that an additional 40 displaced units need to be factored in to recognize that some of the city's underutilized parcels will be unavailable for redevelopment due to site-specific circumstances. As a result, the report states that Fircrest's 2030 housing need is 544 additional units.

The Buildable Lands Report also states that current residential land capacity is 254 units. This capacity is 290 fewer units than needed to meet the 2030 housing target. Therefore, the city will need to apply a variety of approaches that can, collectively, increase its residential development capacity by at least 290 units.

Since adoption of its first GMA Comprehensive Plan in 1996 and Land Development Code in 2000, Fircrest's development policies and regulations have reflected the community's strong preference to maintain existing housing character and densities within its single-family residential neighborhoods. ~~In order to~~ accommodate additional growth consistent with the city's 2030 population and housing targets – without significantly increasing densities and changing housing types in these single-family neighborhoods, Fircrest ~~has taken~~took the following reasonable measures in 2015:

- Increased the maximum density from 20 units per acre to 30 units per acre for a portion of the High Density Residential designation area.
- Rezoned R-20 zoned properties located in the 19th and Mildred Countywide Center to an R-30 zoning classification that will accommodate a higher 30 units per acre density.
- Increased the maximum density in the Commercial Mixed-Use designation (formerly Community Commercial) from a range of 6 to 10 units per acre to 35 units per acre.
- Increased the maximum density in the Commercial Mixed-Use zone (formerly Community Commercial) from 10 units per acre to 35 units per acre.
- Rezoned Community Office zoned properties (6 units per acre) to Commercial Mixed-Use (35 units per acre).
- Increased the maximum density for the Low Density Residential – Conservation designation and R-4C zoned properties from 4 units per acre to a range of 5 to 8 units per acre for innovative housing designs.

The combination of these amendments ~~will increase~~d Fircrest's residential land capacity by an estimated 303 units, thereby satisfying the housing (and population) growth targets.

In terms of employment capacity, Fircrest has been assigned a 2030 employment target of 1,544. The Buildable Lands Report estimates Fircrest's 2010 employment to be 1,369 – implying the City would need to accommodate employment growth of 175. Technical adjustments summarized in the report, however, result in additional employment needs of 206. Employment capacity based on Fircrest zoning in effect at the time of buildable lands analysis was 222, which exceeds by 16 the minimum additional capacity needed to meet the 2030 target. Therefore, the City is not required to increase employment capacity for this purpose.

In 2020, the City enacted a form-based code that applies to the 19<sup>th</sup> and Mildred area. The City also amended its mixed-use zoning to substantially increase residential and commercial development potential and capacity in this area. This expanded capacity will be analyzed vis-à-vis updated regional housing and employment allocations and targets developed during the next State-mandated buildable lands review.

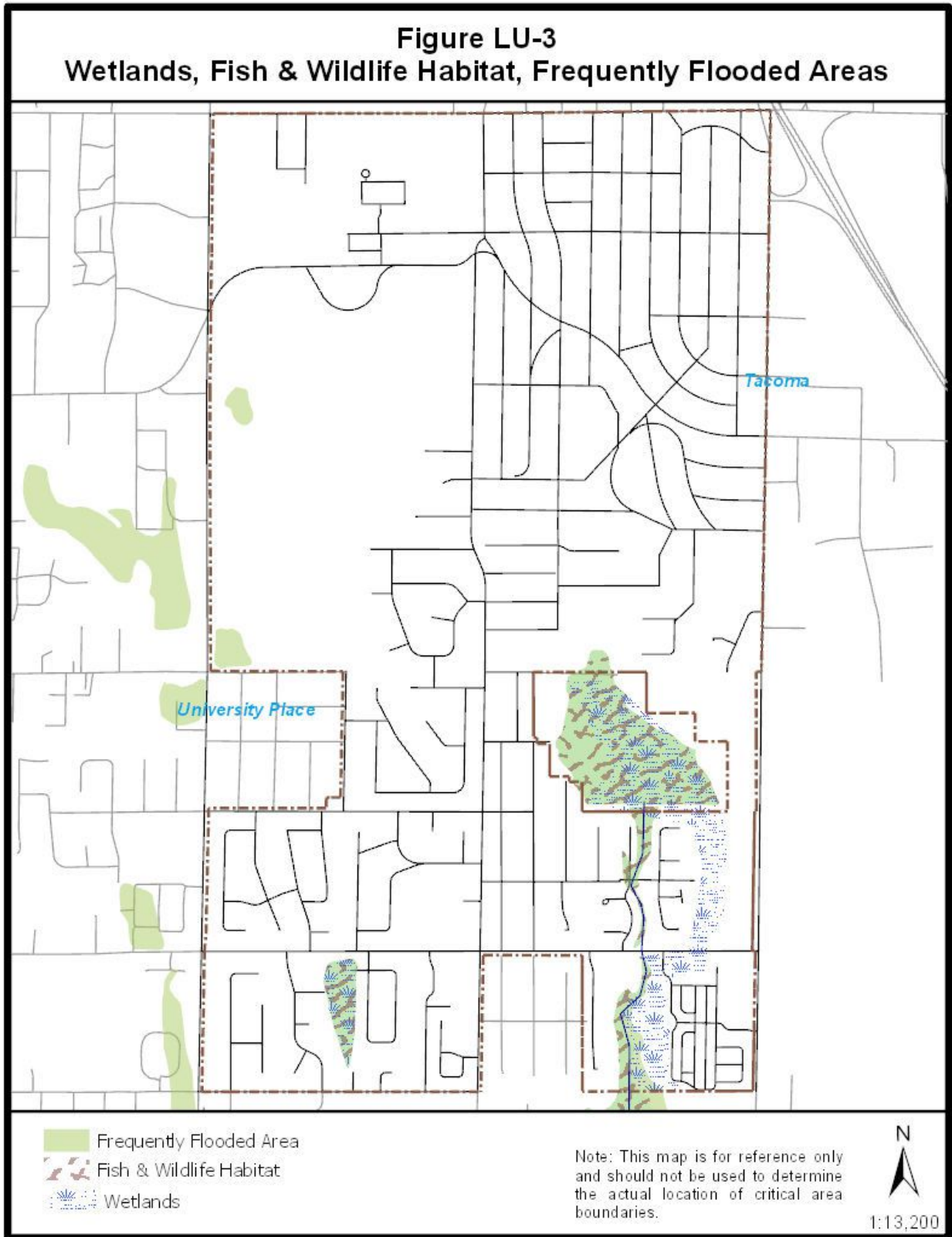
## CRITICAL AREAS AND NATURAL RESOURCE LANDS

The GMA includes a requirement to designate, classify, and enact development standards for critical areas. Critical areas are defined as the following areas and ecosystems: wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologically hazardous areas.

**Figure LU-3** identifies lands for which the presence of wetlands, fish and wildlife habitat conservation areas, and frequently flooded areas is indicated. **Figure LU-4** identifies lands for which the presence of geologically hazardous areas is indicated. Areas with a critical recharging effect on aquifers used for potable water are not illustrated because the entire city is within the Clover-Chambers Creek Groundwater Management Area, which has a critical recharging effect on the Tacoma and Clover-Chambers Creek Aquifers. The inclusion of these maps in the Land Use Element does not preclude the designation of additional critical areas that may be identified subsequent to the adoption of this plan.

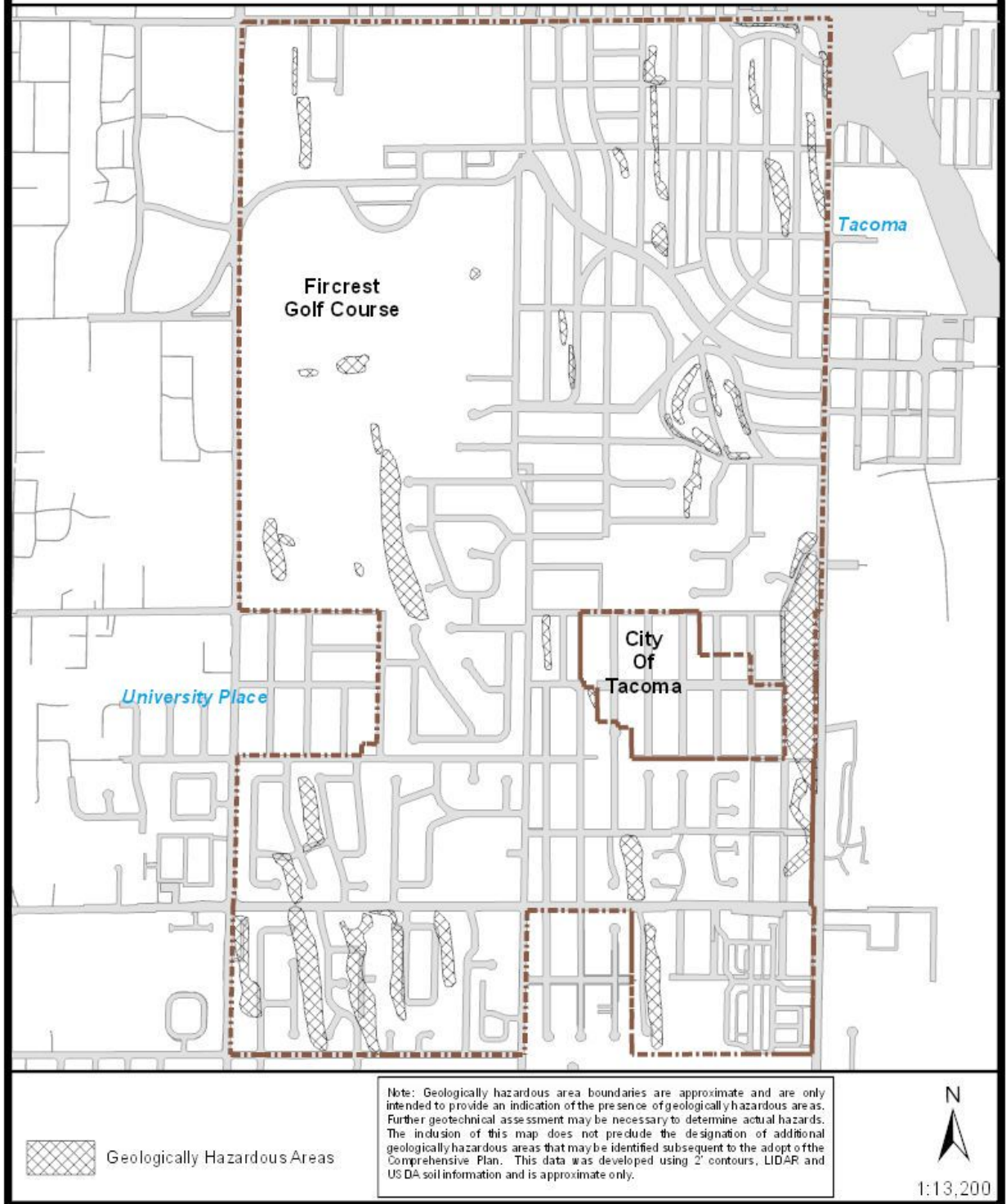
The City of Fircrest adopted interim development regulations for critical areas in February 1993. These regulations were updated in 2005 to incorporate the best available science and special consideration for anadromous fisheries as required by RCW 36.70A.172. The city subsequently updated these regulations in 2015 to ensure consistency with state law as part of the mandatory GMA Update for comprehensive plans and development regulations.

The GMA also requires the designation of natural resource lands of long-term commercial significance. These areas include forest, agriculture, and mineral resource lands. Natural resource lands are not found within the City of [Fircrest](#).





**Figure LU-4  
Geologically Hazardous Areas**



## PLANNED LAND USE IN ADJACENT JURISDICTIONS

**Figure LU-5** shows planned land use in areas adjacent to Fircrest. Future land use designations for adjacent lands west and south of Fircrest are based on those indicated in the ~~Pierce County Comprehensive Plan and the University Place Comprehensive Plan~~. Designations for the areas east and north of Fircrest are based on the *City of Tacoma Generalized Land Use Plan*.

Adjacent land use designations are summarized in this Comprehensive Plan to identify potential inconsistencies and incompatibilities with Fircrest land uses. Fircrest will coordinate with other jurisdictions as appropriate to address consistency and compatibility issues.

### MAJOR CHARACTERISTICS -- ADJACENT LAND USE DESIGNATIONS

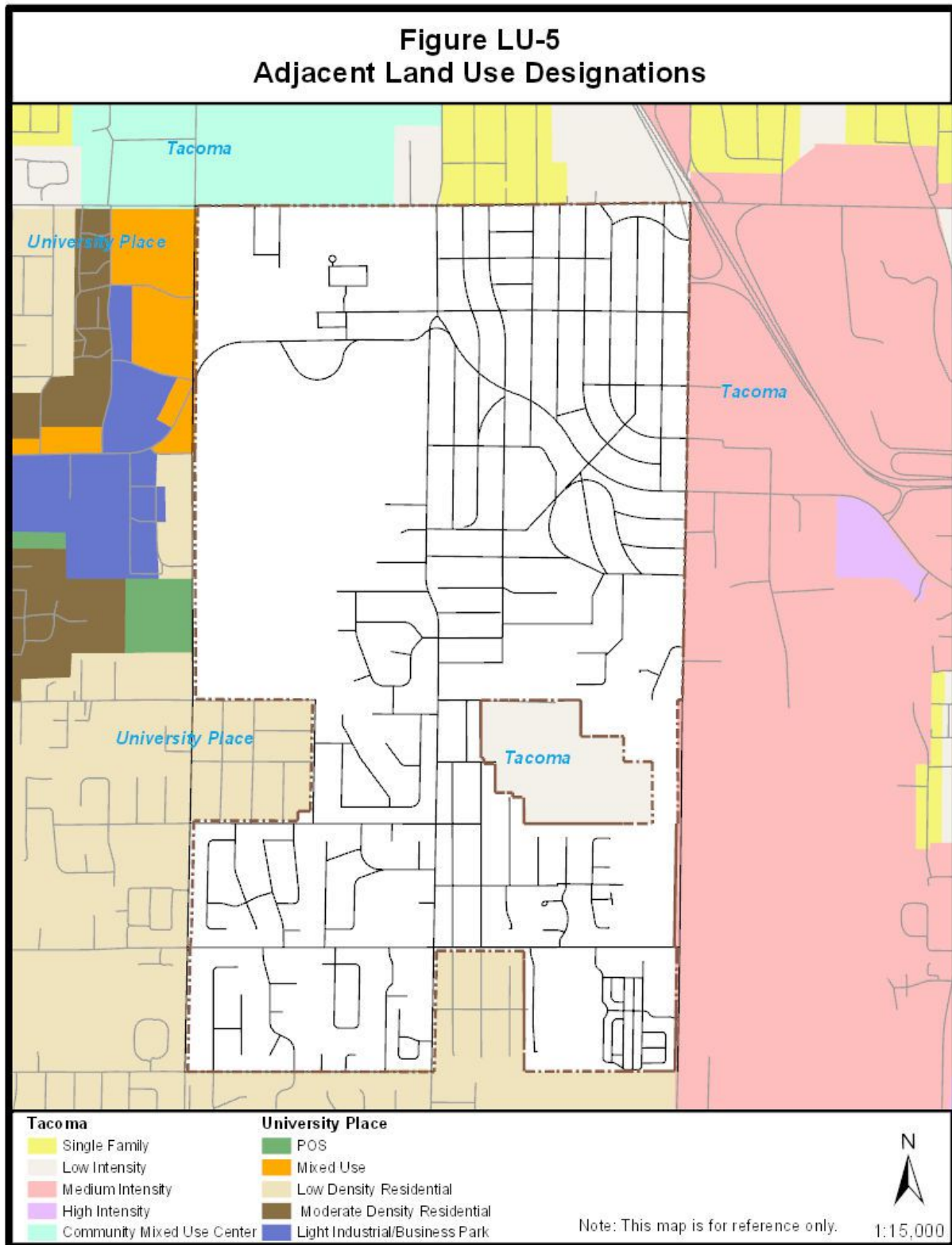
**Table LU-3** summarizes the primary permitted uses for each land use designation shown on **Figure LU-5** and identifies the most similar land use designation in Fircrest.

**Table LU-3**

Permitted by <del>Pierce County and City of University Place (UP)</del> Designations	Permitted by City of Tacoma Designations	Permitted by City of Fircrest Designations
<del>Pierce County Moderate Density Single Family: -- Single family dwellings, accessory dwelling units, and duplexes -- up to 4 dwelling units/acre in areas without sewer, up to 6 dwelling units/acre in areas with sewer</del> UP-Low Density Residential: -- Base density of 4 to 6 single-family dwelling units/acre, with range of 6 to 9 dwelling units/acre allowed through small lot development process	Single Family Detached Housing Areas: -- Single family dwellings; accessory dwelling units and limited duplex, triplex, or small-scale multifamily with a maximum density of 8 dwelling units/acre Low Intensity: -- Same uses as above with a maximum density of 15 dwellings/acre	Low Density Residential: -- Single family dwellings, accessory dwelling units, and existing duplexes and multifamily – 4 to 6 dwelling units/acre depending on zoning classification  Medium Density Residential: -- Single family dwellings, accessory dwelling units, duplexes, and multifamily – 8 to 10 dwelling units/acre depending on zoning classification
UP-Moderate Density Residential: -- Base density of 35-55 multifamily dwelling units/acre -- Density bonus to 40-60 dwelling units/acre with affordable housing component	Medium Intensity: -- Multifamily dwellings with a maximum density of 45 dwelling units/acre	High Density Residential: -- Multifamily dwellings – 20 to 30 dwelling units/acre depending on zoning classification

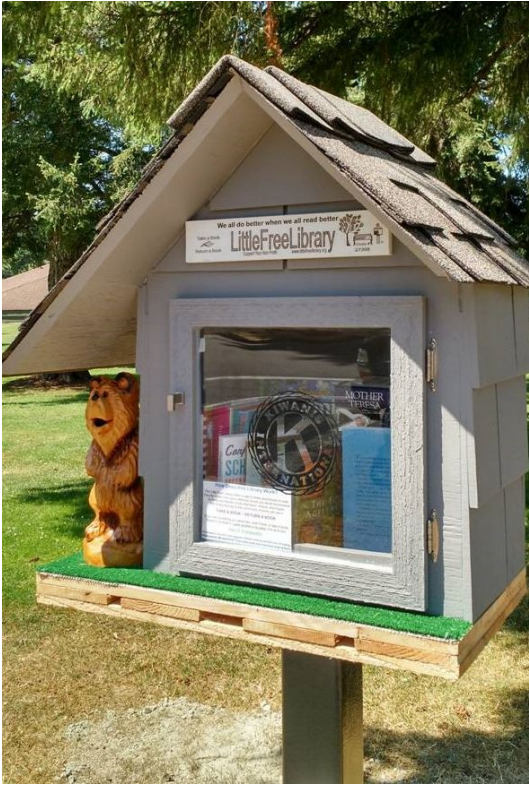


Permitted by <del>Pierce-County</del> and City of University Place (UP) Designations	Permitted by City of Tacoma Designations	Permitted by City of Fircrest Designations
<p><del>UP</del> Mixed-Use, Mixed-Use Office, Neighborhood Commercial, Community Commercial, and Town Center:                      -- Mix of retail, office, service, and multifamily residential uses</p>	<p>Community Center:                      -- Concentration of commercial and/or institutional development that serves many neighborhoods and includes a unique attraction that draws people from throughout the city.                      -- Not directly equivalent in that it is intended to accommodate Tacoma Community College.</p>	<p>Commercial Mixed-Use:                      -- Mix of retail, office, service, and multifamily residential uses</p> <p>Neighborhood Commercial:                      -- Mix of neighborhood-scale retail, office, service, and multifamily residential uses</p>
	<p>Low Intensity:                      -- Neighborhood-serving public and quasi-public facilities such as parks, schools, fire stations, libraries, and churches plus open spaces such as the Tacoma Holding Basin</p>	<p>Public and quasi-public facility:                      -- Neighborhood- and community-serving public and quasi-public facilities such as parks, schools, government buildings, and churches permitted if compatible with surrounding development</p>
<p><del>UP</del> Light Industrial – Business Park:                      -- Light and clean industries, storage and warehousing, auto repair, limited retail, offices, and entertainment uses</p>	<p>Medium Intensity:                      -- Commercial and industrial uses</p>	<p>Commercial Mixed-Use:                      -- small-scale light industrial uses within Mixed-Use development</p>



**CHAPTER 4**

***HOUSING ELEMENT***



# **HOUSING ELEMENT - TABLE OF CONTENTS**

<a href="#">Introduction</a> .....	H-1
<a href="#">State and Regional Planning Context</a> .....	H-1
<a href="#">Growth Management Act</a> .....	H-2
<a href="#">Vision 2040 Multicounty Planning Policies</a> .....	H-2
<a href="#">Pierce County Countywide Planning Policies</a> .....	H-3
<a href="#">Local Planning Context</a> .....	H-4
<a href="#">Housing Vision</a> .....	H-4
<a href="#">Major Housing Issues</a> .....	H-4
<a href="#">Goals and Policies</a> .....	H-6
<a href="#">Neighborhood Preservation</a> .....	H-6
<a href="#">Housing Choice</a> .....	H-7
<a href="#">Housing Affordability</a> .....	H-9
<a href="#">Special Needs Housing</a> .....	H-14
<a href="#">Housing Inventory</a> .....	H-16
<a href="#">Housing Profile</a> .....	H-18
<a href="#">Housing Needs Assessment</a> .....	H-34

## INTRODUCTION

Housing conditions have a direct impact on Fircrest's quality of life. Residents place a high value on having a safe and comfortable place to live -- a home that is affordable and located within a neighborhood that is attractive and conveniently located. These factors must be taken into consideration when planning for housing needs to ensure that Fircrest's high quality of life is maintained. Today, factors such as an aging population, changes in family size and composition, and shifting generational preferences for different housing types and neighborhood designs and functions are contributing to changes in the social and economic factors relating to housing choices. This Element addresses the major housing issues facing the City of Fircrest over a 20-year planning horizon, 2015-2035. These issues include:

- Preserving and enhancing the special qualities of existing residential neighborhoods.
- Encouraging the availability of housing that is affordable for all economic segments of the community.
- Increasing the range of housing choices that are reflective of rapidly changing demographics, preferences and needs.
- Accommodating an increase in population and housing units consistent with Pierce County GMA population and housing targets for 2030 and the PSRC VISION 2040 Regional Growth Strategy, through support of innovative, high quality design that is functional -- as well as livable.

## STATE AND REGIONAL PLANNING CONTEXT

Fircrest's efforts to plan for its housing needs must fit within the planning framework established through the enactment of state, regional and county laws, directives, goals, and policies.

At the state level, the Growth Management Act requires local jurisdictions to adopt housing elements that are consistent with statewide goals and objectives.

At the regional level, the Puget Sound Regional Council has established multi-county housing policies in VISION 2040 that encourage local jurisdictions to adopt best housing practices and innovative techniques to advance the provision of affordable, healthy and safe housing for all the Puget Sound region's residents.

At the county level, the Pierce County Countywide Planning Policy establishes a countywide framework to ensure that municipal and county comprehensive plans are consistent.

Fircrest must comply with GMA requirements and consider the guidelines and policies of the other documents that have already been endorsed or accepted by the City Council. Consistency at all levels – state, regional and county – is required ~~in order~~ for the City to qualify for loans and grants for transportation and other infrastructure improvements.

### ***GROWTH MANAGEMENT ACT***

The Washington State Growth Management Act Housing Goal mandates that counties and cities encourage the availability of affordable housing to all economic segments of the population, promote a variety of residential densities and housing types, and encourage preservation of the existing housing stock. [RCW 36.70A.020(4)]

The GMA also identifies mandatory and optional plan elements. [RCW 36.70A.070 and .080]. A Housing Element is a mandatory plan element that must, at a minimum, include the following [RCW 36.70A.070(2)]:

- An inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth.
- A statement of goals, policies and objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences.
- Identification of sufficient land for housing, including, but not limited to, government assisted housing, housing for low income families, manufactured housing, multi-family housing, group homes, and foster care facilities.
- Adequate provisions for existing and projected housing needs of all economic segments of the community.

Since the Comprehensive Plan must be an internally consistent document [RCW 36.70A.070] and all Plan Elements must be consistent with the future land use map prepared as part of the required Land Use Element [RCW 36.70A.070], these other Plan Elements dictate, to a great extent, what is in the Housing Element.

Thus, the Land Use Element, relying upon estimates of future population, growth, average numbers of persons per household, and land use densities, indicates how much (and where) land needs to be made available to accommodate the identified housing needs. The Capital Facilities, Transportation and Utilities Elements indicate when and how public facilities will be provided to accommodate the projected housing, by type, density, and location. And, the Community Character Element contains policies that support infill development and redevelopment that will be sensitive to surrounding residential areas and help enhance the quality of neighborhoods – consistent with Housing Element policies. A full understanding of Fircrest's housing policies and plans should include an examination of these other Elements of the Comprehensive Plan.

### **VISION 2040 MULTICOUNTY PLANNING POLICIES (MPPs)**

The overarching goal of *VISION 2040*'s housing policies is for the Puget Sound region to “preserve, improve, and expand its housing stock to provide a range of affordable, healthy, and safe housing choices to every resident. The region will continue to promote fair and equal access to housing for all people.”

*VISION 2040*'s housing policies respond to changing demographics and the need to diversify the region's housing supply. The policies address housing diversity and affordability, achieving a jobs-housing balance, focusing housing in centers, and innovations in housing.

*VISION 2040* policies place an emphasis on preserving and expanding housing affordability, incorporating quality and environmentally responsible design in homebuilding, and offering healthy and safe home choices for all the region's residents. Goals and policies in the Land Use, Housing and Community Character Elements of this Plan address these topics.

### **PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)**

Pierce County Countywide Planning Policies is a written policy statement that establishes a countywide framework from which county and municipal comprehensive plans are developed and adopted. The framework is intended to ensure that municipal and county comprehensive plans are consistent.

The GMA's housing affordability requirements are expounded upon in greater detail in Pierce County's *Countywide Planning Policy on the “Need for Affordable Housing for All Economic Segments of The Population and Parameters for its Distribution”*.

This Countywide Planning Policy provides goals, objectives, policies, and strategies relating to:

- Determining the extent of the need for housing for all economic segments of the population, both existing and projected, over the planning period.
- Exploring and identifying opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective.
- Encouraging the availability of housing affordable to all economic segments of the population.
- Supporting efforts by the County and each municipality in the County to establish a countywide program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management.
- Meeting the City's affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable, and moderate-income housing that is safe and healthy.
- Working with the County, and each municipality in the County, to cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households.



- Exploring and identifying opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing.
- Periodically monitoring and assessing the City's success in meeting the housing needs to accommodate its 20-year population allocation.

## LOCAL PLANNING CONTEXT

### HOUSING VISION

*Looking ahead 20 years...*

***Fircrest is treasured for its character, natural assets, friendly and welcoming atmosphere, diversity, safety, and quiet settings.***

*Fircrest includes a broad choice of housing types at a range of prices, including affordable homes. During the past 20 years, there has been much more variety in the types and prices of newly constructed homes, including more cottages, accessory dwelling units, attached homes, live-work units, and other smaller single-family homes. New homes blend with existing homes and the natural environment, retaining valued characteristics of neighborhoods as they continue to evolve.*

*While single-family neighborhoods have remained stable, the number and variety of multifamily housing choices have increased, especially in mixed-use ~~neighborhoods~~ developments along in the Mildred and 19<sup>th</sup> Street area ~~corridors~~. More people live ~~in close proximity~~ to employment opportunities, small-scale shopping and services, connections to parks and trails, transit, and other amenities.*

*Through careful planning and community involvement, changes and innovation in housing styles and development have been embraced by the whole community. Residents enjoy a feeling of connection to their neighborhoods and to the community ~~as a whole~~.*

### MAJOR HOUSING ISSUES

One of the challenges facing Fircrest is that over the past few decades, the average size of single-family dwellings has increased dramatically ~~while at the same time that~~ household size has decreased significantly. Meanwhile, it is estimated that 50-60% of the housing market today is comprised of singles, single parents, seniors, and starter families.

The most common type of housing being constructed in Fircrest today, however, is a relatively large, detached single-family dwelling on an existing platted lot within an existing low-density neighborhood. While there is clearly a demand for this type of housing in the area, it does not meet the needs or match the preferences of a large portion of the market, namely the four housing market groups noted above. Many people who fall within these groups do not have any desire to live in a detached single-family dwelling on a moderate to large lot, even if they could afford to do so. However, the housing choices currently available to them and for some other segments of the market are quite limited.



Recent indications on the national level are that home sizes have begun declining somewhat in response to higher energy costs, more expensive construction materials, a slightly greener perspective toward consumption of resources, continued decreases in household size, and other factors. However, were this trend to continue or even accelerate in the future, it would not begin to address the mismatch between what is being constructed, what is allowed by regulation, and what may be preferred by an increasingly large share of the market.

There is an affordability gap for both renters and homeowners in Fircrest. The affordability gap is especially pronounced for very low-income, low-income, and moderate-income households. The people in the low- and moderate-income categories are vital members of the workforce. They include office clerks, security guards, bank tellers, teachers, legal secretaries, pharmacy technicians, and firefighters. Few homes are available at the prices that are affordable to low- and moderate-income families. Consequently, these families experience financial hardships because they are often forced to pay more than 30 percent of their monthly income on housing costs.

Because few large undeveloped tracts of land remain available for new residential development, the City will need to rely on the maintenance of existing housing stock, construction of new infill housing on smaller lots and underutilized properties, and redevelopment of existing properties to meet some of its housing needs.

Current residents' desires to maintain or enhance the existing character of single-family neighborhoods will need to be respected. A strong community preference exists to maintain current planned densities within these low-density neighborhoods. However, development policies and regulations enacted to support PSRC's VISION 2040 goals and objectives -- by increasing residential densities in some High Density Residential and Community Commercial designation areas -- may lead to increased traffic volumes and associated noise, air quality, and safety impacts in nearby single-family residential areas. Potential impacts will need to be mitigated through careful planning, design, and construction.

Residents are concerned about the incursion of commercial development into residential areas. The City should refine its regulatory tools as needed to more effectively minimize impacts that could result from additional commercial development in areas where a transition to more intensive use is supported by this Comprehensive Plan. As the City's population ages, the demand for housing for people with special needs will increase. The City will need to encourage fair and equal access to housing in accordance with state and federal law.

Finally, the City has been assigned population and housing targets by the Pierce County Council for 2030 consistent with the PSRC VISION 2040 Regional Growth Strategy. This action directs Fircrest to accommodate a population of 6,950 and a housing unit count of 3,351 in 2030. As the City had a population of 6,497 and 2,847 housing units in 2010, this would represent a population increase of about 7% and a housing unit increase of 6% over a two-decade period. Fircrest will need to be creative and comprehensive in its

approaches to accommodating this increase while preserving the desirable character of existing single-family neighborhoods.

## **GOALS AND POLICIES**

This Element contains the housing goals and policies for the City of Fircrest. The following goals reflect the general direction of the City, while the policies provide more detail about the steps needed to meet the intent of each goal. Discussions provide background information, may offer typical examples, and clarify intent. References to specific Countywide Planning Policies relating to affordable housing (CPP AH) and summarized above are intended to document this Element's consistency with these provisions.

### ***NEIGHBORHOOD PRESERVATION***

The policy intent is to apply a number of community values in support of approaches that may be used to preserve and enhance existing residential neighborhoods.

#### **GOAL H1**

#### **Preserve and enhance existing residential neighborhoods.**

##### **Policy H1.1**

Effectively implement zoning regulations, including design standards and guidelines, to help support the stability of established residential neighborhoods.

**Discussion:** Zoning classifications protect areas from encroachment by dissimilar residential densities and commercial uses, which may create noise, traffic, and other impacts. By creating intermediate zones of activity, they enable a gradual transition between uses. Where Comprehensive Plan policies and zoning classifications support the introduction of a range of housing types into existing neighborhoods, the City should enforce design standards and guidelines to ensure that new development is well designed, integrated compatibly into the neighborhood context, and contributes to an enhanced community aesthetic.

##### **Policy H1.2**

Encourage repair and maintenance of existing housing.

**Discussion:** As housing ownership is transferred or if housing conditions deteriorate, existing affordable units may either be converted to more expensive homes or may gradually become unsuitable for occupation. As housing ages, the need for repair and maintenance becomes more common. Neglected housing can also negatively affect a neighborhood's property values. The City has a substantial stock of small to moderate-size bungalows, cottages, split level, and rambler style homes built through the 1970s. This housing represents nearly 60 percent of the City's owner-occupied housing stock. Maintaining this existing housing in good condition can support neighborhood stability and be a cost-effective way of providing affordable housing opportunities within Fircrest.

The City should provide information to citizens about existing programs that offer maintenance and repair assistance. The City should work with entities such as Paint Tacoma-Pierce Beautiful to explore whether services might be expanded to include Fircrest. This program organizes volunteer crews to paint the exterior of homes of low-income, elderly, and disabled homeowners. The City should enforce regulations that require maintenance of housing in safe and sanitary conditions. The City should also support Block Watch activities to reduce crime in support of neighborhood stability.

### **Policy H1.3**

Promote home ownership opportunities for people at various income levels.

**Discussion:** The City's housing vision statement encourages housing choice including a mix of home ownership opportunities in the community. Home ownership helps foster stable neighborhoods and supports investments in the community ~~as a whole~~. Maintaining existing older housing stock and encouraging the development of small lot attached and detached housing, townhouses, live/work units, cottage housing, multi-family condominium units within mixed use projects, and cluster housing can provide more opportunities for affordable home ownership – thereby supporting neighborhood stability.

### **Policy H1.4**

Encourage residential development in areas that are already adequately served by utilities and transportation.

**Discussion:** Opportunities exist for infill development on vacant lots in single-family, mixed-use, and multifamily neighborhoods. Such development is generally desirable since the utilities, services, and street improvements are already in place and available. The cost of this housing is generally lower than in completely new subdivisions. Infill development may enhance the stability of existing neighborhoods if it is appropriately designed and well-constructed.

## ***HOUSING CHOICE***

The policy intent is to promote a wider range of housing choices to meet the needs of a diverse and changing population, especially housing types that help meet the needs for more affordable housing.

## ***GOAL H2***

**Achieve a mix of housing types to meet the needs of diverse households at various income levels.**

### **Policy H2.1**

Support and encourage innovative and creative responses, ~~using through the use of~~ appropriate incentives, to meet Fircrest's needs for housing affordability and diversity for a variety of household sizes, incomes, types and ages.

**Discussion:** Examples of innovative housing include, but are not limited to: cottage housing, small lot development, live/work units, condominiums in vertical mixed use buildings, cluster housing and attached units (two or three units per building) that are

designed to fit the general character and bulk of other single-family homes in the neighborhood in which the new housing is located.

Increased housing choices, especially for smaller households, will help the overall housing supply better match the needs of an increasingly diverse population. Fircrest's development regulations are intended to allow development of housing that will satisfy varied consumer preferences.

The City has already taken some initial strides in this area through allowing increased housing densities in traditional community design neighborhoods and a wider variety of housing, such as accessory dwelling units, in existing single-family neighborhoods. As new and different housing styles become available, consideration should be given to how they might fit within existing neighborhoods to provide increased affordability for low- and moderate-income families and increased options for seniors and small households. Having these choices will help maintain economic viability and community stability by providing housing choices for people of all ages and stages of life, which could allow changing households to remain in the same home or neighborhood.

### **Policy H2.2**

Encourage increased residential density in ~~commercial~~-mixed-use and multi-family zones, especially those located within the Mildred Street and 19<sup>th</sup> Street ~~area~~corridors, subject to compliance with appropriate form-based code standards~~development~~ and design guidelines~~standards~~. Prohibit new detached single-family development in these areas to promote more intensive use of ~~commercial~~-mixed-use and multi-family properties.

**Discussion:** Residential development in ~~commercial~~-mixed-use zones provides a lifestyle that many people find desirable. Transportation costs and commuting time can be minimized, by residing in areas near employment and services. Businesses also benefit from consumers who live in the immediate vicinity and who may frequent the business establishment during the traditionally "off" evening hours. These same residences can absorb some of the City's anticipated future population growth. The result will be less pressure for higher density development in single-family zones.

### **Policy H2.3**

Permit accessory dwelling units in conjunction with single-family structures.

**Discussion:** Accessory dwelling units (ADU's) are intended to increase the affordable housing options. They may provide supplementary income, offer semi-independent living for people with special needs, and provide for increased personal and home security. ADU's should be designed to maintain the single-family character of the property in which they are located. Modifications to the exterior of an existing home to accommodate an ADU should be architecturally consistent with the existing design. Detached ADUs should be designed to be architecturally compatible with the principal residence.

### **Policy H2.4**

Allow manufactured homes in all zones where detached single-family residential development is permitted.

**Discussion:** State law precludes local jurisdictions from regulating manufactured homes differently from site-built homes. Manufactured homes should comply with all Fircrest design standards applicable to all other homes within the neighborhood in which the manufactured home is to be located.

### **Policy H2.5**

Prevent discrimination and encourage fair and equitable access to housing for all persons in accordance with state and federal law.

**Discussion:** The City has a diverse population and supports equal access to housing for everyone.

## ***HOUSING AFFORDABILITY***

The policy intent is to increase the supply of housing that is affordable to residents of the community in a manner generally consistent with Countywide Planning Policies on affordable housing.

### **GOAL H3**

**Encourage the availability of housing affordable to all economic segments of the population.**

**Discussion:** A complex challenge facing the City is to provide appropriate housing opportunities for all economic segments of the community. The quality of any city is defined, in large part, by whether families and individuals ~~can~~ are able to find the type and size of housing that fits their household needs at a price they can afford.

Communities that offer a range of housing types and affordability provide more opportunity for families and individuals to live where they choose. This allows workers to live near their jobs, older family members to continue to live in the communities where they raised their families, and younger adults to establish new households. When housing options are provided close to where people work, there are increased opportunities for people to participate in community and family activities.

### **Policy H3.1**

Fircrest shall determine the extent of the need for housing for all economic segments of the population, both existing and projected for its jurisdiction over the planning period – consistent with CPP AH1.

**Discussion:** An analysis of the community's population, economic, social, housing, and financial characteristics provides some of the basis for assessing housing needs. Cost-burdened households, or those households paying more than 30 percent of income for housing, represent a large share of the City's population. Nearly one-third of owner households, and two-fifths of renter households, are considered cost burdened.

The US Census Bureau classifies nearly 8 percent of the City's population as having a disability. Likewise, nearly one-quarter of the population age 65 and older – a substantial proportion – is classified as having a disability. Households with one or more individuals with disabilities may be further cost burdened.

For ~~the purpose of~~ this and related housing policies, the following definitions apply:

- “Affordable housing” means housing affordable to households earning up to 80 percent of the countywide median income.
- “Low income households” means households earning 80 percent or less of the countywide median income.
- “Moderate income households” means households earning 80 to 120 percent of the countywide median income.
- “Special needs housing” means supportive housing opportunities for populations with specialized requirements, such as the physically and mentally disabled, the elderly, people with medical conditions, the homeless, victims of domestic violence, foster youth, refugees, and others.
- “Housing affordability” is a measure of household’s ability to afford housing, whether ownership or rental property, based on the percentage of gross monthly income that goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance, and other related housing expenses. For rental housing, a utility allowance is included in the 30 percent figure. A household in which housing costs exceed 30 percent of gross monthly income is ~~considered to be~~ “cost burdened”; if costs exceed 50 percent of gross monthly income, the household is severely cost burdened. Another measure, the H+T Index, offers an expanded view of affordability -- one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income.

### **Policy H3.2**

Explore and identify opportunities to reutilize and redevelop existing parcels where rehabilitation of the buildings is not cost-effective – consistent with CPP AH2, provided the same is consistent with the countywide policy on historic, archaeological, and cultural preservation.

**Discussion:** The City, landowners and developers should continue to communicate on a regular basis regarding redevelopment opportunities. The Planning and Building Department’s pre-application review process may be used to facilitate initial review of potential projects with respect to opportunities, challenges, and obstacles.

### **Policy H3.3**

Encourage the availability of housing affordable to all economic segments of the population – consistent with CPP AH3.

### **Policy H3.4**

Encourage the development of housing affordable to low-to-moderate income households in a manner that reflects Fircrest’s unique demographic characteristics, Comprehensive Plan vision and policies, development and infrastructure capacity, location and proximity to job centers, local workforce, and access to transportation -- consistent with CPP AH3.2.1.

**Discussion:** Success in achieving this directive will increase housing diversity and affordability, improve the City’s jobs-housing balance, support the creation of new or

rehabilitation of existing housing along the Mildred and 19<sup>th</sup> Street corridors, and support innovations in housing.

Consistent with the community's unique demographics, Comprehensive Plan vision and policies, existing and projected market forces, development and infrastructure capacity, local workforce characteristics, and access to transportation, the development of housing affordable to low-to-moderate income households will mainly occur in areas of the community located outside of existing low density single-family neighborhoods.

### **Policy H3.5**

Achieve a minimum of 25 percent of the Pierce County 2030 growth population allocation for Fircrest through affordable housing, consistent with CPP AH-3.3.

### **Policy H3.6**

Support efforts by Pierce County and other municipalities in the County to establish a countywide program by an organization capable of long-term consistent coordination of regional housing planning, design, development, funding, and housing management – consistent with CPP AH4.

**Discussion:** Fircrest should be represented in directing the work program and priorities of the organization to the extent feasible.

### **Policy H3.7**

Fircrest should plan to meet its affordable and moderate-income housing needs goal by utilizing a range of strategies that will result in the preservation of existing, and production of new, affordable and moderate-income housing that is safe and healthy -- consistent with CPP AH5.

**Discussion:** Techniques to preserve existing affordable and moderate-income housing stock may include repair, maintenance, and/or rehabilitation and redevelopment ~~in order to~~ extend the useful life of existing affordable housing units consistent with CPP AH5.1.

When feasible, the City should seek and secure state funds such as the Housing Trust Fund, and federal subsidy funds such as Community Development Block Grant, HOME Investment Partnership, and other sources to implement housing preservation programs consistent with CPP AH5.1.1. The City should promote the use of reasonable measures and innovative techniques (e.g., clustering, accessory dwelling units, cottage housing, small lot developments and mixed use) to stimulate new higher density affordable and moderate-income housing stock on mixed use- and residentially-zoned vacant and underutilized parcels consistent with CPP AH5.2, while ensuring compatibility with Fircrest's community character.

To promote affordable housing and ensure access to services and jobs, the City should consider the availability and proximity of public transportation, governmental and commercial services necessary to support residents' needs consistent with CPP AH5.3.

### **Policy H3.8**

Provide incentives to developers and builders of affordable housing for moderate- and low-income households -- consistent with CPP AH5.4.

**Discussion:** Consistent with CPP AH5.4, the City should encourage property owners and housing developers and builders to take advantage of the opportunities provided by the City's innovative housing provisions and increased densities to build a variety of housing types that help meet the demand for more affordable, yet high quality, housing.

Alternative development regulations that reduce development cost in exchange for housing that is ensured to be affordable should be explored -- consistent with CPP AH5.4.1. The City may consider providing financial incentives -- consistent with CPP AH5.4.2, and technical assistance to affordable housing developers -- consistent with CPP AH5.4.3.

### **Policy H3.9**

Consider inclusionary zoning measures or other creative regulatory measures, such as incentives and bonuses, as a condition of major rezones and development -- consistent with CPP AH5.5.

**Discussion:** As part of any rezone that increases residential capacity, the City should consider requiring a portion of units, up to 25% of the total number of units within future developments, to be affordable to low- to moderate-income households. Such units should be designed to have an exterior appearance comparable to that of market rate units.

### **Policy H3.10**

Work with Pierce County and other municipalities and entities in the County to cooperatively maximize available local, state, and federal funding opportunities and private resources in the development of affordable housing for households -- consistent with CPP AH6.

**Discussion:** The City should jointly explore opportunities to develop a countywide funding mechanism and the potential for both voter-approved measures (bond or levy), and nonvoter approved sources of revenue to support the development of affordable housing consistent with CPP AH6.1.

State legislative changes to give local jurisdictions the authority to provide tax relief to developers of affordable housing should be supported consistent with CPP AH6.2.

The City should explore opportunities to dedicate revenues from sales of publicly owned properties, including tax title sales, to affordable housing consistent with CPP AH6.3.

The feasibility of applying additional resources to facilitate the development of affordable housing through an entity such as a new countywide organization (based on inter-local agreements), a county-wide land trust, the Pierce County Housing Authority, and expansion of existing nonprofit partnerships should be explored by the City consistent with CPP AH6.4.

### **Policy H3.11**

Explore and identify opportunities to reduce land costs for non-profit and for-profit developers to build affordable housing -- consistent with CPP AH7.

**Discussion:** The City should explore options to dedicate or make available below market rate surplus land for affordable housing projects consistent with CPP AH7.1.



The City should also explore and identify opportunities to assemble, reutilize, and redevelop existing parcels consistent with CPP AH7.2.

Development standards and regulations should be periodically reviewed and streamlined if warranted to advance their public benefit, provide flexibility, and minimize costs to housing consistent with CPP AH7.3.

### **Policy H3.12**

Periodically monitor and assess the City's success in meeting housing needs to accommodate its 20-year population allocation – consistent with CPP AH8.

**Discussion:** The City should utilize the available data and analyses provided by federal, state, and local sources to monitor its progress in meeting housing demand as part of any required GMA comprehensive plan update process consistent with CPP AH8.1.

The City should support countywide efforts to periodically monitor, evaluate and determine if countywide needs are being adequately met consistent with CPP AH8.2.

The quantity of affordable housing units created, preserved, or rehabilitated within Fircrest since the previous required update should be made available consistent with CPP AH8.3. The City should establish minimum densities for future subdivision development within its single-family districts to help ensure that such development is generally consistent with the density assumptions relied upon for the City's 20-year population and housing allocations.

### **Policy H3.13**

Ensure that policies, codes, and procedures do not create barriers to affordable housing opportunities.

**Discussion:** Regulatory barriers can increase housing costs anywhere from 10 to 35 percent and, in many cases, can even prevent its construction. Sometimes existing regulations, procedures or practices can increase the cost of housing without a corresponding public benefit, and sometimes these increased costs may not be recognized by a jurisdiction. The City should strive to increase benefits to the community while lowering housing costs by periodically reviewing, at a minimum, the following areas for possible revision or amendment:

- Comprehensive Plan policies
- Zoning and subdivision regulations
- Infrastructure requirements
- Development standards
- Building and fire codes
- Administrative procedures
- Processing times
- Fees and exactions
- Inspection procedures

**Policy H3.14**

Craft and implement regulations and procedures to provide a high degree of certainty and predictability to applicants and the community-at-large to minimize unnecessary time delays in the review of residential permit applications, while still maintaining opportunities for public involvement and review. Encourage the use of innovative development review processes to promote sustainability, flexibility in development standards and affordability in housing construction.

**Discussion:** The City is responsible for establishing land use policies and development regulations that can encourage a variety of housing types and affordability levels. Through its zoning code and permitting procedures, Fircrest can directly and indirectly impact several housing cost components, such as land, fees, and time of development. The challenge for the City is to balance the provision of public needs (e.g., safe streets, environmental protection) and not unduly impact the cost of housing. Although City land use policies and site standard regulations can be used to affect the supply of housing affordable to all income levels, its effect will be most beneficial to moderate- and median-income households.

**Policy H3.15**

Improve social, emotional, and mental wellness by supporting residential stability and efforts to improve the ability of residents to live independently in affordable, accessible, and service-enriched housing.

**Discussion:** Affordable housing may improve health outcomes by freeing up family resources for nutritious food and health care expenditures. By providing families with greater residential stability, affordable housing can reduce stress and related adverse health outcomes. Stable, affordable homeownership may positively impact mental health by increasing the control that homeowners have over their physical environment and minimizing the disruptions associated with frequent, unwanted moves. Well-constructed and managed affordable housing developments can reduce health problems associated with poor quality housing by limiting exposure to allergens, neurotoxins, and other dangers.

Stable, affordable housing may improve health outcomes for individuals with chronic illnesses and others by providing a stable and efficient platform for the ongoing delivery of health care and reducing the incidence of certain forms of risky behavior. By providing families with access to neighborhoods of opportunity, certain affordable housing strategies can reduce stress, increase access to amenities, and generate important health benefits. By alleviating crowding, affordable housing can reduce exposure to stressors and infectious disease, leading to improvements in physical and mental health. By allowing victims of domestic violence to escape abusive homes, affordable housing can lead to improvements in mental health and physical safety. Affordable and accessible housing linked to supportive services enables older adults and others with mobility limitations to remain in their homes.

***SPECIAL NEEDS HOUSING***

Special needs housing means supportive housing opportunities for populations with specialized requirements, such as the physically and mentally disabled, the elderly, people with medical conditions, the homeless, victims of domestic violence, foster youth, refugees, and others. The policy intent is to support cooperative efforts to help meet the needs of an increasing number of citizens who require such housing.

## **GOAL H4**

### **Support opportunities for the provision of special needs housing, including group homes, assisted care facilities, nursing homes and other facilities.**

**Discussion:** Special needs citizens include those people who require some assistance in their day-to-day living, such as the mentally ill, people with developmental or physical disabilities, victims of domestic violence, substance abusers, people living with AIDS, youth at risk, veterans and the frail elderly. Over a half of the senior population is over 75, and this age group is more likely to be frail and need housing with services. In some cases, homeless persons, as well as pregnant and parenting youth or young adults, also require special needs housing. Family living situations, institutional settings, social service programs and assisted housing all serve a portion of those with special needs.

#### **Policy H4.1**

Work with agencies, private developers, and nonprofit organizations to locate housing in Fircrest intended to serve Fircrest's special needs populations, particularly those with challenges related to age, health or disability.

#### **Policy H4.2**

Encourage and support the development of emergency, transitional and permanent housing with appropriate on-site services for persons with special needs.

#### **Policy H4.3**

Support actions to secure grants and loans tied to the provision of special needs housing by agencies, private developers, and nonprofit organizations.

#### **Policy H4.4**

Encourage the provision of a sufficient supply of special needs housing – consistent with CPP AH3.4. Such housing should avoid the creation of significant impacts from inappropriate scale and design. Some clustering of special needs housing may be appropriate if proximity to public transportation, medical facilities or other essential services is necessary.

#### **Policy H4.5**

Ensure development regulations allow for and have suitable provisions to accommodate a sufficient supply of housing opportunities for special needs populations in Fircrest.

#### **Policy H4.6**

Encourage a range of housing types for seniors affordable at a variety of incomes, such as independent living, various degrees of assisted living and skilled nursing care facilities. Strive to increase opportunities for seniors to live in.

**Policy H4.7**

Encourage and support accessible design and housing strategies that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

**Policy H4.8**

Support the strategic plan contained in the Consolidated Plan for Pierce County to increase the level of support for meeting the region's demand for special needs housing, as well as other types of affordable housing.

**Discussion:** The Consolidated Plan for Pierce County fulfills the requirement that recipients of certain funds administered by the federal Department of Housing and Urban Development (HUD) create a plan describing how these funds will be expended over a five-year period. These funds are Community Development Block Grant (CDBG), Home Investment Partnership Program (HOME) and Emergency Shelter Grant (ESG). Pierce County and 19 of its cities, including Fircrest, have formed a funding partnership (Urban County), which receives funds each year from the federal government for housing and community development activities. These funds are intended to meet priority needs locally.

**Policy H4.9**

Work with other jurisdictions and health and social service organizations to develop a coordinated, regional approach to homelessness.

## HOUSING INVENTORY

The GMA requires the Housing Element to include an inventory to “*identify sufficient land for housing, including government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities*”. (RCW 36.70A.070(2)(c)).

This section identifies how much land currently is available for residential development in Fircrest. It demonstrates how the City will meet the 2030 population and housing unit allocations assigned to Fircrest by the Pierce County Council for GMA planning purposes. And, it summarizes the wide range of housing types allowed by City regulations.

### **RESIDENTIAL LAND CAPACITY**

Pierce County Ordinance No. 2011-36s establishes GMA population, housing unit and employment targets for cities, towns, and unincorporated areas of Pierce County for 2030. These targets are based on allocations contained in VISION 2040, Office of Financial Management projections, actual growth trends, and regional, county and city policies.

Pierce County has assigned Fircrest a housing target of 3,351 units for 2030. According to the US Census Bureau, the City had a total of 2,847 housing units in 2010. The difference between existing units and the 2030 target represents 504 additional units over a two-decade period. The Pierce County Buildable Lands report (July 2014) identifies that an additional 40 displaced units need to be factored in to recognize that

some of the City's underutilized parcels will be unavailable for redevelopment due to site-specific circumstances. As a result, the report states that Fircrest's 2030 housing need is 544 additional units. The Buildable Lands Report also states that current residential land capacity is 254 units. This capacity is 290 fewer units than needed to meet the 2030 housing target. Therefore, the City ~~has~~ adopted a variety of approaches to increase its residential development capacity by 303 units, slightly more than ~~an excess of~~ the needed 290 units. These approaches are identified in the Land Use Element.

Since adoption of its first GMA Comprehensive Plan in 1996 and Land Development Code in 2000, the City's development policies and regulations have reflected the community's strong preference to maintain existing housing character and densities within its single-family residential neighborhoods. In order to accommodate additional growth consistent with the City's 2030 population and housing targets – without significantly increasing densities and changing housing types in these single-family neighborhoods, Fircrest intends to accommodate a substantial share of this growth through increased densities in its multi-family and ~~commercial~~ mixed use Plan designations and zones.

In 2020, the City enacted a form-based code that applies to the 19<sup>th</sup> and Mildred area. The City also amended its mixed-use zoning to substantially increase residential development potential and capacity in this area. This expanded capacity will be analyzed vis-à-vis updated regional housing allocations and targets developed during the next State-mandated buildable lands review.

### ***HOUSING TYPES SUPPORTED BY POLICIES AND REGULATIONS***

This Element's *housing choice*, *housing affordability*, and *special needs* housing goals and policies direct the City to accommodate and support the development of a mix of housing types to meet the needs of the City's residents for housing that is affordable, fits desired lifestyles and satisfies a variety of special needs. The City will consider amending its development regulations to allow a wider range of housing types at higher densities to increase choice and affordability. **Table H-1** below summarizes the housing types allowed by zoning classifications that permit residential uses.

**Table H-1  
Housing Types Allowed by Zone**

Zone	Detached SFD Duplex / Family Group Home / ADU / Mfg.	Attached SFD / Duplex / Family Group Home	Small Lot / Cottage / Carriage / Two-Three Unit Home	Multi-family	Live-Work	Unit above Ground Floor of Vertical Mixed-Use Building	Assisted Living / Nursing Home
R-4	X						X
R-4-C	X		X				X
R-6	X						X
R-8		X		X			X
R-10-TCD	X	X		X			X
R-20		X		X			X
R-30		X		X			X
NO						X	
NC						X	
<del>GMU-N</del>			<del>X</del>	X	X	X	<del>X</del>
<del>MU-U</del>				<del>X</del>	<del>X</del>	<del>X</del>	<del>X</del>
GC	X	X	X	X			

## HOUSING PROFILE

The GMA requires the Housing Element to provide information pertaining to the adequate provision for existing and projected housing needs for *all economic segments of the community*. (RCW 36.70A.070(2)(d)). This section presents demographic and housing characteristics for Fircrest that strongly influence the ability of individuals and families to secure housing in the community that meets their needs and is affordable.

These characteristics are summarized in the following tables:

- Table H-2 Population Characteristics – Age and Race
- Table H-3 Economic Characteristics – Household Income
- Table H-4 Economic Characteristics – Income Below Poverty Level
- Table H-5 Social Characteristics -- Household by Type
- Table H-6 Social Characteristics – Disability Status
- Table H-7 Housing Characteristics -- Occupancy and Tenure
- Table H-8 Housing Characteristics – Units in Structure
- Table H-9 Housing Characteristics – Year Structure Built
- Table H-10 Housing Characteristics – Home Value Owner Occupied Units
- Table H-11 Financial Characteristics – Monthly Owner Costs
- Table H-12 Financial Characteristics – Cost-Burdened Households -- Monthly Owner Costs as a Percentage of Household Income
- Table H-13 Financial Characteristics – Gross Rent
- Table H-14 Financial Characteristics -- Cost-Burdened Households -- Gross Rent as a Percentage of Household Income
- Table H-15 Financial Characteristics – Cost-Burdened Households -- Households Paying More Than 30 Percent of Income for Housing
- Table H-16 Financial Characteristics – Cost-Burdened Households -- Households Paying More Than 45 Percent of Income for Housing and Transportation Costs Combined

**Table H-2  
Population Characteristics – Age and Race**

	<b>2000</b>	<b>2010</b>	<b>Observation</b>
<b>Population</b>	5,868	6,497	10.7% increase over decade
<b>Population % under 20</b>	25.0%	25.4%	Stable younger share of population
<b>Population % 55 and over</b>	31.1%	29.6%	Stable senior share of population
<b>Median Age</b>	41.8	41.2	Stable median age
<b>Race – White</b>	87.5%	78.9%	Decreasing share of population
<b>Race – Black/African American</b>	5.2%	7.0%	Increasing share of population
<b>Race – American Indian and Alaska Native</b>	0.6%	0.7%	Stable share of population
<b>Race – Asian</b>	2.7%	5.1%	Rapidly increasing share of population
<b>Race – Native Hawaiian and Other Pacific Islander</b>	0.5%	0.5%	Stable share of population
<b>Race – Other</b>	0.5%	0.8%	Increasing share of population
<b>Race – Two or more</b>	3.1%	7.0%	Rapidly increasing share of population
<b>Hispanic or Latino of any race</b>	2.7%	4.6%	Rapidly increasing share of population
Source: U.S. Census 2000 and 2010			

Population grew at a moderate rate during 2000-2010. The age of the population, in terms of the younger (under age 20) cohort and senior (55 years and over) cohort remained stable. The population grew increasingly diverse, with the percentage of white population declining while the percentage of Black/African American, Asian, multi-race and Hispanic populations increased significantly.



**Table H-3  
Economic Characteristics – Household Income**

<b>Household Income</b>	<b>1999</b>	<b>Percentage 1999</b>	<b>2012</b>	<b>Percentage 2012</b>
<b>Less than \$10,000</b>	99	4.0%	89	3.4%
<b>\$10,000 to \$14,999</b>	112	4.5%	54	2.1%
<b>\$15,000 to \$24,999</b>	215	8.6%	194	7.5%
<b>\$25,000 to \$34,999</b>	285	11.4%	232	8.9%
<b>\$35,000 to \$49,999</b>	428	17.1%	318	12.2%
<b>\$50,000 to \$74,999</b>	612	24.5%	626	24.1%
<b>\$75,000 to \$99,999</b>	394	15.8%	380	14.6%
<b>\$100,000 to \$149,999</b>	305	12.2%	490	18.8%
<b>\$150,000 to \$199,999</b>	33	1.3%	140	5.4%
<b>\$200,000 or more</b>	16	0.6%	79	3.0%
	Median Household Income \$54,912		Median Household Income \$63,750	
	Median Family Income \$61,611		Median Family Income \$79,375	
	80% of Median Household Income \$43,930		80% of Median Household Income \$51,000	
Source: U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012				

Household and family income increased substantially during 1999-2012. Median household income increased over 16 percent, and median family income increased nearly 29 percent.

**Table H-4  
Economic Characteristics – Income below Poverty Level**

	1999	2012
<b>All Families</b>	4.6%	2.2%
<b>With related children under 18 years</b>	7.6%	4.2%
<b>With related children under 5 years</b>	10.6%	X
<b>With related children under 5 years <i>only</i></b>	X	0%
<b>Married-couple families</b>	X	1.3%
<b>With related children under 18 years</b>	X	2.8%
<b>With related children under 5 years <i>only</i></b>	X	0%
<b>Families with female householder (no husband present)</b>	15.5%	6.2%
<b>With related children under 18 years</b>	19.6%	4.6%
<b>With related children under 5 years</b>	12.1%	X
<b>With related children under 5 years <i>only</i></b>	X	0%
<b>All People / Individuals</b>	5.9%	4.3%
<b>Under 18 years</b>	X	4.6%
<b>Related children under 18 years</b>	10.2%	4.6%
<b>Related children under 5 years</b>	X	0%
<b>Related children 5 to 17 years</b>	9.7%	6.7%
<b>18 years and over</b>	4.7%	4.2%
<b>18 to 64 years</b>	X	5.0%
<b>65 years and over</b>	2.7%	1.5%
<b>Unrelated individuals 15 years and over</b>	7.3%	14.6%
Source: U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012		
x = data not available		

The percentage of population below poverty level significantly increased between 1999 and 2012 for one general category – *unrelated individuals 15 years and over*. The lack of consistent data for some similar categories makes comparison from one period to the other problematic. For example, sizable decreases in the *families with female householder* categories may be attributed to differing sampling methodologies and somewhat different category definitions used for the two periods. The poverty level for *all families* declined from 4.6 percent to 2.2 percent. For *all people / individuals*, the poverty level declined from 5.9 percent to 4.3 percent.

**Table H-5  
Social Characteristics -- Household by Type**

	<b>2000</b>	<b>2010</b>
<b>Total households</b>	2,505	2,705
<b>Family households (families)</b>	66.8%	65.5%
<b>With own children under 18 years</b>	28.3%	28.7%
<b>Married-couple family</b>	53.4%	48.2%
<b>With own children under 18 years</b>	20.8%	19.2%
<b>Male householder (no wife present) family</b>	X	4.0%
<b>With own children under 18 years</b>	X	7.4%
<b>Female householder (no husband present) family</b>	10.7%	13.3%
<b>With own children under 18 years</b>	6.1%	7.4%
<b>Non-family households</b>	33.2%	34.5%
<b>Householder living alone</b>	28.5%	28.7%
<b>Householder 65 years and over</b>	13.3%	13.6%
<b>Households with individuals under 18 years</b>	30.3%	31.2%
<b>Households with individuals 65 years and over</b>	33.8%	30.7%
<b>Average Household Size</b>	2.34	2.39
<b>Average Family Size</b>	2.85	2.93
Source: U.S. Census 2000 and 2010 x = data not available		

Total households increased by 8.0 percent while the proportion of family households to non-family households shifted slightly toward more non-family households. The largest percentage declines for household group size were for *married couple families* and *households with individuals 65 years and over*. The largest growth occurred in the percentage of *female householder (no husband present) family*, and *female householder (no husband present) family with own children under 18 years*. Average household and average family size increased slightly from 2000 to 2010.

**Table H-6  
Social Characteristics – Disability Status**

<b>Civilian Non-Institutionalized Population</b>	<b>Population 2000</b>	<b>Percentage of Age Group with a Disability 2000</b>	<b>Population 2012</b>	<b>Percentage of Age Group with a Disability 2012</b>
<b>Total Population 5 and over</b>	5,509		6,511	
<b>Population with a Disability</b>	1,029	18.7%	521	8.0%
<b>Population with a Disability under 18 years</b>	X	X	38	2.3%
<b>Population 5 to 20 years with a Disability</b>	96	8.2%	X	X
<b>Population with a Disability 18 to 64 years</b>	X	X	239	6.4%
<b>Population with a Disability 21 to 64 years</b>	609	19.2%	X	X
<b>Population with a Disability 65 years and older</b>	324	27.5%	244	22.3%
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012 Data based on self-reporting by respondents x = data not available				

The number of individuals classified by the Census Bureau as having a disability declined substantially between 2000 and 2012, especially for the adult populations less than 65 years of age. Eight percent of the population, a substantial proportion however, remains classified as having a disability in 2012. The decrease may be attributed to different reporting methods.

**Table H-7  
Housing Characteristics -- Occupancy and Tenure**

<b>Housing Occupancy</b>	<b>2000</b>	<b>2010</b>
<b>Total Housing Units</b>	2,573	2,847
<b>Occupied Housing Units</b>	2,505	2,705
<b>Vacant Housing Units</b>	68	147
<b>Homeowner Vacancy Rate</b>	0.7%	1.9%
<b>Rental Vacancy Rate</b>	2.9%	5.9%
<b>Housing Tenure</b>	<b>2000</b>	<b>2010</b>
<b>Owner Occupied Housing Units</b>	69.3%	67.5%
<b>Renter Occupied Housing Units</b>	30.7%	32.5%
<b>Average Household Size of Owner-Occupied Housing</b>	2.49	2.43
<b>Average Household Size of Renter Occupied Housing</b>	2.00	2.31
Source: U.S. Census 2000, U.S. Census 2010, and U.S. Census American Community Survey 5-Year Estimates 2008-2012		

Homeowner vacancy rates increased somewhat but remained low while rental vacancy rates increased significantly during the 2000-2010 period. Rental vacancy rates have fluctuated rapidly when compared with homeowner vacancy rates due in part to the greater mobility of renters and their responsiveness to rental market conditions that are quickly affected by both local and regional factors – including the fundamental balance between supply and demand.

**Table H-8  
Housing Characteristics – Units in Structure**

<b>Units in Structure</b>	<b>Number of Units 2000</b>	<b>Percentage 2000</b>	<b>Number of Units 2012</b>	<b>Percentage 2012</b>
<b>1 unit, detached</b>	1,760	68.6%	1,940	70.2%
<b>1 unit, attached</b>	199	7.8%	215	7.8%
<b>2 units</b>	50	2.0%	72	2.6%
<b>3 or 4 units</b>	166	6.5%	203	7.3%
<b>5 to 9 units</b>	152	5.9%	165	6.0%
<b>10 to 19 units</b>	86	3.4%	82	3.0%
<b>20 units or more</b>	145	5.7%	74	2.7%
<b>Mobile Home</b>	6	0.2%	12	0.4%
<b>Other</b>	0	0%	0	0%
<b>Total Housing Units</b>	<b>2,564</b>		<b>2,763</b>	
Source: U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012				

The proportion of detached single-family homes increased slightly relative in terms of the share of the total units. Comparing the data from the 2000 Census with the estimates summarized in the 2008-2012 survey suggests that the number of units in the *20 units or more* category fluctuated rapidly during this period. However, the unit count fluctuation from the census to the survey more likely may be attributed to different reporting methods.

**Table H-9  
Housing Characteristics – Year Structure Built**

<b>Year Structure Built</b>	<b>Total Housing Units (Occupied plus Unoccupied)</b>		<b>Owner-Occupied Housing Units</b>		<b>Renter-Occupied Housing Units</b>	
<b>2000 to 2009</b>	326	12.5%	215	8.3%	111	4.3%
<b>1990 to 1999</b>	168	6.5%	106	4.1%	62	2.4%
<b>1980 to 1999</b>	178	6.8%	44	1.7%	134	5.1%
<b>1970 to 1979</b>	550	21.1%	258	9.9%	292	11.2%
<b>1960 to 1969</b>	427	16.4%	395	15.2%	32	1.2%
<b>1950 to 1959</b>	627	23.2%	433	15.7%	194	7.5%
<b>1940 to 1949</b>	228	8.8%	153	5.9%	75	2.9%
<b>1939 or earlier</b>	98	3.8%	70	2.7%	28	1.1%
<b>All years</b>	2602	100.0%	1,674	64.3%	928	35.7%
	Median year all structure built: 1968		Median year owner-occupied structure built: 1965		Median year renter-occupied structure built: 1975	
U.S. Census American Community Survey 5-Year Estimates 2008-2012						

Although the original Regents Park plats were recorded in 1907 and Fircrest incorporated in 1925, the City's housing stock of mostly smaller bungalows and cottages remained limited until the 1940s. Rapid growth occurred during the 1950s through the 1970s, when a relatively large number of modest-size split level and rambler style housing (62 percent of the total housing stock) was built. Apartment construction was especially strong during the 1970s. Construction of larger size detached single-family housing occurred during the 1980s and 1990s but in more limited numbers compared with the housing constructed in prior decades. With the construction of new subdivisions, including The Commons and Fircrest Greens in the 2000s, detached and attached single-family construction increased -- until the housing market crash of the late 2000s. In the current decade, Fircrest is seeing mostly infill single-family housing on individual lots being constructed.

**Table H-10  
Housing Characteristics – Home Value Owner Occupied Units**

Home Value	Number of Units 2000	Percentage 2000	Number of Units 2012	Percentage 2012
<b>Owner-Occupied Units</b>	1,615	100%	1,674	100%
<b>Less than \$50,000</b>	0	0%	30	1.8%
<b>\$50,000 to \$99,999</b>	69	4.3%	0	0%
<b>\$100,000 to \$149,999</b>	540	33.4%	76	4.5%
<b>\$150,000 to \$199,999</b>	642	39.8%	53	3.2%
<b>\$200,000 to \$299,999</b>	302	18.7%	620	37.0%
<b>\$300,000 to \$499,999</b>	54	3.3%	833	49.8%
<b>\$500,000 to \$999,999</b>	0	0%	62	3.7%
<b>\$1,000,000 or more</b>	8	0.5%	0	0%
	Median Value \$161,800		Median Value \$309,400	
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012				

The median value of owner-occupied housing increased by \$147,600 (91 percent) between 2000 and 2012. The proportion of homes valued between \$200,000 and \$499,999 increased from a combined total of 22 percent to nearly 87 percent of all owner-occupied housing stock.



**Table H-11  
Financial Characteristics – Monthly Owner Costs**

	<b>Number of Units 1999</b>	<b>Percentage 1999</b>	<b>Number of Units 2012</b>	<b>Percentage 2012</b>
<b>Housing Units with a Mortgage</b>	1,086		1,163	
<b>Less than \$300</b>	0	0%	0	0%
<b>\$300 to \$499</b>	0	0%	0	0%
<b>\$500 to \$699</b>	27	2.5%	0	0%
<b>\$700 to \$999</b>	203	18.7%	68	5.8%
<b>\$1,000 to \$1,499</b>	530	48.8%	162	13.9%
<b>\$1,500 to \$1,999</b>	218	20.05%	388	33.4%
<b>\$2,000 or more</b>	108	9.9%	545	46.9%
	Median Mortgage: \$1,297		Median Mortgage: \$1,951	
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012 Note: Percentage categories were revised for the 2008-2012 Estimates.				

As the value of housing increased (Table 2-10), the cost of mortgages increased considerably, as well, with the median mortgage increasing by 50 percent.

**Table H-12**  
**Financial Characteristics – Cost Burdened Households**  
**Monthly Owner Costs as a Percentage of Household Income**

	<b>Number of Units 1999</b>	<b>Percentage 1999</b>	<b>Number of Units 2012</b>	<b>Percentage 2012</b>
<b>Housing Units with a Mortgage</b>	1,086		1,163	
<b>Less than 15.0 percent (2000)</b>	581	36.0%	X	X
<b>15.0 to 19.9 percent (2000)</b>	300	18.6%	X	X
<b>Less than 20.0 percent (2012)</b>	X	X	328	28.2%
<b>20.0 to 24.9 percent</b>	170	10.5%	152	13.1%
<b>25.0 to 29.9 percent</b>	151	9.3%	203	17.5%
<b>30.0 to 34.9 percent</b>	88	5.4%	119	10.2%
<b>35.0 percent or more</b>	311	19.3%	361	31.0%
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012 Note: Percentage categories were revised for the 2008-2012 Estimates. Mortgage payment typically includes taxes, insurance, and other related housing expenses x = data not available				

The number and percentage of cost-burdened households paying more than 30 percent of their income for owner-occupied housing increased from 399 (24.7 percent of the total units with a mortgage) to 480 units (41.2 percent of the total units with a mortgage). This represents a significant increase in cost burdened households. The number of households paying less than 20 percent of their income decreased from 54.6 percent to 28.2 percent.

**Table H-13  
Financial Characteristics – Gross Rent**

<b>Gross Rent Per Month</b>	<b>Number of Occupied Units Paying Rent 1999</b>	<b>Percentage 1999</b>	<b>Number of Occupied Units Paying Rent 2012</b>	<b>Percentage 2012</b>
<b>Occupied Units Paying Rent*</b>	770		878	
<b>Less than \$200</b>	0	0%	0	0%
<b>\$200 to \$299</b>	0	0%	0	0%
<b>\$300 to \$499</b>	36	4.7%	0	0%
<b>\$500 to \$749</b>	414	53.8%	15	1.7%
<b>\$750 to \$999</b>	163	21.2%	298	33.9%
<b>\$1,000 to \$1,499</b>	91	11.8%	384	43.7%
<b>\$1,500 or more</b>	11	1.4%	181	20.6%
<b>No cash rent</b>	55	X	50	X
	<b>Median Rent \$703</b>		<b>Median Rent \$1,165</b>	
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012 x = data not available				

Median rent increased by more than 65 percent. The number of renters paying more than \$1000.00 per month increased from 102 (13.2 percent of all renters in 1999) to 565 (64.3 percent of all renters in 2012).

**Table H-14**  
**Financial Characteristics – Cost-Burdened Households**  
**Gross Rent as a Percentage of Household Income**

<b>Gross Rent as a Percentage of Household Income (GRAPI)</b>	<b>Number of Occupied Rental Units 1999</b>	<b>Percentage 1999</b>	<b>Number of Occupied Rental Units 2012</b>	<b>Percentage 2012</b>
<b>Occupied Units Paying Rent*</b>	707		864	
<b>Less than 15.0 percent</b>	160	20.8%	76	8.8%
<b>15.0 to 19.9 percent</b>	110	14.3%	43	5.0%
<b>20.0 to 24.9 percent</b>	88	11.4%	189	21.9%
<b>25.0 to 29.9 percent</b>	95	12.3%	55	6.4%
<b>30.0 to 34.9 percent</b>	74	9.6%	139	16.1%
<b>35.0 percent or more</b>	180	23.4%	362	41.9%
<b>Not computed</b>	63	8.2%		
*Excluding units where GRAPI cannot be calculated U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012 Rent payments typically include a utility allowance				

The number of cost-burdened households paying more than 30 percent of their income for renter-occupied housing increased from 254 (33.0 percent of rental units) to 501 units (58.0% percent of renter units). This represents a significant increase (97.2 percent) during a relatively short thirteen-year period in the number of rental households considered to be cost-burdened. The number of households paying less than 20 percent of their income on rental housing decreased from 35.1 percent to 13.8 percent.

**Table H-15**  
**Financial Characteristics – Cost-Burdened Households**  
**Households Paying More Than 30 Percent of Income for Housing**

<b>Household Income</b>	<b>Number of Households Paying &gt; 30% 1999</b>	<b>Percentage of Households Paying &gt; 30% 1999</b>	<b>Number of Households Paying &gt; 30% 2012</b>	<b>Percentage of Households Paying &gt; 30% 2012</b>
<b>Owner Households</b>				
<b>Less than \$20,000</b>	101 of 107	94.4%	60 of 95	63.2%
<b>\$20,000 to \$34,999</b>	101 of 222	45.5%	79 of 146	54.1%
<b>\$35,000 to \$49,999</b>	84 of 275	30.5%	106 of 177	60.0%
<b>\$50,000 to \$74,999</b>	67 of 415	12.8%	146 of 350	41.7%
<b>\$75,000 or more</b>	46 of 596	7.7%	155 of 906	17.1%
<b>All Income Categories</b>	399 of 1615	24.7%	546 of 1,674	32.6%
<b>Renter Households</b>				
<b>Less than \$20,000</b>	148 of 199	74.4%	95 of 95	100.0%
<b>\$20,000 to \$34,999</b>	79 of 172	45.9%	194 of 219	88.6%
<b>\$35,000 to \$49,999</b>	27 of 147	18.4%	111 of 141	78.7%
<b>\$50,000 to \$74,999</b>	0 of 170	0.0%	74 of 276	26.8%
<b>\$75,000 or more</b>	0 of 82	0.0%	27 of 183	14.8%
<b>All Income Categories</b>	254 of 770	33.0%	501 of 928	54.0%
<b>Owner and Renter Households Combined</b>				
<b>All Income Categories</b>	653 of 2,385	27.4 %	1,047 of 2,602	40.2%
U.S. Census 2000 and U.S. Census American Community Survey 5-Year Estimates 2008-2012				
Mortgage costs typically include taxes, insurance, and other related housing expenses				
Rent payments typically include a utility allowance				
x = data not available				

Housing is generally considered to be affordable when housing costs total no more than 30 percent of a household's gross income. For owner households, the percentage paying more than 30 percent increased from 24.7 percent in 1999 to 32.6 percent in 2012. For renter households, the percentage paying more than 30 percent increased from 27.4 percent in 1999 to 40.2 percent in 2012. Nearly one-third of owner households, and two-fifths of renter households, are considered cost burdened.

**Table H-16  
Financial Characteristics – Cost-Burdened Households  
Households Paying More Than 45 Percent of Income for Housing and  
Transportation Costs Combined**

<b>Percentage of Income Spent on Housing and Transportation Costs Combined</b>	<b>Number of Households*</b>	<b>Percentage</b>
<b>Less than 45 percent</b>	826	34.3%
<b>Cost Burdened Households Paying More than 45 percent</b>	1,585	65.7%
Source: Center for Neighborhood Technology *Based on six Fircrest neighborhoods that correlate to US Census Bureau block groups		

The Center for Neighborhood Technology’s Housing and Transportation (H+T®) Affordability Index provides a more comprehensive way of thinking about the cost of housing and true affordability. The Index examines transportation costs at a neighborhood level and shows that transportation costs vary between and within regions depending on neighborhood characteristics. People who live in location-efficient neighborhoods -- compact, mixed use, and with convenient access to jobs, services, transit, and amenities -- tend to have lower transportation costs. People who live in location-inefficient places that require automobiles for most trips are more likely to have high transportation costs.

The traditional measure of affordability recommends that housing cost no more than 30 percent of income. However, that benchmark ignores transportation costs, which are typically a household’s second largest expenditure. The H+T Index offers an expanded view of affordability, one that combines housing and transportation costs and sets the benchmark at no more than 45 percent of household income.

The H+T Index analysis for Fircrest provides data for 6 neighborhoods, which correlate to US Census Bureau block groups. Of the City’s 6 neighborhoods, 4 are considered cost-burdened -- based on combined housing and transportation costs exceeding the 45 percent threshold, on average. The City’s average combined household housing and transportation cost is 46 percent, based on a regional average income of \$64,219. The most cost-burdened neighborhood has average combined costs of about 54 percent, well above the 45 percent threshold. And, over 65 percent of all households are cost-burdened based on combined housing and transportation costs, according to CNT.

## HOUSING NEEDS ASSESSMENT

The preceding Housing Profile section presents population, economic, social, housing, and financial characteristics that strongly influence the ability of individuals and families to secure housing in Fircrest that is affordable and meets their needs. This Housing Needs section provides an assessment of “housing affordability” in Fircrest -- based in part on the profile information.

When speaking of housing affordability, the standard used by lending institutions, the real estate industry and government is that no more than 30 percent of a household’s gross monthly income goes toward housing expenses, regardless of income level. For ownership housing, this percentage typically includes taxes, insurance, and other related housing expenses. For rental housing, a utility allowance is included in the 30 percent figure. A household in which housing costs exceed 30 percent of gross monthly income is ~~considered to be~~ “cost burdened”; if costs exceed 50 percent of gross monthly income, the household is severely cost burdened.

“Affordable housing” typically refers to housing that is affordable to households earning 80 percent or less of the Pierce County median income. Households earning 80 to 120 percent of the median income are referred to as “moderate-income” households. Those earning 80 percent or less are commonly referred to as “low-income” households, and those earning 30 percent or less are also known as “very low-income” households. While Pierce County affordable housing targets are only established for moderate- and low-income levels, there are many households who are very low-income, so it is important to create housing opportunities affordable to this income level.

Using the definition of housing affordability together with the 2012 median household income of \$59,105 for a four-person household, Table H17 represents the amount of money that Fircrest individuals and families earning median income or less can afford to pay for rental and ownership housing. All income groups are experiencing a gap between what they can afford to spend on housing and how much the market is demanding from them.

**Table H-17**  
**Affordable Rents and Prices**  
**Based on 2012 Pierce County Median Household Income**

Income Group	2012 Annual Household Income	Maximum Affordable Monthly Rent/Utility*	Maximum Affordable House Price**
<b>Very Low-Income (&lt; 30 percent)</b>	\$17,732	\$443	\$53,196
<b>Low-Income (30 to 80 percent)</b>	\$17,733 to \$47,284	\$444 to \$1,182	\$53,197 to \$141,854
<b>Moderate-Income (80 to 120 percent)</b>	\$47,285 to \$70,926	\$1,182 to \$1,773	\$141,855 to \$212,778
<b>Median-Income (100 percent)</b>	\$59,105***	\$1,478	\$177,315
* 30 percent of monthly income			
** Annual income multiplied by 3			
*** Fircrest 2012 Median Household Income is \$63,750			
U.S. Census American Community Survey 5-Year Estimates 2008-2012			

Based on a 2012 median household income for Pierce County of \$59,105, the maximum affordable home price for low-income households is \$53,197 to \$141,854. The affordable home price range for moderate-income households is \$141,855 to \$212,778. These figures are substantially below the 2012 median home price for Pierce County (\$251,400) and even further below the 2012 median home price for Fircrest (\$309,400). The Pierce County median price home would require an annual income of \$83,800, which exceeds the median household income by approximately 42 percent. The Fircrest median price home would require an annual income of \$103,333, which exceeds the Pierce County median household income by approximately 75 percent.

Low-income households could afford a monthly rent maximum of between \$444 and \$1,182, and moderate-income households could afford no more than \$1,773 per month. The 2012 median rent price in Fircrest is \$1,165, which would be affordable to a household earning \$46,600, approximately 73% of the City's median household income.

There is an affordability gap for both renters and homeowners in Fircrest. The affordability gap is especially pronounced for very low-income, low-income, and moderate-income households. The people in the low- and moderate-income categories are vital members of the workforce. They include office clerks, security guards, bank tellers, teachers, legal secretaries, pharmacy technicians, and firefighters. Few homes are available at the prices that are affordable to low- and moderate-income families. Consequently, these families experience financial hardships because they are often forced to pay more than 30 percent of their monthly income on housing costs.



**CHAPTER 5**

**TRANSPORTATION ELEMENT**



# TRANSPORTATION ELEMENT- TABLE OF CONTENTS

<a href="#">Introduction</a> .....	T-1
<a href="#">Organization of the Transportation Element</a> .....	T-2
<a href="#">State Planning Context</a> .....	T-2
<a href="#">Growth Management Act</a> .....	T-2
<a href="#">Commute Trip Reduction Act</a> .....	T-2
<a href="#">Regional Planning Context</a> .....	T-3
<a href="#">VISION 2040 Multicounty Planning Policies</a> .....	T-3
<a href="#">Pierce County Countywide Planning Policies</a> .....	T-3
<a href="#">Local Planning Context</a> .....	T-8
<a href="#">Transportation Vision</a> .....	T-8
<a href="#">Goals and Policies</a> .....	T-8
<a href="#">A Multimodal Transportation Network</a> .....	T-8
<a href="#">Accessibility to Transportation</a> .....	T-10
<a href="#">Transportation Safety</a> .....	T-10
<a href="#">Vehicular and Pedestrian Circulation</a> .....	T-12
<a href="#">Transit</a> .....	T-13
<a href="#">Sidewalks and Bicycle Lanes</a> .....	T-13
<a href="#">Concurrency</a> .....	T-15
<a href="#">Transportation Revenue and Funding</a> .....	T-16
<a href="#">Street Maintenance and Management</a> .....	T-16
<a href="#">Demand Management Strategies</a> .....	T-17
<a href="#">Consistency with Plans and Policies</a> .....	T-18
<a href="#">Environmental Health</a> .....	T-19
<a href="#">Disaster Planning</a> .....	T-21
<a href="#">Citizen Involvement</a> .....	T-21
<a href="#">Land Use Assumptions</a> .....	T-22
<a href="#">Inventory of Facilities and Services</a> .....	T-22
<a href="#">Streets</a> .....	T-24
<a href="#">Nonmotorized Facilities</a> .....	T-25
<a href="#">Public Transit</a> .....	T-25
<a href="#">Air, Water and Rail</a> .....	T-29
<a href="#">Levels of Service</a> .....	T-30
<a href="#">Signalized Intersections Levels of Service</a> .....	T-30
<a href="#">Unsignalized Intersections Levels of Service</a> .....	T-31
<a href="#">Arterial and Transit Adequacy</a> .....	T-31
<a href="#">Intersection LOS</a> .....	T-31
<a href="#">Traffic Forecasts</a> .....	T-31
<a href="#">Adopted Arterial LOS Standards</a> .....	T-33
<a href="#">Concurrency</a> .....	T-33
<a href="#">Public Transit Level of Service</a> .....	T-33
<a href="#">Recommended Transportation Improvements</a> .....	T-34
<a href="#">Motorized Improvements</a> .....	T-34
<a href="#">Transit Improvements</a> .....	T-35
<a href="#">Air, Water, Rail Improvements</a> .....	T-35

<a href="#"><u>Nonmotorized Improvements</u></a> .....	T-35
<a href="#"><u>Transportation Demand Management</u></a> .....	T-36
<a href="#"><u>Transportation Systems Management</u></a> .....	T-38
<a href="#"><u>Funding Capability and Resources</u></a> .....	T-38
<a href="#"><u>Funding Sources</u></a> .....	T-38
<a href="#"><u>Reassessment</u></a> .....	T-40

## INTRODUCTION

To achieve Fircrest's vision and goals, the Transportation Element is designed to guide development of the City's transportation system to serve the community as envisioned in this Plan. The transportation policies in this Element are designed to guide the actions of the City, public agencies and private decision-makers related to individual developments.

In accordance with the Comprehensive Plan, a limited amount of new residential and commercial mixed-use development, with associated population and employment growth, is forecasted. Fircrest's 2030 growth targets and 20-year projections through 2035 are contained in Table LU-2 in the Land Use Element. Land uses surrounding the city are assumed to develop in a pattern consistent with the regional strategies, including *VISION 2040* and *Transportation 2040*. Land use and transportation forecasts for surrounding areas are integrated into the assumptions underlying the transportation improvement identified in this Element.

In developing a transportation system that serves current and future needs, the policies in this Element support programs, projects and services with long term benefits to the community that address economic, social, and environmental needs. Fircrest's transportation policies promote long term community benefits by:

- Developing a transportation system that supports a mix of uses, from low- to moderate-density single-family neighborhoods, to multifamily, neighborhood-serving commercial uses, a moderately intense mix of commercial and residential uses along in the 19<sup>th</sup> and Mildred area and 19<sup>th</sup> Street corridors, park and recreation facilities, schools, and public uses; and
- Offering multimodal travel choices and achieving *complete streets* that support safe and convenient access for all users.

In promoting such benefits, the City seeks to address the need for a better transportation system -- one that is accessible with connections between places, helps improve air quality through the use of alternative fuels that reduce greenhouse gas emissions, and is designed to encourage healthier lifestyles and independent living, particularly for vulnerable populations.

The overarching goals of the Element are to:

- Ensure that the transportation system, including all programs, projects, and services, whether funded, built or operated privately or by a public sector agency, serve to achieve the preferred land use pattern contained in the Land Use Element.

- Ensure that the transportation system provides for the mobility and access needs of those who live, shop, visit, work, and recreate in Fircrest; and
- Ensure the safe and environmentally sound use of the transportation system and limit the loss of life due to fatality accidents.

## ***ORGANIZATION OF THE TRANSPORTATION ELEMENT***

This element contains the following sections:

- Introduction
- State planning context
- Regional planning context
- Local planning context
- Goals and policies
- Land use assumptions
- Inventory of facilities and services
- Levels of service
- Arterial and transit adequacy
- Recommended transportation improvements
- Transportation demand management
- Transportation systems management
- Funding capability and resources

The transportation improvement program is described in the Capital Facilities Element.

## **STATE PLANNING CONTEXT**

### ***GROWTH MANAGEMENT ACT***

The Washington State Growth Management Act (RCW 36.70A) requires the City to include a Transportation Element within its Comprehensive Plan. The Act identifies transportation facilities planning and, specifically, encouraging efficient multimodal transportation systems based on regional priorities coordinated with local comprehensive plans, as a planning goal to guide the development and adoption of comprehensive plans and development regulations. The Transportation Element must include: (a) land use assumptions used in estimating travel; (b) facilities and services needs; (c) finance; (d) intergovernmental coordination efforts, including an assessment of the impacts of the transportation plan and land use assumptions on the transportation systems of adjacent jurisdictions; and (e) demand management strategies.

### ***COMMUTE REDUCTION EFFICIENCY ACT***

The Commute Reduction Efficiency Act of 2006 (RCW 70.94.521-531) goal is to reduce congestion on the roadway network and help address the air pollution issues within the urban areas. This act requires local governments to work with their larger employers to develop and implement strategies for reducing their single occupant auto trips. Jurisdictions affected by the commute trip reduction (CTR) law are required to develop local CTR plans that include the documenting of local transportation settings of the

affected work sites and the strategies by which the rate of single occupant vehicle use may be reduced.

## REGIONAL PLANNING CONTEXT

### ***VISION 2040 MULTICOUNTY PLANNING POLICIES (MPPs)***

Puget Sound Regional Council's (PSRC) *VISION 2040* offers an integrated approach to addressing land use and transportation, along with the environment and economic development. It calls for a clean, sustainable transportation future that supports the regional growth strategy. Sustainable transportation involves the efficient and environmentally sensitive movement of people, information, goods, and services – with attention to safety and health. Sustainable transportation minimizes the impacts of transportation activities on our air, water, and climate. It includes the design of walkable cities and bikeable neighborhoods, as well as using alternatives to driving alone. It relies on cleaner, renewable resources for energy.

The transportation-related multicounty planning policies in *VISION 2040* are presented in three groups. The first group of policies calls for maintaining, preserving, and operating the existing transportation system in a safer and more efficient way. They advance transportation that is less polluting. The second group of policies calls for developing the system to support regional growth centers, particularly travel within and between centers. Investments are to be prioritized to support pedestrian-oriented, mixed-use development. The policies address *complete streets* to serve all users, green streets that are better for the environment, and context sensitive design that guides the development of transportation facilities to better fit within the context of the communities in which they are located. Policies address nonmotorized transportation as well as freight. The final group of policies addresses greater transportation options, including alternatives to driving alone, mobility choices for people with special needs, and avoiding construction of new roads or capacity expansion in rural areas.

### ***PIERCE COUNTY COUNTYWIDE PLANNING POLICIES (CPPs)***

The GMA's transportation planning requirements and *VISION 2040* transportation planning policy directives are expounded upon in greater detail in Pierce County's Countywide Planning Policy on "*Transportation Facilities and Strategies*". This policy directs Fircrest, to the extent practicable, to:

- Promote a sustainable transportation system that assures the ability of future generations to provide transportation infrastructure and services in an effective, efficient, clean, and cost-effective manner. (CPP Tr-1)
- Improve safety in the transportation system by working toward the state's "zero death and disabling injury" target. (CPP Tr-2)
- Deem the following transportation services Countywide in nature (for the purpose of this Policy):

- state and federal highways.
  - major arterials.
  - transit facilities and services.
  - waterborne transportation (ferries, shipping).
  - airports (passenger or freight).
  - rail facilities (passenger or freight).
  - nonmotorized facilities. (CPP Tr-3)
- Include the following facilities and system components in the multi-modal network:
    - roads, including major highways, arterials, and collectors.
    - public transit, including bus, rail, vanpool, paratransit, and park and ride lots and other emerging concepts.
    - nonmotorized facilities.
    - Ferries.
    - Airports.
    - parking facilities.
    - facilities related to transportation demand management. (CPP Tr-4)
  - Consider the impacts of its planning activities on neighboring jurisdictional (inclusive of WSDOT) roadway facilities when developing and administering its level of service standards.
    - Designate or adopt multimodal levels of service (LOS) per RCW 36.70A.108 such as:
      - for roadways and intersection.
      - transit levels of service (e.g., hours of service, headways, pedestrian environment, accessibility, safety, rider comfort, reliability, transfer necessity, cost, and travel time).
    - Enter into interlocal agreements, where necessary, to establish uniform, coordinated service levels between jurisdictions for countywide facilities. (CPP Tr-5)
  - Establish an adopted LOS that may be:
    - set below existing levels (thereby allowing reserve capacity for growth and minimizing the need for new capital investment).
    - set above existing levels (thereby increasing comfort and convenience of travel, enhancing economic development, and minimizing some environmental impacts).
    - set at existing levels (thereby allowing new development to mitigate full marginal impacts).
    - set at different levels of service in different zones.

- set at different levels of service based on facility classifications.
- set for multi-modal facilities.
- taken directly from standards developed by the Washington State Department of Transportation for Highways of Statewide Significance and directly from standards developed by the Puget Sound Regional Council for regionally significant state highways. (CPP Tr-6)
- Determine the adequacy of transportation facilities, including transit infrastructure, taking into account existing development, approved but unbuilt development, current and future roadway conditions, and multiple modes of transportation through utilization of
  - capacity-to-demand levels of service (LOS).
  - availability of capacity based on current and future demand including phased capacity.
  - appropriate standards of design across jurisdictional lines. (CPP Tr-7):
- Address substandard LOS for existing facilities by:
  - designating funding mechanisms.
  - prioritizing facility needs in capital improvement and transportation improvement programs to correct existing deficiencies.
  - using transportation demand management.
  - using transportation systems management to promote cost effective methods of moving people and goods.
  - promoting nonmotorized travel. (CPP Tr-8)
- In cooperation with the transit and transportation agencies, establish:
  - policies and/or regulations for park and ride facilities.
  - parking requirements for public facilities so as to encourage public transit use. (CPP Tr-9)
- Address concurrency through the following methods:
  - providing transportation facilities needed to accommodate new development within six years of development approval.
  - limiting new development to a level that can be accommodated by existing facilities and facilities planned for completion over the next six years.
  - encouraging new and existing development to implement measures to decrease congestion and enhance mobility through transportation demand and congestion management. (CPP Tr-10)



- Address compatibility between land use and transportation facilities by:
  - Requiring new transportation facilities and services in areas in which new growth is appropriate or desirable to be phased within a twenty-year time frame consistent with six-year capital improvement programs.
  - Discouraging the extension of new transportation facilities into areas not planned for growth (e.g., outside urban growth areas) and avoiding planning of major roads and capacity expansion in rural and resource areas.
  - Using development regulations to ensure that development does not create demands exceeding the capacity of the transportation system, including transit alternatives.
  - Using land use regulations to increase the modal split between automobiles and other forms of travel:
    - Designating high densities in transit and transportation corridors and designated Transit Oriented Development (TOD) sites.
    - Dedications and impact fees to provide public transit facilities.
    - Requiring pedestrian-oriented design.
    - Encouraging or requiring mixed-use development and TOD.
    - Facilitating ease of access for physically challenged individuals.
  - Developing plans or planning provisions, where appropriate, to protect the continued operation of general aviation airports by using adopted land compatibility standards such as those published by the Federal Aviation Administration (FAA) and the Washington State Department of Transportation (WSDOT) to discourage incompatible land uses and development on adjacent land. (CPP Tr-11)
- Plan and implement programs, as appropriate, for designing, constructing, and operating transportation facilities for all users, including motorists, pedestrians, bicyclists, and transit users. (CPP Tr-12)
- Address environmental impacts of the transportation policies through:
  - programming capital improvements and transportation facilities designed to alleviate and mitigate impacts on land use, air quality and energy consumption such as high-occupancy vehicle lanes, public transit infrastructure, or bicycle/pedestrian facilities designed for home-to-work travel.
  - locating and constructing transportation improvements so as to discourage adverse impacts on water quality and other environmental resources. (CPP Tr-13)
- Use low-impact development practices or environmentally appropriate approaches for the design, construction, and operation of transportation facilities

to reduce and mitigate environmental impacts, including, but not limited to, storm water runoff from streets and roadways. (CPP Tr-14)

- In cooperation with transit agencies, promote the facilities and services to encourage alternatives to automobile travel and/or to reduce the number of vehicle miles traveled (modal split, trip generation and trip length) including:
  - structural alternatives (public transit [such as grade separated guideways, for bus and rail applications]; construction of new high-occupant vehicle lanes; limitations on highway/roadway construction; carpool/vanpool facilities; non-recreational bicycle/pedestrian facilities).
  - non-structural/regulatory alternatives (growth management [concurrency; urban growth areas]; road/congestion pricing; auto-restricted zones; parking management; site design; ridesharing incentives, and transportation systems and demand management). (CPP Tr-15)
- Work with transit agencies to identify and preserve existing rights-of-way in order to preserve options for future transit alignments. (CPP Tr-16)
- Work in cooperation with WSDOT and Port authorities to plan and implement projects and programs to meet freight mobility and access needs, including the establishment of programs designed to maintain, preserve and expand freight rail capacity including planning for needed capital improvements. (CPP Tr-17)
- Consider a number of financing measures, including but not limited to:
  - general revenues.
  - fuel taxes.
  - toll roads and other user fees.
  - bonding.
  - congestion pricing.
  - public/private partnerships, and public/public partnerships.
  - assessment and improvement districts, facility benefit assessments, impact fees, dedication of right-of-way and voluntary funding agreements.
  - grants.
  - others, as may be appropriate. (CPP Tr-18)
- Protect the transportation investments and preservation of assets through the proper operations and maintenance. (CPP Tr-19)
- Protect the transportation system against disaster, develop prevention and recovery strategies, and plan for coordinated responses by using transportation-related preparedness, prevention, mitigation, response, and recovery strategies and procedures adopted in the emergency management plans and hazard mitigation plans of the County and cities, as well as the Washington State Comprehensive Emergency Management Plan. (CPP Tr-20)

## LOCAL PLANNING CONTEXT

### TRANSPORTATION VISION

#### *Looking ahead 20 years...*

In the 2030s, Fircrest's transportation system offers people a variety of real choices for how they travel between where they live, work, shop, and play. Each year, more people walk, bicycle, carpool or use transit to travel within the city and to access the regional bus and light rail system. Land uses that reflect a vibrant community character have created a strong market demand for these options.

*The City's transportation infrastructure reflects this by prioritizing more people-oriented travel that supports the community's land uses, manages its limited roadways most efficiently, provides a transportation system that embodies the City's long-term mobility goals, and achieves Fircrest's preferred land use pattern and vision.*

*The City has invested strategically and leveraged regional funds to ensure a safe, well-maintained system and improve transportation choices and mobility. A traditional urban street grid has been established in the northwest corner of the city through redevelopment of the 19<sup>th</sup> and Mildred area. Historic Fircrest neighborhoods are increasingly connected with have increased access to commercial newer mixed-use neighborhoods-areas located in the 19<sup>th</sup> and Mildred area along Mildred and 19<sup>th</sup> Streets, neighboring cities and the region. Significant investments in SR16, I-5, and regional and local transit routes have improved mobility for people and goods. In Fircrest roadway projects have been built where needed to improve safety and operating efficiency or to create more accessible connections. The City continues to maintain an effective system of access and circulation for delivery and freight. Streetscapes include lighting, are attractive and well designed, and enhance environmental quality for various travel modes.*

*In responding to significant energy costs and new vehicles' fuel options and technologies, the City has developed alliances with other agencies and the private sector to create new opportunities and efficiencies. In turn, these alliances support easy access to electric vehicle charging stations and other alternative fueling infrastructures, as well as access to information about travel conditions, incidents, and transit arrival and departure times.*

## GOALS AND POLICIES

This Element contains the transportation goals and policies for the City of Fircrest. The following goals establish broad direction for transportation planning while the policies provide strategies for achieving the intent of each goal. Goals are preceded by an initial background statement that provides an intent or purpose for each goal.

## ***A MULTIMODAL TRANSPORTATION NETWORK***

The automobile is expected to remain the dominant mode of transportation for the foreseeable future. However, there appears to be increasing demand for, or desire to use, other forms of transportation. Mass transit, ridesharing, micromobility, biking, walking, as well as driving personal vehicles, are increasingly in the mix of choices being considered and used. In today's society, expanding the use of modes of transportation other than the privately-owned automobile will be important in reducing congestion on roadways, emissions, and fuel consumption. Improving circulation in the City for all modes of transportation will help promote the safe, convenient, and reliable movement of people, goods, and services.

A well-integrated multimodal transportation network will help support the City's other growth management goals and policies including those addressing economic vitality and livability. It will improve accessibility for all regardless of socioeconomic status or individual ability. It can be designed in such a way that it enhances the community around it and be compatible with natural systems. And, it can enhance Fircrest's role in the regional economy by supporting economic development within the City's center of local importance.

### **GOAL T1**

**Develop, maintain, and operate a multimodal transportation system that provides for the safe, efficient, and reliable movement of people, goods, and services.**

#### **Policy T1.1**

Create a transportation network that includes vehicle, pedestrian, bicycle, and transit components located throughout the City -- and connecting to adjacent communities - - to provide for the safe, efficient, convenient, and reliable movement of people, goods, and services.

#### **Policy T1.2**

~~Develop and implement~~ form-based code street standards and complete street design standards to provide safe and convenient access for all modes of transportation. ~~These streets which~~ will support pedestrians, bicyclists, micromobility and transit users, and motorists, thereby increasing capacity, increasing safety, and improving street aesthetics and walkability. Include amenities in street designs, including trees and other landscaping, street lights, benches and waste receptacles to add to the pedestrian experience and further calm traffic.

#### **Policy T1.3**

Employ Context-Sensitive Design techniques in transportation projects that take into consideration aesthetics, historical and cultural elements, the environment, and other aspects of community character, while ensuring safety and accessibility.

**Policy T1.4**

Classify ~~streets-collector~~ and arterials ~~streets~~ to reflect their desired use and function consistent with state and regional classifications to support transportation funding requests. Classification should be based on present and future traffic volumes and other criteria. ~~the type of land uses along the streets.~~

**ACCESSIBILITY TO TRANSPORTATION**

Approximately one-third of the region's population does not drive or have access to an automobile. This group includes people who choose not to drive, people without licenses or with disabilities, people who are not able to afford a car, and young people under the driving age. These people rely on others to provide them private automobile mobility, public transit, walking and cycling. Providing facilities for all modes of transportation will help enable these individuals to meet their transportation needs and more fully participate in society.

**GOAL T2**

**Transportation improvements within the City should ensure alternative transportation choices are available to underserved areas and provide mobility choices for people with special needs including persons with disabilities, the elderly, young and low-income populations.**

**Policy T2.1**

Ensure compliance with Americans with Disabilities Act (ADA) requirements by making all street sidewalk and curb ramp areas accessible to all pedestrians, including those with disabilities, by constructing new pedestrian facilities in compliance with the ADA (at a minimum), and upgrading existing facilities to remove barriers and improve accessibility. Improvements should include appropriate pavement markings and signalization and facilitate the use of transit.

**Policy T2.2**

Design and build *complete streets* with facilities for all modes of transportation. Connect residential neighborhoods to ~~commercial~~ mixed-use areas and public transit with sidewalks, paths and bike lanes to provide greater access to transportation choices for those who do not drive and those who have limited mobility resources.

**TRANSPORTATION SAFETY**

Transportation safety is affected by how the transportation system is designed, constructed, operated, and maintained. Traffic conditions on residential streets can greatly affect neighborhood livability and environment. When streets are safe and pleasant, the quality of life is enhanced. When high vehicle speeds or excessive volumes of through-traffic become a daily occurrence, residents' sense of community and personal well-being are threatened. These in turn can lead to related problems, such as collisions, conflicts with driveway access, and unreasonable safety risks for

pedestrians and bicyclists. Generally, higher rates of speed equate to much higher fatality rates when vehicle-pedestrian accidents occur.

## **GOAL T3**

**Improve the safety of the transportation system, reduce speeds, and protect the quality of life in residential and mixed-use neighborhoods.**

### **Policy T3.1**

Establish speed limits that reflect street function, adjacent land uses, and physical condition of the roadway. Promote travel at a lower rate of speed, where appropriate, to improve safety, help achieve the State's goal of zero deaths and disabling injuries and create a more comfortable environment for pedestrians and cyclists. Achieve lower vehicular travel speeds through traffic calming and effective enforcement of appropriate speed limits.

### **Policy T3.2**

Protect the quality of life in residential and mixed-use neighborhoods by monitoring traffic volumes and developing comprehensive, integrated, and cost-effective traffic, bicycle, and pedestrian safety improvements in residential areas. Such improvements may include sidewalks and pathways to connect to schools, parks, and transit stops. Additional improvements may include signage, bicycle facility and street improvements that include traffic calming design elements.

### **Policy T3.3**

Establish and assign truck routes to the City's major delivery destinations along major arterials to avoid impacts on secondary arterials, collectors, and neighborhood streets. Heavy truck use of these streets, which are not designed to accommodate significant amounts of truck traffic, may increase maintenance, and decrease safety.

### **Policy T3.4**

Require shared access driveways and cross-access between developments when planning for public rights-of-way improvements and private development ~~in order~~ to reduce turning movement conflicts and enhance pedestrian and vehicular traffic safety. When street improvements are implemented, consolidate private driveway access to properties along major, secondary, and collector arterials ~~in order~~ to reduce safety hazards and increase street capacity.

### **Policy T3.5**

Encourage the use of existing major arterials for the movement of through-traffic and freight ~~in order~~ to reduce the need for new capital projects and support the reliable movement of people, goods, and services. Employ traffic calming measures on residential and mixed-use neighborhood streets to discourage or slow neighborhood through-traffic.

### **Policy T3.6**

Use traffic circles, landscaped medians, pedestrian bump-outs, and other traffic calming measures to reduce speeds and increase safety. Where appropriate, design these facilities to provide pedestrian refuge areas that reduce pedestrian crossing

distances, reduce conflict points and enhance streetscape landscaping. Use other traffic calming measures that offer pedestrian protection such as on-street parking or increase driver awareness of pedestrians ~~through the use of~~using textured pavement and signage.

### **Policy T3.7**

Avoid the creation of excessively large blocks and long local access streets that are uninterrupted by intersections, mid-block neck-downs, or other traffic calming elements ~~in order~~ to discourage higher motor vehicle speeds that reduce pedestrian and bicyclist safety.

### **Policy T3.8**

Implement form-based code street standards to ensure that street designs will  
~~A~~avoid the construction of sidewalks next to ~~street~~ curbs except where parking lanes will and provide physical separation between traffic lanes and sidewalks. Such designs will to enhance pedestrian safety, add to sidewalk users' comfort, and encourage higher pedestrian usage. ~~Wherever possible, s~~Separate pedestrians from traffic lanes by installing landscaped planter strips that include street trees, or where a more urban streetscape is desired, use contrasting paving, street trees in tree wells, and street furniture consistent with form-based code street standards.

## **VEHICULAR AND PEDESTRIAN CIRCULATION**

Roadway, sidewalks, trails, designated bicycle areas, and other areas of public circulation should be designed to provide the highest level of safety for the protection of human life and to ensure that there are transportation choices for people of all ages and abilities. Pedestrian facilities must meet ADA accessibility requirements. Safe, convenient, and interconnected transportation networks should be provided for all major modes of transportation. An integrated, safety-oriented pedestrian and bicycle system increases mobility choices, reduces reliance on single-occupant vehicles, provides convenient access to schools, ~~commercial~~ mixed-use centers, transit systems, parks and other recreation areas throughout the city, and encourages regular physical activity to enhance health and wellness.

## **GOAL T4**

**Improve vehicular and pedestrian traffic circulation within the City to enhance the quality of life.**

### **Policy T4.1**

Through redevelopment, establish a traditional urban street grid in the 19<sup>th</sup> and Mildred area and extend this grid to adjoining properties to ~~E~~ensure that streets and sidewalks provide access between residential and mixed-use neighborhoods and areas that are common destinations, including commercial ~~areas, mixed-use areas,~~ schools, and parks. Maintain and enhance continuity of the street and sidewalk pattern by avoiding dead-end and half-streets not having turnaround provisions and by requiring through-connections in new developments.



**Policy T4.2**

Seek opportunities to obtain private easements or use existing public rights-of-way or public easements to develop alternative routes or improved linkages between residential and mixed-use areas or between these areas and from residential to parks and commercial ~~mixed-use~~ areas. Work with property owners to create well-lighted pedestrian paths in established areas with poor connections. New pathways should tie into a network of walking trails and help improve pedestrian facility connectivity, thereby encouraging physical activity and overall health and well-being.

**Policy T4.3**

Design and improve ~~residential~~ collector and arterials streets to reduce speeds and accommodate neighborhood concerns about safety, aesthetics, and noise.

**TRANSIT**

Transit is a key element of Fircrest's multimodal infrastructure and plays an important role in providing connections, mobility, and access both locally and regionally. PSRC's *VISION 2040* and *Transportation 2040* plans contain the regional growth and transportation strategies for the central Puget Sound region. These plans call for channeling future growth into regional growth centers and other centers of local importance – and linking these centers with transit. The Pierce Transit Tacoma Community College (TCC) Transit Center is located directly across 19<sup>th</sup> Street from the northwest corner of Fircrest. Investments that improve access to this center and support more frequent service will benefit the community by providing enhanced local and regional connections.

**GOAL T5**

**Encourage use of public transportation to accommodate a larger proportion of the traveling public.**

**Policy T5.1**

Use transit ~~as a way~~ to provide for access, circulation and mobility needs in Fircrest. Work with Pierce Transit to support the provision of local transit service on principal arterial, minor arterial, and collector streets ~~Major, Secondary, and Collector Arterials~~ providing feeder service to residential areas and connections to adjacent jurisdictions. Local transit service should be expanded to serve the entire community including underserved neighborhoods and those individuals with special needs.

**Policy T5.2**

Coordinate with Pierce Transit and the Tacoma and University Place school districts to develop bus stops and shelters with seating to provide greater comfort for riders and encourage higher ridership.

**Policy T5.3**

Participate in Sound Transit's system planning process to help identify and evaluate potential options for system expansion, including design alternatives for its proposed ST3 Link light rail extension to a new terminus near the TCC Transit Center. Work



with Sound Transit and the community to determine long-term high capacity and express transit needs for the City and regional transportation partners. Consider Sound Transit's long-range plans to provide regional express bus service to the Tacoma Community College Transit Center during planning for the Mildred and 19<sup>th</sup> Street corridors. Work with citizens and other stakeholders to determine what regional high capacity transit modes and routes would best serve the community.

## **SIDEWALKS AND BICYCLE LANES**

The needs of bicyclists, pedestrians and transit users must be integrated in all roadway projects. Sidewalk networks should be well connected with opportunities for regular safe street crossings. The availability of bicycle facilities can encourage people to bike rather than drive for short- and moderate-distance trips. If a roadway is designed to discourage vehicular speeding, it can be comfortably used by pedestrians and bicyclists alike.

Transit-friendly design should support a high level of transit activity and include provisions for pedestrians safely crossing the street on their return trip. Walking and bicycling provide numerous individual and community benefits related to health, safety, the environment, transportation, and quality of life. People who cannot or prefer not to drive should have safe and efficient transportation choices.

## **GOAL T6**

**Develop facilities for pedestrians and bicyclists to achieve a walkable community to support active and independent living, health, environmental quality, and cost savings for travel.**

### **Policy T6.1**

Require sidewalk facilities on all new and substantially redeveloped public streets to enhance public safety. Ensure the provision of sidewalks ~~in close proximity to~~near schools to offer protection for children who walk to and from school. Assign high priority to projects that provide linkages to transit or complete planned pedestrian facilities or trails. Provide pedestrian facilities on non-arterial streets to supplement principal pedestrian facilities located on arterials. Ensure that crosswalks, signing, and pedestrian-activated signals conform to the *Manual on Uniform Traffic Control Devices (MUTCD)*.

### **Policy T6.2**

Develop a system of bicycle routes that connects neighborhoods and is coordinated with surrounding jurisdictions to allow people to conveniently travel between and within neighborhoods and local parks, ~~commercial~~ mixed-use areas and regional facilities. Consider the recommendations of the *Town of Fircrest Comprehensive Bikeway Plan* when updating bicycle route system facilities. Coordinate the planning, design, and construction of these facilities with adjacent jurisdictions to ensure consistency with regional plans. Base the design and type of bicycle facilities on the design standards for the functional classification of the roadway.

**Policy T6.3**

Require that during the project review process for new development or redevelopment:

- Projects are consistent with applicable pedestrian and bicycle plans, master plans and development standards.
- Planned facilities include required frontage and crossing improvements consistent with applicable pedestrian and bicycle plans.
- On-site bicycle trails and pedestrian facilities have formal, direct, and safe connections between buildings and subdivisions and the general circulation system.
- New subdivisions and short plats include, consistent with state law, the required pedestrian facilities (frontage and off-site improvements) that assure safe walking conditions for students who walk to and from school.
- Construction and implementation of other multi-use trails and trail crossings, as described in the Park, Recreation and Open Space Plan, are coordinated with project review.
- Safety and security considerations for pedestrians and bicyclists are factored into the review of development proposals.

**CONCURRENCY**

Transportation concurrency and level of service (LOS) standards are key requirements of the GMA. By policy and regulation, the City of Fircrest is required to ensure that transportation programs, projects and services needed to serve growth are in place either when growth occurs or within six years. Regulations implementing concurrency and LOS standards are contained in FMC Chapter 22.12 Concurrency Management.

**GOAL T7**

**Maintain a consistent level of service on the arterial system that mitigates impacts of new growth and is adequate to serve adjoining land uses.**

**Policy T7.1**

Except as otherwise designated, establish a capacity LOS standard D for intersections and roadways on major arterials, secondary arterials, and collector arterials and minor streets where they intersect with a major or secondary arterial street.

**Policy T7.2**

Ensure transportation facilities and services are in place concurrent with or within a reasonable time ~~period~~ to support growth as it occurs consistent with the Growth Management Act, as restated in *VISION 2040* and the Pierce County Countywide Planning Policies. Make sure facilities and services do not drop below the adopted level of service and thereby cause negative impacts such as congestion, diminished safety, environmental and health impacts. Ensure concurrency by requiring payment of traffic impact fees to be used for capacity improvements, using SEPA to mitigate

development-related impacts, or requiring developers to pay a proportionate share of traffic mitigation measures to maintain the adopted level of service.

### **Policy T7.3**

Ensure that Fircrest's transportation concurrency management responses to growth have the effect of expanding travel choices and achieve a multimodal travel environment. Programs, projects, and services in response to existing and growth-related travel include those that improve access and connections, including motor vehicle operations, public transit service levels, the walking and bicycling environment, and transportation demand management.

## ***TRANSPORTATION REVENUE AND FUNDING***

The Capital Facilities Element's Six-Year Capital Improvements Plan for transportation facilities contains details of transportation revenue sources that the City can reasonably expect to receive during the life of the transportation facilities plan. Revenue sources vary widely in terms of the amounts available and the types of projects for which they may be used. In most cases, individual transportation projects are funded by a combination of funding sources, reflecting the fact that transportation projects have multiple purposes and serve multiple beneficiaries.

## **GOAL T8**

**Develop an adequate and equitable funding program to make transportation improvements in a timely manner, as mandated by the Growth Management Act.**

### **Policy T8.1**

Use regional, state, and federal funding sources for arterial street and other major improvements serving the City of Fircrest to ensure implementation of the City's transportation plan in an efficient, timely manner, concurrent with development. Ensure that the funding program recognizes and accommodates not only existing and future development in the City, but also regional traffic.

### **Policy T8.2**

Supplement public funding sources with new revenue sources including, where appropriate, Local Improvement Districts (LIDs), traffic impact fees, a Transportation Benefit District and other funding sources. Ensure these new revenue sources are equitable and consistent with the benefits derived from improvements. Ensure that funding programs allow implementation of transportation improvements concurrently with development. Require new development to pay a fair share of the cost to serve it.

### **Policy T8.3**

Secure grants available for sidewalk and bicycle lane improvements to implement alternative transportation action strategies and meet multimodal and *complete street* goals and objectives.

## ***STREET MAINTENANCE AND MANAGEMENT***

The quality of life for many people is significantly affected by how well streets function for pedestrians, bicyclists, transit riders and motorists. To serve Fircrest well, streets require cost effective maintenance, safety, and efficiency improvements.

### **GOAL T9**

**Maintain the public street system to promote safety, comfort of travel, and cost-effective use of public funds.**

#### **Policy T9.1**

Administer a Pavement Management System (PMS) and comprehensive signage and markings program to address improvements for motorized and nonmotorized travel and the impacts of present and projected land uses. Implement the PMS in a manner that can reduce the need to build higher cost capital improvements by extending the useful life of existing facilities. The maintenance program should include provisions for vegetation removal to improve sight distances, installing adequate crosswalk markings and signage, and repairing sidewalks as needed.

#### **Policy T9.2**

Protect the public investment in the existing transportation system by administering an effective maintenance and preservation program that lowers the overall life cycle costs of the transportation infrastructure and reduces the need for new capital facility improvements.

#### **Policy T9.3**

Utilize Transportation System Management (TSM) strategies to make the existing roadways more efficient. Maximize the efficiency of the existing roadway system to reduce or delay the need for system improvements. Use a variety of methods, including: coordinating traffic signal timing; implementing a signal retiming and coordination program to reduce delay and congestion at the City's signalized intersections as major improvements are implemented; making intersection improvements to facilitate turning movements; and restricting access along principal roadways.

## ***DEMAND MANAGEMENT STRATEGIES***

Transportation Demand Management (TDM) encompasses the range of actions and strategies that offer alternatives to single-occupant vehicle (SOV) travel and help to use the transportation system more efficiently. TDM focuses on more effectively using existing and planned transportation capacity, ensures the compatible use of the transportation system consistent with planned uses, helps accommodate growth consistent with community character and land use objectives, and serves to mitigate impacts and to better meet mobility needs.

**GOAL T10**

**Implement TDM strategies to achieve efficient use of transportation infrastructure, increase the person-carrying capacity, accommodate, and facilitate future growth, and achieve Fircrest's land use objectives.**

**Policy T10.1**

Utilize TDM strategies to reduce congestion, emissions, fuel consumption and the need for new transportation facilities – especially new roads and capacity improvements. Coordinate with Pierce Transit on service levels, frequency, and route location, and actively pursue street improvements that include bike lanes, sidewalks and pedestrian crossings that provide a safe, convenient alternative to the use of the automobile. Consider developing vanpool and ride match programs in conjunction with Pierce Transit, advancing other private and public rideshare programs and systems, and actively promoting commute trip reduction practices, including complying with the requirements of the State Commute Trip Reduction (CTR) Act, if applicable.

**Policy T10.2**

Require large employers to implement a CTR Program for employees, as mandated by the State Commute Trip Reduction Act.

**Policy T10.3**

Implement TDM strategies that emphasize incentives rather than disincentives and avoiding the imposition of disincentives to single-occupant vehicle travel when the City determines that there is an absence of reasonable transportation alternatives.

**Policy T10.4**

Provide physical features supportive of the use of alternative modes of travel and develop and maintain a list of acceptable TDM techniques and physical features.

**Policy T10.5**

Encourage large employers to participate in Transportation Management Associations to support trip reduction activities.

**Policy T10.6**

Support the development and implementation of TDM programs for both commute/ employer-based, and non-commute/non-employer-based sites including schools.

**CONSISTENCY WITH PLANS AND POLICIES**

One of the most important planning tenets expressed in the Growth Management Act is the *consistency* requirement. With respect to transportation planning, Fircrest must ensure its Transportation Element is consistent with the Land Use Element. This Element must be consistent with the City's Six-Year Capital Improvement Program. There must be consistency between the City's Comprehensive Plan, the Pierce County Comprehensive Plan, and the comprehensive plans of all municipalities within the County in accordance with the Pierce County Countywide Planning Policies. And, there must be consistency with the PSRC Multicounty Planning Policies.

**GOAL T11**

**Integrate land use and transportation planning to support active communities through the provision of a variety of travel choices, improve accessibility and mobility.**

**Policy T11.1**

Make transportation choices based on projected population and employment growth that support the distribution and intensity of land uses identified in the Land Use Element. Plan transportation facilities and services including roads, transit, pedestrian, and bicycle keeping in mind the type and intensity of land uses -- including the location of high- and low-density housing, jobs, shopping, schools, and parks.

**Policy T11.2**

Use mechanisms that encourage transit use including limiting off-street parking spaces, establishing maximum parking requirements, offering commute trip reduction programs, and implementing other TDM measures. Locate higher densities and intensities of use close to transit stops to create a core area to support transit and high occupancy vehicle use. Support development of transit centers, bus pullouts, and other transit facilities. Establish incentives for developers to provide transit and TDM-supportive amenities to further encourage transit use. Design and construct *complete streets*, bicycle-friendly facilities including bike-activated signals and secure bicycle racks or lockers, and pedestrian pathways.

**Policy T11.3**

Ensure comprehensive plan consistency with the Regional Transportation Plan, *Transportation 2040*, by supporting the development of a safe and efficient transportation network that supports a healthy environment and strong economy, encouraging increased utilization of clean and renewable energy and a reduction in greenhouse gas emissions, and promoting sustainable funding programs.

**Policy T11.4**

Coordinate with state, regional and local transportation efforts to develop a highly efficient multimodal system that supports the *VISION 2040* Regional Growth Strategy. Coordinate with the State Department of Transportation, PSRC, Sound Transit, the Pierce County Regional Council, Pierce Transit, BNSF, Pierce County and surrounding cities and towns to integrate transportation systems for easy and efficient mobility of people, freight, and services.

**ENVIRONMENTAL HEALTH**

The transportation system within Fircrest represents major public facilities whose quality of design, sensitivity to human needs, and integration with their surroundings can enhance an urban environment or erode it. The transportation system needs to be designed in a manner that contributes to the long-term benefit of the community and supports Fircrest's environmental health policies.

## GOAL T12

### Reduce environmental impacts associated with transportation infrastructure and operations.

#### Policy T12.1

Enhance strategies that improve air quality and reduce greenhouse gas emissions. The City should build *complete streets* with sidewalks and bike lanes, coordinate with transit agencies, and build green streets to improve air and water quality. The City should support the development of infrastructure to encourage the use of electric and low emission vehicles by including electric vehicle charging stations in new and substantially redeveloped public facilities. As electric and low emission vehicle technology advances, the City should revise its regulations to encourage use of this technology.

#### Policy T12.2

Adopt design standards to improve water quality and create more appealing streetscapes. Emphasize the use of landscaping elements in street improvement projects that help curb stormwater runoff – bioswales, planters, rain gardens, and street trees – and that are mutually beneficial for mobility and ecology. Design these green elements to be deterrents of crashes and injuries and contribute to a more comfortable and visually interesting environment for all users. When designing *complete streets*, include trees and other plants to clean runoff and manage stormwater at the site. Use traffic-calming elements like traffic circles, chicanes, islands, and curb extensions to provide site opportunities for bioswales, street trees, and rain gardens.

#### Policy T12.3

Develop strategies to reduce solid waste including the use of recycled materials in street paving and other maintenance projects ~~in order~~ to lower costs and reduce landfill use, provided the strategies and materials meet cost and durability objectives.

## GOAL T13

### Consider benefits and impacts to health in the design of transportation infrastructure by providing opportunities for exercise, and reducing exposure to air, water, and noise pollution.

#### Policy T13.1

Identify gaps in bike lanes and sidewalks and opportunities for pathway and trail connections between neighborhoods and to parks and schools to encourage greater pedestrian facility use and reduce reliance on automobiles. Support the construction of improvements to trail systems to provide connections between parks and neighborhoods for walkers and cyclists.

#### Policy T13.2

Design, build and maintain bike lanes, sidewalks, paths, and trails to expand opportunities for walking and biking to improve individual and community health. Provide transportation facilities that are walkable and bicycle friendly to improve economic and living conditions so that businesses and skilled workers are attracted to the community.

### **Policy T13.3**

Concentrate population and employment growth ~~along~~ the 19<sup>th</sup> and Mildred area and 19<sup>th</sup> Street corridors and other areas served by transit routes to reduce environmental impacts associated with growth and the construction of additional infrastructure. Integrate transportation and land use planning to meet environmental goals by reducing the impacts of the transportation system such as contaminated storm water run-off, greenhouse gas emissions, noise pollution and energy consumption.

## ***DISASTER PLANNING***

Safety planning and mitigation, including strategies for protecting the transportation system from disasters, are multidisciplinary efforts that can significantly improve the livability of the community. Many opportunities exist to implement relatively low-cost but effective safety measures at the local level. The City is committed to protecting its transportation system and making it safe for users of all modes of travel.

### **GOAL T14**

**Protect the City's transportation system against disaster and develop prevention and recovery strategies and coordinated responses.**

#### **Policy T14.1**

Work with partner organizations including the Department of Homeland Security's Federal Emergency Management Agency (FEMA) and Pierce County Emergency Management to prepare for disasters by developing prevention and recovery strategies. Participate in emergency management preparedness training opportunities for transportation facilities.

## ***CITIZEN INVOLVEMENT***

Transportation improvements may strongly influence community design and function and have direct impacts on residents, business owners and other stakeholders within a community. The designs for such improvements may benefit greatly from input received during public outreach in the early stages of project formulation and for some projects during the final stages of design work.

### **Goal T15**

**Facilitate the involvement of interested citizens in planning transportation system improvements.**



**Policy T15.1**

Where major improvements are planned, solicit input from interested citizens concerning the improvements early in the design process. Use some or all of the following techniques to encourage participation: may be used: citizen advisory committees, design charrettes, public open houses, workshops and hearings, and informational outreach through *Town Topics*, the city’s website, social media, and other effective means. Where minor improvements will affect a specific neighborhood, provide neighborhood residents with an opportunity to provide their input and comment on designs. Review work done by citizens in the past such as the *Town of Fircrest Comprehensive Bikeway Plan*, and incorporate elements into future transportation improvement plans, as appropriate.

**Policy T15.2**

After a major transportation system improvement is approved by Council, initiate changes, including those to landscaping, lighting, and to utility locations and configurations, through a formal engineering change request and review procedure that ensures that potential impacts of the change are considered by all departments that participated in developing the approved design. Disallow changes that negatively impact the proposed design's safety or level of service. Approve changes that do not significantly alter any element of the design at the staff level. Require Council approval for proposed design changes that significantly alter design elements.

**LAND USE ASSUMPTIONS**

The land use assumptions used while developing this Transportation Element are summarized in **Table T-1** and described in detail in the documents listed.

**Table T-1**

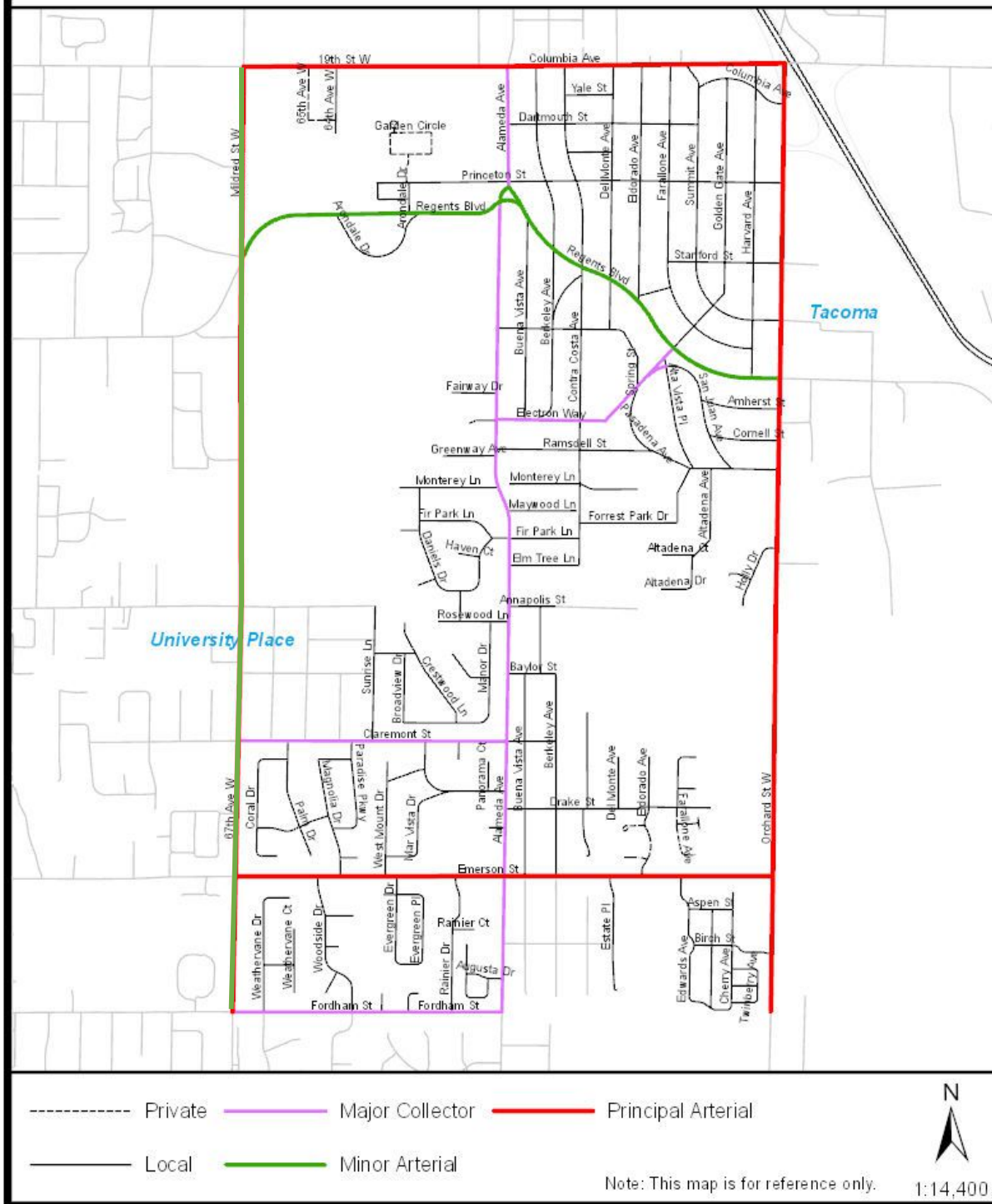
Area	Document
Within Fircrest	Future land use in low to moderate density residential neighborhoods will remain essentially unchanged except for the conversion of some undeveloped land in the southeast corner of the City to residential uses. Properties located <del>along</del> <u>within</u> the <u>19<sup>th</sup> and Mildred mixed-use area and 19<sup>th</sup> Street corridors will redevelop to include a more intensive mix of uses including retail, office, service, <del>and</del> multifamily, <u>and other</u> residential components. The Fircrest Golf Club property will remain largely devoted to the golf course and supportive uses. The Land Use Element provides details.</u>
North and east of Fircrest	Future land use in areas adjacent to Fircrest is specified in the <i>City of Tacoma Land Use Management Plan</i> . Future land uses specified are essentially the same as those existing at the time this plan was updated.
South and west of Fircrest	The <del><i>Comprehensive Plan for Pierce County, Washington and the City of University Place Comprehensive Plan</i></del> specifies that most land uses in developed areas adjacent to Fircrest will remain

Area	Document
	<p>generally unchanged. Several tracts of vacant land west and south of Fircrest will be developed for low to moderate density residential use. A portion of the <i>University Place Regional Growth Center</i> (RGC), <del>provisionally designated</del> <u>certified</u> by <u>the PSRC Executive Board</u> in <del>August 2018</del> <u>December 2014</u>, is located adjacent to the western border of Fircrest west of Mildred Street and south of 19<sup>th</sup> Street West. The RGC will accommodate mixed-use development that is comparable in intensity and allowed uses to the Fircrest <del>Commercial</del> <u>Mixed-u</u>se designation on the east side of Mildred and south side of 19<sup>th</sup> Street.</p>

## INVENTORY OF FACILITIES AND SERVICES

Because Fircrest is a geographically small, land-locked city with limited internal commercial activity, Fircrest does not contain many of the typical components of a multimodal transportation network. Fircrest has no water, air, or rail facilities. The city's transportation facilities are limited to streets and those transportation modes and services that use streets.

**Figure T-1  
Functional Classification**



## ***STREETS***

Improved streets and their classifications are illustrated in **Figure T-1**. Fircrest has two distinctly different street networks, one in the northern area of the city and one in the central and southern area of the city. The two networks are linked by Alameda Ave., which runs north-south through the approximate center of the city. The differences between these street networks can be traced to their surroundings when they were developed and the development standards that were used.

The most common paved width of local streets is 28 to 30 feet. A few streets in the older part of the city are 24 to 26 feet wide. Paved width is usually between 40 and 80 feet in streets that have been recognized in the past as collectors and arterials. Most streets provide automobile parking parallel to the curb.

A primary determinant of the functional classification is the present and anticipated traffic volumes to be carried by a street. Within a given classification the number of lanes can be varied to accommodate the anticipated volume. Roadway functional classifications are summarized below.

- ***Local Streets***

Local streets are typically low volume roadways that provide access to individual lots adjacent to them. A number of factors including multiple driveways accessing the roadway, on-street parking, and the potential presence of children playing and riding bicycles suggest that the design and width of local streets should encourage slower traffic speeds (i.e., 25 mph or less). An interconnected network of local streets disperses traffic and allows multiple access routes for emergency service vehicles.

- ***Collector Streets***

Collector streets gather traffic from local streets and direct it to arterial routes. Collectors provide both land access and traffic circulation within residential neighborhoods and commercial and industrial areas. Roadways should be of sufficient width to allow for on-street parking and yet facilitate efficient traffic flow at moderate speeds (i.e., 25 to ~~30~~<sup>35</sup> mph). It is desirable to have collector streets spaced at ¼- to ½-mile intervals. With this frequency, access from neighborhoods can be achieved without circuitous, time consuming travel and without overburdening residential streets with through traffic.

***Minor Arterial Streets***

Minor arterial streets interconnect with and augment arterial streets as the principle circulation routes within the community. Ease of traffic mobility and the length of trips may be somewhat less along minor arterials than principle arterials. Intercommunity travel is typically facilitated by minor arterials. In fully developed areas minor arterials are normally not more than one mile apart.

- ***Principal Arterial Streets***

Principal Arterial Streets serve as the primary routes within and through the community. They may serve as the principle routes to and from freeway access points and other intercommunity connections. Frequently, intercity bus routes are located along principal arterials. Efficient traffic movement is of prime concern. Roadway width and intersection design should accommodate concentrated traffic volumes at moderate speeds (30 to ~~35~~40 mph). Urban principal arterials may be as closely spaced as one mile apart in highly developed central business districts.

## ***NONMOTORIZED FACILITIES***

**Figure T-2** illustrates the distribution and type of nonmotorized facilities in Fircrest. Sidewalks are almost always present along streets originally developed prior to 1940 in the northern part of the City. These sidewalks are generally separated from automobile travel lanes by curb and gutter and often include a narrow planting strip between the sidewalk and the curb. Sidewalks are present along most of Alameda Avenue. Fircrest has a limited number of off-street pedestrian facilities, including paved pathways in newer planned developments and a few short, unmaintained footpaths through vacant properties, school grounds, and open space. **Update map below**

## ***PUBLIC TRANSIT***

### ***Pierce Transit***

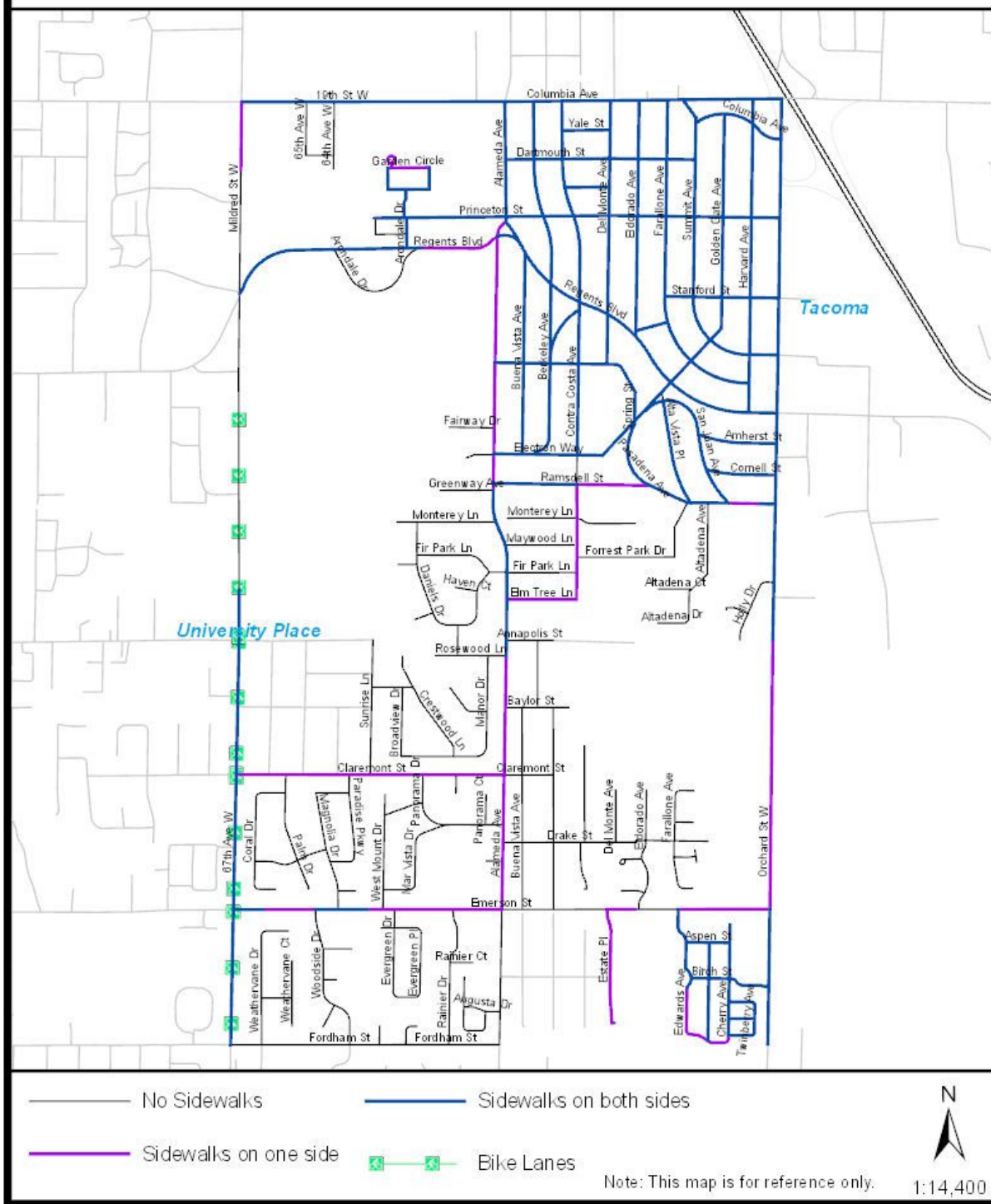
Public transportation service in the area is provided by the Pierce County Transportation Benefit Authority (or PTBA, commonly known as Pierce Transit). Pierce Transit is a municipal corporation formed under the authority of RCW Chapter 36.57 and is governed by a ten-member Board of Commissioners comprised of elected officials representing thirteen jurisdictions, unincorporated Pierce County, and one non-voting union representative within the benefit area.

Pierce Transit covers 292 square miles of Pierce County containing roughly 70% of the county population. It provides three types of service: fixed route, SHUTTLE (paratransit), and vanpools that help get passengers to jobs, schools, and personal appointments.

Pierce Transit operates four fixed bus routes (2, 51, 52, and 53) that serve or stop in the City of Fircrest. These routes are shown in **Figure T-3**.

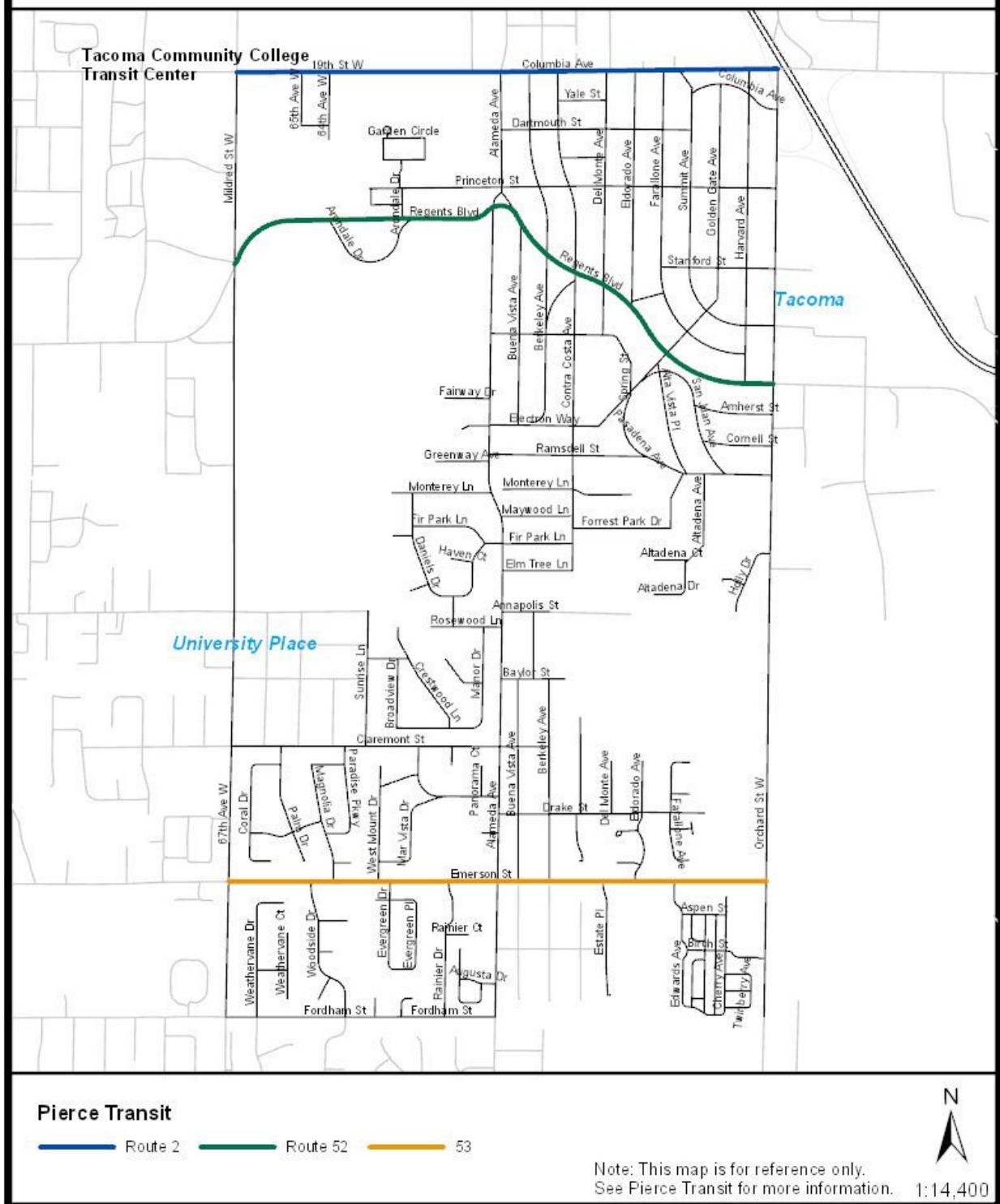
- Route 2 connects the community with the Tacoma Community College (TCC) Transit Center and the Lakewood Transit Center via South 19th Street and Bridgeport Way West.

**Figure T-2  
Nonmotorized Facilities**





**Figure T-3  
Bus Routes**



- Route 51 connects Fircrest to Tacoma's Proctor District and the Lakewood Sounder commuter rail station via South Orchard Street.

Route 52 links the community with the TCC Transit Center via Regents Boulevard and the Narrows Plaza neighborhood. Route 52 also links the Tacoma Mall Transit Center via Regents Boulevard and various arterials in Tacoma.

Route 53 provides access for the southern part of Fircrest to the TCC Transit Center via Emerson Street and various arterials in University Place. Route 53 also provides access to the vicinity of the South Tacoma Sounder commuter rail station via South Orchard Street and South 66th Street, although the bus route alignment is three blocks south of the station. Route 53 continues to the Tacoma Mall Transit Center, eventually terminating in downtown Tacoma. The buses serving these routes accommodate both riders with bicycles and wheelchairs.

SHUTTLE (paratransit) service is provided by Pierce Transit for persons with disabilities in accordance with the Americans with Disabilities Act of 1990 (ADA). Pierce Transit's SHUTTLE provides transportation for individuals who are unable to access or use fixed route bus services due to a disability. SHUTTLE eligibility standards and service characteristics are designed to meet the complementary paratransit requirements of the ADA. Using lift-equipped vans, SHUTTLE provides door-to-door service, or in some cases access to fixed route service. SHUTTLE provides service that is comparable to fixed route service in a geographic area and hours of service within each area. SHUTTLE is provided directly by Pierce Transit and through contracted services with First Transit. The area served by SHUTTLE is generally defined by the area that is within three-quarters of a mile of a fixed route.

Pierce Transit also offers vanpool, special use van, and rideshare programs. Pierce Transit vanpools typically serve a group of 5 to 15 people sharing the ride in a 12- or 15-passenger van. These vanpools commonly serve groups traveling to and from work, whose trip origin or destination is within Pierce Transit's service area. This highly successful program complements Pierce Transit's network of local and express services, providing commute alternatives to many destinations that cannot be effectively served by local fixed route services.

### ***Sound Transit***

Regional transit service is provided by the Central Puget Sound Regional Transit Authority, commonly known as Sound Transit. Sound Transit plans, builds, and operates express bus, light rail, and commuter train services in the urban areas of King, Pierce, and Snohomish counties. These services are intended to complement other transit services including those operated by Pierce Transit.

Sound Transit's Regional Transit Long-Range Plan establishes goals, policies, and strategies to guide the long-term development of the region's high capacity transportation (HCT) system. It is based on years of intensive planning, environmental analysis, and public outreach. It is intended to guide how the Sound Transit system can



best address the region's mobility needs and support growth management objectives. The long-range plan will be implemented in a series of phases and will be updated over time.

This long-range plan updates and modifies earlier adopted plans. In 1996, Sound Transit adopted *The Regional Transit Long-Range Vision* and Sound Move, -- Sound Transit's initial phase of regional HCT investments. In 2005 the Long-Range Plan was updated and Sound Transit 2 (ST2) was the second phase of regional HCT investments. Where the long-range plan represents a broad regional framework for long-term investments, Sound Move and ST2 represent more detailed sets of projects for which voters approved funding. ~~Most Sound Move and ST2 projects and services are being implemented and are successfully addressing many regional mobility needs. Sound Transit will use this updated long-range plan as the basis for developing the next phase of investments -- Sound Transit's next system plan. As with Sound Move and, ST2, the next phase of system planning will encompass a specific set of projects and services designed to build upon the first two phases and to further expand mobility options for the citizens of the central Puget Sound region.~~

Sound Transit 3 (ST3) was a ballot measure proposed by Sound Transit and approved by voters in November 2016 to expand the regional public transit system. The \$53.8 billion ST3 plan will expand the existing Link light rail system to Fircrest, University Place, Federal Way, Everett, and Issaquah, as well as the Seattle neighborhoods of Ballard and West Seattle. The resulting transit network after the completion of ST3 will include 62 miles (100 km) of additional light rail serving 37 new stations; the entire 116-mile (187 km) light rail system will carry an estimated 600,000 daily passengers. The package's projects are set to open in stages from 2024 to 2041, with light rail construction beginning in the late 2020s for most extensions.

Sound Transit in Pierce County consists of three distinct lines of business:

- 1) Regional Express (bus).
- 2) Sounder (commuter rail).
- 3) Link (light rail).

Sound Transit improvements in the general area include express bus service from the TCC Transit Center, the Lakewood Towne Center Transit Center, and the Tacoma Dome Station. Sounder operates commuter rail service from the Lakewood, South Tacoma, and Tacoma Dome Stations north to Seattle via Puyallup, Sumner, Auburn, Kent, and Tukwila. Sounder service is available to Everett on the Seattle-Everett segment. In Pierce County, Sound Transit operates a light rail segment between downtown Tacoma and the Tacoma Dome station. Additional light rail lines are service is under construction in Tacoma's Stadium District and Hilltop neighborhood. Under ST3, Link light rail will be extended along 19<sup>th</sup> Street to a new terminus near the TCC Transit Center planned for Tacoma.

## **AIR, WATER, AND RAIL TRANSPORTATION**

Fircrest does not have an airport within its planning area. Sea-Tac International Airport, located approximately 28 miles north of the City, is the largest airport in Washington State. Regional, national, and international connections can be made through this airport. Shuttle services such as Shuttle Express provide door-to-door service between Sea-Tac and Fircrest residences and businesses. Sound Transit express buses provide service between the airport and the Tacoma Dome Station and other Tacoma-area locations.

Tacoma Narrows Airport is located on the west side of the Tacoma Narrows, south of the Tacoma Narrows Bridge. This general aviation airport provides a limited number of regional commuter flights but does not offer national or international service. The Washington State Ferry System operates the Point Defiance-Tahlequah route connecting the south end of Vashon Island with the Tacoma area. The Point Defiance dock is located approximately five miles north of the City.

An Amtrak station is located in the City of Tacoma at 1101 Puyallup Avenue. Service is provided from Tacoma to the north to Tukwila, Seattle, Edmonds, Everett, Mount Vernon, Bellingham, and Vancouver, British Columbia, and to the south to Olympia-Lacey, Centralia, Kelso-Longview, Vancouver, Portland, Oregon, and destinations further south. Amtrak service from Tacoma is also provided on the east-west corridor to Seattle, Wenatchee, Moses Lake, Ritzville, and Spokane. There are no passenger rail stops within City limits.

## **LEVELS OF SERVICE**

Level of service (LOS) standards are measures describing both the operational conditions within a traffic stream and the perception of these conditions by motorists and/or passengers. Each LOS describes traffic conditions in objective terms such as speed, travel time, or vehicle density (i.e. number of vehicles per mile). The conditions are also qualitatively described in terms of a driver's ability to change lanes, to safely make turns at intersections, and to choose their own travel speed.

The LOS grading ranges are from A to F. LOS A describes conditions when no delays are present and low volumes are experienced. LOS E, on the other hand, represents an "at capacity" condition under which no more vehicles could be added to the intersection or road segment without a breakdown in traffic flow. LOS F indicates long delays and/or forced traffic flow. In most jurisdictions in the Puget Sound region, LOS D or better is defined as acceptable, LOS E as tolerable in certain areas, and LOS F as unacceptable.

The following summarizes level of service (LOS) characteristics for signalized intersections and unsignalized intersections.

## ***SIGNALIZED INTERSECTION LOS CHARACTERISTICS***

- LOS A** Traffic is light. Most vehicles arrive when the light is green and do not stop at all. Vehicle Delay Range is 0.0 to 10 seconds.
- LOS B** Conditions are similar to LOS A, but more vehicles are forced to slow or stop at the light. Vehicle Delay Range is >10 to 20 seconds.
- LOS C** The number of vehicles stopping is significant and individual cycle failures may begin to appear. Vehicle Delay Range is >20 to 35 seconds.
- LOS D** Longer delay may result from longer cycle lengths, poor progression, and/or more traffic. Many vehicles stop and cycle failures become noticeable. Vehicle Delay Range is >35 to 55 seconds.
- LOS E** This is the limit of acceptable delay. Cycle failures become a frequent occurrence. Vehicle Delay Range is > 55 to 80 seconds.
- LOS F** Delays are considered unacceptable to most drivers. This often occurs when arrival rates exceed the capacity of the intersection. Vehicle Delay Range is more than 80 seconds.

## ***UNSIGNALIZED INTERSECTION LOS CHARACTERISTICS***

- LOS A** Average total delay is less than or equal to 10 seconds per vehicle.
- LOS B** Average total delay is between 10 and 15 seconds per vehicle.
- LOS C** Average total delay is between 15 and 25 seconds per vehicle.
- LOS D** Average total delay is between 25 and 35 seconds per vehicle.
- LOS E** Average total delay is between 35 and 50 seconds per vehicle.
- LOS F** Average total delay is greater than 50 seconds per vehicle.

## **ARTERIAL AND TRANSIT ADEQUACY**

### ***INTERSECTION LOS***

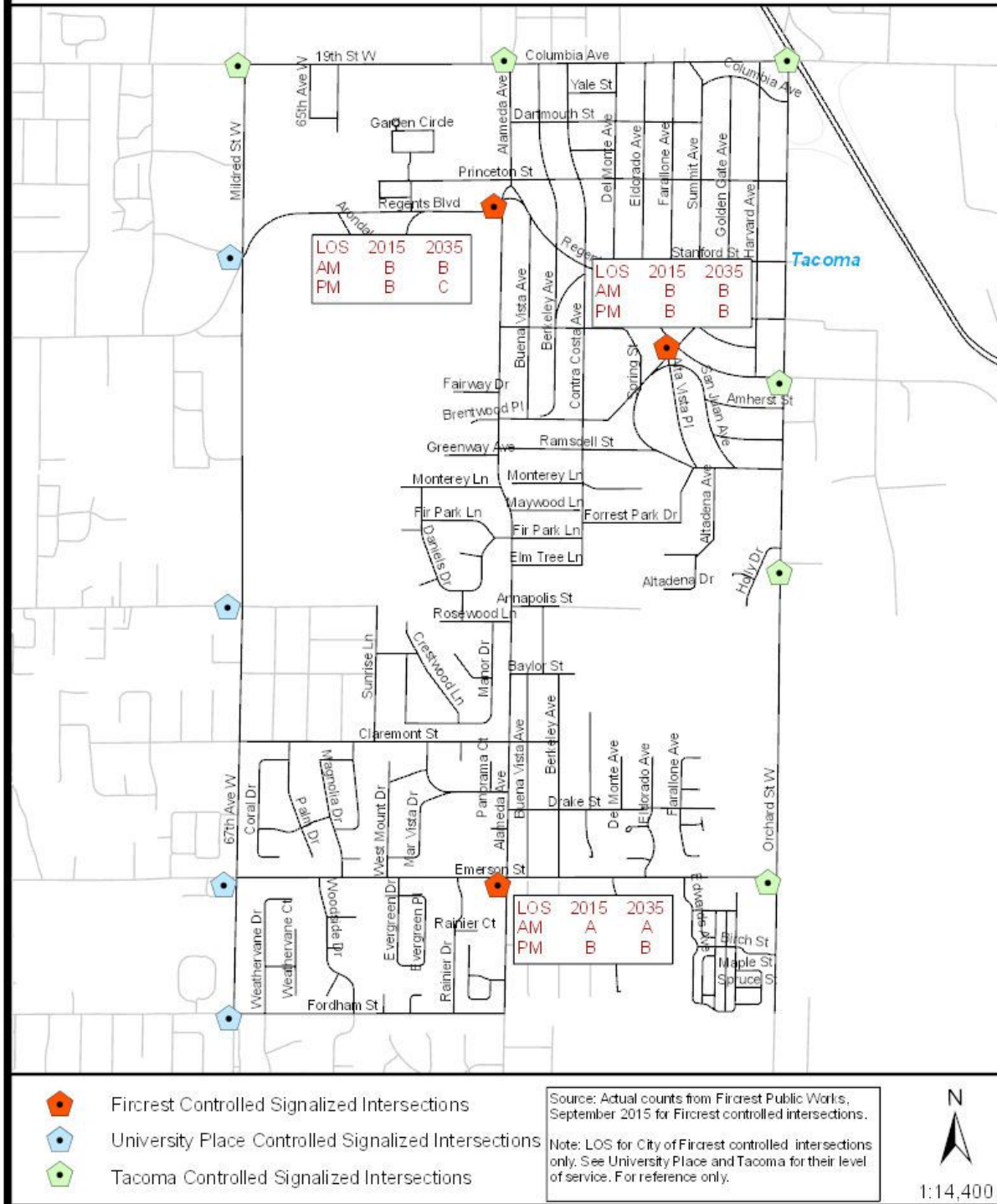
The City performed LOS analyses for existing arterial intersections in 2015. The results of the intersection AM and PM “peak hour” LOS analysis for Fircrest are shown in **Figure T-4**. The intersections shown are under control operation of the City of Fircrest. A number of arterial-arterial intersections surrounding the City such as Center Street/ Regents Boulevard and Orchard Street, and Regents Boulevard and Mildred Street West, are under the control and operation of Tacoma or University Place.

IN 2015, the intersection operation of the key intersections operated at LOS B or better during the AM peak hour and the PM peak hour. The individual directions at each of the intersections shows the 2015 LOS is LOS C or better.

### ***TRAFFIC FORECASTS***

Traffic forecasting is a way of estimating future traffic volumes based on expected population and employment growth. For Fircrest, traffic forecasts were prepared using current traffic counts, a travel demand forecasting computer model developed by PSRC and population and employment estimates contained in the Land Use Element. Given the influence of pass-through traffic, growth rates used in neighboring jurisdictions such as Tacoma and University Place, and WSDOT forecasts, were reviewed to best derive the growth rate used.

### Figure T-4 Signalized Intersections - Level of Service



Based on this analysis, the traffic growth rate used is forecasted to be 0.5 percent per year as a conservative projection -- with 0.2 to 0.3 percent growth per year more likely. Based on the 0.5 percent growth rate and projected 2035 traffic volumes, the AM peak hour and PM peak hour LOS for signalized intersections were calculated and are shown in **Figure T-4**.

All signalized intersection PM peak hour LOS are expected to decrease moderately between 2015 and 2035. In 2015, there were no signalized intersections operating at either LOS E or F, with the maximum overall LOS expected to be LOS B. By 2035, no signalized intersections will reach LOS E or F (assuming no improvements) with only one intersection, Alameda Avenue and Regents Boulevard, reaching LOS C overall.

### **ADOPTED ARTERIAL LEVEL OF SERVICE STANDARD**

The GMA requires the City of Fircrest to adopt a LOS standard for arterial streets. A LOS standard is a determination of the maximum level of congestion allowed on a roadway before improvements should be made. For example, if the established level of service for a specific roadway is LOS D, improvements should be made to that roadway if its level of service falls below LOS D (more congestion) or if projected growth would cause the road to exceed the LOS D standard.

LOS standards help ensure that the transportation system can adequately serve expected growth and development consistent with local standards. In addition, the service level policy can become the basis for establishing a traffic impact mitigation fee system to provide “fair share” funding of needed transportation improvements. The City of Fircrest has adopted a LOS standard of LOS D for its arterial streets.

### **CONCURRENCY**

Concurrency describes a situation in which adequate facilities are available when the impacts of the development occur, or within a specified time thereafter. Based on the City’s adoption of LOS D for its arterial streets, new development will not be permitted if it causes a particular transportation facility to decline below LOS D unless improvements or strategies to accommodate the development’s impacts are made “concurrent with” the development. For transportation, “concurrent with” means that the improvement must be in place at the time of development or within six years of completion and occupancy of the development that impacts the facility. The City has adopted concurrency management regulations in FMC Chapter 22.12 to implement its concurrency management program.

### **PUBLIC TRANSIT LEVEL OF SERVICE STANDARD**

Pierce Transit ~~adopted in 2016~~is developing a Long Range Plan (LRP) called Destination 2040, which ~~will include~~s performance measures prescribed under MAP-21. In addition, the LRP ~~will include~~s revised and updated service guidelines ~~for 2015 and beyond. It should be noted, however, that t~~he agency does not have Level of Service standards for fixed route services that are designed to align with the roadway network of the municipalities Pierce Transit serves – including Fircrest.

PSRC is working with WSDOT to begin designing multimodal concurrency guidelines “to ensure that transportation infrastructure supports development as it occurs according to local standards.” As such, Pierce Transit will await PSRC’s and WSDOT’s specific guidelines for transit agencies once they are formally adopted. In the interim, more information is available at: [http://www.psrc.org/assets/11737/Multimodal Concurrency Presentation.pdf](http://www.psrc.org/assets/11737/Multimodal_Concurrency_Presentation.pdf).

## **RECOMMENDED TRANSPORTATION IMPROVEMENTS**

Over the next twenty years, increases in population and employment within Fircrest and surrounding communities will increase traffic volumes. To maintain or reduce levels of congestion on roadways and at intersections in Fircrest, certain transportation strategies will be needed. Possible strategies include:

- Making improvements to existing roads and intersections.
- Construction of new roads to improve access and circulation.
- Enhancement of nonmotorized travel facilities to encourage alternate modes of transportation such as walking, bicycling, and eliminating trips altogether through commute trip reduction.
- Supporting a shift in travel mode from private vehicles to transit and carpooling.
- Transportation Demand Management (TDM) strategies. TDM strategies help create or preserve existing capacity of roadways by reducing demand, thereby deferring, or reducing the need for capacity improvements.
- Transportation System Management (TSM) strategies. TSM strategies focus on improving operations of the existing roadway system to reduce or delay the need for system improvements.

These strategies will require close coordination with surrounding jurisdictions (Tacoma and University Place), Pierce Transit, and other agencies. Arterials located on the perimeter of Fircrest – 19<sup>th</sup> Street West, South Orchard Street, and 67<sup>th</sup> Avenue West (Mildred Street) -- are partly or entirely under the jurisdiction of either Tacoma or University Place. Arterial intersections may have shared jurisdiction with two or even three cities (e.g., 19<sup>th</sup> and Mildred Streets) as do numerous arterial/local street intersections.

### ***MOTORIZED IMPROVEMENTS***

To meet the adopted LOS standards, future improvements along arterials and at intersections may be necessary to accommodate growth and achieve concurrency. However, projected growth within Fircrest is unlikely to result in insufficient arterial capacity given the condition of current facilities and completion of funded improvements.

~~By 2016, t~~The City of University Place ~~recently will have~~ reconstructed Mildred Street (which falls within University Place jurisdiction between 19<sup>th</sup> Street and Regents Boulevard) as a *complete street* that ~~has will have~~ fewer lanes and new curbs, gutters, planter strips with street trees, sidewalks, lighting and transit facilities. The Mildred



Street design will provide sufficient motor vehicle and nonmotorized capacity to accommodate ~~commercial~~ mixed-use development likely to occur adjacent to the street within Fircrest.

19<sup>th</sup> Street and Orchard Street, each shared by Tacoma and Fircrest, will have sufficient overall capacity to accommodate the growth projected to occur within Fircrest. However, non-capacity improvements may be required to improve circulation, improve emergency vehicle response time, enhance pedestrian and vehicular safety, and improve intersection signalization performance.

Planned road improvements that are programmed during the next six-years are included in the City's Six-Year Transportation Improvement Plan (TIP), hereby incorporated by reference. The TIP is updated and adopted annually. The Six-Year Capital Improvement Program (CIP) contained in the Capital Facilities Element also lists planned roadway improvements. Projects listed in the CIP schedule focus on maintenance and repair of existing roadway facilities and construction of new pedestrian facilities. No roadway capacity projects are proposed in the current schedule.

### ***TRANSIT IMPROVEMENTS***

Proposed business strategies, capital projects, service changes, and capital facility improvements or investments over the next six years are documented in Pierce Transit's *Transit Development Plan*, which is updated and submitted to WSODT annually. The agency's current TDP does not include any proposals for specific service modifications or facility improvements in Fircrest. However, future capital improvements and route expansion within or adjacent to Fircrest may occur in high need areas and in conjunction with new ~~commercial~~ mixed-use and residential development activity. Development proposals that will generate significant new demand for transit services may be required by Pierce Transit to mitigate impacts from increased demand by funding transit shelters and supportive facilities ~~nearin close proximity to~~ the development.

### ***AIR, WATERBORNE, RAIL IMPROVEMENTS***

None of the regional air, marine, or rail facilities has a significant impact on the Fircrest transportation system.

### ***NONMOTORIZED IMPROVEMENTS***

Improvements to the nonmotorized transportation system would establish a more complete framework for an inter-connected pedestrian and bicycle circulation system. A complete pedestrian and bicycle network would link neighborhoods with schools, parks, public services, and retail activity, allowing residents and visitors to walk or bicycle to these areas rather than drive. The creation of a city-wide trail network linking all recreation and school facilities is supported by the *City of Fircrest Comprehensive Park, Recreation and Open Space Plan*.

The community's comprehensive bicycle facility improvement plan, *Town of Fircrest Comprehensive Bikeway Plan*, was prepared in 1975. The bikeway plan is based on



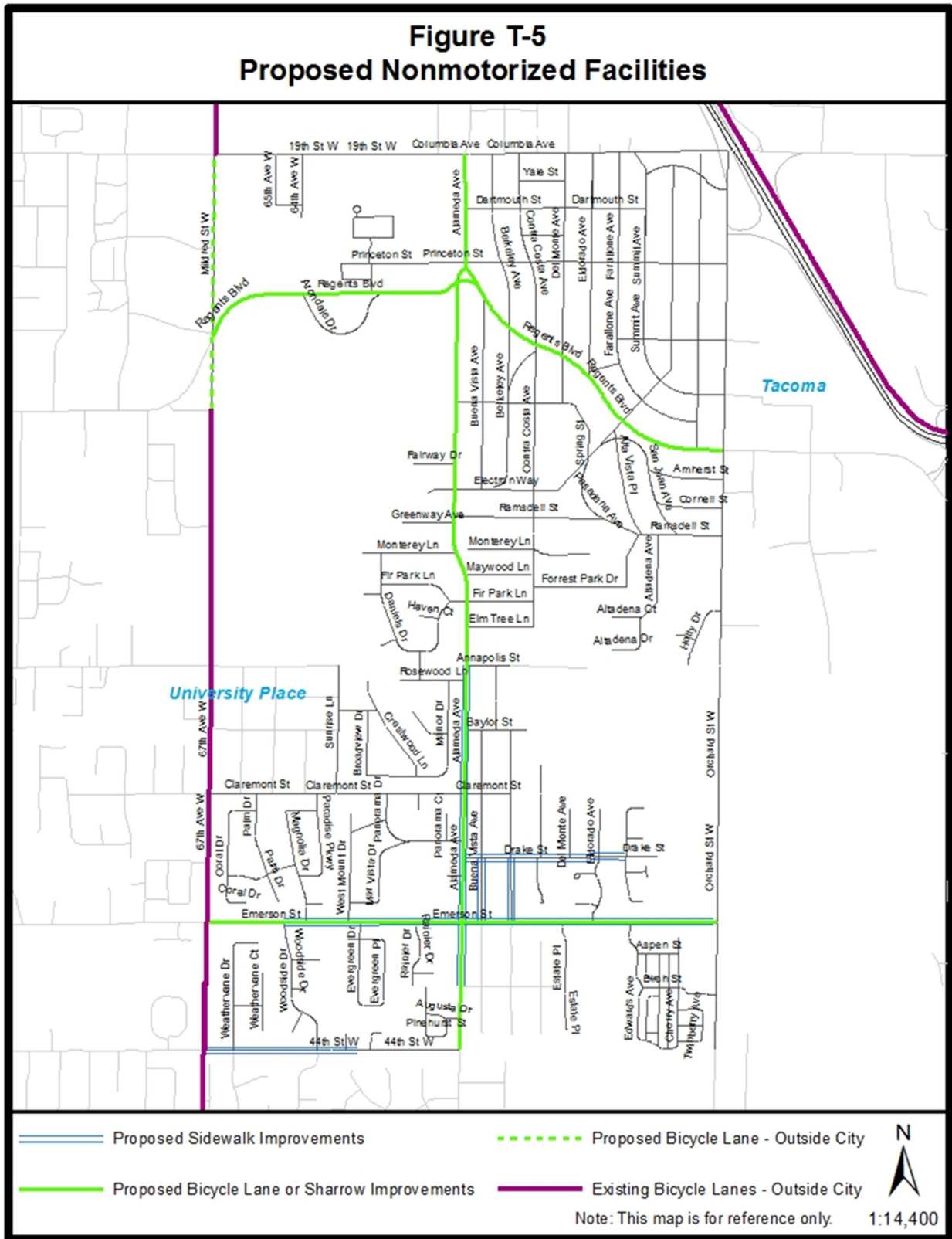
inputs from a citizen advisory board and a consultant analysis. It addresses bicycle and pedestrian facilities on all streets that the plan identified as bike routes. The emphasis is on route continuity, access to frequent travel destinations, and the safety of bicyclists and pedestrians along the routes. It provides streetscape design that includes street trees and appropriate separation of pedestrians, bicyclists, and vehicles.

**Figure T-5** depicts proposed nonmotorized improvements. Development of an integrated nonmotorized improvements plan, which would build on previous Fircrest planning efforts for sidewalk, trail and bicycle facilities, would support the creation of a continuous pedestrian and bicycle circulation system that achieves Fircrest transportation, land use, community character, and park, recreation and open space goals and objectives.

## TRANSPORTATION DEMAND MANAGEMENT

Transportation demand management (TDM) strategies can help create or preserve existing capacity of roadways by reducing demand, thereby deferring, or negating the need for capacity improvements. Examples of TDM strategies include:

- Developing a comprehensive transit information program with Pierce Transit,
- Working with Pierce Transit to develop vanpool and ride match services and increase the availability of transit, including the frequency of service and number of routes serving the city.
- Providing a continuous system of walkways and bikeways servicing the community and connecting it with nearby activity centers.
- Providing facilities and services that make multimodal travel more convenient, e.g., covered transit stops, provisions for bicycles on transit vehicles, and shuttle services to transit centers.
- Actively promoting commute trip reduction practices, including complying with the requirements of the State Commute Trip Reduction (CTR) Act for larger employers and encouraging smaller employers to promote commuter trip reduction practices in the work place through employee incentives for using high occupancy vehicles, preferential parking for high occupancy vehicles, improved access for transit vehicles, compressed work weeks, flexible work hours, and telecommuting.
- Using traffic calming strategies to reduce vehicular speeds and enhance the safety of pedestrians and bicyclists, thereby maximizing pedestrian and bicycle mobility. Examples of traffic calming strategies include the use of raised crosswalks, roundabouts, traffic circles, medians (especially near intersections), narrow driving lanes, interrupted sight lines, narrow distance between curbing to create "neck-downs" or "chokers" (curb extensions), textured pavement, and neighborhood speed watch programs.



## TRANSPORTATION SYSTEMS MANAGEMENT

Transportation Systems Management (TSM) strategies focus on improving the operations of the existing roadway system. Maximizing the efficiency of the existing system can reduce or delay the need for system improvements. TSM strategies include:

- Coordination of traffic signal timing.
- Traffic control devices at highly congested intersections.
- Implementing intersection improvements to facilitate turning movements.
- Access restriction along principal roadways.
- Implementing a signal retiming and coordination project to reduce delay and congestion at the City's signalized intersections as major improvements are implemented.

## FUNDING CAPABILITY AND RESOURCES

The Growth Management Act (RCW 36.70A.070(6)) requires local comprehensive plans to include a multi-year transportation financing plan for how the jurisdiction will meet the mobility needs identified for the planning period. This financing plan serves in part as the basis for the City's Six-year Transportation Improvement Program.

GMA requirements regarding the financing and funding of transportation-related improvements are addressed in the Capital Facilities Element and goals and policies of this Comprehensive Plan. The Six-year Transportation Facilities Improvements schedule contained in the Capital Facilities Element extends through 2035, Fircrest's 20-year planning horizon, to provide information for the City's multi-year transportation financing plan. This information includes a list of investments to meet transportation needs over the planning period, estimated costs for those investments, and estimated probable revenues available to Fircrest. Potential funding sources are summarized, below and in the Capital Facilities Element.

### **FUNDING SOURCES**

Transportation funding comes from a variety of local, regional, state, and federal sources. Funding sources can be divided into four primary categories: developer, local, state, and federal. Some state and federal funds are allocated to PSRC, the region's Metropolitan Planning Organization, which then disperses the funds through grants and other programs.

#### ***Developer Funding***

As new development occurs, transportation impacts associated with the development are mitigated by the developer. Transportation mitigation typically includes intersection improvements, road widening, new or extended turn lanes, sidewalks, bike lanes and other improvements. These mitigation measures must be in place or provided concurrent with development to maintain adopted LOS.

## ***Local Funding Sources***

### **Arterial Street Fund**

The City receives a proportionate share of the State Motor Vehicle Fuel Tax, based on the population. The exact amount varies depending on the amount of fuel sold in the State.

### **General Fund**

The General Fund is supported primarily from local taxes to provide governmental services such as police protection, jail services, court services, parks maintenance, recreation programs, building inspections, planning and zoning, construction and maintenance of streets, and general government administration.

### **Surface Water Management Funds**

The City collects a surface water management fee on each City parcel to finance surface water and storm drainage elements of various road improvement projects. In addition, the City uses revenues from the Surface Water Management Fund to finance capital improvement surface water and storm drainage projects.

### **Real Estate Excise Tax**

The Real Estate Excise Tax is levied on all sales of real estate, measured by the full selling price. The City has authorized a locally imposed tax of 0.5%, in two 0.25% increments. These revenues are restricted to financing capital projects as specified in the City's Capital Improvements Program.

## ***State Funding Sources***

State funding programs are administered to counties and cities through the Transportation Improvement Board (TIB) and the County Road Administration Board (CRAB). The State also funds projects through the Safe Routes to Schools and Pedestrian and Bicycle Safety Programs.

## ***Federal Funding Sources***

Federal programs are currently funded under the Moving Ahead for Progress in the 21st Century Act (MAP-21) and are administered by the Highways and Local Programs Division of the Washington State Department of Transportation (WSDOT), in conjunction with PSRC and the Regional Federal Highway Engineer.

### **CMAQ**

The Congestion Mitigation and Air Quality Improvement Program (CMAQ) funds transportation programs and projects that will, or are likely to, contribute to attainment of a National Air Quality Standard. WSDOT is required to consult with the Environmental Protection Agency to determine whether a transportation project or program will contribute to attainment of standards unless such project or program is included in an approved State implementation plan. CMAQ funds cannot be used on projects resulting in the construction of new capacity available to single-occupant vehicles unless they are available to single-occupant vehicles at other than peak travel times. Allocation for CMAQ funds will follow the same criteria as Surface Transportation Program (STP)

funds. To be eligible for funding under this program, a project must be on the Regional Transportation Improvement Program (TIP) list and rank high enough on the region's priority array. Funding is based on a Federal share of 86.5 percent, with a 13.5 percent local match.

### STP

The objective of the Surface Transportation Program (STP) is to fund construction, reconstruction, resurfacing, restoration, and rehabilitation of roads that are not functionally classified as local or rural minor collectors. STP also supports funding for transportation enhancements, operational improvements, highway and transit safety improvements, surface transportation planning, capital and operating cost for traffic management and control, carpool and vanpool projects, development and establishment of management systems, participation in wetland mitigation and wetland banking, bicycle facilities and pedestrian walkways.

STP funds have regional allocation through PSRC. The PSRC sub-allocates funds by County region, based on the percentage of the population. Pierce County, as a region, will receive an allocation of 21 percent from STP funds allocated to the PSRC. The Puget Sound Region is formed by the counties of King, Kitsap, Pierce, and Snohomish. To be eligible for funding under this program, a project must be on the Regional TIP list and rate high enough within the region's priority array. Funding is based on a federal share of 86.5 percent, with a 13.5 percent local match.

### **REASSESSMENT**

The GMA requires that Fircrest reassess its plans ~~in order~~ to align them with available revenue if the City's financial analysis shows that revenue is inadequate to support transportation needs. Reassessment should occur as part of the eight-year periodic review process and should include:

- Comparison of actual levels of service to adopted levels of service.
- Updated revenue forecasts.
- Evaluation of progress in implementing the Transportation Element to show that the community is making progress toward construction of projects and implementation of policies identified in the Transportation Element.

**CHAPTER 7**

***CAPITAL FACILITIES ELEMENT***



# ***CAPITAL FACILITIES ELEMENT – TABLE OF CONTENTS***

<a href="#"><u>Introduction</u></a> .....	CF-1
<a href="#"><u>Organization of the Capital Facilities Element</u></a> .....	CF-2
<a href="#"><u>Relationship to Other Elements and Facility Plans</u></a> .....	CF-2
<a href="#"><u>State Planning Context</u></a> .....	CF-3
<a href="#"><u>Local Planning Context</u></a> .....	CF-3
<a href="#"><u>Capital Facilities Vision</u></a> .....	CF-3
<a href="#"><u>Public Schools, Land, and Buildings</u></a> .....	CF-5
<a href="#"><u>Public Schools</u></a> .....	CF-5
<a href="#"><u>Fircrest-Owned Land and Buildings</u></a> .....	CF-7
<a href="#"><u>Goals and Policies</u></a> .....	CF-9
<a href="#"><u>Level of Service and Concurrency</u></a> .....	CF-10
<a href="#"><u>Environmental Impacts</u></a> .....	CF-12
<a href="#"><u>Facility and Service Providers</u></a> .....	CF-13
<a href="#"><u>Financial Feasibility</u></a> .....	CF-13
<a href="#"><u>Coordination with the Comprehensive Plan, other Plans and other Policies</u></a> .....	CF-15
<a href="#"><u>Siting Facilities</u></a> .....	CF-16
<a href="#"><u>Essential Public Facilities</u></a> .....	CF-17
<a href="#"><u>Level of Service Standards</u></a> .....	CF-18
<a href="#"><u>Current and Possible Funding Sources</u></a> .....	CF-20
<a href="#"><u>Possible Funding Sources</u></a> .....	CF-22
<a href="#"><u>Six-Year Capital Improvement Program</u></a> .....	CF-26

## INTRODUCTION

The purpose of the Capital Facilities Element is to set policy direction for determining capital improvement needs and for evaluating proposed capital facilities projects. The Element also establishes funding priorities and a strategy for utilizing various funding alternatives. It represents the City's policy plan for the financing of public facilities for a 20-year planning horizon and includes a six-year financing plan for capital facilities.

The Capital Facilities Element promotes efficiency by requiring the City to prioritize capital improvements for a longer period of time than a single budget year. It also requires coordination between other government bodies to ensure that all levels of government are working together to help the City achieve its community vision. Long range financial planning presents the opportunity to schedule projects so that various steps in development logically follow one another, with regard to relative need, economic feasibility, and community benefit. In addition, the identification of funding sources results in the prioritization of needs and requires that the benefits and costs of projects are evaluated explicitly.

The Capital Facilities Element is concerned with needed improvements that are of relatively large scale, are generally nonrecurring high cost, and may require multi-year financing. Day to day operating items such as paper, desks, and shovels are not included. The list of facilities and improvements has been limited to major components in order to analyze community needs at a level of detail that is both manageable and reasonably accurate.

For purposes of this Capital Facilities Element, capital improvements are those major facilities or items which cost \$10,000 or more and which require the expenditure of public funds over and above annual operating expenses. These facilities and items will generally have a life or use expectancy of more than ten years and will result in an addition to the City's fixed assets and/or extend the life or usefulness of existing capital improvements. The cost of capital improvements may include design, engineering, permitting, environmental work, land acquisition, construction, landscaping, initial furnishings, and equipment.

Facilities and improvements which cost less than \$10,000, routine maintenance (e.g. painting and reroofing), and the City's rolling stock (e.g. police cars, public works trucks) will be addressed in the City's annual budget and not within this Capital Facilities Element. The Element will also not include the capital expenditures or improvements of private or nonprofit organizations that provide services or facilities to the public.



## **ORGANIZATION OF THE CAPITAL FACILITIES ELEMENT**

The Capital Facilities Element is organized into the following sections:

- Introduction
- State planning context
- Local planning context
- Public schools, land, and buildings
- Goals and policies
- Level of service standards
- Current and possible funding sources
- Six-year capital improvements program

## **RELATIONSHIP TO OTHER ELEMENTS AND FACILITY PLANS**

Most information about facilities is contained in other elements and documents. To avoid redundancy, this Capital Facilities Element provides references to information contained in other elements and documents instead of repeating information.

### **Utilities and Transportation Elements**

The Utilities, Transportation, and Park, Recreation and Open Space (PROS) Elements of the Comprehensive Plan are concerned with many of the same public facilities as the Capital Facilities Element. To improve readability of the Comprehensive Plan, all topics related to Fircrest-owned public utilities, other than the 6-year CIP, are consolidated in the Utilities Element. Likewise, topics related to transportation are consolidated in the Transportation Element, and park, recreation and open space facility topics are consolidated in the PROS Element, specifically, those elements contain facility inventories, existing demand and capacities, levels of service, and future needs for water, sanitary sewer, stormwater, transportation, and park, recreation and open space facilities. Where an improvement will result in capacity changes in a utility, capacity information for the improvement is included in the Utilities Element. The Utilities Element contains additional references to other utility or facility plans as necessary for more detailed information. Detailed project descriptions are available for future projects in the Fircrest Public Works Department.

### **Park, Recreation, and Open Space Plan**

The PROS Element of this Comprehensive Plan incorporates by reference the *City of Fircrest Comprehensive Park, Recreation and Open Space (PROS) Plan*. The PROS plan contains facility inventories, existing demand and capacity, levels of service, future needs, and project information for Fircrest's park, recreation and open space facilities. The PROS Plan will be updated periodically during the implementation of this Comprehensive Plan to reflect changing facility needs and preferences, capacities, and desired improvements. If there are conflicts between the PROS Plan and this Comprehensive Plan, the information in this Comprehensive Plan will supersede that in the PROS Plan. All capital improvement program revisions in the PROS Plan will be included in amendments to this Capital Facilities Element during the Comprehensive Plan amendment process.

## STATE PLANNING CONTEXT

Section RCW 36.70A.070 (3) of the *Washington State Growth Management Act (GMA)* requires that all comprehensive plans contain:

"A capital facilities element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) A forecast of the future needs for such capital facilities;
- (c) The proposed locations and capacities of expanded or new capital facilities;
- (d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.

Additionally, the GMA contains a planning goal that states that comprehensive plans and their associated development regulations must:

"Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards."

## LOCAL PLANNING CONTEXT

### ***CAPITAL FACILITIES VISION***

***Looking ahead 20 years...***

***In the 2030s, infrastructure and services meet the needs of a growing, aging and diverse population and promote a safe and healthy environment.***

*Fircrest provides high-quality public safety services and well-maintained and dependable public facilities.*

*The community continues to enjoy excellent fire and emergency response times, professional police services, beautiful parks, clean drinking water, and effective*

*wastewater and stormwater management because the capital facilities needed to provide these services were, and still are, planned and maintained for the long term.*

*An efficient multimodal transportation system has taken shape and is continually improved. The City's arterials have been redeveloped as complete streets to enable safe and convenient access for all road users, while accommodating the movement of freight and goods where appropriate. Pedestrians, bicyclists, motorists, and transit riders of all ages and abilities can safely move along and across these complete streets.*

*The design for each of these streets is unique and responds to its community context. Complete streets in Fircrest include a mix of design elements including sidewalks, bike lanes, special bus lanes, comfortable and accessible public transportation stops frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, and narrower travel lanes.*

*Complete streets have improved safety and created efficient connections for all users, and eliminated barriers to achieve neighborhood-level walking routes, within and between residential and business areas, parks and other public facilities. They have increased capacity, avoided the need for expensive retrofits, encouraged physical activity, and helped created a more walkable community. Capital improvements have supported increased street life and community vibrancy. Fircrest residents also embrace and support the high-quality educational, cultural and recreational facilities in the community.*

*Expansion of park, open space and recreation facilities and services has been achieved through cooperative efforts of the City, school districts, and citizen volunteers. Residents enjoy enhanced neighborhood parks and public spaces, a community center, and a variety of recreation programs and activities for children, youth, adults, and senior citizens.*

### Long-term planning for services and facilities.

*Long-term planning carries out the Comprehensive Plan goals and policies, such that new development and new services and facilities arrive concurrently.*

The cost of providing and maintaining Fircrest's quality services and facilities is borne equitably, balancing the needs of the community with those of the individual.

*Fircrest continues to draw from diverse revenue streams to finance capital facility projects. Additionally, maintenance of new facilities is anticipated well in advance as part of the capital planning program to ensure facility maintenance costs can be effectively incorporated into the City's operating budget. The public facility costs associated with new growth are recovered in part using impact fees that reflect up-to-date costs, including those related to land acquisition and construction. In addition, Fircrest continues to seek grants and other outside funding to maintain its high quality of life.*

## **PUBLIC SCHOOLS, LAND, AND BUILDINGS**

Capital facilities in Fircrest that are not associated with utilities, transportation, or parks, recreation and open space consist of public schools and Fircrest-owned land and buildings. This section provides basic information about those facilities. All of the facilities discussed in this Element are owned and operated by Fircrest except school facilities. Information about school facilities is included to ensure that all capital facilities owned by public entities are addressed. Information about school facilities is based on school district capital facilities plans and other documentation.

### ***PUBLIC SCHOOLS***

#### **Tacoma Schools**

The Tacoma School District serves a large portion of the City of Fircrest. Whittier Elementary, located at 777 Elm Tree Lane, provides classrooms and other facilities for grades kindergarten through 5. A second elementary school, Wainwright Elementary, was closed by the District several years ago and is scheduled to be replaced by a new grade 4-8 facility in 2016.

The Tacoma School District determines level of service (LOS) standards for the three school types in the district: 1) elementary schools; 2) middle schools; and, 3) high schools. The Tacoma School District's 2014-2019 Capital Facilities Plan (CFP), dated June 10, 2014, identifies for each type of school, student capacity (with and without portables), existing LOS standards (with and without portables), as well as a recommended LOS for each school type. Six-year needs, six-year funding and projects, a rolling capacity balance sheet, and operating and maintenance costs for both the current inventory and proposed projects are all included.

#### Existing Inventory

An inventory of Tacoma schools is contained within the Tacoma School District 2014-2019 CFP. The CFP indicates that the District operates 35 elementary schools, nine middle schools and eight high schools. For detailed information about these schools, refer to the Tacoma School District CFP.

#### Future Needs

The Tacoma School District CFP has calculated six-year capacity needs for each school type based on recommended LOS. These are summarized in **Table CF-1**.

**Table CF-1**  
**Tacoma School District Projected Capacity Needs**

School Type	Year 2019 (Demand)	Square Feet Required
Elementary School (1)	15,834	1,425,060
Middle School (2)	6,375	658,570
High School (3)	7,589	936,970

(1) Recommended LOS of 90 sq. ft. per student (K-5)

(2) Recommended LOS of 90 sq. ft. per student (grade 6), 110 sq. ft. (grades 7-8)

(3) Recommended LOS of 110 sq. ft. per student (grade 9), 130 sq. ft. (grades 10-12)

### Proposed Location and Capacities

The Tacoma School District's 2014-2019 CFP identifies proposed projects over a six year period for each school type. Nine elementary school (ES) replacement projects are planned as well as the replacement of Fircrest's Wainwright Elementary School with an elementary/middle school (4-8 grades), historic modernization of McCarver ES, historic modernization and additions to Stewart Middle School (MS), and replacement of Hunt MS, modernization and additions to Wilson High School (HS), and modernizations and additions to SAMI HS. Completion of these projects should leave a net reserve of 766,648 square feet.

The District proposes the development of no new middle schools. However, as noted above, a new elementary/middle school would be established on the site of Wainwright ES, and two existing middle schools, Stewart and Hunt, would be replaced. Completion of these projects would result in a year 2019 net reserve of 427,903 square feet.

The Tacoma School District's capacity balance sheet for high schools indicates that with Wilson and SAMI High School modernizations, a net reserve of 492,924 square feet is projected for the year 2019.

### Six-Year Funding Plan

Six-year funding plans are included in the Tacoma School District's CFP for each school type. Six-year operation and maintenance cost schedules by school type have also been prepared. The District will rely upon State matching funds, remaining levy funds, 2013 Capital bond funds, impact fees through voluntary agreements, and impact fees by ordinance, to fund school improvements. For elementary schools, the District anticipates an approximate total of \$307,800,000 from funding sources, \$118,500,000 for middle schools, and \$81,500,000 for high schools.

### **University Place Schools**

University Place School District has no facilities within Fircrest. The district has completed a series of capital improvements district-wide that were designed to meet projected build-out demand as well as current demand at the district's recommended levels of service. Fircrest students who attend University Place schools typically attend the neighborhood schools listed in the following table. Each school's capacity and the district's levels of service are provided in **Table CF-2**.

**Table CF-2  
Capacity and Level of Service**

Facility	Capacity and Recommended Level of Service
Evergreen Primary Grades kindergarten through 4	Evergreen School capacity is 572 students. The district's recommended level of service is 20-24 students per classroom in Kindergarten to 4 <sup>th</sup> grade.
Narrows View Intermediate Grades 5 through 7	Narrows View School capacity is 702 students. The district's recommended level of service is 24-26 students per classroom.
Curtis Junior High Grades 8 through 9	Curtis Junior High School capacity is 1,000 students. The district's recommended level of service is 26-28 students per classroom and 1,000 students on a 20-acre site.
Curtis Senior High Grades 10 through 12	Curtis Senior High School capacity is 1,600 students. The district's recommended level of service is 26-28 students per classroom.

### **FIRCREST-OWNED LAND AND BUILDINGS**

Fircrest owns a number of tracts of land for the purpose of delivering urban services. The table below summarizes information about Fircrest's land, buildings and other facilities. Park, recreation, and open space facilities are noted in **Table CF-3** and described in greater detail in the *City of Fircrest PROS Plan*.

**Table CF-3  
Park, Recreation and Open Space Facilities**

Location, Size, and Use	Improvements
302 Regents Blvd. Approximately 0.5 acres Public Safety Building	<p><b>Existing:</b> This 9,750 sq. ft. building was completed in 1979 and is shared by the Fircrest Police Department and Tacoma Fire Department. The first floor (5760 sq. ft.) is mostly dedicated for fire purposes including 3 bays for fire apparatus, with the exception of the Police Department offices. The basement area (3,176 sq. ft.) is mostly dedicated to police uses, including a four-stall parking garage. Parking for employees and visitors is provided on site. The Tacoma Fire portion was remodeled in 1995.</p> <p><b>Planned:</b> There are no plans to remodel or add facilities to the Public Safety Building at this time.</p>
115 Ramsdell Street Approx. 1.44 acres City Hall	<p><b>Existing:</b> The building, which is approximately 7,800 sq. ft., serves as City Hall, Municipal Court, and Administrative Offices. It was built in 1998 and replaced the prior City hall building on the site. Parking for employees and visitors is provided on the building site and the south side of Ramsdell Street.</p> <p><b>Planned:</b> There are no plans to remodel or add facilities to the City Hall at this time.</p>

Location, Size, and Use	Improvements
<p>120 Ramsdell Street 7.07 acres Public Works Building, 2 water wells (wells 4 and 5)</p>	<p><b>Existing:</b> The 3,600 sq. ft. public works building with offices, meeting rooms, showers, and shared office facilities was completed in 1993. Associated with the building are two 2,400 sq. ft. enclosed vehicle/equipment storage bays and four 4,800 sq. ft. open bays. <b>Planned:</b> There are no plans to remodel or add facilities to the Public Works Building at this time.</p>
<p>Pierce County Parcel 668000-001 (Paradise Parkway Lot 1, Block 1)</p> <p>Pierce County Parcel 0220143-008 (1500 block of Alameda Ave)</p> <p>Pierce County Parcel 0220113-001 (Property owned by Fircrest Golf Club)</p> <p>Orchard and 25th Street (Located outside of City boundaries; Access to site is via 25th Street).</p> <p>Pierce County Parcel 7160200370</p>	<p>These tracts are improved as described:</p> <p>Contains water wells 6 and 7</p> <p>Contains water well 8</p> <p>Contains one water tank</p> <p>Contains two water tanks (one high, one low)</p> <p>Contains water well 9 (located in Masko Park)</p>
<p>805 San Juan Avenue 1.2 acres Masko Park Special Use Area</p>	<p><b>Existing:</b> Veterans Memorial Garden, Rhododendron Garden, and Seabrook Specialty Garden. <b>Planned:</b> See PROS Plan.</p>
<p>601 San Juan Avenue 0.2 acres Alice Peers Park Pocket Park</p>	<p><b>Existing:</b> City of Fircrest flag pole, rose garden, and community message board. <b>Planned:</b> See PROS Plan.</p>
<p>611 Contra Costa Avenue 1.4 acres Gene Goodwin Tot Lot Neighborhood Park</p>	<p><b>Existing:</b> Tot Lot contains children’s play area with pre-school play opportunities, playground equipment, large sand area, restrooms, lawn and picnic area. The park also has three tennis courts with fencing separation between the children’s playground area and the active courts. <b>Planned:</b> See PROS Plan.</p>
<p>555 Contra Costa Avenue 7.8 acres Fircrest Park</p>	<p><b>Existing:</b> Community Center, seasonal swimming pool and wading pool, Ron Russo Pavilion group picnic shelter and outdoor basketball court, sports fields for soccer and</p>

Location, Size, and Use	Improvements
Community Park	ball games, and open space for annual community events. The park maintenance center is located onsite, as is limited parking. <b>Planned:</b> See PROS Plan.
921 Contra Costa Avenue 10.0 acres Whittier Park Community Park	<b>Existing:</b> Baseball field, softball field, two soccer fields, three outdoor tennis courts, basketball court, group picnic shelter, restrooms, Bocce courts and nature trail. <b>Planned:</b> See PROS Plan.
921 Contra Costa Avenue 6.5 acres Thelma Gilmur Park Natural Open Space	<b>Existing:</b> Mostly undeveloped with a designated wetland. Nature trails bisect the forested hillside on the eastern edge of the site and the native plant-dominated upland area abutting the centrally located wetland. <b>Planned:</b> See PROS Plan.

## GOALS AND POLICIES

This section contains the goals and policies that will guide the design, construction, operation, maintenance, renovation, removal, cost management, and financing of capital facilities in Fircrest for a 20-year planning horizon following adoption of the Comprehensive Plan and amendments thereto. The following goals reflect the general direction of the City, while the policies provide more detail about the steps needed to meet the intent of each goal. Discussions provide background information, may offer typical examples, and clarify intent. Goals and policies are organized into the following categories:

- Level of service and concurrency
- Environmental impacts
- Facility and service providers
- Financial feasibility
- Coordination with the Comprehensive Plan, other Plans, and other Policies
- Siting facilities
- Essential public facilities

### ***LEVEL OF SERVICE AND CONCURRENCY***

#### **GOAL CF1:**

**Provide and maintain adequate public facilities to meet the needs of existing and new development. Establish level of service (LOS) standards and identify capital improvements needed to achieve and maintain these standards.**



**Policy CF1.1**

Establish level of service (LOS) standards for certain City owned and operated public facilities. The City shall work with owners and operators of non-City owned and operated facilities to establish levels of service standards necessary to provide for growth and achieve the City's vision. Levels of service should be established in interlocal or contractual agreements between the City and the service provider. Where Fircrest's service area for a particular facility or service extends beyond Fircrest's boundaries, extensions shall be planned and built to a master plan that will ensure adequacy for the entire service area.

**Discussion:** Level of service (LOS) standards are benchmarks for measuring the amount of a public facility and/or services provided to the community. Level of service means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need (WAC 365-195-210). Level of service standards will be a determining factor for when and where development will occur. This is because level of service is intricately tied to concurrency. (See Policy CF1.2.)

**Policy CF1.2**

Require transportation, storm water, sewer, and water facilities concurrent with development. Other public facilities such as schools and parks will be provided based on adopted plans and development schedules.

**Discussion:** GMA Goal 12 states that public facilities and services necessary to support development shall be adequate to serve the development at the time of development without decreasing current service level standards below locally established minimums (RCW 36.70A.020(12)). The GMA requires concurrency for transportation facilities. (The City's level of service for transportation facilities is established in the Transportation Element.) In addition, water and sewer concurrency is highly recommended by the Department of Commerce.

**Policy CF1.3**

Issue no development permits (such as a building permit or a land use approval associated with a building permit) unless sufficient capacity for facilities exists or is developed concurrently to meet the minimum level of service for both existing and proposed development.

**Discussion:** New development must not cause the level of service to drop below the City's adopted minimums. If a development causes the level of service to drop below an adopted minimum, a permit will not be issued allowing the new development until the City has assurances that the level of service will be maintained. Other public facilities will be monitored by the City as development occurs. Provision of these public facilities will be evaluated against applicable codes and levels of service per local, state, and federal requirements.

**Policy CF1.4**

If necessary public facilities are not already provided at the level of service for facilities identified in CF1.2, or if the development proposal would decrease the level of service below the locally established minimum, the applicant may:

1. Provide the public facilities and improvements;

2. Delay development until public facilities and improvements are available; or
3. Modify the proposal to eliminate the need for public facilities and improvements.  
(Modification may include reduction in the number of lots and/or project scope.)

**Discussion:** Should a development cause level of service to go below the established minimum, then options do exist that may allow development to proceed at some point in time.

### **Policy CF1.5**

Exempt the following development from concurrency requirements:

1. Development “vested” in accordance with RCW 19.26.095, 58.17.033, or 58.17.170;
2. Expansions of existing development that were disclosed and tested for concurrency as part of the original application; and,
3. Development that creates no additional impact to public facilities.

**Discussion:** Concurrency requirements do not apply to vested developments. (Vested developments are those projects entitled to develop under the regulations that were in effect when application was made. Washington State courts and the legislature have defined “vested rights” and these continue to evolve.) Additionally, phased developments can be tested once for all phases, allowing construction to proceed thereafter without the need to revisit concurrency.

### **Policy CF1.6**

Evaluate needed improvements to the City’s public facilities on an annual basis.

**Discussion:** Public facilities must be kept in good repair and need to be maintained or expanded as the City grows. Well-maintained facilities with appropriate capacity contribute to quality of life. The City should evaluate the condition of public facilities and determine needed repairs (non-capacity projects). Additionally, the City should annually assess expansion needs based on projected growth (capacity projects). This will assist in the timely identification of improvements needed to achieve minimum LOS standards.

**Policy CF1** When prioritizing improvement projects, Fircrest should consider if the project is needed to correct existing deficiencies, replace needed facilities, or extend the life or usefulness of facilities; increase public health and safety; reduce long-term maintenance and operating costs; coordinate with other providers' projects; meet state facility requirements; and improve the environment. Financial feasibility and the impact on Fircrest's budget should also be considered.

### **Policy CF1.7**

Fircrest shall apply its concurrency management regulations to new development to support the implementation of this Comprehensive Plan.

### **Policy CF1.8**

Re-evaluation of total cumulative future demand for capital facilities shall be a requirement prior to issuance of any permits for large-scale residential development on the Fircrest golf club property. No development permits shall be issued if such

development will cause levels of service to fall below standards established in this Comprehensive Plan, unless the developer provides the compensating facilities and improvements at the time of development or provides funds to Fircrest to make the necessary facilities improvements when they become necessary to maintain levels of service.

## ***ENVIRONMENTAL IMPACTS***

### **GOAL CF2**

**Capital facilities and services shall be designed and managed to minimize and mitigate adverse environmental impacts resulting from construction, use, operation, maintenance, renovation, and removal of the facilities.**

#### **Policy CF2.1**

Facilities, services, programs, and procedures should be structured to prevent or minimize pollutants entering the air, water, and soil and to protect the environmental integrity of critical areas.

#### **Policy CF2.2**

During facility planning and implementation, the cumulative adverse environmental impacts of all projects should be considered as well as immediate adverse impacts.

#### **Policy CF2.3**

Facilities, services, programs, and procedures should be designed and managed to conserve resources and reduce demand for facilities with significant adverse environmental impacts. Similarly, procedures, programs, and rate structures should encourage citizens to conserve resources and to minimize the negative environmental impacts of their use of facilities and services.

## ***FACILITY AND SERVICE PROVIDERS***

### **GOAL CF3**

**Fircrest may contract with other facility and service providers to ensure adequate urban facilities and services. All providers serving Fircrest should conform to Fircrest's service standards.**

#### **Policy CF3.1**

When selecting facility and service providers, potential providers should be evaluated with respect to cost, Fircrest's service standards, and environmental responsibility. Additional evaluation criteria may be established as appropriate. Fircrest should select the provider offering optimum conformance with evaluation criteria.

**Policy CF3.2**

Existing facility and service providers that do not conform to Fircrest's service standards should be informed in writing of nonconformance issues.

***FINANCIAL FEASIBILITY*****GOAL CF4**

**Provide needed public facilities within the City's ability to fund or within the City's authority to require others to provide.**

**Policy CF4.1**

Require new development to fund a fair share of costs to provide services for growth generated by that development.

**Discussion:** New development creates impacts upon public facilities and should be responsible for bearing its fair share of costs. Impact fees are one possible source to fund certain public facilities for new growth. However, impact fees cannot be used to pay for existing deficiencies. Other funding sources must be used to pay for existing system deficiencies.

**Policy CF4.2**

Review project costs scheduled in the Capital Improvements Program so that expected revenues are not exceeded.

**Discussion:** Financial feasibility is required for scheduled capital improvements that support new developments. Revenue estimates and amounts must be realistic and probable. Revenues for transportation improvements must be "financial commitments" as required by the GMA. A financial commitment is one sufficient to finance the public facility and to provide reasonable assurance that the funds will be used for that purpose.

**Policy CF4.3**

Consider life cycle costs when making capital facilities purchases.

**Discussion:** Capital facilities acquisition often focuses on purchase cost. However, a need also exists to focus on facility maintenance and operation costs and/or depreciation. Capital facility purchases commit the City to an operation and maintenance program. Sound financial practices are necessary when considering capital facility purchases, especially given other existing or anticipated long-term life cycle cost commitments.

**Policy CF4.4**

Provide public facilities and services that the City can most effectively deliver, and contract for those best provided by other public entities and the private sector.

**Discussion:** Certain public facilities and services are provided to the City by other public entities through contracts or other agreements. The City should regularly evaluate and monitor each service provider's quality of service and rates. The City may study the feasibility of directly owning and operating these public facilities and services should concerns arise.

**Policy CF4.5**

Help residents develop Local Improvement Districts (LIDs) and Utility Local Improvement Districts (ULIDs) and consolidate them to save administrative costs.

**Discussion:** A process exists, mandated by state law, to approve and implement LIDs and ULIDs. This process is often lengthy and consumes considerable staff time and resources. Rather than supporting numerous separate LIDs and ULIDs within a geographic area, the City should anticipate other LID and ULID improvements in the area and help residents implement them under one LID formation process.

**Policy CF4.6**

Aggressively seek conventional and innovative funding sources necessary to achieve the City's capital facilities goals, policies, and service standards. Fircrest should make efforts to secure grants and similar sources of funding and should explore other funding mechanisms when such sources will provide needed funding for capital improvements.

**Policy CF4.7**

If proposed facility plans, projects, operating procedures, and maintenance procedures will cause cumulative adverse impacts to the natural environment, future costs of mitigating cumulative adverse impacts should be estimated. When decisions are made to implement such plans, projects, or procedures, funding programs should be established concurrently to ensure funds sufficient for future restoration and mitigation programs. Funding programs should be designed to ensure availability of funds when restoration or mitigation programs are expected to be needed.

***COORDINATION WITH THE COMPREHENSIVE PLAN, OTHER PLANS, AND OTHER POLICIES*****GOAL CF6**

**Implement the Capital Facilities Element in a manner that is consistent with other applicable plans, policies, and regulations. This includes, but is not limited to, the Growth Management Act (GMA), VISION 2040, Pierce County County-Wide Planning Policies (CPPs), other Comprehensive Plan Elements, and plans of other regional entities, Pierce County, and municipalities.**

**Policy CF6.1**

Ensure that public facility improvements are consistent with the adopted land use plan map and other Comprehensive Plan Elements.

**Discussion:** The GMA requires internal consistency between the Capital Facilities Element (CFE) and other Comprehensive Plan Elements. Consistency is essential because the cost and long life of capital facilities sets precedent for location and intensity of future development.

Consistency is also important because the CFE implements other Comprehensive Plan Elements. The CFE serves as a catalyst for financing key proposed projects, and establishes a process to balance competing requests for funds.

**Policy CF6.2**

Reassess the Land Use Element if funding for concurrent capital facilities is insufficient to meet existing needs.

**Discussion:** The Comprehensive Plan needs to continually be reassessed to determine whether or not projected capital facilities funding is sufficient to meet existing needs. If probable funding for capital facilities is insufficient to meet existing needs, then Plan Elements will be reassessed. At a minimum, this includes reassessment of the Land Use Element to evaluate whether the growth projected in the Land Use Element can realistically be achieved given expected capital facilities funding. Additional options include re-evaluating projected funding, alternative sources of funding, and level of service standards.

**Policy CF6.3**

Amend the six-year Capital Improvements Plan (CIP) on an annual basis.

**Discussion:** The six-year CIP should be amended on a relatively short-term basis so that financial planning remains current with changing conditions, development trends, and the economy.

**Policy CF6.4**

Implement the Capital Facilities Element consistent with the requirements of the adopted Pierce County County-Wide Planning Policies (CPPs), Puget Sound Regional Council (PSRC) VISION 2040, the GMA, and other relevant plans.

**Discussion:** The CPPs, VISION 2040 and the GMA represent region-wide visions for growth. Inter-jurisdictional consistency for capital projects within these regional visions is important in achieving the goal of managed growth. Fircrest should participate in project coordination efforts and joint planning with other jurisdictions to ensure achievement of capital facilities goals, policies, and service standards and to ensure consistency among jurisdictions.

**Policy CF6.5** Seek inter-jurisdictional agreements allocating costs equitably for improvements, operations, and maintenance of facilities that are shared by other jurisdictions.

**Policy CF6.6**

Explore opportunities to share facilities and services with nearby jurisdictions to achieve mutually beneficial increases in services or overall reduction in costs to the citizens of Fircrest and those of other jurisdictions.

**Policy CF6.7**

Inform affected school districts early in the permit application review process for any residential developments that will significantly increase demand for school facilities. Permit applications may be denied if the school district is unable to provide educational services at the time that development is available for occupancy. Impact

fees may be imposed to compensate for the school facilities impact of new developments.

**Policy CF6.8**

Plans and projects described in other elements shall be consistent with the financial plan of the Capital Facilities Element and with the capacity of the City to fund facility operations and maintenance. If probable funding falls short of meeting needs, affected elements and the Capital Facilities Element shall be reassessed and revised as necessary to ensure an achievable Comprehensive Plan. Levels of service may be adjusted if other reconciliation measures do not achieve consistency.

**SITING FACILITIES****GOAL CF7**

**Locate capital facilities for maximum public benefit while minimizing negative impacts.**

**Policy CF7.1**

Site public facilities to encourage physical activity and minimize impacts on residential neighborhoods and sensitive environmental areas.

**Discussion:** Like other development, public facilities may impact surrounding land uses and environmentally sensitive areas. Techniques to minimize negative impacts include: completing the environmental review process, conforming to code requirements related to landscaping, setbacks, buffering etc., and avoiding sensitive areas whenever reasonably possible (e.g., designing public roads to avoid sensitive areas).

**Policy CF7.2**

Acquire and locate public facilities to create multiple use opportunities and support business areas where appropriate.

**Discussion:** Certain public facilities support multiple uses. For instance, public facilities may have meeting rooms available for use by community groups and private parties. Accessible areas should be considered when acquiring and siting public facilities. Further, certain public facilities attract people to an area and promote adjacent business development. This provides a convenience to the public while also fostering economic development.

**Policy CF7.3**

Encourage adaptive reuse of existing buildings as community facilities when possible.

**Discussion:** Where feasible and if appropriate, the City will consider adaptive reuse of existing buildings as community facilities. Certain buildings may become notable community landmarks. In such cases, adaptive reuse should at least initially be considered as an alternative to demolition.

**Policy CF7.4**

Coordinate capital facility siting with the plans of surrounding jurisdictions and regional and State agencies as required and as appropriate for each facility.

**Discussion:** Inter-jurisdictional coordination is a fundamental GMA concept. Certain capital facilities are linear in nature and pass through more than one jurisdiction. These facilities often require significant inter-jurisdictional coordination. Other capital facilities may be site specific but regional in nature. These capital facilities serve a population beyond City limits and may have a disproportionate financial burden on the jurisdiction where sited. These facilities also require considerable coordination and may have specific siting criteria.

**ESSENTIAL PUBLIC FACILITIES****GOAL CF8**

**Permit the siting of essential public facilities in accordance with state requirements and City codes.**

**Policy CF8.1**

Use the City-adopted process and approval criteria when siting listed State-wide, County-wide, and local essential public facilities.

**Discussion:** Essential public facilities are capital facilities typically difficult to site. The GMA requires that no local comprehensive plan may preclude the siting of essential public facilities. Essential public facilities may be drawn from three sources:

- a) the State list,
- b) the County-wide list; and
- c) the City list.

Fircrest will identify essential public facilities of a State-wide nature as defined by the Washington State Office of Financial Management (OFM) list. The Pierce County County-Wide Planning Policies (CPPs) and the Pierce County Comprehensive Plan policies will be used as guidance to identify County-wide essential public facilities. City essential public facilities will be identified using, at a minimum, criteria recommended in WAC 365-195-340 (2)(ii)(C).

**Policy CF8.2**

Adaptively manage the process for siting and permitting essential public facilities to insure the public is protected from adverse impacts.

**Discussion:** Adaptive management involves the monitoring of processes and outcomes to determine if they are achieving their purpose and to modify the process if necessary, to achieve the desired outcome. By definition, essential public facilities are difficult and controversial to site due to negative impacts associated with these facilities. An intensive public involvement process, analysis and appropriate mitigation are needed before an essential public facility can be sited. The process needs to be dynamic in order to adapt to changing conditions and technologies.



**Policy CF8.3**

Actively monitor and participate in siting of essential public facilities in other parts of the County that may have an impact on Fircrest.

**Discussion:** The siting of essential public facilities in a neighboring jurisdiction or in the County may have an adverse impact on facilities and services and the citizens of Fircrest. By monitoring proposals to site essential public facilities, the City will be better prepared to mitigate and seek mitigation for any associated impacts.

## LEVEL OF SERVICE STANDARDS

In order to determine existing capacity and future capital improvement needs, level of service standards are required. Level of service (LOS) standards are an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility or improvement. These levels of service, the land use vision, or the capital facilities program may need to be modified in the future in response to changing community expectations or vision, revenue shortfalls, or unforeseen or emergency expenditures.

It is important to note that the level of service standards listed below should be considered minimums. Future capital improvements are not limited to meeting these standards, and in some cases the City may choose to exceed these standards. The City's adopted 2014 Comprehensive Water System Plan Update, 2002 Comprehensive Sewer System Plan, and 2014 PROS Plan contain capital and non-capital improvements that exceed the level of service standards. These plans contain additional projects and improvements that although desirable for the community are not essential to the day-to-day operation of the City. **Figure CF-1** identifies level of service standards that are used to determine what capital improvements are essential to the community.

### Figure CF-1 - Summary of LOS Standards

<u>Facility/Improvement</u>	<u>Level of Service Standard</u>
Fire/EMS	4-minute response time
Law Enforcement	1.33 uniformed commissioned officers/1000 population
Parks/Open Space	See PROS Plan for each type of facility
Power (electric)	Undergrounding for new facilities; National Electric Code and Washington State Electric Code; LOS as adopted by Tacoma Power
Schools	LOS as adopted by Tacoma Public School and University Place School Districts
Sanitary Sewer	220 gpd/eru

Stormwater	Department of Ecology Stormwater Management Manual for Western Washington – Latest Adopted Version
Streets (arterial)	LOS “D”
Streets (collector/local)	FMC Chapters 22.22 and 22.64
Water (supply service)	173 gpd/eru
Water (fire flow)	1000 gpm @ 20 psi for residential; 2500 gpm @ 20 psi for non-residential

Note: For additional detailed information on existing and proposed levels of service and LOS standards, please see the Transportation, Utilities, and Park, Recreation and Open Space Elements, and specific facility plans referenced in this Comprehensive Plan.

## CURRENT AND POSSIBLE FUNDING SOURCES

This section of the Capital Facilities Element describes the current budgeted sources of City revenue for the General Fund. The possible funding sources listed within this Element are subject to change and should be periodically reviewed for applicability and appropriateness for the City. Additional sources in other funds will also be used in the Six-Year Capital Improvement Program.

### Figure CF-2 - ~~2015-2020~~ Sources of Revenue

#### TAXES

General Property Taxes	<del>\$1,502,174</del> <u>1,600,049</u>
E.M.S. Taxes	<del>311,478</del> <u>335,204</u>
Retail Sales & Use Tax	<del>280,000</del> <u>530,000</u>
Zoo Tax	<del>50,000</del> <u>75,000</u>
Sales Tax - Criminal Justice	<del>92,000</del> <u>135,000</u>
<del>Franchise Fee Cable TV</del>	<del>103,000</del>
Gas Utility Tax	<del>132,000</del> <u>110,000</u>
Garbage/Solid Waste Tax	<del>91,000</del> <u>102,000</u>
Television Cable Tax	<del>130,000</del> <u>150,000</u>
Telephone/Telegraph Tax	<del>200,000</del> <u>95,000</u>
Water Utility Tax	<del>68,000</del> <u>88,000</u>
<del>Water Franchise Fee</del>	<del>5,100</del>
Sewage Utility Tax	<del>120,000</del> <u>162,000</u>
<del>Storm Drain Utility Tax</del>	<del>29,700</del>
Gambling Excise Tax	<del>4,000</del> <u>0</u>
TOTAL TAXES	<del>3,088,752</del> <u>3,411,953</u>

#### LICENSES & PERMITS

<del>Non-Compete Electric Fee</del>	<del>\$290,000</del>
<del>Franchise Fee Cable TV</del>	<del>125,000</del>
<del>Water Franchise Fee</del>	<del>7,000</del>
Business Licenses & Permits	<del>\$45,000</del> <u>60,000</u>
<del>Home Occupation Permit</del>	<del>2,500</del>

Building/Structures/Equipment	<u>99,630,36,000</u>
Mechanical Permit	<u>17,000,11,000</u>
Plumbing Permit	<u>14,600,09,000</u>
Excavation Permit	<u>4,000</u>
Sign Permit	<u>270,500</u>
Other/Miscellaneous Fees	<u>950,1400</u>
<b>TOTAL LICENSES &amp; PERMITS</b>	<b><u>90,050,539,900</u></b>

**INTERGOVERNMENTAL REVENUE**

Reimbursements – State of WA	<u>\$5,000,8,000</u>
Planning Grant – State of WA	<u>9,000,20,000</u>
City Assistance	<u>73,500,120,000</u>
MVET/CJF/Violent Crimes/Pop	<u>4,600,2,000</u>
MVET/CJ/Special Programs	<u>5,830,7,500</u>
DUI – Cities	<u>4,200,1,000</u>
Liquor Excise Tax	<u>12,520,36,800</u>
Liquor Board Profits	<u>45,860,42,900</u>
Liquor Control Board	<u>11,630,10,900</u>
<b>TOTAL INTERGOVERNMENT REVENUES</b>	<b><u>166,140,256,700</u></b>

**OTHER SERVICES AND CHARGES**

<u>Ruston Court Contract</u>	<u>\$236,000</u>
Passport Fees	<u>\$7,500,23,000</u>
Plan Checking Fees	<u>63,000,19,000</u>
Planning Permit	<u>14,990,7,000</u>
Site Development	<u>5,800,2,000</u>
Swimming Pool Fees	<u>31,000,45,000</u>
Swim Team Fees	<u>3,500,5,000</u>
Swimming Instructions	<u>32,000,34,500</u>
Recreation Fees	<u>6,000</u>
Basketball Registration	<u>12,250,13,000</u>
Baseball Registration	<u>17,500,24,000</u>
Indoor Soccer	<u>1,500,1,800</u>
Police Reimbursement & Special Inspection	<u>2,000</u>
5K Race Registration	<u>2,500</u>
Flag Football	<u>800,1,000</u>
Instructor Based Revenue	<u>17,000,18,000</u>
RCO Grant	<u>36,500</u>
Interdepartmental Service Charges	<u>430,876,669,237</u>
<b>TOTAL OTHER SERVICES &amp; CHARGES</b>	<b><u>684,716,1,104,537</u></b>

**FINES & FORFEITS**

Municipal Court	<u>\$220,000,265,000</u>
Investigative Fund	<u>4,500,2,800</u>
DUI Invest	<u>3,500,1,800</u>
<b>TOTAL FINES &amp; FORFEITS</b>	<b><u>228,000,269,600</u></b>

**MISCELLANEOUS REVENUE**

Investment Interest	<u>5,000,120,000</u>
<del>Interest – Utility Deposits</del>	<del>100</del>

Sales Interest	<u>75,700</u>
Interest on General Property Taxes	<u>1002,000</u>
Interest on EMS Property Taxes	<u>50,500</u>
Space & Facility Rental	<u>17,000</u>
<del>Soccer Field Rental</del>	<u>23,000</u>
Land Rental	<u>85,070</u>
<del>Time/Temp Sign</del>	<u>81,315</u>
Parks Donations	<u>2,640</u>
Police Donations	<u>10,500</u>
Fireworks Donations	<u>10,000</u>
<del>Beautification Donations</del>	<u>5,000</u>
Other Miscellaneous Revenue	<u>9,000</u>
<del>Non-Competition Charge</del>	<u>500</u>
TOTAL MISCELLANEOUS REVENUE	<u>344,895</u>
<b>TOTAL ESTIMATED REVENUE</b>	<b><u>\$4,374,553</u></b>
	<b><u>5,842,545</u></b>

### **POSSIBLE FUNDING SOURCES**

The following are major sources of funding that could be explored to meet existing and projected capital improvement needs. These funding sources are divided into the following categories, with the more common funding sources within each of these categories described in greater detail in the following pages.

- Debt Financing
- Local Multi-Purpose Levies
- Local Single Purpose Levies
- Local Non-Levy Financing Mechanisms
- State Grants and Loans
- Federal Grants and Loans
- Utility Rates

### **Debt Financing**

*Short-Term Borrowing:* The extremely high cost of many capital improvements requires local governments to occasionally utilize short-term financing through local banks.

*Revenue Bonds:* Bonds financed directly by those benefiting from the capital improvement. Revenue obtained from these bonds is used to finance publicly owned facilities. The debt is retired using charges collected from the users of these facilities. In this respect, the capital project is self-supporting. Interest rates tend to be higher than for general obligation bonds, and issuance of the bonds may be approved without a voter referendum.

*General Obligation Bonds:* Bonds backed by the value of the property within the jurisdiction. Voter-approved bonds increase property tax rates and dedicate the increased revenue to repay bondholders. Councilmanic bonds do not increase taxes and are repaid with general revenues. Revenue may be used for new capital facilities, or maintenance

and operations at existing facilities. These bonds should be used for projects that benefit the city as a whole.

## Local Multipurpose Levies

*Ad Valorem Property Taxes:* (Tax rate in mills (1/10 cent per dollar of taxable value). The maximum rate is \$3.75 per \$1,000 assessed valuation. The city is prohibited from raising its levy more than 1% of the highest amount levied in the previous year, before adjustments for new construction and annexation. A temporary or permanent excess levy may be assessed with voter approval. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities.

*Local Option Sales Tax:* Retail sales and use tax of up to 1%.

*Real Estate Excise Tax (REET):* REET 1 authorizes a 0.25% tax on each sale of real property and the Growth Management Act authorized another 0.25%. Revenues must be used solely to finance new capital facilities, or maintenance and operations of existing facilities, as specified in the Capital Facilities Element.

*Utility Tax:* A tax assessed on the gross receipts of electric, gas, telephone, water, sewer, stormwater utilities, cable TV and solid waste services. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities.

## Local Single Purpose Levies

*Emergency Medical Services Tax:* Property tax level of \$0.50/1,000 assessed valuation for emergency medical services. Revenue may be used to offset the costs of emergency medical services provided by the Tacoma Fire Department.

*Motor Vehicle Fuel Tax:* Tax paid by gasoline distributors. Local jurisdiction receives a percentage of total tax receipts. Shared revenue is distributed by the State of Washington. Revenues must be spent for highway construction, maintenance, or operation; policing of local roads; or related activities.

*Zoo Tax:* A Countywide voter approved tax equivalent to one-tenth of 1% sales and use tax to provide funds for capital and operating costs for parks and nationally accredited zoos, aquariums and wildlife preserves pursuant to RCW 82.14.400. Fifty percent is authorized for Point Defiance Zoo and Northwest Trek. The remainder is distributed on a per-capita basis for parks to Pierce County (with a required match), Tacoma Metropolitan Park District, and each city and town in the county (except Tacoma).

## Local Non-Levy Financing Mechanisms

*Fines, Forfeitures, and Charges for Services:* This includes various administrative fees and user charges for services and facilities operated by the jurisdiction. Examples are

franchise fees, sales of public documents, permits, sale of public property, and all private contributions to the city. Revenue from these sources may be restricted in use.

*Impact Fees:* These fees are paid by new development based upon its impact to the delivery of services. Impact fees must be used for capital facilities needed by growth, not for current deficiencies in levels of service, and cannot be used for operating expenses. These fees must be equitably allocated to the specific entities that will directly benefit from the capital improvement, and the assessment levied must fairly reflect the true costs of these improvements. Impact fees may be imposed for public streets, parks, open space, recreational facilities, school facilities, and fire protection facilities.

*Reserve Funds:* Revenue that is accumulated in advance. Sources of funds can be surplus revenues, funds in depreciation reserves, or funds resulting from the sale of capital assets.

*Special Assessment District:* District created to service entities completely or partially outside of the jurisdiction. Special assessments are levied against those who directly benefit from the new service or facility. Includes Local Improvement Districts (LIDs), Road Improvement Districts, Utility Improvement Districts, and the collection of development fees. Funds must be used solely to finance the purpose for which special assessment district was created.

*Special Purpose District:* District created to provide a specified service. Often the district will encompass more than one jurisdiction. Includes districts for fire facilities, hospitals, libraries, metropolitan parks, airports, ferries, parks and recreation facilities, cultural art/stadiums/ convention centers, sewers, water flood control, irrigation, and cemeteries. Voter approval required for airports, parks and recreation facilities, and cultural art/stadiums/convention center districts. The district has authority to impose levies or charges. Funds must be used solely to finance the purpose of which the district was created.

*User Fees, Program Fees, and Tipping Fees:* Fees or charges for using park and recreational facilities, solid waste disposal facilities, sewer and water services, surface water drainage facilities. Fee may be based on measure of usage, flat rate, or design features. Revenue may be used for new capital facilities, or maintenance and operations of existing facilities.

## **State Grants and Loans**

*Community Development Block Grants:* Grant funds available for public facilities, economic development, housing, and infrastructure projects that benefit low- and moderate-income household. Grants distributed by the Department of Community, Trade and Economic Development primarily to applicants who indicate prior commitment to a project. Revenue restricted in type of project and may not be used for maintenance and operations.

*Drinking Water State Revolving Fund (DWSRF):* The Drinking Water State Revolving Fund loan is an agreement entered into between the City and the State of Washington, and the Public Works Board, acting through the Department of Community Trade & Economic Development. Funds for the loan are provided by the United States Environmental Protection Agency, CFDA No. 66.468, Title: Safe Drinking Water State Revolving Fund. The loan funds local improvement projects that further the goals and objectives of the Washington State Drinking Water State Revolving Loan Fund Program.

*Recreation and Conservation Office:* Administers several grant programs for outdoor recreation and habitat conservation purposes. Each grant program requires that monies be spent for specific types of projects. The program requires sponsors to complete a systematic planning process prior to seeking IAC funding. IAC has grant limits on most of its programs, and also encourages and often requires sponsors to share in the project's cost. Grants are awarded by the Committee based on a public, competitive process that weighs the merits of proposed projects against established program criteria.

*Public Works Trust Fund:* Low interest loans to finance capital facility construction, public works emergency planning, and capital improvement planning. To apply for the loans, the city must have a Capital Facilities Element in place and must be levying the original .25% REET authorized for capital facilities. Funds are distributed by the Department of Commerce. Loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues.

*Transportation Improvement Account:* Revenue available for projects to alleviate and prevent traffic congestion caused by economic development or growth. Entitlement funds are distributed by the State Transportation Improvement Board subject to a percentage match. Revenue may be used for capital facility projects that are multimodal and involve more than one agency.

*Water Pollution Control State Revolving Fund:* Low interest loans and loan guarantees for water pollution control projects. Loans distributed by the Department of Ecology. Applicant must show water quality need, have a facility plan for treatment, and show a dedicated source of funding for repayment.

## **Federal Grants and Loans**

*Congestion Mitigation/Air Quality:* Established under the ISTEA Section 1009. The purpose of the program is to fund transportation projects and programs that will contribute to attainment of National Ambient Air Quality Standards. Federal participation for most CM/AQ projects is 80 percent, which increased to 86.50 percent due to public lands adjustments. Federal participation can be 90 percent for some activities that are on the Interstate system. Pedestrian and bicycle activities are limited to 80 percent federal participation.

## Utility Rates

*Utility Rates:* Revenues for replacement and repair of existing capital improvements and for new capital improvements can be collected through utility rates.

## SIX-YEAR CAPITAL IMPROVEMENT PROGRAM

This section of the Capital Facilities Element determines whether sufficient revenue will be available under the current budgeting assumptions to fund needed capital improvements. It provides an analysis of revenue sources available for capital improvements and balances these revenues against anticipated expenditures for capital improvements. Using this process, the City can estimate annual revenue surpluses and shortfalls. Proposed funding sources for currently unfunded capital projects have also been provided.

The improvements schedules provided in the following pages set forth each capital project that the City intends to construct over the next six years and presents estimates of the resources needed to finance the projects. The schedules will reflect the goals and policies of the Capital Facilities Element and the other elements of the Comprehensive Plan. The first year of the schedules will be included within the annual capital budget, while the remaining five-year programs will provide long-term planning. The Six-Year Capital Improvement Program is a rolling plan that will be revised and extended annually to reflect changing needs and aspirations of the community, revenue projections, implementation of utility, transportation, and park, recreation and open space plans, and changing circumstances. Improvement schedules are included for the following facilities:

- Transportation
- Sanitary sewer
- Stormwater management
- Water
- Parks, recreation, and open space

The Transportation schedule extends through 20352036, Fircrest's 20-year planning horizon, to provide additional information required under RCW 36.70A.070(6) for the City's multi-year transportation financing plan.



**Transportation Facility Improvements**

Revenues	2020	2021	2022	2023	2024	2025	2026	TOTAL	2026-2036	20 Year Total
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified</i>										
Light Funds from the sale of the Light Utility								0	0	0
Property Tax								0		0
Real Estate Excise Tax- To be used as deemed necessary by the City Council to fund improvements		60,000	60,000	60,000	60,000	60,000	60,000	360,000	700,000	1,060,000
State/Federal Grant			450,000	376,200	1,003,400		761,200	2,590,800	1,760,000	4,350,800
Local Match Funds for Grants – From REET or Rate Revenue			50,000	58,800	156,600		118,800	384,200	440,000	824,200
Utility Funds for grind and overlay with utility work			150,000			150,000		300,000	500,000	800,000
Developer Contributions								0	1,000,000	1,000,000
<b>Total Revenues</b>	<b>0</b>	<b>60,000</b>	<b>710,000</b>	<b>495,000</b>	<b>1,220,000</b>	<b>210,000</b>	<b>940,000</b>	<b>3,635,000</b>	<b>4,400,000</b>	<b>8,035,000</b>

Capital Appropriations	2020	2021	2022	2023	2024	2025	2026	TOTAL	2024-2036	20 Year Total
Major Pavement Patching: Citywide		60,000	60,000	60,000	60,000	60,000	60,000	360,000	700,000	1,060,000
Berkeley Ave. : 1100-1200 block grind and overlay			150,000					150,000		150,000
1/2 street Orchard BLVD/Regents Blvd to end of Right-of-way grind and overlay							250,000	250,000		250,000
1/2 Street Orchard Blvd/Standford St. to Regents Blvd grind and overlay							180,000	180,000		180,000
Alameda Avenue: Emerson to Rosewood Ln (curb, gutter, sidewalk on east side, bike lane designation)			500,000					500,000		500,000
Alameda Avenue: 44th to Emerson (curb, gutter, and sidewalk on both side, and bike lane designation)				300,000				300,000		300,000
44th Street: 67th Ave to 62nd Ave (curb gutter and sidewalk on north side)							450,000	450,000		450,000
Regents: Alameda Ave to 67 <sup>th</sup> Ave (grind and overlay)				82,000	760,000			842,000		842,000
Emerson – Woodside to 67 <sup>th</sup> (Retaining walls and entry islands)				53,000	400,000			453,000		453,000
Berkeley Ave: 1300 Block (curb/gutter and overlay)						75,000		75,000		75,000
Buena Vista Ave. 1300 block (curb/gutter and overlay)						75,000		75,000		75,000
Grind and Overlay: Various City Streets								0	1,500,000	1,500,000
Sidewalk Gap Completion and Replacement								0	950,000	950,000
Regents Blvd. and Alameda Avenue (channelization and restriping for bike lanes shared facilities)								0	250,000	250,000
New development roadway improvements								0	1,000,000	1,000,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>60,000</b>	<b>710,000</b>	<b>495,000</b>	<b>1,220,000</b>	<b>210,000</b>	<b>940,000</b>	<b>3,635,000</b>	<b>4,400,000</b>	<b>8,035,000</b>

**Sewer Facility Improvements**

<b>Revenues</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Sewer Rate Revenue		295,000	195,000	235,000	245,000	170,000	155,000	1,295,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
Public Works Trust Fund Loan								0
Washington State Department of Ecology Loan								0
Capital Contributions - Tap Fees		5,000	5,000	5,000	5,000	5,000	5,000	30,000
Bond Issue								0
<b>Total Revenues</b>	<b>0</b>	<b>300,000</b>	<b>200,000</b>	<b>240,000</b>	<b>250,000</b>	<b>175,000</b>	<b>160,000</b>	<b>1,325,000</b>

<b>Capital Appropriations</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>TOTAL</b>
44 <sup>th</sup> (Fordham) lift station upgrades			200000					200,000
Pipe burst sewer replacement between Cornell and Amherst.		150000						150,000
Pipe burst sewer main between Amherst and Regents		150000						150,000
Pipe burst sewer 100-200 block of Farallone and Eldorado				180000				180,000
Pipe burst sewer main on 100 block Alameda between Alameda and Berkeley				60000				60,000
Pipe burst sewer main between sunrise/Broadview					250000			250,000
Pipe Burst sewer between Alta Vista/Ramsdell/Electron							100000	100,000
Pipe burst sewer between Alameda/Paradis Ln						175,000	60,000	235,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>300,000</b>	<b>200,000</b>	<b>240,000</b>	<b>250,000</b>	<b>175,000</b>	<b>160,000</b>	<b>1,325,000</b>

**Stormwater Management Facility Improvements**

Revenues	2020	2021	2022	2023	2024	2025	2026	TOTAL
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Rate Revenues		80,000	30,000	30,000	30,000	30,000	30,000	230,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
WSDOE grants monies		213,750	150,000	150,000	150,000	375,000	262,500	1,301,250
Local Match Funds for Grants – From REET or Rate Revenue		71,250	50,000	50,000	50,000	125,000	87,500	433,750
<b>Total Revenues</b>	<b>0</b>	<b>365,000</b>	<b>230,000</b>	<b>230,000</b>	<b>230,000</b>	<b>530,000</b>	<b>380,000</b>	<b>1,965,000</b>

Capital Appropriations	2020	2021	2022	2023	2024	2025	2026	TOTAL
Estatel place storm pond modification		80,000						80,000
Outfall water quality improvements Source 10 and 11		285,000						285,000
Storm line improvemnts			30,000	30,000	30,000	30,000	30,000	150,000
Storm Water Quality outfall projects, SQ1 to SQ09 (2 per yr.)			200,000	200,000	200,000	500,000	350,000	1,450,000
<b>Total Capital Appropriations</b>		<b>365,000</b>	<b>230,000</b>	<b>230,000</b>	<b>230,000</b>	<b>530,000</b>	<b>380,000</b>	<b>1,965,000</b>

**Water Facility Improvements**

Revenues	2020	2021	2022	2023	2024	2025	2026	TOTAL
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
Rate Revenues		220,600	370,600	215,600	65,600	65,600	65,600	1,003,600
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								0
Capital Contributions - Tap Fees		4,400	4,400	4,400	4,400	4,400	4,400	26,400
Bond Issue								0
Local Match Funds for Grants – From REET or Rate Revenue								
<b>Total Revenues</b>	<b>0</b>	<b>225,000</b>	<b>375,000</b>	<b>220,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>1,030,000</b>

Capital Appropriations	2020	2021	2022	2023	2024	2025	2026	TOTAL
Recoat exterior of the "Golf Course Tank"			150000					150,000
Upgrade water meters and software for meter readying changes		150000	150000	150000				450,000
8" Water Main on Farallone from Columbia St. to Princeton St.			75000					75,000
8" Water Main on Eldorado Avenue from Princeton St to Columbia St		75000						75,000
8" Water Main Replacement of Old & Undersized Mains				70,000	70,000	70,000	70,000	280,000
<b>Total Capital Appropriations</b>	<b>0</b>	<b>225,000</b>	<b>375,000</b>	<b>220,000</b>	<b>70,000</b>	<b>70,000</b>	<b>70,000</b>	<b>1,030,000</b>

**Parks and Recreation Improvements**

Revenues	2020	2021	2022	2023	2024	2025	2026	TOTAL
<i>The following revenue sources may be available to the City to be used for part or all of the Capital Appropriations identified.</i>								
State/Federal Grants		\$75,000			\$15,000	\$30,000	\$25,000	\$145,000
General Fund								\$0
General Obligation Bonds		\$5,600,000	\$100,000	\$330,000				\$6,030,000
Donations		\$5,000,000						\$5,000,000
Real Estate Excise Tax - To be used as deemed necessary by the City Council to fund improvements								\$0
Local Match Funds for Grants (44 <sup>th</sup> & Alameda fund)		\$136,000	\$40,000		\$15,000	\$30,000	\$30,000	\$251,000
<b>Total Revenues</b>	<b>\$0</b>	<b>\$10,811,000</b>	<b>\$140,000</b>	<b>\$330,000</b>	<b>\$30,000</b>	<b>\$60,000</b>	<b>\$55,000</b>	<b>\$11,426,000</b>

Capital Appropriations	2020	2021	2022	2023	2024	2025	2026	TOTAL
Recreation Center Replacement		10,600,000						\$10,600,000
Fircrest Park Sports Fields Improvements		120,000						\$120,000
Whittier Park Master Plan					30,000			\$30,000
Alice Peers Park Reader Board		60,000						\$60,000
Fox Property Development & Tot Lot Entrance Relocation			100,000					\$100,000
Fircrest Park Storage Garage			40,000					\$40,000
Resurface Fircrest Park tennis courts		\$31,000						\$31,000
Fircrest Park Sports Field 1 Improvements				30,000				\$30,000
Fircrest Park Sports Field 2 & 3						60,000		\$60,000
Fircrest Park Lighting Upgrage				300,000				\$300,000
Fircrest Park Paved Paths							55000	\$55,000
<b>Total Capital Appropriations</b>	<b>\$0</b>	<b>\$10,811,000</b>	<b>\$140,000</b>	<b>\$330,000</b>	<b>\$30,000</b>	<b>\$60,000</b>	<b>\$55,000</b>	<b>\$11,426,000</b>

Land Development Amendments

Working Draft Document

June 2, 2020

**Title 22**  
**LAND DEVELOPMENT**

**Chapters:**

- [22.01 General Provisions](#)
- [22.05 Types of Project Permit Applications](#)
- [22.06 Type I-IV Project Permit Applications](#)
- [22.07 Public Notice](#)
- [22.08 Consistency with Development Regulations and SEPA](#)
- [22.09 Open Record Public Hearings](#)
- [22.10 Closed Record Decisions and Appeals](#)
- [22.12 Concurrency Management](#)
- [22.15 Land Divisions – General Provisions](#)
- [22.16 Boundary Line Adjustments](#)
- [22.17 Short Plats](#)
- [22.18 Preliminary Plats](#)
- [22.19 Final Plats](#)
- [22.20 Plat Vacation and Alteration](#)
- [22.21 General Requirements for Subdivision Approval](#)
- [22.22 Subdivision Improvements](#)
- [22.23 Binding Site Plan](#)
- [22.24 Personal Wireless Telecommunications Facilities](#)
- [22.26 Sign Regulations](#)
- [22.30 Zoning Districts, Maps and Boundaries](#)
- [22.32 Residential-4 District \(R-4\)](#)
- [22.34 Residential-4-Conservation District \(R-4-C\)](#)
- [22.36 Residential-6 District \(R-6\)](#)
- [22.38 Residential-8 District \(R-8\)](#)
- [22.40 Residential-10-Traditional Community Design District \(R-10-TCD\)](#)
- [22.42 Residential-20 District \(R-20\)](#)
- [22.43 Residential-30 District \(R-30\)](#)
- [22.44 Neighborhood Office District \(NO\)](#)
- [22.46 Neighborhood Commercial District \(NC\)](#)
- [22.48 ~~Repealed~~ Mixed Use-Neighborhood District \(MU-N\)](#)
- [22.50 ~~Commercial~~ Mixed Use-Urban District \(CMU-U\)](#)
- [22.52 ~~Repealed~~](#)
- [22.54 Park, Recreation and Open Space District \(PROS\)](#)
- [22.56 Golf Course District \(GC\)](#)
- [22.57 ~~Form-Based Standards~~](#)
- [22.58 Specific Use and Structure Regulations](#)
- [22.60 Parking and Circulation](#)
- [22.62 Landscaping Regulations](#)
- [22.63 Design Standards and Guidelines for Small Lot and Multifamily Development](#)
- [22.64 Design Guidelines](#)
- [22.65 Design Standards and Guidelines for Streetscape Elements](#)
- [22.66 Administrative Design Review](#)
- [22.68 Conditional Use Permits](#)
- [22.70 Administrative Use Permits](#)
- [22.72 Site Plan Review](#)

- [22.74 Variances](#)
- [22.76 Planned Developments](#)
- [22.78 Amendments to Zoning Map and Development Regulations](#)
- [22.79 Repealed](#)
- [22.80 Authority](#)
- [22.81 General Requirements](#)
- [22.82 Categorical Exemptions and Threshold Determinations](#)
- [22.83 Environmental Impact Statement \(EIS\)](#)
- [22.84 Commenting](#)
- [22.85 Using Existing Environmental Documents](#)
- [22.86 SEPA and Agency Decisions](#)
- [22.87 SEPA Definitions](#)
- [22.88 Categorical Exemptions](#)
- [22.89 Agency Compliance](#)
- [22.90 Forms](#)
- [22.92 Critical Areas](#)
- [22.93 Wetlands](#)
- [22.94 Critical Aquifer Recharge Areas](#)
- [22.95 Enforcement](#)
- [22.96 Revocation](#)
- [22.97 Fish and Wildlife Habitat Conservation Areas](#)
- [22.98 Definitions](#)
- [22.99 Frequently Flooded Areas](#)
- [22.100 Geologically Hazardous Areas](#)

**Chapter 22.24**

**PERSONAL WIRELESS TELECOMMUNICATIONS FACILITIES**

Sections:

22.24.001	Purpose.
22.24.002	Exemptions.
22.24.003	Policy statement.
22.24.004	Recognition of industry site selection criteria.
22.24.005	Site selection criteria.
22.24.006	Facility preference.
22.24.007	Priority of locations.
22.24.008	Siting priority on public property.
22.24.009	Required submittals.
22.24.010	Co-location.
22.24.011	Design criteria.
22.24.012	Permits required.
22.24.013	Variances.
22.24.014	Inspection requirements.
22.24.015	Non-use/abandonment.
22.24.016	Third party review.

**22.24.011 Design criteria.**

(a) As provided in FMC 22.24.010, new facilities shall be designed to accommodate co-location, unless the applicant demonstrates why such design is not feasible for economic, technical, or physical reasons.

(b) Facilities shall be architecturally compatible with the surrounding buildings and land uses and screened or otherwise integrated, through location and design, to blend in with the existing characteristics of the site.

(1) Setback. Antennas and associated support structures shall comply with the minimum setback requirements specified in the underlying zone district and shall not be located within the area between the front setback line and the front of the main building(s) on a lot; provided, however, that the city may reduce such requirements if:

(A) There are unusual geographical limitations which preclude the placement of the facilities in full compliance with the specified setback requirement;

(B) The placement of the facilities within the required setback will allow for more effective screening and camouflaging of the facilities; and

(C) There will be no significant adverse impact on adjoining properties resulting from the reduced setback.

The city may, on a case-by-case basis, increase the required setbacks for antennas and associated support facilities, if necessary, to ensure that potential impacts on adjoining properties are effectively mitigated.

(2) Right-of-Way Setback Exception. The setback requirement may be waived if the antenna and antenna support structure are located in the city right-of-way.

(3) View Corridors. Due consideration shall be given so that placement of towers, antennas, and personal wireless service facilities does not obstruct or significantly diminish views of Mt. Rainier or the Olympic Mountains.

(4) Color. Towers shall have a color generally matching the surroundings or background that minimizes their visibility, unless a different color is required by the FCC or FAA.



## June 2, 2020 Working Draft Amendments

- (5) Lights, Signals and Signs. No signals, lights, or signs shall be permitted on towers unless required by the FCC or FAA. Should lighting be required, in cases where there are residents located within a distance which is 300 percent of the height of the tower, then dual mode lighting shall be requested from the FAA.
- (6) Equipment Structures. Ground level equipment, buildings, and the tower base shall be screened from public view. The standards for the equipment buildings are as follows:
- (A) The maximum floor area is 300 square feet and the maximum height is 12 feet. Except in unusual circumstances or for other public policy considerations the equipment building may be located no more than 250 feet from the tower or antenna. Depending upon the aesthetics and other issues, the city, in its sole discretion, may approve multiple equipment structures or one or more larger structures.
  - (B) Ground-level buildings shall be screened from view by landscape plantings, fencing, or other appropriate means, as specified herein or in the city's design guidelines or other applicable standards, unless it can be demonstrated that such screening will create a greater negative visual impact than an unscreened building.
  - (C) Equipment buildings mounted on a roof shall have a finish similar to the exterior building walls. Equipment for roof-mounted antenna may also be located within the building on which the antenna is mounted.
  - (D) Equipment buildings shall comply with setback requirements specified in the underlying zone district and shall be designed so as to conform in appearance with nearby residential structures if located within a residential land use designation area.
  - (E) Equipment buildings, antennas, and related equipment shall occupy no more than 25 percent of the total roof area of the building the facility is mounted on, which may vary in the city's sole discretion if co-location and an adequate screening structure are used.
- (7) Federal Requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If those standards and regulations are changed, then personal wireless service providers governed by this chapter shall bring their towers and antennas into compliance with the revised standards and regulations within three months of their effective date or the timelines provided by the revised standards and regulations, whichever time period is longer. The revised standards and regulations are not retroactively applicable to existing providers, unless otherwise provided or permitted by federal law. Failure to bring towers and antennas into compliance with the revised standards and regulations shall constitute grounds for the city to remove a provider's facilities at the provider's expense.
- (8) Building Codes, Safety Standards. To ensure the structural integrity of towers, the provider/owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable city building codes and the applicable standards for towers that are published by the EIA, as amended from time to time. If, upon inspection, the city concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the provider/owner of the tower, the owner shall have 30 days to bring the tower into compliance with such standards. If the provider/owner fails to bring its tower into compliance within 30 days, the city may remove the tower at the provider's/owner's expense.
- (9) Structural Design. Towers shall be constructed to the EIA standards, which may be amended from time to time, and to all applicable construction/building codes. Further, any improvements or additions to existing towers shall require submission of plans stamped by a licensed structural engineer which demonstrate compliance with the EIA standards and all other good industry practices. The plans shall be submitted and reviewed at the time building permits are requested.
- (10) Fencing. A well-constructed wall or wooden fence not less than six feet in height from the finished grade shall be provided around each personal wireless service facility. Access to the tower shall be through a locked gate. The use of chain link, plastic, vinyl, or wire fencing is prohibited unless it is fully screened from public

view by a minimum eight-foot-wide landscaping strip. All landscaping shall comply with the city's design guidelines and other applicable standards.

(11) Landscaping/Screening.

(A) Landscaping, as described herein, shall be required to screen personal wireless service facilities, as much as possible, to soften the appearance of the cell site. The city may permit any combination of existing vegetation, topography, walls, decorative fences or other features instead of landscaping, if they achieve the same degree of screening as the required landscaping. If the antenna is mounted flush on an existing building, and other equipment is housed inside an existing structure, landscaping shall not be required.

(B) The visual impacts of a personal wireless service facility shall be mitigated through landscaping or other screening materials at the base of the tower and ancillary structures. The following landscaping and buffering shall be required around the perimeter of the tower and accessory structures, except that the city may waive the standards for those sides of the facility that are not in public view. Landscaping and any irrigation deemed necessary by the city shall be installed on the outside of fences. Further, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute for, or as a supplement to, landscaping requirements.

(i) A row of evergreen trees a minimum of six feet tall at planting and a maximum of six feet apart shall be planted around the perimeter of the fence;

(ii) A continuous hedge at least 36 inches high at planting capable of growing to at least 48 inches in height within 18 months shall be planted in front of the tree line referenced above;

(iii) In the event that landscaping is not maintained at the required level, the city after giving 30 days' advance written notice may maintain or establish the landscaping and bill both the owner and lessee for such costs until such costs are paid in full.

(12) Tower and Antenna Height.

(A) The applicant shall demonstrate that the tower and antenna are the minimum height required to function satisfactorily. No tower or antenna that is taller than this minimum height shall be approved. No tower or mount shall exceed 60 feet in low density residential, medium density residential, high density residential and neighborhood commercial land use designation areas or 110 feet in the ~~mixed-use community commercial or industrial~~ land use designation areas. Towers or mounts shall not exceed 60 feet in areas designated parks, recreation, and open space, and public and quasi-public facilities, if located within 250 feet of a land use designation area with a 60-foot height limit. Otherwise, towers or mounts located in these two land use designation areas shall not exceed 110 feet.

(B) A variance from the height limit may be granted if the applicant can show by clear and convincing evidence that the additional height is necessary to provide adequate service to the residents of the city and no other alternative is available. When granting a variance, the hearing examiner shall require that a significant portion of the tower and related facilities be screened by existing trees or existing structures. Generally, this means that all but the top 15 feet of the tower and related facilities shall be screened by existing trees or existing structures. Variance criteria are listed in FMC 22.24.013.

(13) Antenna Support Structure Safety. The applicant shall demonstrate that the proposed antenna and support structure are safe, and the surrounding areas will not be negatively affected by support structure failure, falling ice, or other debris or interference. All support structures shall be fitted with anti-climbing devices, as approved by the manufacturers.

(14) Required Parking. If the cell site is fully automated, adequate parking shall be required for maintenance workers. If the site is not automated, arrangements for adequate off-street parking shall be made and documentation thereof provided to the city, unless it can be demonstrated that the use of on-street parking spaces will create less impact on the immediate neighborhood. Security fencing should be colored or of a

design which blends into the character of the existing environment consistent with the provisions listed in subsection (b)(10) of this section.

(15) Antenna Criteria. Antenna on or above a structure shall be subject to the following:

(A) The antenna shall be architecturally compatible with the building and wall on which it is mounted and shall be designed and located so as to minimize any adverse aesthetic impact.

(B) The antenna shall be mounted on a wall of an existing building in a configuration as flush to the wall as technically possible and shall not project above the wall on which it is mounted unless it must for technical reasons. In no event shall an antenna project more than 16 feet above the roof line including parapets. An antenna may project into a required building setback a distance not to exceed that allowed for architectural projections in the underlying zoning district; provided, that such encroachment is required for technical reasons.

(C) The antenna shall be constructed, painted, or fully screened to match as closely as possible the color and texture of the building and wall on which it is mounted.

(D) The antenna may be attached to an existing conforming mechanical equipment enclosure which projects above the roof of the building but may not project more than 16 feet above the roofline of the building including parapets but excluding the enclosure.

(E) If an accessory equipment shelter is present, it must blend with the surrounding buildings in architectural character and color.

(F) The structure must be architecturally and visually (color, size, bulk) compatible with surrounding existing buildings, structures, vegetation, and uses. Such facilities will be considered architecturally and visually compatible if they are camouflaged to disguise the facility.

(G) Site location and development shall preserve the preexisting character of the site as much as possible. Existing vegetation should be preserved or improved, and disturbance of the existing topography of the site should be minimized, unless such disturbance would result in less visual impact of the site on the surrounding area. The effectiveness of visual mitigation techniques must be evaluated in advance by the city relative to its design guidelines and other applicable standards.

(H) For installations on buildings 30 feet or less in height, the antenna may be mounted on the roof if the following additional criteria are satisfied:

(i) The city finds that it is not technically possible or aesthetically desirable to mount the antenna on a wall.

(ii) No portion of the antenna or base station causes the height of the building to exceed the limitations set forth herein.

(iii) The antenna or antennas and related base stations cover no more than an aggregate total of 25 percent of the roof area of a building, which may vary in the city's sole discretion, if co-locating and an adequate screening structure are used.

(iv) Roof-mounted antenna and related base stations are completely screened from view by materials that are consistent and compatible with the design, color, and materials of the building.

(v) No portion of the antenna exceeds 16 feet above the roofline of the existing building including parapets but excluding mechanical equipment enclosures and other projecting features.

(I) Antennas attached to the roof or sides of a building at least 30 feet in height, an existing tower, a water tank, or a similar structure must be either:

## June 2, 2020 Working Draft Amendments

- (i) An omnidirectional or whip antenna no more than seven inches in diameter and extending no more than 16 feet above the structure to which it is attached; or
  - (ii) A panel antenna no more than two feet wide and six feet long, extending above the structure to which it is attached by no more than 10 feet.
- (J) Except as set forth herein, no signs, banners or similar devices or materials may be attached to the tower, antenna support structures or antennas.
- (K) Antennas, antenna arrays, and support structures not on publicly owned property shall not extend more than 16 feet above the highest point of the structure on which they are mounted. The antenna, antenna array, and their support structure shall be mounted so as to blend with the structure to which the antenna is attached. The antenna and its support structure shall be designed to withstand a wind force of 100 miles per hour without the use of supporting guy wires. The antenna, antenna array, and their support structure shall be a color that blends with the structure on which they are mounted.
- (L) Guy Wires Restricted. No guy or other support wires shall be used in connection with such antenna, antenna array, or its support structure except when used to anchor the antenna, antenna array, or support structure to an existing building to which such antenna, antenna array, or support structure is attached.
- (M) To the extent that antennas are attached to electric, phone or light poles and such antennas are no more than two feet in height, administrative use and building permit review will be required, but such antennas shall not be subject to setback and screening requirements.
- (N) If a proposed antenna is located on a building or a lot subject to a site review, approval is required prior to the issuance of a building permit.
- (O) No antenna shall be permitted on property designated as an individual landmark or as a part of a historic district, unless such antenna is camouflaged in accordance with applicable design guidelines.
- (P) All personal wireless service providers or lessees or agents thereof shall cooperate in good faith to accommodate co-location with competitors. If a dispute arises about the feasibility of co-locating, the planning/building director may require a third-party technical study, at the expense of either or both parties, to resolve the dispute.
- (Q) All personal wireless service providers or lessees shall assure that their antenna complies at all times with the current applicable FCC standards. After installation, but prior to putting the antenna in service, each provider shall submit a certification by an independent professional radio frequency (RF) engineer to that effect. In the event that an antenna is co-located with another antenna, the certification must provide assurances that FCC-approved levels of electromagnetic radiation will not be exceeded by the co-location.
- (R) No antenna shall cause localized interference with the reception of any other communications signals including, but not limited to, public safety, television, and radio broadcast signals.
- (S) No person shall locate an antenna or tower for wireless communications services upon any lot or parcel except as provided in this chapter.
- (16) Noise. No equipment shall be operated so as to produce noise in violation of the maximum noise levels set forth in Chapter 173-60 WAC.

### **22.24.012 Permits required.**

~~(a) Where a tower or antenna support structure will be 110 feet or less in height and located within an industrial, community commercial, park, recreation and open space, or public and quasi-public facilities land use designation area, in addition to the other provisions of this chapter, an applicant will be required to obtain a Type II administrative use permit. In the event that a proposed tower or antenna support structure will be located in a neighborhood commercial, high density residential, medium density residential, or low density residential land use designation area, in addition to the other provisions of this chapter, an applicant will be required to obtain a Type III~~

~~conditional use permit. For all towers or structure-mounted or building-mounted wireless facilities which will require a variance, an applicant will be required to obtain a Type III conditional use permit.~~

(ba) Project permit review procedures are specified in this title. The following table specifies the permits required for the various types of personal wireless service facilities that meet the standards of this chapter.

**Type of Permit**

Type of Facility	Conditional Use	Administrative Use	<u>Building Permit</u>
Towers ≤ 110 feet and structure-mounted or building-mounted wireless facilities in: <del>industrial; community-commercial mixed-use</del> ; parks, recreation and open space; and public and quasi-public facilities land use designation areas	X (only if variance required)	X <u>(if no variance is required)</u>	
Towers ≤ 60 feet and structure-mounted or building-mounted wireless facilities in: neighborhood commercial; high density residential; medium density residential; and low density residential land use designation areas	X		
<u>Antenna mounted on building</u>			<u>X</u>
Modification of existing facilities to accommodate co-location, <u>including “eligible facilities request” pursuant to federal law</u>	<del>X</del> (only if variance required)	<del>X</del>	<u>X</u>
All other towers and structure-mounted or building-mounted wireless facilities which require a variance	X		

**Chapter 22.26**

**SIGN REGULATIONS**

Sections:

- 22.26.001 Intent and purpose.
- 22.26.002 Applicability and interpretation.
- 22.26.003 Application procedures.
- 22.26.004 Permit requirements and approval authority.
- 22.26.005 Submittal requirements.
- 22.26.006 Master sign plans.
- 22.26.007 Variances.
- 22.26.008 Nonconforming signs.
- 22.26.009 Maintenance, renewal and enforcement.
- 22.26.010 Classification and regulation of signs.
- 22.26.011 Sign standards applicable to all signs.
- 22.26.012 Illumination standards.
- 22.26.013 Accessory signs.
- 22.26.014 Awning, canopy and marquee signs.
- 22.26.015 Changeable copy sign.
- 22.26.016 Digital signs.
- 22.26.017 Freestanding signs.
- 22.26.018 Portable signs.
- 22.26.019 Projecting signs.
- 22.26.020 Service island signs.

- 22.26.021 Temporary signs.
- 22.26.022 Under-canopy signs.
- 22.26.023 Wall signs.
- 22.26.024 Window signs.
- 22.26.025 Exemptions.
- 22.26.026 Prohibited signs.
- 22.26.027 Liability.

**22.26.010 Classification and regulation of signs.**

(a) Classification. Signs may be classified in the following general categories:

- (1) Accessory signs;
- (2) Awning, canopy and marquee signs;
- (3) Changeable copy signs;
- (4) Digital signs;
- (5) Freestanding signs;
- (6) Portable signs;
- (7) Projecting signs;
- (8) Service island signs;
- (9) Temporary signs;
- (10) Under-canopy signs;
- (11) Wall signs; or
- (12) Window signs.

(b) Regulation. No classification of sign shall be permitted to be constructed, erected or placed on any property unless it is listed as a permitted sign within the sign group applicable to the subject property as set forth in subsection (c) of this section or listed as an exemption in FMC 22.26.025.

(c) Sign Groups. For purposes of this regulation, the various sign groups are established as follows:

- (1) Group 1. Properties located within a PROS, GC, or other nonresidential or noncommercial zoning classification; properties located within an R-4, R-4-C, R-6, R-8, R-10-TCD, R-20, R-30, or other residential zoning classification established subsequent to adoption of this chapter that are developed for nonresidential uses such as schools, churches, parks and municipal buildings or facilities;
- (2) Group 2. Residentially developed properties located within an R-4, R-4-C, R-6, R-8, R-10-TCD, R-20, R-30, or other residential zoning classification established subsequent to adoption of this chapter; and
- (3) Group 3. Properties located within a ~~an~~ NO, NC, MU-N, MU-UCMU, or other commercial or mixed-use zoning classification established subsequent to adoption of this chapter.

(d) Table 1 identifies the permitted types of signs by sign group. An “X” in the table indicates that the particular type of sign is allowed in a sign group. See applicable standards in the section noted for each sign type for specific requirements and for possible exceptions to the provisions below.

**Table 1**

Sign Type	Sign Group		
	Group 1 (Nonresidential and noncommercial)	Group 2 (Residential)	Group 3 (Commercial and mixed use)
Accessory	X <sup>1</sup>		X
Awning, canopy and marquee	X		X
Changeable copy	X		X

Sign Type	Sign Group		
	Group 1 (Nonresidential and noncommercial)	Group 2 (Residential)	Group 3 (Commercial and mixed use)
Digital	X		X
Freestanding	X		X
Portable	X	X <sup>2</sup>	X
Projecting			X
Service island			X
Temporary	X	X	X
Under-canopy			X
Wall	X	X	X
Window	X	X <sup>2</sup>	X

<sup>1</sup> Excluding large accessory signs  
<sup>2</sup> Temporary only

**22.26.018 Portable signs.**

- (a) No Permit Required. No sign permit is required for portable signs.
- (b) Design and Materials. Portable signs must be designed with durable materials; otherwise they will be regulated as temporary signs under FMC 22.26.021. Portable signs must be designed to withstand wind and include a heavy weighted base for pole-mounted signs, and a heavy weight suspended between the opposing faces of a sandwich board sign.
- (c) Size and Height (See Figure 18).
  - (1) Sandwich Board Signs. Maximum four feet in height and three feet in width. (Note: sandwich board sign height is measured in the flat standing position, rather than in open standing position.)
  - (2) Pole-Mounted Signs. Maximum four feet in height and three feet in width.
  - (3) Feather Signs. Maximum 13 feet in height.

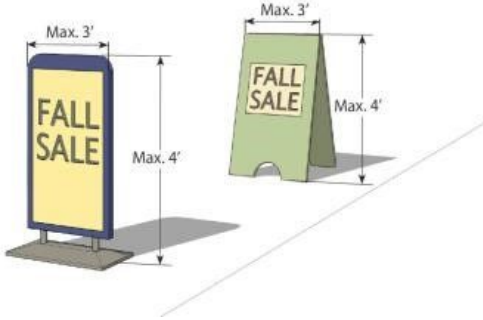


Figure 18

- (d) Number, Location and Spacing.



(1) Sandwich Board or Pole-Mounted Sign. One sandwich board or pole-mounted sign may be displayed per tenant space. Signs shall be located within 12 feet of the primary building entrance.

(2) Feather Sign. A feather sign may be displayed in lieu of a portable sandwich board or pole-mounted sign. Spacing of feather signs shall be no closer than 100 feet apart on a property frontage as shown in Figure 19. Each property may qualify for one feather sign regardless of frontage length.



Figure 19

Feather signs shall be placed at intervals of no more than one sign per 100 lineal feet of frontage and located behind the sidewalk outside the public ROW.

(e) Placement. No portable sign may be located on city right-of-way, including sidewalk, without city approval. Such signs shall not be placed within a clear vision triangle (see FMC 22.58.005) or any location that will impede vehicular traffic. Further, such signs shall not be placed in a manner that will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

(f) Display Hours. During business or operating hours only.

(g) Location. Portable signs (durable and temporary) may be permitted in Group 1 (nonresidential/noncommercial) and Group 3 (commercial), and temporary portable signs may be permitted in Group 2 (residential). Temporary portable signs are subject to the provisions of FMC 22.26.021. Feather signs are permitted only in the MU-N and MU-UCMU zones.

(h) Visually Obscured Building Signage. In order to provide increased visibility for businesses and other tenants located in buildings that are visually obscured from public street frontage by an intervening building, sandwich or pole-mounted signs may be placed along the arterial street frontage in lieu of these signs being placed within 12 feet of the primary entrance to the rear building or business, subject to the following limitations:

- (1) The property is located within a MU-U, MU-N, C MU or NC zone.
- (2) Signs shall be placed on private property subject to the property owner's permission.
- (3) The number of signs shall be limited to one per tenant.
- (4) Spacing shall be no closer than 40 feet apart to minimize their visual impact.

#### 22.26.023 Wall signs.

(a) Area.

~~(1) Group 1. Maximum 32 square feet.~~



(21) Group 2. Maximum two square feet.

(32) Group 1 and 3. Maximum area of wall, awning, canopy, or marquee signage on each building elevation is provided in Table 3 below.

**Table 3**

Maximum sign surface area (White, very light or unshaded background)	Maximum sign surface area (Black, dark or shaded background)
1.5 sf of sign area per linear foot of storefront, tenant space, or building wall, not to exceed 75 sf	2.0 sf of sign area per linear foot of storefront, tenant space, or building wall, not to exceed 100 sf

(b) Placement and Design.

(1) Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings. Signage shall not exceed 60 percent of the width of the wall plane upon which the sign is placed or the width of the tenant space, per Figure 26. Signage shall not exceed 70 percent of the height of the blank wall space or fascia on which the sign is located. These standards also apply to upper level tenant space.



**Figure 26**

(2) Wall signs shall not cover important architectural details of a building such as stair railings, windows, doors, building trim, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above canopies, areas between vertical piers or columns, blank areas under a gabled roof, or upper reaches of a false fronted building.

(3) Tenants on upper levels may include wall signs placed on the facade above the ground floor tenant, provided the permitted sign area shall be shared with tenant below and the location/design meets the applicable standards in this subsection.

(4) Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.

(c) Mounting.

(1) Building signs should be mounted plumb with the building, with a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices.

(2) All individual letter signs shall be installed to appear flush-mounted unless a pin-mounted design is used to accommodate backlit lighting. If the letters are illuminated and require a raceway, the letters shall be installed tight against the raceway, which shall be painted to match the color of the surface to which the raceway is mounted. Where possible, especially on new construction, the raceway should be recessed to allow letters to be flush with the wall surface.

(3) The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.

(d) Location. Wall signs may be permitted in Group 1 (nonresidential/noncommercial), Group 2 (residential), and in Group 3 (commercial).

**22.26.024 Window signs.**

Window signs may be used in place of permitted wall signs (except where otherwise specified herein), provided they comply with the following standards:

(a) Number. One permanent window sign may be placed in a single window.

(b) Area. Maximum four square feet or 10 percent of the area of the window in which they are placed, whichever is greater (temporary and permanent window signs combined). These area limits apply to individual windows or to window units separated from another window or window unit by a pier, column or other substantial architectural element. These limits do not apply to uses providing commercial services located within a MU-N or MU-UCMU zone located at least 150 feet from a public or private street.

(c) Location. Permanent signs shall not be placed in windows above the second story level. For the requirements applicable to temporary window signs, see FMC 22.26.021.

(d) Design. Permanent signs are limited to individual painted or vinyl cut-out letters and graphics, or neon signs constructed without a solid or opaque background. Permanent signs with solid backgrounds or opaque backgrounds are not permitted in windows in order to ensure maximum light and visibility through windows. Temporary window signs are exempt from these design restrictions.

(e) Location. Window signs may be permitted in Group 1 (nonresidential/noncommercial) and in Group 3 (commercial).

**Chapter 22.30**

**ZONING DISTRICTS, MAPS AND BOUNDARIES**

Sections:

- 22.30.001 Establishment of zoning districts.
- 22.30.002 Official zoning map.
- 22.30.003 Zoning map amendments (rezones).
- 22.30.004 Interpretation of map boundaries.
- 22.30.005 Zoning regulations applicable within districts.

**22.30.001 Establishment of zoning districts.**

In order to carry out the purpose of this title in the interest of public health, safety and general welfare, the following zoning districts are established:

Residential-4	R-4
Residential-4-Conservation	R-4-C
Residential-6	R-6
Residential-8	R-8
Residential-10-Traditional Community Design	R-10-TCD
Residential-20	R-20
Residential-30	R-30
Neighborhood Office	NO
Neighborhood Commercial	NC
<del>Commercial-Mixed Use-Neighborhood</del>	<del>MU-NCMU</del>
<u>Mixed Use-Urban</u>	<u>MU-U</u>
Park, Recreation and Open Space	PROS
Golf Course	GC

Chapter 22.48

MIXED USE-NEIGHBORHOOD DISTRICT (MU-N)

Sections:

22.48.001 Purpose.

22.48.002 Permitted uses.

22.48.003 Accessory uses.

22.48.004 Conditional uses.

22.48.005 Administrative uses.

22.48.006 Prohibited uses.

22.48.007 Development standards.

22.48.001 Purpose.

The MU-N zoning district is intended to implement the comprehensive plan's mixed-use land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support moderate density residential development and moderately intense commercial development. In addition, the MU-N district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design support pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike.

22.48.002 Permitted uses.

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

- (a) Commercial use, including retail, service, office, financial institution, and food-serving establishment.
- (b) Microbeverage production facility, including microbrewery, microdistillery and microwinery.
- (c) Culturally enriching use, including art gallery, dance studio, library, museum, live theater venue, and senior center.
- (d) Laboratory, including medical, dental, and optical.
- (e) Civic, labor, social, and fraternal organization.
- (f) Veterinary clinic, with treatment and storage of animals within an enclosed building.
- (g) Entertainment and recreation facility (indoor only).
- (h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).
- (i) Child day-care center.
- (j) Preschool, accredited, public or private.
- (k) Lodging.

(l) Religious institution.

(m) Family group home, including adult family home.

(n) Cottage housing, live-work unit, and multifamily dwelling.

(o) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.

(p) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

**22.48.003 Accessory uses.**

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.48.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(b) Home occupation – Type I and Type II (subject to compliance with FMC 22.58.013).

(c) Family day-care facility (subject to compliance with FMC 22.58.010).

(d) Electric vehicle charging station (subject to compliance with FMC 22.58.025).

(e) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).

(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director.

**22.48.004 Conditional uses.**

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

(a) Essential public facility, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

(b) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(c) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(d) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties.

**22.48.005 Administrative uses.**

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).

(b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-

scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.

(d) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.

(e) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).

**22.48.006 Prohibited uses.**

The following uses are prohibited:

(a) Vehicle wrecking yard.

(b) Impound yard.

(c) Junk or salvage yard.

(d) Mini-storage or mini-warehouse.

(e) Service station or vehicle repair.

**22.48.007 Development standards.**

<u>Residential density</u>	<u>Determined through project compliance with development standards.</u>
<u>Building placement standards</u>	<u>See form-based building standards in Chapter 22.57 FMC.</u>
<u>Minimum height/number of stories</u>	<u>25 feet/2 stories above grade.</u>
<u>Maximum height/number of stories</u>	<u>50 feet/4 stories above grade.</u>
<u>Form-based standards</u>	<u>See Chapter 22.57 FMC.</u>
<u>Additional specific use and structure regulations</u>	<u>See Chapter 22.58 FMC.</u>
<u>Parking and circulation</u>	<u>See Chapter 22.60 FMC.</u>
<u>Landscaping regulations</u>	<u>See Chapter 22.62 FMC.</u>
<u>Design standards and guidelines</u>	<u>See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.</u>
<u>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</u>	

**Chapter 22.50**

**~~COMMERCIAL MIXED USE~~-URBAN DISTRICT (MU-UCMU)**

Sections:

- 22.50.001 Purpose.
- 22.50.002 Permitted uses.
- 22.50.003 Accessory uses.
- 22.50.004 Conditional uses.
- 22.50.005 *Repealed.*

- 22.50.006 Administrative uses.
- 22.50.007 Prohibited uses.
- 22.50.008 Development standards.

**22.50.001 Purpose.**

The ~~EMU-U~~ zoning district is intended to implement the comprehensive plan's ~~commercial-mixed-use~~ land use designation. This district provides opportunities for a broad mix of retail and office uses, personal, professional and business services, institutions, recreational and cultural uses, residential uses, and other facilities that provide services for the needs of nearby residents and businesses and the surrounding community. Development standards support higher density residential development and more intense commercial development compared to the MU-N zoning district. In addition, the ~~MU-Ucommercial-mixed-use~~ district provides limited opportunities for light industrial activities that enhance the city's economic base and provide employment for residents in the area in a manner that is compatible with neighboring commercial and residential uses. Site and building design ~~support~~encourage pedestrian, bicycle and transit use while accommodating automobiles. Applicable form-based code standards require new development to establish a fine-grained street grid and block pattern as properties redevelop. Community greens, squares, plazas, and other publicly accessible spaces are incorporated into mixed-use developments that include a variety of complementary uses. High quality architecture, landscaping, ~~hard~~streetscape, artwork, and other public amenities contribute to making the area inviting, attractive, functional, and vibrant for residents, employees, and visitors alike.

**22.50.002 Permitted uses.**

Uses permitted subject to compliance with form-based standards in accordance with Chapter 22.57 FMC, site plan approval in accordance with Chapter 22.72 FMC and administrative design review approval in accordance with Chapter 22.66 FMC:

~~(a) Retail sales store including, but not limited to, the sale or rental of the following items: antiques, appliances (new), art and art supplies, bicycles, books, building materials, clothing, fabrics, floor coverings, flowers, food, gifts, groceries, hardware, hobby and craft supplies, home furnishings, jewelry, lawn and garden equipment and supplies, newspapers, office equipment and supplies, paint, music, pets and pet supplies, pharmaceuticals, photography supplies and processing, sporting goods, stationery, toys, vehicle parts (new/remanufactured), videos and wallpaper.~~

~~(b) Commercial service including, but not limited to: beauty and hair care, consulting, copying, dry cleaning, fitness/health studios, funeral services, laundry and cleaning (self-service), locksmithing, optical, pet grooming, post office or substation, printing, studio photography, real estate sales, repair of products listed in subsection (a) of this section, security, signs, tailoring, telecommunication sales, title, travel agency service, upholstery and vehicle detailing.~~

~~(c) Food-serving establishment including, but not limited to, bakery, cafeteria, coffee shop, confectionery, delicatessen, espresso stand, ice cream or yogurt shop, restaurant and other sit-down, self-service, or take-out establishments.~~

(a) Commercial use, including retail, service, office, financial institution, and food-serving establishment.

~~(b)~~ Microbeverage production facility, including microbreweryies, microdistilleryies and microwineryies.

~~(c) Commercial office including, but not limited to: medical, dental, optometric, business and professional offices.~~

~~(c)~~ Culturally enriching use, including, ~~but not limited to:~~ art gallery, dance studio, library, museum, live theater venue, and senior center.

~~(d)~~ Laboratory, including ~~but not limited to:~~ medical, dental, and optical.

~~(h)~~ Civic, labor, social, and fraternal organization.

~~(i)~~ Veterinary clinic, with treatment and storage of animals within an enclosed building.

June 2, 2020 Working Draft Amendments

~~(jg) Entertainment and recreation facility (indoor only), including but not limited to: arcade, bowling alley, indoor miniature golf course, indoor movie theater, indoor skating rink, racquetball court and tennis court.~~

~~(h) Automobile, recreational vehicle, and boat sales or rental, new or used (indoor showroom only).~~

~~(i) Child day-care center.~~

~~(j) Preschool, accredited, public or private.~~

~~(k) Lodging hotel and motel.~~

~~(l) Financial institution, including but not limited to: bank, savings and loan, and credit union.~~

~~(m) Religious institution.~~

~~(n) Family group home, including adult family home.~~

~~(o) Live-work unit and multifamily dwelling.~~

~~(p) Assisted living facility, including congregate care facility, convalescent home, hospice care center, residential care facility, and residential treatment facility.~~

~~(q) Necessary public or quasi-public utility building, structure or equipment, unstaffed and less than or equal to 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.~~

**22.50.003 Accessory uses.**

Uses permitted in conjunction with, or accessory to, a principal use permitted in FMC 22.50.002:

(a) Temporary accessory use or structure (subject to compliance with FMC 22.58.015).

(b) Home occupation – Type I and Type II (subject to compliance with FMC 22.58.013).

~~(c) Employee recreation facility and play area.~~

~~(d) Employee cafe or cafeteria operated in conjunction with a principally permitted use.~~

~~(e) Family day-care facility (subject to compliance with FMC 22.58.010).~~

~~(f) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director.~~

~~(g) Electric vehicle charging station (subject to compliance with FMC 22.58.025).~~

~~(h) Electric vehicle battery exchange station (subject to compliance with FMC 22.58.025).~~

~~(i) Other accessory use or structure that is subordinate and incidental to a principally permitted use, as determined by the director.~~

**22.50.004 Conditional uses.**

Uses permitted subject to conditional use permit approval in accordance with Chapter 22.68 FMC and administrative design review in accordance with Chapter 22.66 FMC:

~~(a) Child day-care center.~~

~~(b) Preschool, accredited, public or private.~~

~~(c) Home occupation – Type II (subject to compliance with FMC 22.58.013).~~



## June 2, 2020 Working Draft Amendments

~~(d) Automobile and boat sales or rental, new or used.~~

~~(e) Vehicle repair established prior to effective date of the ordinance codified in this section.~~

(af) Service station established prior to effective date of the ordinance codified in this section.

~~(g) Entertainment facility, outdoor.~~

(bh) Adult entertainment establishments (subject to compliance with FMC 22.58.014).

(ci) Essential public facilities, as determined by FMC 22.58.022. Excludes family and general group homes and includes correctional group homes.

(dj) Necessary public or quasi-public structure or equipment greater than 500 square feet in gross floor area (subject to compliance with landscape standards in Chapter 22.62 FMC). Excludes substation.

(ek) Personal wireless service facility for which a variance is required (subject to compliance with Chapter 22.24 FMC).

(f) A use not listed above which: is not listed in another zoning district as a permitted or conditional use; is similar in nature to the above list of permitted and conditional uses; is consistent with the purpose and intent of this zoning district; and is compatible with the uses on adjoining properties.

### **22.50.006 Administrative uses.**

Uses permitted subject to administrative use permit approval in accordance with Chapter 22.70 FMC:

(a) Outdoor sidewalk cafe or other food- or beverage-serving facility or establishment, when located on a public sidewalk or other public right-of-way area (subject to compliance with FMC 22.58.017).

(b) Establishment licensed by the Washington State Liquor and Cannabis Board to serve liquor for on-premises consumption in an outdoor customer seating area (subject to compliance with FMC 22.58.029).

(c) Drive-up or drive-through facility, when located within a multi-story building (subject to compliance with FMC 22.60.012 and FMC 22.64.043).

(d) Light industrial uses including: engineering-oriented pursuits such as electronics, robotics, 3-D printing, and the use of computer numerical control (CNC) tools; metalworking, woodworking, and traditional arts and crafts; small-scale assembly and manufacturing of products using processed materials that do not have the potential to create a nuisance for adjoining land uses; wholesale sale of products manufactured on site; and technological and biotechnological uses, including scientific research, testing and experimental development laboratories.

(e) Outdoor seasonal sales, such as Christmas tree or pumpkin patch lots, or other outdoor special event sales.

(f) Personal wireless service facility (subject to compliance with Chapter 22.24 FMC).

### **22.50.007 Prohibited uses.**

The following uses are prohibited:

(a) ~~Automobile~~Vehicle wrecking yard.

(b) Impound yard.

(c) Junk or salvage yard.

(d) Mini-storage or mini-warehouse.

(3) Service station or vehicle repair.

June 2, 2020 Working Draft Amendments

**22.50.008 Development standards.**

<del>Maximum Residential density</del>	<del>Determined through project compliance with development standards.30-dwelling units per acre.</del>
<del>Building placement standards</del>	<del>See form-based building standards in Chapter 22.57 FMC.</del>
<del>Minimum height/number of stories</del>	<del>35 feet/3 stories above grade.</del>
<del>Maximum height/number of stories</del>	<del>4580 feet/7 stories above grade. A maximum 55-foot height may be authorized if 1 or more levels of structured parking are provided at or below-grade level within the building footprint. For other exceptions, see FMC-22.58.007.</del>
<del>Front yard and side street side yard setback</del>	<del>0 feet minimum/20 feet maximum for first 2 stories. Additional stories shall be stepped back at least 10 feet from the wall plane established for the first 2 stories.</del>
<del>Minimum interior side yard setback</del>	<del>10 feet for first 2 stories. Additional stories shall be stepped back at least 5 feet from the wall plane established for the first 2 stories.</del>
<del>Minimum rear yard setback</del>	<del>10 feet, except when abutting an R district (see below).</del>
<del>Minimum setback when abutting an R-district</del>	<del>20 feet for first 2 stories. Additional stories shall be stepped back at least 10 feet from the wall plane established for the first 2 stories.</del>
<del>Maximum lot coverage for structures</del>	<del>65% for all structures combined. 75% for all structures combined if at least 50% of required parking is provided at or below grade level within the building footprint.</del>
<del>Maximum impervious surface coverage</del>	<del>85% for structures and other impervious surfaces combined.</del>
<del>Exterior wall modulation</del>	<del>Building elevations greater than 80 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 4% of the length of the facade, but no less than 6 feet. The projections or recesses shall extend at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed 80 horizontal feet. See FMC 22.64.009 for an illustration of this requirement. Alternative designs that: incorporate recessed or projecting balconies; use base, middle and top treatments with different forms; include roof modulation; and/or provide strong articulation of the facade through the use of multiple siding materials and textures, various building forms, awnings and variation in colors in conjunction with appropriate landscaping, may be approved in lieu of compliance with the wall modulation standard specified above.</del>
<del>Business hours</del>	<del>Limitations may be imposed through the site plan review or conditional use permit review processes in order to mitigate impacts on nearby land uses. See Chapters 22.68 and 22.72 FMC.</del>
<del>Limitation on nonretail use</del>	<del>For a lot or a group of lots having a gross lot area greater than 0.5 acres, the ground floor of buildings within 250 feet of the Mildred Street ROW on such lots shall be designed to accommodate retail use per FMC 22.64.016 and FMC 22.64.020. Not more than 20% of building floor within this ground floor may be leased or otherwise made available for nonretail use. A lot with an area that exceeds 0.5 acres prior to the effective date of the ordinance codified in this section, and that is subsequently subdivided or otherwise reduced in area to less than 0.5 acres, shall remain subject to these requirements.</del>
<del>Additional specific use and structure regulations</del>	<del>See Chapter 22.58 FMC.</del>
<del>Pedestrian plaza requirements</del>	<del>See FMC 22.58.016.</del>
<del>Parking and circulation</del>	<del>See Chapter 22.60 FMC.</del>
<del>Landscaping regulations</del>	<del>See Chapter 22.62 FMC.</del>
<del>Design standards and guidelines</del>	<del>See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.</del>
<del>Ground floor use of a commercial or mixed-use building</del>	<del>See FMC 22.64.016(a).</del>
<del>Continuous storefront requirement for parking structures</del>	<del>See FMC 22.64.016(b).</del>
<del>Minimum floor to ceiling height for ground floor commercial space</del>	<del>See FMC 22.64.016(e).</del>

June 2, 2020 Working Draft Amendments

<del>Large retail establishment requirements</del>	<del>See FMC 22.64.042.</del>
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

Chapter 22.57

FORM-BASED STANDARDS

Sections:

22.57.001 Purpose.

22.57.002 Authority.

22.57.003 Applicability.

**22.57.001 Purpose.**

The purpose of this chapter is to establish form-based standards that will implement goals, policies, and objectives set forth in the Fircrest Comprehensive Plan relating to preservation of community character and community vitality, appropriate urban form, and design principles emphasizing pedestrian orientation, integration of land uses, treatment of streetscapes as community living space, and environmentally sensitive building design and operation.

**22.57.002 Authority.**

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these form-based standards conflict with other requirements of this title, these standards shall apply unless otherwise provided.

**22.57.003 Applicability.**

(a) The form-based standards adopted pursuant to this chapter shall apply to development proposed to be constructed or carried out in any areas subject to the provisions of this chapter. These include the neighborhoods, corridors, or districts identified in the comprehensive plan and reiterated below:

(1) Mixed Use-Urban District

(2) Mixed Use-Neighborhood District

(b) The form-based standards shall utilize regulating plans and other mechanisms prescribing appropriate land uses, and project and site design principles relating to appropriate building types, housing mix, integration of land uses, and appropriate form for the pedestrian orientation, streetscape, and public realm in the subject area.

**22.57.004 Review process.**

Administrative design review is required for development that is subject to compliance with the form-based standards adopted pursuant to this chapter. The city shall review applications in accordance with Chapter 22.66 FMC.

**22.57.005 Form-based code adopted.**

The “Fircrest Form-Based Code” is adopted by reference and contained in a separate manual.

**22.57.006 Amendment of form-based code.**

(a) An amendment to the “Fircrest Form-Based Code” shall be processed in accordance with the procedures set forth in Chapter 22.78 FMC.

(b) An amendment to the text, tables, or graphics contained within the “Fircrest Form-Based Code” shall be processed as a development regulation amendment.

(c) An amendment to a regulating plan contained within the “Fircrest Form-Based Code” that requires a change to the boundaries of an underlying zoning district shall be processed as a zoning map amendment.

June 2, 2020 Working Draft Amendments

(d) An amendment to a regulating plan contained within the Fircrest Comprehensive Plan shall be processed in accordance with the procedures set forth in Chapter 23.06 FMC.

**Chapter 22.58**

**SPECIFIC USE AND STRUCTURE REGULATIONS**

**22.58.008 Performance standards.**

In addition to the specific requirements within the applicable zoning district chapter, the following performance standards shall apply:

(a) **Objectionable Elements.** No land or building shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable element. An objectionable element may include, but is not limited to: excessive noise, vibration, glare, smoke, dust or odor.

(b) **Enclosure of Activities.** Unless authorized by the applicable zoning district, all home occupation, commercial and industrial activities shall be conducted within an enclosed structure, except for customary accessory appurtenances, such as refuse collection containers screened from public view, parking and loading areas.

(c) **Outside Storage.** Unless authorized by the applicable zoning district, outside storage of material for commercial and industrial uses is prohibited. An outside storage area shall not exceed 20 percent of lot area and shall be screened from view from any property line. Outside storage shall be restricted to the area at the rear of a principal building. The outside storage area shall be enclosed by a fence greater than or equal to eight feet in height. Outside storage exceeding a height of eight feet shall be set back from the property line a distance of at least twice the height of material being stored. The height of outside storage shall not exceed twice the height of the fence in this subsection. Outside storage of junk or wrecked vehicles is prohibited. Outside storage of inoperable vehicles may be permitted in residential districts subject to compliance with FMC 22.58.024.

(d) **Refuse Collection Containers.** For multifamily, mixed-use, or nonresidential structures and uses, all outdoor refuse collection containers (including recycling containers) shall be completely screened from public or private streets and from adjacent property by an opaque screen. Masonry block wall, decorative metal, or other high-quality durable materials shall be used for the screen. Chain link with slats shall not be used. Where space allows, evergreen shrubs and other landscaping shall be installed to soften the visual impact of the screening enclosure. Refuse storage areas that are visible from the upper stories of adjacent structures shall have an opaque or semi-opaque horizontal cover or screen to mitigate unsightly views. The covering structure shall be compatible with the site's architecture. If required by the sanitary sewer service provider, the trash enclosure floor shall be designed to slope to an interior trapped area floor drain and connected to a grease interceptor before plumbing to the sanitary sewer system. The floor shall be designed to contain all interior run off and not allow outside storm rain or run off from entering the trash enclosure. The storage of animal or vegetable waste that may attract insects or rodents or otherwise create a potential health hazard is prohibited. Properties undergoing substantial improvement as defined in FMC 22.98.697, a change in building code classification, or a change in use shall install new screening or upgrade any existing collection container facilities that do not meet the standards of this section to ensure code consistency upon completion of the redevelopment. A change from one tenant to another that neither triggers a change in building code classification nor represents a change in use will not require new screening or an upgrade to an existing enclosure. For multi-tenant structures, the city's determination as to whether improvement to an individual tenant space is considered to be a substantial improvement will be based on the value of the improvements relative to the assessed valuation of the tenant space, or a comparable judgment if an individual tenant space assessment is unavailable.

(e) **Maintenance of Yards and Open Space.** All required structures, yards, parking areas and other open areas on site shall be maintained in a neat and orderly manner at all times appropriate for the zoning district. Yards and open areas shall be maintained, as the responsibility of the property owner, free of any hazards to health or safety. Except for permitted earth-disturbing activity, all ground areas shall be maintained in a manner ensuring that the natural or landscaped vegetation or permitted impervious surfaces provide a durable and dust-free covering at all times. Dumping or storage of junk or debris, including junk vehicles or wrecked vehicles, is prohibited.

(f) **Utilities.** For new development, or existing development which is being expanded by greater than or equal to 50 percent of its existing gross floor area, all utilities shall be located underground; provided, that electrical lines of

50,000 volts or greater may be placed aboveground. The construction of a new single-family residence on an infill lot located within a subdivision where electric service is typically provided from an overhead location may be exempted from this requirement by the public works director if he/she determines that the undergrounding of electric facilities for this lot would be impractical.

(g) Screening of Mechanical Equipment. All roof-mounted air conditioning or heating equipment, vents or ducts shall not be visible from the ground level of any abutting parcel or any public rights-of-way. This shall be accomplished through the extension of the main structure or roof or screening in a manner that is architecturally integrated with the main structure. The screening may require acoustical treatment to mitigate noise generation.

(h) Barbed or Razor Wire. Barbed, razor or similar security wire may be authorized by the city for municipal facilities, if the fence on which the wire is placed will be effectively screened by landscaping. Barbed or razor wire is prohibited in all other locations and zoning districts.

(i) Erosion and Sedimentation. A temporary erosion and sedimentation control plan detailing measures for controlling erosion and sediment-laden runoff shall be submitted for approval by the director prior to issuance of a clearing and grading permit or other construction permit for a project. Measures shall include provisions to remove depositions of soil and material from streets and to prevent discharge of soil and materials onto adjoining properties or environmentally sensitive areas. The plan shall be implemented by the applicant before and during construction, and the applicant's performance shall be monitored by the city. The plan shall be upgraded as deemed necessary by the director to ensure effective control during construction.

(j) Particulates. During site development activities, construction dust and other particulates shall be controlled through frequent watering and/or other dust control measures approved by the director. Reclaimed water shall be used whenever practicable. Soil that is transported in trucks to and from the construction site shall be covered to the extent practicable to prevent particulates from being released.

(k) Stormwater Management. Stormwater facilities shall be designed in accordance with the standards set forth in Chapter 20.24 FMC. Stormwater site plans demonstrating compliance with stormwater management standards shall be submitted for approval by the director and city engineer prior to issuance of site development permits.

(l) Contaminants. During site development activities, all releases of oils, hydraulic fluids, fuels, other petroleum products, paints, solvents, and other deleterious materials shall be contained and removed in a manner that will prevent their discharge to waters and soils of the state. The cleanup of spills shall take precedence over other work on the site.

#### **22.58.014 Adult entertainment establishments.**

(a) Purpose. The purpose of this section is to regulate adult entertainment establishments and to provide certain limitation to the siting of these uses. Development standards are used to reduce conflicts between these uses and other uses that may not be compatible.

(b) Uses Permitted. Adult entertainment establishments may be permitted by conditional use permit in the ~~MU-U~~commercial mixed use zone.

(c) Locational Requirements.

(1) Adult entertainment establishments shall not be located on lots adjacent to (directly touching or across a street from) any residential zone (R-4, R-4-C, R-6, R-8, R-10-TCD, R-20 and R-30) and additional zones (NC, NO, ~~and GC and MU-N~~) that allow residential uses (except for dwelling units provided for site security or maintenance personnel).

(2) Adult entertainment establishments shall not be allowed within 500 feet of any other adult entertainment establishment, as measured from property lines.

(3) Adult entertainment establishments shall not be allowed within 100 feet of any "sensitive receptor." Distances provided in this section shall be measured by following a straight line, without regard to intervening buildings, from the nearest point of the property parcel upon which the proposed use is to be located, to the

## June 2, 2020 Working Draft Amendments

nearest point of the parcel of property or the zone district boundary line from which the proposed land use is to be separated.

(d) Variance to Locational Requirements. A variance to the dispersal provisions may be granted by the hearing examiner~~planning commission~~ if all of the following criteria can be met:

(1) That free speech rights which are entitled to protection by the First Amendment to the United States Constitution of an applicant for an adult entertainment establishment cannot be adequately protected on parcels allowed for siting because other adult entertainment establishments are in place, or sensitive receptors limit additional uses in the MU-UCMU zone.

(2) That the natural or built environment in the immediate vicinity would result in an effective separation between the proposed adult entertainment establishment and any sensitive zones or uses in terms of visibility and access.

(3) The proposed use complies with the goals and policies of the comprehensive plan.

(4) The proposed use is otherwise compatible with adjacent and surrounding land uses.

(5) The applicant has proposed conditions that would minimize the secondary adverse effects of the proposed use.

(e) Development Standards. The development standards in this section shall apply to all buildings, uses, and property used for adult entertainment purposes. The development standards for adult entertainment establishment uses are the same as the applicable zoning regulations for the zoning districts in which they are located, except as follows:

(1) Visual Impacts.

(A) No owner or operator of an adult entertainment establishment shall allow any merchandise or activity of the establishment to be visible from any point outside the establishment.

(B) No owner or operator of an adult entertainment establishment shall allow the exterior to have flashing lights or any lettering, photographs, silhouettes, drawings, or pictorial representations of any kind other than to the extent permitted by this section or Chapter 22.26 FMC.

(C) The exterior of an adult entertainment establishment, if painted, must be painted (stained or otherwise covered) in a single achromatic color, except if:

(i) The adult entertainment establishment is part of a commercial multi-unit center; and

(ii) The exteriors of each individual unit in the commercial multi-unit center, including the adult entertainment establishment, are painted the same color as one another or are painted in such a way as to be a component of the overall architectural style or pattern of the commercial center.

(2) Signage. In addition to the restrictions imposed by Chapter 22.26 FMC, the following restrictions apply to any adult entertainment establishment:

(A) Each display surface of a sign must:

(i) Be a flat plane, rectangular in shape;

(ii) Not be flashing or pulsating;

(iii) Have characters of a solid color;

(iv) Have all characters of the same print type, size and color;



(v) Have the background in one solid color.

(B) Readerboard signs are not allowed.

(f) Nonconforming Adult Entertainment Establishments. An adult entertainment establishment shall be deemed a legal nonconforming use and shall be subject to the requirements of FMC 22.58.023 (Nonconforming lots, uses and structures) if a zone that allows residential uses is located adjacent to the adult entertainment establishment or if a sensitive receptor identified in subsection (c)(3) of this section locates within 50 feet of the adult entertainment establishment facility after the date the adult entertainment establishment facility has located within the city in accordance with requirements of this section.

**Repeal Section 22.58.016 below, which roughly duplicates FMC 22.64.031 Outdoor Activity Spaces**

**22.58.016 — Pedestrian plazas.**

~~Pedestrian plazas are required as a component of the master plans required for designated “special planning areas” on the Comprehensive Plan’s land use designation map. Pedestrian plazas may also be required in conjunction with new commercial development or redevelopment through the conditional use or site plan review processes. The following standards shall apply to the design of pedestrian plazas:~~

~~(a) The plaza shall be adjacent to and open to a public street and sidewalk on at least one side.~~

~~(b) The plaza design shall allow people walking or driving by to see into the plaza from a height of two and one half feet to eight feet above finished grade. Lighting shall be included to enable people walking or driving by to see into the plaza at night.~~

~~(c) The plaza shall be open to the public during daylight hours.~~

~~(d) The portions of the plaza not landscaped shall be surfaced in textured concrete, bricks, interlocking pavers, or similar or better enhanced paving materials.~~

~~(e) Up to 25 percent of the plaza may be landscaped with lawn or groundcovers. All landscaped areas that do not include lawns shall include trees. Tree wells do not count toward the 25 percent limit on landscaping coverage.~~

~~(f) The plaza shall be located and designed so that wind within the plaza does not interfere with its use for sitting and similar activities.~~

~~(g) Eighty percent of the plaza, outside of any covered area, should not be shaded during the hours of 10:00 a.m. to 2:00 p.m. in the winter, except by the trees within the plaza. If possible, the plaza shall have a southern exposure.~~

~~(h) The plaza shall not be used by motor vehicles for any purpose other than maintenance.~~

~~(i) The plaza shall not be bordered by a drive through lane on any side.~~

~~(j) The plaza shall meet at least one of the following requirements:~~

~~(1) The seating area of a restaurant shall overlook the plaza on at least one side. At least 25 percent of the restaurant wall abutting the plaza shall consist of clear windows.~~

~~(2) A food, refreshment, coffee or espresso cart shall be located in the plaza during at least one half of each working day.~~

~~(3) The plaza shall include a fountain of at least 100 square feet and children’s play equipment.~~

~~(4) The plaza shall include any other feature that will provide equivalent or better surveillance of the plaza. (Ord. 1246 § 15, 2000).~~

**22.58.018 Outdoor lighting.**

(a) Approval Required. The installation or replacement of outdoor lighting fixtures shall require approval of the ~~hearing examiner~~~~planning commission~~ or director, as appropriate. Approval shall not be granted unless the proposed installation is found by the ~~hearing examiner~~~~planning commission~~ or director to conform to all applicable provisions of this section. Properties developed with single-family or duplex dwellings are exempt from this section, provided they are not located within a planned development approved subsequent to the effective date of the ordinance codified in this section.

(b) General Requirements.

(1) When the outdoor lighting installation or replacement is part of a development proposal for which ~~hearing examiner~~~~planning commission~~ review is required, the ~~hearing examiner~~~~planning commission~~ shall evaluate the proposed lighting installation as part of its discretionary review. The ~~hearing examiner~~~~planning commission~~ may grant approval of the installation, or it may approve the installation on a conceptual level and delegate to the director the responsibility to ensure that the final lighting installation design complies with this section.

(2) When the outdoor lighting installation is not part of a development proposal for which ~~hearing examiner~~~~planning commission~~ review is required, the director shall evaluate and approve the proposed lighting installation design if it complies with this section.

(3) The applicant shall submit to the department sufficient information, in the form of an overall exterior lighting plan, to enable the ~~hearing examiner~~~~planning commission~~ or director to determine that the applicable provisions will be satisfied. The lighting plan shall include at least the following:

(A) A site plan, drawn to a scale of one inch equaling no more than 20 feet, showing buildings, landscaping, parking areas, and all proposed exterior lighting fixtures.

(B) Specifications for all proposed lighting fixtures including photometric data, designation as IESNA “cut-off” fixtures, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures.

(C) Proposed mounting height of all exterior lighting fixtures.

(D) Analyses and illuminance level diagrams showing that the proposed installation conforms to the lighting level standards in this section.

(E) Drawings of all relevant building elevations showing the fixtures, the portions of the walls to be illuminated, the illuminance levels of the walls, and the aiming points for any remote light fixtures.

(4) Wherever practicable, lighting installations shall include timers, dimmers, and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

(5) When an outdoor lighting installation is being modified, extended, expanded, or added to, the entire outdoor lighting installation shall be subject to the requirements of this section.

(6) Expansions, additions, or replacements to outdoor lighting installations shall be designed to avoid harsh contrasts in color and/or lighting levels.

(7) Electrical service to outdoor lighting fixtures shall be underground unless the fixtures are mounted directly on utility poles.

(8) Proposed lighting installations that are not covered by the special provisions in this section may be approved only if the ~~hearing examiner~~~~planning commission~~ or director finds that they are designed to minimize glare, do not direct light beyond the boundaries of the area being illuminated or onto adjacent properties or streets, and do not result in excessive lighting levels.

June 2, 2020 Working Draft Amendments

(9) For the purposes of these regulations, the mounting height of a lighting fixture shall be defined as the vertical distance from the grade elevation of the surface being illuminated to the bottom of the lighting fixture (i.e., luminaire).

(10) Holiday lighting during the months of November, December and January shall be exempt from the provisions of this section; provided, that such lighting does not create dangerous glare on adjacent streets or properties.

(11) The ~~hearing examiner~~~~planning commission~~ or director may modify the requirements of this section if it determines that in so doing it will not jeopardize achievement of the intent of these regulations.

(c) Parking Lot Lighting. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas, and to not cause glare or direct illumination onto adjacent properties or streets.

(1) All lighting fixtures serving parking lots shall be cut-off fixtures as defined by the Illuminating Engineer Society of North America (IESNA).

(2) Alternatives. The design for an area may suggest the use of parking lot lighting fixtures of a particular “period” or architectural style, as either alternatives or supplements to the lighting described above.

(A) If such fixtures are not “cut-off” fixtures as defined by IESNA, the maximum initial lumens generated by each fixture shall not exceed 2,000 (equivalent to a 150-watt incandescent bulb).

(B) Mounting heights of such alternative fixtures shall not exceed 15 feet.

(3) Parking area lighting standards in the various lighting districts are shown in Table 1.

(4) Parking areas in District 4 shall not be illuminated unless there exist specific hazardous conditions that make illumination necessary. In such cases, the lighting shall meet the standards for District 3.

**Table 1: Parking Lot Lighting Standards**

	District 1	District 2	District 3	District 4
	<del>CM</del> <u>MU-N &amp; MU-U</u> Districts	NO & NC Districts	R-20, R-30, PROS & GC Districts	R-4, R-4-C, R-6, R-8 and R-10-TCD Districts
Mounting Height (Maximum)*	25 ft.	20 ft.	20 ft.	Lighting Discouraged
Minimum Illumination Level (at darkest spot on the parking area)	No less than 0.3 fc No more than 0.5 fc	No less than 0.2 fc No more than 0.3 fc	No less than 0.2 fc No more than 0.3 fc	Lighting Discouraged
Uniformity Ratio **	4:1	4:1	4:1	Lighting Discouraged
Minimum CRI***	20	65	70	Lighting Discouraged

\* Mounting height is the vertical distance between the surface being illuminated and the bottom of the lighting fixture.

\*\* Uniformity ratio is the ratio of average illumination to minimum illumination.

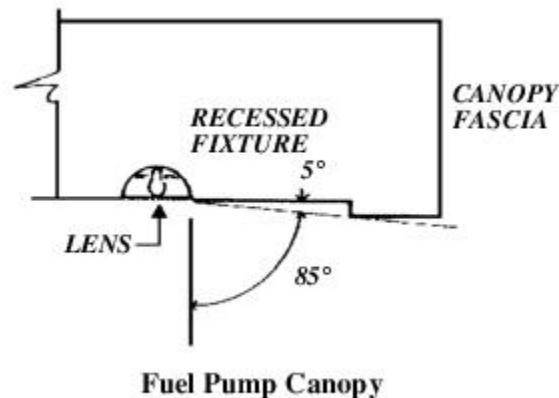
\*\*\* CRI is the Color Rendering Index.

(d) Lighting of Service Station/Convenience Store Aprons and Canopies. Lighting levels on service station/convenience store aprons and under canopies shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Chapter 22.26 FMC shall be used for that purpose.

(1) Areas on the apron away from the fuel pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas in subsection (c) of this section. If no fuel pumps are provided, the entire apron shall be treated as a parking area.

(2) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least one foot-candle and no more than five and one-half foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one, which yields an average illumination level of no more than 22 foot-candles.

(3) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical, as shown in the figure below.



(4) As an alternative (or supplement) to recessed ceiling lights, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. In this case light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.

(5) Lights shall not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) of the canopy shall not be illuminated.

(e) Lighting of Exterior Display/Sales Areas. Lighting levels on exterior display/sales areas shall be adequate to facilitate the activities taking place in such locations. Lighting of such areas shall not be used to attract attention to the businesses. Signs allowed under Chapter 22.26 FMC shall be used for that purpose. The applicant shall designate areas to be considered display/sales areas and areas to be used as parking or passive vehicle storage areas. This designation must be approved by the ~~hearing examiner~~planning commission or director.

(1) Areas designated as parking or passive vehicle storage areas shall be illuminated in accordance with the requirements for parking areas in subsection (c) of this section.

(2) Areas designated as exterior display/sales areas shall be illuminated so that the average horizontal illuminance at grade level is no more than five foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one. The average and minimum shall be computed for only that area designated as exterior display/sales area.

## June 2, 2020 Working Draft Amendments

(3) Light fixtures shall meet the IESNA definition of cut-off fixtures, and shall be located, mounted, aimed, and shielded so that direct light is not cast onto adjacent streets or properties.

(4) Fixtures shall be mounted no more than 25 feet above grade, and mounting poles shall be located either inside the illuminated area or no more than 10 feet away from the outside edge of the illuminated area.

(f) Lighting of Outdoor Performance or Sports. Outdoor nighttime performance events (concerts, athletic contests, etc.) have unique lighting needs. Illumination levels vary, depending on the nature of the event. The regulations in this section are intended to allow adequate lighting for such events while minimizing sky glow, reducing glare and unwanted illumination of surrounding streets and properties, and reducing energy consumption.

(1) Design Plan. A lighting design plan shall be submitted that shows in detail the proposed lighting installation. The design plan shall include a discussion of the lighting requirements of various areas and how those requirements will be met.

(2) Dual System. The main lighting of the event (spotlighting or floodlighting, etc.) shall be turned off no more than 45 minutes after the end of the event. A low-level lighting system shall be installed to facilitate patrons leaving the facility, cleanup, nighttime maintenance, etc. The low-level lighting system shall provide an average horizontal illumination level, at grade level, of no more than three foot-candles with a uniformity ratio (average to minimum) not exceeding four to one.

(3) Primary Playing Areas. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be specified, mounted, and aimed so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.

(4) Parking Areas. Lighting for parking areas shall meet the requirements in subsection (c) of this section.

(5) Pedestrian Areas. Areas intended solely for pedestrian circulation shall be provided with a minimum level of illumination of no less than 0.1 foot-candles and no more than 0.2 foot-candles. A uniformity ratio of average illumination to minimum illumination shall not exceed four to one.

(6) Security Lighting. Security lighting shall meet the requirements in subsection (g) of this section.

(g) Security Lighting. The purpose of and need for security lighting (i.e., lighting for safety of persons and property) must be demonstrated as part of an overall security plan that includes at least illumination, surveillance, and response, and that delineates the area to be illuminated for security purposes. To the extent that the designated area is illuminated for other purposes, independent security lighting installations will be discouraged.

(1) In addition to the application materials required in subsection (b) of this section, applications for security lighting installations shall include a written description of the need for and purposes of the security lighting, a site plan showing the area to be secured and the location of all security lighting fixtures, specifications of all fixtures, the horizontal and vertical angles in which light will be directed, and adequate cross-sections showing how light will be directed only onto the area to be secured.

(2) All security lighting fixtures shall be shielded and aimed so that illumination is directed only to the designated area and not cast on other areas. In no case shall lighting be directed above a horizontal plane through the top of the lighting fixture, and the fixture shall include shields that prevent the light source or lens from being visible from adjacent properties and roadways. The use of general floodlighting fixtures shall be discouraged.

(3) Security lighting may illuminate vertical surfaces (e.g., building facade and walls) up to a level eight feet above grade or eight feet above the bottoms of doorways or entries, whichever is greater.

(4) Security lighting fixtures may be mounted on poles located no more than 10 feet from the perimeter of the designated secure area.

(5) Security lights intended to illuminate a perimeter (such as a fence line) shall include motion sensors and be designed to be off unless triggered by an intruder located within five feet of the perimeter.

(6) Security lighting standards in the various lighting districts are as shown in Table 2.

(7) Security lighting shall be allowed in District 4 areas only if unusual hazardous conditions make it necessary. In such cases, indirect and reflected lighting techniques shall be used to provide soft lighting under canopies, entry porches, or soffits. Lighting levels shall not exceed the standards established for District 3.

**Table 2: Security Lighting Standards**

	District 1	District 2	District 3	District 4
	<del>CM</del> <u>MU-N &amp; MU-U</u> Districts	NO & NC Districts	R-20, R-30, PROS & GC Districts	R-4, R-4-C, R-6, R-8 and R-10- TCD Districts
Mounting Height (Maximum)*	25 ft.	20 ft.	20 ft.	Discouraged
Average Horizontal Illumination Level on Ground	No more than 1.5 foot-candles	No more than 1.0 foot-candle	No more than 0.5 foot-candle	Discouraged
Average Illumination Level on Vertical Surface	No more than 1.5 foot-candles	No more than 1.0 foot-candle	No more than 0.5 foot-candle	Discouraged
Minimum CRI**	20	65	70	Discouraged

\* Mounting height is the vertical distance between the surface being illuminated and the bottom of the lighting fixture.

\*\* CRI is the Color Rendering Index.

(h) Lighting of Building Facades and Landscaping. With the exception of structures having exceptional symbolic (i.e., churches and/or public buildings) or historic significance in the community, exterior building facades shall not be illuminated. When buildings having symbolic or historic significance are to be illuminated, a design for the illumination shall be approved by the ~~hearing examiner~~planning commission or director and the following provisions shall be met:

(1) The maximum illumination on any vertical surface or angular roof surface shall not exceed five foot-candles.

(2) Lighting fixtures shall be carefully located, aimed, and shielded so that light is directed only onto the building facade. Lighting fixtures shall not be directed toward adjacent streets or roads.

(3) Lighting fixtures mounted on the building and designed to “wash” the facade with light are preferred.

(4) To the extent practicable, lighting fixtures shall be directed downward (i.e., below the horizontal) rather than upward.

(5) When landscaping is to be illuminated, the ~~hearing examiner~~planning commission or director shall first approve a landscape lighting plan that presents the purpose and objective of the lighting, shows the location of all lighting fixtures and what landscaping each is to illuminate, and demonstrates that the installation will not generate excessive light levels, cause glare, or direct light beyond the landscaping into the night sky.

(i) Illuminated Signs. See lighting standards in FMC 22.26.012.

(j) Lighting of Walkways/Bikeways and Parks. Where special lighting is to be provided for walkways, bikeways, or parks, the following requirements shall apply:

June 2, 2020 Working Draft Amendments

- (1) The walkway, pathway, or ground area shall be illuminated to a level of at least 0.3 foot-candles and no more than 0.5 foot-candles.
- (2) The vertical illumination levels at a height of five feet above grade shall be at least 0.3 and no more than 0.5 foot-candles.
- (3) Lighting fixtures shall be designed to direct light downward, and light sources shall have an initial output of no more than 1,000 lumens.
- (4) In general, lighting shall be consistent with the guidelines presented in the IESNA Lighting Handbook, 8th Edition.

(k) General Street Lighting Standards. (Reserved).

(l) Technological Change. The technology used in outdoor lighting applications is ever evolving in terms of efficiency, effectiveness, and other performance aspects. While the intent, goals, and objectives of this section remain constant, standards may become dated over time as lighting technology advances. Therefore, the hearing examiner or director, as appropriate, may exercise discretion in making determinations that will achieve equivalent lighting performance through the application of updated technology when codified standards become outdated.

**22.58.025 Electric vehicle charging stations.**

To ensure an effective installation of electric vehicle charging stations, the regulations in this section provide a framework when a private property owner chooses to provide electric vehicle charging stations.

(a) Allowed Uses per Zoning District. The following table establishes the permitted uses:

	<b>Residential (R-4, R-4-C, R-6, R-8, R-10-TCD, R-20, and R-30)</b>	<b>Recreation (PROS and GC)</b>	<b>Commercial and Mixed Use (NC, <del>MU-N and MU-U</del> and CMU)</b>	<b>Commercial (NO)</b>
EV Charging Station <sup>1</sup>	P	P	P	P
Rapid Charging Station <sup>2</sup>	–	–	P	P
Battery Exchange Station	–	–	P	–

P: Allowed only as an accessory to an outright permitted or conditional use.

Absence of P: Use is not permitted in that district.

1: Level 1 and Level 2 charging only.

2: Level 3 and fast charging are used interchangeably.

(b) For all parking lots or garages located in nonresidential districts:

- (1) Number. No minimum number of charging station spaces is required.
- (2) Minimum Parking Requirements. An electric vehicle charging station space may be included in the calculation for minimum required parking spaces that are required pursuant to other provisions of code.
- (3) Location and Design Criteria. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.



June 2, 2020 Working Draft Amendments

(A) Where provided, parking for electric vehicle charging purposes is required to include the following:

(i) Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow-away provisions are to be enforced.

(ii) Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered.

(iii) Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005.

(iv) Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only.

(B) Parking for electric vehicles should also consider the following:

(i) Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information.

(ii) Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s).

(c) Where electric vehicle charging stations are provided in parking lots or parking garages, accessible electric vehicle charging stations shall be provided as follows:

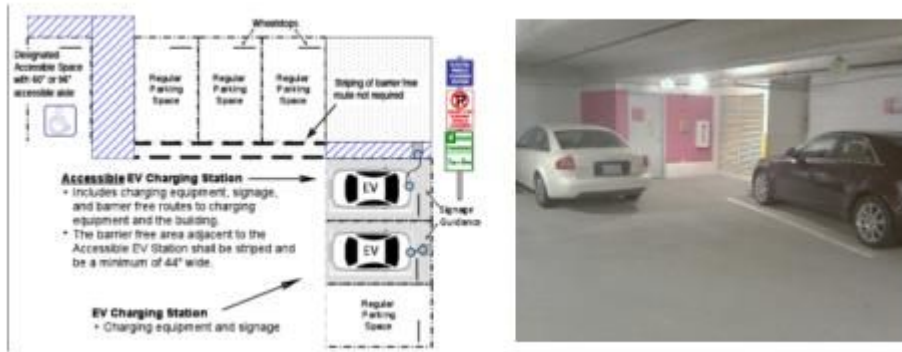
(1) Accessible electric vehicle charging stations shall be provided in the ratios shown on the following table:

Number of EV Charging Stations	Minimum Accessible EV Charging Stations
1 – 50	1
51 – 100	2
101 – 150	3

(2) Accessible electric vehicle charging stations should be located in close proximity to the building or facility entrance and shall be connected to a barrier-free accessible route of travel. It is not necessary to designate the accessible electric vehicle charging station exclusively for the use of disabled persons. Below are two options for providing for accessible electric vehicle charging stations:



**Figure: Off-Street Accessible Electric Vehicle Charging Station – Option 1**



**Figure: Off-Street Accessible Electric Vehicle Charging Station – Option 2**



(d) Signage, Directional. Off-street parking lot or parking garage:



12" x 12"



12" x 6"

(e) Off-Street EV Parking – Parking Space with Charging Station Equipment.



12" x 18"



12" x 18"

**22.58.027 Cottage housing.**

(a) Purpose and Intent. The provisions of this section are available as alternatives to the development of typical detached single-family homes. In the event of a conflict between the standards in this section and other standards in this title, the standards in this section shall control. These standards are intended to address the changing composition of households and the need for smaller, more diverse, and often, more affordable housing choices. Providing for a variety of housing types also encourages innovation and diversity in housing design and site development, while ensuring compatibility with surrounding single-family residential development. These provisions support the growth management goal of more efficient use of urban residential land.

(b) Housing Types Defined. The following definitions apply to the housing types allowed through the provisions in this section:

- (1) "Cottage" means a detached, single-family dwelling unit containing 1,500 square feet or less of gross floor area.
- (2) "Carriage unit" means a single-family dwelling unit, not to exceed 800 square feet in gross floor area, located above a garage structure in a cottage housing development.
- (3) "Two-/three-unit home" means a structure containing two dwelling units or three dwelling units, not exceeding 1,000 square feet per unit on average, designed to look like a detached single-family home.

(c) Applicable Use Zones. Cottages, carriage units and two-/three-unit homes as described in this section may be located in the R-4-C, ~~and~~ GC ~~and~~ MU-N zones.

(d) Parameters for Cottages, Carriage Units and Two-/Three-Unit Homes.

- (1) Cottage.

June 2, 2020 Working Draft Amendments

Unit Size	Maximum: 1,500 square feet, excluding garage. Cottages may not exceed 1,000 square feet on the main floor. Any additions or increases in unit sizes after initial construction shall be subject to compliance with all cottage housing development standards.
Maximum Density	8 units per acre.
Minimum Lot Size	None. Lot sizes shall be determined through administrative design review process.
Maximum Floor Area Ratio (FAR)	.35. FAR is calculated using a site's buildable area, including private street area and excluding critical areas and their required associated buffers. FAR for individual lots may vary. See FMC 22.58.026 for FAR standards.
Development Size <sup>1</sup>	Minimum: 6 units. Maximum: 24 units. Minimum cluster size: 6 units. Maximum cluster size: 12 units. Cottage clusters may be integrated into small lot developments where the combined number of cottage and small lot units may exceed 24.
Minimum Setback for Yards Abutting the Exterior Boundary of the Development	See underlying zoning district. Required setbacks for yards not abutting an exterior boundary shall be determined through the administrative design review process.
Maximum Impervious Surface Coverage	50%. Coverage is calculated using a cottage housing site's entire buildable area, including private street area and excluding critical areas and their required associated buffers.
Maximum Height for Dwellings	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet.
Maximum Height for Accessory Structures	One story, not to exceed 18 feet.
Maximum Developable Slope	15%
Open Space	400 square feet common open space required per unit. 300 square feet private open space required per unit. See subsections (e)(2) and (3) of this section.
Community Buildings	At least one community building shall be provided. See subsection (e)(4) of this section.
Attached Covered Porches	Each unit must have a covered porch with a minimum area of 64 square feet and a minimum dimension of 8 feet.
Parking Requirements	Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit.
Garage Requirements	Private garages: 250-square-foot maximum floor area. Shared garages: 1,200-square-foot maximum floor area. Front loaded garages shall be recessed ≥10 feet from the front facade of the cottage and their visual impact shall be minimized through the use of architectural design elements.
Driveway Requirements	Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the city.
Accessory Dwelling Units (ADUs)	Not permitted as part of a cottage housing development.

June 2, 2020 Working Draft Amendments

Development Options	Subdivision, condominium, rental or ownership.
Review Process	Administrative design review. See Chapter 22.66 FMC.

<sup>1</sup> Cluster size is intended to encourage a sense of community among residents. Homes within a cluster generally orient toward each other, community open space, or pathways and are not separated by roads or critical areas. A development site may contain more than one cluster provided there is a clear separation between clusters. Clusters shall be connected via pedestrian pathway(s).

(2) Carriage Unit.

Unit Size	Maximum 800 square feet.
Maximum Density	8 units per acre for all cottages, carriage units, and two-/three-unit homes located within a cottage housing development. The number of carriage units and two-/three-unit homes combined shall not exceed 20% of the total number of units in a cottage housing project. Carriage units are allowed only when included in a cottage housing project.
Minimum Lot Size	None. Determined through administrative design review process.
Maximum Floor Area Ratio (FAR)	.35. FAR is calculated using a cottage housing site's buildable area, including private street area and excluding critical areas and their required associated buffers. See FMC 22.58.026 for FAR standards.
Minimum Setback for Yards Abutting the Exterior Boundary of the Development	See underlying zoning district. Required setbacks for yards not abutting an exterior boundary shall be determined through the administrative design review process.
Maximum Height	18 feet.
Maximum Developable Slope	15%
Parking Requirements	1 space per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per carriage unit.
Garage Requirements	Carriage units allowed only above detached shared garages, which shall not exceed a 1,200-square-foot maximum footprint area.
Review Process	Administrative design review. See Chapter 22.66 FMC.

(3) Two-/Three-Unit Home.

Unit Size	Average unit size: 1,000 square feet, excluding garage. Maximum structure total floor area: two-unit: 2,000 square feet, excluding garages. Three-unit: 3,000 square feet, excluding garages.
Maximum Density	8 units per acre for all cottages, carriage units, and two-/three-unit homes located within a cottage housing development. The number of carriage units and two-/three-unit homes combined shall not exceed 20% of the total number of units in a cottage housing project. Carriage units are allowed only when included in a cottage housing project.
Minimum Lot Size	None. Determined through administrative design review process.

June 2, 2020 Working Draft Amendments

Maximum Floor Area Ratio (FAR)	.35. FAR is calculated using a cottage housing site’s buildable area, including private street area and excluding critical areas and their required associated buffers. See FMC 22.58.026 for FAR standards.
Minimum Setback for Yards Abutting the Exterior Boundary of the Development	See underlying zoning district. Required setbacks for yards not abutting an exterior boundary shall be determined through the administrative design review process.
Maximum Height	27 feet (where minimum roof slope of 6:12 for all parts of the roof above 18 feet is provided). Otherwise, 18 feet.
Parking Requirements	Units ≤ 800 square feet: 1 space per unit minimum. Units > 800 square feet: 1.5 spaces per unit minimum. Must be provided on the subject property. Additional shared guest parking may not exceed 0.5 spaces per unit.
Garage Requirements	A two-unit home may include attached or detached garages, not to exceed an additional 500 square feet combined. A three-unit home may include attached or detached garages, not to exceed an additional 750 square feet combined. Front loaded attached garages shall be recessed ≥10 feet from the front facade of the principal structure and their visual impact shall be minimized through the use of architectural design elements. No more than three single garage doors may be visible on any facade.
Driveway Requirements	Driveways providing access to front loaded garages shall consist of paved runner strips or pervious surfacing approved by the city.
Development Options	Subdivision, condominium, rental or ownership.
Review Process	Administrative design review. See Chapter 22.66 FMC.

(e) Design Standards and Guidelines.

(1) Orientation of Dwelling Units. Dwellings within a cottage housing development should be oriented to promote a sense of community, both within the development and, with respect to the larger community, outside of the cottage project. A cottage housing development should not be designed to “turn its back” on the surrounding neighborhood.

(A) Each dwelling unit shall have a primary entry and/or covered porch oriented to the common open space or pathway connecting to the common open space.

(B) Each dwelling unit abutting a public right-of-way (not including alleys) shall have an inviting facade, such as a primary or secondary entrance or porch, oriented to the public right-of-way. If a dwelling unit abuts more than one public right-of-way, the city shall determine to which right-of-way the inviting facade shall be oriented.

(C) Each dwelling unit abutting a public right-of-way (not including alleys) shall incorporate facade modulation, windows, and roofline variations to avoid blank walls that orient to the public right-of-way.

(2) Required Common Open Space. Common open space shall provide a sense of openness, visual relief, and community for cottage developments. The space must be located outside of critical areas and their buffers and developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

(A) Each area of common open space shall be in one contiguous and usable piece with a minimum dimension of 20 feet on all sides.

## June 2, 2020 Working Draft Amendments

(B) Land located between dwelling units and an abutting right-of-way or access easement may not serve as required common open space, unless the area is reserved as a separate tract, and does not contain pathways leading to individual units or other elements that detract from its appearance and function as a shared space for all residents.

(C) Required common open space may be divided into no more than two separate areas per cottage cluster.

(D) Common open space shall be located in a centrally located area and be easily accessible, physically and visually, to all dwellings within the cottage cluster.

(E) Sight-obscuring privacy fences that discourage interaction between neighbors may not be located within required open space areas. If fences are used to enclose common open space, they shall have at least 50 percent visually permeable elements, such as pickets, cedar split rails, iron work, or trellis treatment, and shall not exceed two feet in height.

(F) Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs. Existing mature trees should be retained in accordance with FMC 22.62.009.

(G) Unless the shape or topography of the site precludes the ability to locate units adjacent to the common open space, the following standards must be met:

(i) The open space shall be located so that it will be surrounded by cottages or common buildings on at least three sides when located in a bungalow court configuration, or two sides when located in a rosewalk configuration, per form-based standards adopted pursuant to Chapter 22.57 FMC;

(ii) At least 50 percent of the units in the development shall abut a common open space. A cottage is considered to “abut” an area of open space if there is no structure, road or critical area between the unit and the open space.

(H) Surface water management facilities shall be limited within common open space areas. Low impact development (LID) features are permitted, provided they do not adversely impact access to or use of the common open space for a variety of activities. Conventional stormwater collection and conveyance tools, such as flow control and/or water quality vaults, are permitted if located underground.

### (3) Private Open Space.

(A) Each cottage unit shall have a covered porch with a minimum area of 64 square feet per unit and a minimum dimension of eight feet on all sides. Porches shall be associated with primary point of entry.

(B) Each carriage unit shall have a deck or balcony, oriented toward the common open space.

(C) In addition to porches, at least 300 square feet of private, contiguous, usable open space adjacent to each individual dwelling unit shall be provided to contribute positively to the visual appearance of the development, promote diversity in planting materials, and utilize generally accepted good landscape design. The private open space shall be oriented toward the common open space to the extent possible and have no dimension less than 10 feet. The private open space shall define private residences from common areas, trails, and parking areas. If fences are used to enclose private open space, they shall have at least 50 percent visually permeable elements through the use of pickets, cedar split rails, iron work, or trellis treatment, and shall not exceed two feet in height.

### (4) Community Buildings. At least one community building is required for each cottage development.

(A) Community buildings shall be at least 500 square feet on the main floor and shall have an architectural character similar to that of the dwelling units.

(B) Building height for community buildings shall not exceed the height standard for cottages.

(C) Outdoor patio space is encouraged to be provided in conjunction with community buildings.

(D) Community buildings must be located on the same site as the cottage housing development and be commonly owned by the residents.

(5) Shared Detached Garages and Surface Parking Design. Parking areas should be located so their visual presence is minimized, and associated noise or other impacts are minimized, both within and outside the development. These areas should also maintain the single-family character along public streets.

(A) Shared detached garage structures may not exceed four single garage doors per building, and a total of 1,200 square feet. Carriage units are preferred above these garage structures.

(B) For shared detached garages, the design of the structure must be similar to and compatible with that of the dwelling units within the development. Garage doors shall be painted to match, or minimize contrast with, the building's body color in order to minimize their visual impact.

(C) Shared detached garage structures and surface parking areas must be screened from streets and adjacent residential uses by landscaping or architectural screening.

(D) Shared detached garage structures shall be reserved through a covenant for the parking of vehicles owned by the residents of the development. Storage of items which preclude the use of the parking spaces for vehicles is prohibited.

(E) Surface parking areas may not be located in clusters of more than four spaces. Clusters must be separated by a distance of at least 20 feet.

(F) Carports are not permitted.

(6) Low Impact Development. The proposed site design shall incorporate the use of low impact development (LID) strategies to meet stormwater management standards. LID is a set of techniques that mimic natural watershed hydrology by slowing, evaporating/transpiring, and filtering water, which allows water to soak into the ground closer to its source. The design should seek to meet the following objectives:

(A) Preservation of natural hydrology.

(B) Reduced impervious surfaces.

(C) Treatment of stormwater in numerous small, decentralized structures.

(D) Use of natural topography for drainageways and storage areas.

(E) Preservation of portions of the site in undisturbed, natural conditions.

(F) Reduction of the use of piped systems. Whenever possible, site design should use multifunctional open drainage systems such as vegetated swales or filter strips which also help to fulfill landscaping and open space requirements.

(7) Two-/Three-Unit Homes and Carriage Units within Cottage Projects. Two-/three-unit homes and carriage units may be included within a cottage housing development. Design of these units should be compatible with that of the cottages included in the project.

(8) Variation in Unit Sizes, Building and Site Design. Cottage projects shall establish building and site design that promote variety and visual interest.

(A) Projects shall include a variety of unit sizes within a single development.

(B) Proposals shall provide a variety of building styles, features, colors and site design elements within a cottage housing development.



(C) Dwellings with a similar combination of features and treatments may be clustered around a shared common open space. Developments containing two or more clusters of cottages shall use distinctively unique exterior finish materials and architectural design elements for each cottage cluster to avoid repetition.

(9) Pedestrian Flow through Development. Pedestrian connections should link all buildings to the public right-of-way, common open space, parking areas and other cottage clusters in the development.

(10) Storage Space. Storage space may be provided as follows:

(A) Detached sheds designed to be similar in character to the cottage units, using similar building materials and design elements.

(B) Storage space within detached parking structures that does not conflict with parking of vehicles in the garages.

(C) Storage space within a dwelling unit, accessible only through an external door.

(D) Designated storage space attached to a community building that is not counted toward the 500-square-foot minimum area for such buildings.

(E) Other storage space options approved through the administrative site plan review process.

(11) Landscaping. Cottage housing developments shall incorporate a landscape master plan, designed and stamped by a professional landscape architect. The design shall comply with applicable landscape standards and guidelines that address landscape components included in a cottage housing development.

(f) Review Process.

(1) Approval Process. Developments shall be processed under Chapter 22.66 FMC, Administrative Design Review. Public notice for developments proposed through this section shall comply with the provisions of Chapter 22.06 FMC applicable to Type II project permit applications.

(2) Requests for Modifications to Standards. Applicants may request minor modifications to the general parameters and design standards set forth in this section. The director may modify the requirements if all of the following criteria are met:

(A) The site is constrained due to unusual shape, topography, easements or sensitive areas.

(B) The modification is consistent with the objectives of this section.

(C) The modification will not result in a development that is less compatible with neighboring land uses.

(3) Review Criteria. In addition to the criteria established for review of development proposals in FMC 22.66.006, the applicant must demonstrate that:

(A) The proposal is compatible with and is not larger in scale than surrounding development with respect to size of units, building heights, roof forms, setbacks between adjacent buildings and between buildings and perimeter property lines, number of parking spaces, parking location and screening, access and lot coverage.

(B) Any proposed modifications to provisions of this section are important to the success of the proposal as an alternative housing project and are necessary to meet the intent of these regulations.

(g) Additional Standards. The city's approval of a cottage housing or two-/three-unit home development does not constitute approval of a subdivision, a short plat, or a binding site plan. A lot that has cottage, carriage or two-/three-unit homes may not be subdivided unless all of the requirements of the Fircrest Municipal Code are met. A lot



containing a two-/three-unit home may not be subdivided in a manner that results in the dwelling units being located on separate lots.

**22.58.029 Establishments serving liquor for on-premises consumption.**

(a) Establishments licensed by the State of Washington Liquor and Cannabis Board to serve beer, beer and wine, or spirits, beer and wine for on-premises consumption are permitted in specified zoning districts. Such establishments providing outdoor customer seating are subject to administrative use permit approval in accordance with Chapter 22.70 FMC.

(b) At a minimum, the following performance standards shall apply to establishments serving beer, beer and wine, or spirits, beer and wine for on-premises consumption within the NC district. Additional requirements may be imposed in accordance with Chapter 22.70 FMC for those establishments providing outdoor customer seating in the NC district. Establishments operating out of compliance with the following provisions are subject to enforcement action under Chapter 22.95 FMC:

(1) Hours of Operation. The sale, service, and consumption of alcohol are prohibited after 10:00 p.m.

(2) Outdoor Customer Seating. Outdoor seating may be provided for customer use no later than 8:00 p.m. on Sundays through Thursdays, and no later than 9:00 p.m. on Fridays and Saturdays. Outdoor seating areas shall be closed to customers during other times. A 30-minute grace period is allowed for staff to clean the outdoor premises after customer seating hours have ended. The city may limit the amount of outdoor customer seating to minimize potential impacts on residentially zoned properties.

(3) Speakers. Music or other programming emanating from any outdoor speakers on the premises shall only be allowed during approved outdoor customer seating hours. Sounds coming from speakers on the premises, whether located inside or outside the building, shall not be audible from residentially zoned properties.

(4) Bottle Handling. Bottles and other trash and recyclable materials shall not be deposited in any exterior refuse or recycling totes, dumpsters or other receptacles during the hours of 9:00 p.m. to 7:00 a.m.

(5) Exterior Appearance. The business establishment shall maintain the exterior of its premises in a neat and clean condition at all times. All refuse collection containers, including recycling containers, shall be screened in accordance with FMC 22.58.008(d). This provision shall apply to new establishments as well as establishments existing on the effective date of the ordinance codified in this section that expand business operations to include the sale of liquor by the drink for on-premises consumption.

(6) Exterior Lighting. Exterior lighting shall comply with the outdoor lighting regulations in FMC 22.58.018 to ensure that it does not impact nearby properties.

(7) Sidewalk Cafes. A business establishment intending to establish outdoor business seating on a public sidewalk or other public right-of-way area shall comply with the sidewalk cafe regulations in FMC 22.58.017.

(c) The performance standards listed in subsection (b) of this section shall apply to establishments in the MU-N and MU-UCMU districts serving beer, beer and wine, or spirits, beer and wine for on-premises consumption, except that for subsections (b)(1), (2), and (4) of this section, alternative hours of operation, outdoor customer seating hours, and bottle handling hours may be authorized through the administrative use permit approval process in accordance with Chapter 22.70 FMC. Additional requirements may be imposed in accordance with Chapter 22.70 FMC for those establishments providing outdoor customer seating.

**Chapter 22.60**

**PARKING AND CIRCULATION**

Sections:

22.60.001 Purpose and Intent.

- 22.60.002 Chapter application.
- 22.60.003 Parking space requirements per activity.
- 22.60.004 Parking demand reduction credit.
- 22.60.005 Shared parking facilities.
- 22.60.006 Maximum parking space provisions.
- 22.60.007 Location of off-street spaces.
- 22.60.008 Parking and driveway design standards.
- 22.60.009 Barrier-free parking requirements.
- 22.60.010 Bicycle parking facilities.
- 22.60.011 Loading space requirements.
- 22.60.012 Stacking spaces for drive-through facilities.
- 22.60.013 Pedestrian circulation and access.
- 22.60.014 Transit facilities.
- 22.60.015 Parking reductions for temporary outdoor sales events.

**22.60.001 Purpose and Intent.**

(a) Purpose. The purpose of this chapter is to provide for adequate, convenient and safe off-street parking, loading and circulation areas for the permitted land uses described in this title; to protect neighborhoods from the effects of vehicular noise, traffic, and light and glare associated with parking and loading facilities; to reduce the amount of impervious surfaces associated with parking facilities; to reduce demand for parking by encouraging alternative means of transportation including public transit, rideshare and bicycles; and to increase pedestrian mobility within the community.

(b) Intent. The demand for parking responds to changing market forces, technology, and societal preferences. Minimum parking standards have resulted in development patterns dominated by expanses of parking perceived as visual blight, damaging to the environment, and low value in terms of tax base. The amount of parking provided on a site frequently exceeds parking demand – at considerable cost to property and business owners – and the community. In response, some municipalities have adopted parking standards that restrict the amount of off-street parking provided for certain uses or locations. These constraints, however, may limit the viability of retail and other uses in some markets. Other municipalities have eliminated minimum parking space requirements and relied on the market to provide an appropriate number.

This chapter supports a transition toward relying on the market to determine parking supply but also reflects community concern that neighborhoods may be impacted by individual market-based decisions that collectively result in an undersupply of off-street parking. The intent of this chapter, therefore, is to balance market considerations with minimum and maximum numerical standards to ensure a sufficient, but not excessive, supply of parking – and authorize the city to approve an increase, or decrease, in the amount of parking being provided relative to a specified standard when a proposal can meet criteria.

**22.60.003 Parking space requirements per activity.**

The following tables identify the minimum number of parking spaces required to be provided for each activity unless a reduction is authorized in accordance with this chapter. The director or hearing examiner, as specified in this chapter, shall determine the actual required spaces for a proposed activity based on the tables below, the requirements of this chapter and on actual field experience.

If the formula for determining the number of off-street parking spaces results in a fraction, the number of spaces shall be rounded to the nearest whole number with fractions greater than or equal to one-half rounding up and fractions less than one-half rounding down. In the following tables, “sf” means square feet of gross floor area, and “du” means dwelling unit, unless otherwise noted.

**(a) Residential and Lodging Activities.**

Use	Required Spaces
Single-family <u>(detached)</u>	2 per du.

June 2, 2020 Working Draft Amendments

Use	Required Spaces
Duplex <del>and townhouse</del>	1.5 per du.
Cottage housing	1 per du ≤ 800 sf; 1.5 per du > 800 sf. Shared guest parking not to exceed .5 per du.
<u>Single-family (detached) in Small Lot Development</u>	<u>2 per du + 1 guest stall</u>
<u>Single-family (attached) in Small Lot Development</u>	<u>1.5 per du + 1 guest stall</u>
Multifamily	<del>1.001-25</del> per du.
Multifamily – <u>Efficiency units (250-450 sf in size), student housing, and Affordable senior housing*</u>	.6 per du.
Congregate care facility	.5 per du.
Group residences, including hospice care center, residential care facility, and residential treatment facility	.5 per bedroom.
Accessory dwelling unit (ADU)	None, <del>unless additional spaces are determined to be necessary.</del>
<del>Home occupation – Type II</del>	<del>To be determined during processing of CUP application.</del>
<del>Bed and breakfast establishment</del> <u>Short-term rental establishments</u>	<del>1 per guest room, + 1 per facility, unless a lower number is determined to be adequate during processing of CUP application.</del> <u>2 per full dwelling rental</u> <u>1 per rental room; minus street parking available on parcel street frontage</u>
Hotel/motel	1 per guest room <del>+ 2 per 3 employees.</del>

\* “Affordable” means dwelling units priced, rented or leased only to those households earning 80 percent or less of the median household income for Pierce County, Washington. “Senior” means dwelling units specifically designed for and occupied by elderly persons under a federal, state or local government program or occupied solely by persons who are 62 or older or houses at least one person who is 55 or older in at least 80 percent of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.

(b) Commercial Activities.

Use	Required Spaces
<u>Commercial use, including retail, service, office, and financial institution.</u>	<u>1 per 400 sf.</u>
<del>Financial institution, including bank, savings and loan, and credit union</del>	<del>1 per 400 sf.</del>
<del>Administrative or professional office</del>	<del>1 per 400 sf.</del>
<del>Medical or dental office</del>	<del>1 per 350 sf.</del>
<del>Commercial m</del> <u>Mixed use, including a combination of retail, office, service, recreational and/or residential uses</u>	See subsection (j) of this section, Joint Use.
Laboratory, including medical, dental and optical	1 per <del>500</del> 400 sf.
Food-serving establishment	1 per <del>200 sf</del> 150 sf of dining/lounge area.
<del>High intensity retail or service shop. See subsection (h) of this section for examples.</del>	<del>Minimum 1 per 400 sf. Maximum 1 per 300 sf.</del>
<del>Low intensity retail or service shop. See subsection (h) of this section for examples.</del>	<del>Minimum 1 per 600 sf. Maximum 1 per 400 sf.</del>
<del>Shopping center which includes a mix of high and low intensity retail or service shops</del>	<del>Minimum 1 per 500 sf. Maximum 1 per 350 sf.</del>

June 2, 2020 Working Draft Amendments

Use	Required Spaces
<del>Bulk retail sales/wholesale sales</del>	<del>1 per 350 sf.</del>
Uncovered commercial area, including vehicle lots and plant nursery	1 per 5,000 sf of retail sales + any parking requirements for buildings.
<del>Motor vehicle repair and services</del>	<del>1 per 400 sf (indoor maintenance bays shall not be considered parking spaces).</del>
Child day-care	2 per facility + 1 per 20 children.
Veterinary clinic	1 per 400 sf.
Mortuary or funeral home	1 per 100 sf of floor area used for services.

(c) Educational Activities.

Use	Required Spaces
Elementary, intermediate, middle or junior high school	1 per classroom + 1 per 50 students.
High school	1 per classroom + 1 per 10 students.
Vocational school	1 per classroom + 1 per 5 students.
Preschool	1 per 6 children.

(d) Industrial Activities.

Use	Required Spaces
Manufacturing	1 per 1,000 sf (less office and display space) + 1 per 400 sf of office space + 1 per 500 sf of display space.
Technological or biotechnological laboratory or testing facility	1 per 1,000 sf (less office space) + 1 per 400 sf of office space.
Speculative light industrial building with multiple use or tenant potential	1 per 1,500 sf for initial 100,000 sf + 1 per 2,000 sf for remainder of building (less office space). 1 per 400 sf of office space.
NOTE: For each new use or tenant the property owner shall submit a scaled parking plan indicating the assigned parking for the applicable building.	NOTE: This is a minimum requirement valid for construction purposes only. Parking requirements shall be based upon actual occupancy.
Outdoor storage area	1 per 5,000 sf of storage area.

(e) Recreational, Amusement and Assembly Activities.

Use	Required Spaces
Auditorium, theater, place of public assembly, stadium or outdoor sports arena	1 per 4 fixed seats or 1 per 175 sf of main auditorium or of principal place of assembly not containing fixed seats + 1 per 300 sf of office.
Bowling alley	3 per lane.
Skating rink	1 per 200 sf.
Golf course	4 per hole, plus as required for associated uses including clubhouse, pro shop and maintenance facility.
Golf driving range	1 per driving station.
Miniature golf course	1 per hole.

June 2, 2020 Working Draft Amendments

Use	Required Spaces
Health club, dance studio	1 per 300 sf.

(f) Public, Institutional, Medical and Religious Activities.

Use	Required Spaces
Government facility	1 per 300 sf of office space; 1 per 1,000 sf of indoor storage or repair area associated with public agency yard. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.
Library, museum, or gallery	1 per 500 sf.
Civic, labor, social or fraternal organization	1 per 300 sf.
Convalescent, nursing or rest home	1 per 3 beds + .5 per employee.
Religious institution	1 per 8 seats in the main sanctuary including balconies and choir lofts. Other use areas shall be calculated based on the above requirements and, if applicable, the shared parking facilities provisions in FMC 22.60.005.

(g) Other Uses. For uses not specifically identified in this chapter, the amount of parking required shall be based on the requirements for similar uses as determined by the director or hearing examiner, as appropriate.

~~(h) Retail Sales and Service Uses. For the purpose of determining the parking requirements for retail sales and service uses, the following distinctions are made:~~

~~(1) High intensity retail sales and service uses include, but are not limited to: barber/beauty shop, laundromat, mini mart, drugstore, service (fuel) station with retail sales, and supermarket.~~

~~(2) Low intensity retail sales and service uses include, but are not limited to: antique store, appliance sales, auto sales (building only), equipment repair shop, furniture store, hardware store, photography sales and shoe repair.~~

~~(h)~~ (h) Speculative Use. When the city has received an application for a site plan approval or other permits for a building shell without tenant uses being specified, off-street parking requirements shall be based on the possible tenant improvements or uses authorized by the zone designation and compatible with the limitations of the site plan or other permit. When the range of possible uses results in different parking requirements, the director or hearing examiner, as appropriate, will establish the amount of parking based on a likely range of uses.

~~(i)~~ (i) Joint Use. In the case of two or more uses in the same building or on the same lot, for example within a ~~commercial~~ mixed-use development that includes retail, residential and other uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing required parking facilities for any other use. However, an applicant may request a parking demand reduction credit per FMC 22.60.004 and/or a shared parking facilities credit per FMC 22.60.005 to reduce the overall parking requirement. The director or hearing examiner, as appropriate, shall be responsible for determining the various uses within a building or on a lot and the resulting parking requirements for each use.

**22.60.004 Parking demand reduction credit.**

A property owner may request a reduction from the minimum required off-street parking by substantiating that parking demand will be reduced for the life of the project. This request shall be reviewed in conjunction with a site plan, conditional use permit, or preliminary development plan application. In such cases, the hearing examiner may approve a reduction of up to 50 percent of the minimum required number of spaces if a parking demand study prepared by a professional traffic engineer ([see Urban Land Institute - Shared Parking: Second Edition for a recommended parking demand analysis methodology](#)) substantiates that:

- (a) Because of the unique nature of the use, the characteristics of the site and surrounding neighborhood, the availability of alternative means of transportation, proximity to regional transit facilities, the provision of car share, rideshare or micromobility facilities, or other relevant local factors, parking demand can be met with a reduced number of spaces; or
- (b) A shared parking facility designed in accordance with FMC 22.60.005 will effectively reduce parking demand to a level below the minimum required parking; or
- (c) A combined parking facility for two or more complementary uses which have similar hours of operation will reduce parking demand to a level below the minimum required parking. The hearing examiner may authorize a five percent reduction for two complementary uses, a 10 percent reduction for three uses, and a 15 percent reduction for four or more uses; or
- (d) An employee-sponsored commute trip reduction program designed in accordance with state law will effectively reduce parking demand below the minimum required parking; or
- (e) Additional public on-street parking will be provided as part of the project.

**22.60.006 Maximum parking space provisions.**

For multifamily residential, commercial and industrial uses, the number of off-street parking spaces provided shall not exceed 120 percent of the minimum required number of spaces specified in FMC 22.60.003. A property owner may submit a request as part of a site plan, conditional use permit, or preliminary development plan application to provide parking spaces in excess of the maximum allowable number. The hearing examiner may approve an increase of up to 50 percent of the minimum required number of spaces if:

- (a) A parking demand study prepared by a professional traffic engineer (see Urban Land Institute - Shared Parking: Second Edition for a recommended parking demand analysis methodology) supports the need for increased parking and demonstrates that:
  - (1) Shared and combined parking opportunities in FMC 22.60.005 have been fully explored and will be utilized to the extent practicable;
  - (2) On-site park and ride facilities have been fully explored and will be provided to the extent practicable;
  - (3) Commute trip reduction measures will be implemented, if required by state law, to the extent practicable.
- (b) The project has been designed to include the following design elements, facilities and programs to the satisfaction of the hearing examiner. In those instances where site constraints impede compliance with the design requirements, written findings of fact shall be made identifying site and project constraints and included in the final notice of decision. In its findings, the hearing examiner shall determine if a good faith effort has been made in building and site design in order to accommodate the following design elements, facilities and programs:
  - (1) The excess parking spaces shall be located within an enclosed parking structure or constructed of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt a permeable-surface such as interlocking paving blocks (cement or plastic) or other porous-that support stormwater infiltration and/or achieve a superior appearance. pavement which minimizes impervious surface and achieves-a superior appearance when compared with a large expanse of asphalt or concrete paving.
  - (2) Alternative parking lot designs shall be utilized in order to reduce impervious surface, e.g., one-way instead of two-way access aisles.
  - (3) The amount of required landscaping within the area of additional parking shall be doubled. This additional landscape area may be dispersed throughout the parking lot.
  - (4) A minimum of 75 percent of the parking spaces shall be located behind the building, and the remainder shall not be located within the minimum and maximum yard setback areas adjoining a street. Parking lots located along flanking streets shall have added landscape and a superior design to strengthen pedestrian qualities, e.g., low walls, street furniture, seating areas, public art, etc.

(5) Preferential parking shall be located near primary building entrances for employees who rideshare and for high occupancy vehicles, if applicable.

(6) The developer shall create a transit/rideshare information center and place it in a conspicuous location on the premises.

(7) For sites located adjacent to or within 600 feet of a Pierce Transit bus or van route, the developer shall fund the purchase and installation of a transit shelter package, including seating, trash receptacle and related facilities for each side of the street which has a transit route, consistent with Pierce Transit operational needs in accordance with FMC 22.60.014.

**22.60.008 Parking and driveway design standards.**

(a) Parking Space and Driveway/Aisle Dimensions. The ~~minimum~~ parking space and aisle dimensions for the most common parking angles are shown in the accompanying table. For parking angles other than those shown on the table, the ~~minimum~~ parking space and aisle dimensions shall be determined by the director or hearing examiner, as appropriate. Regardless of the parking angle, one-way aisles shall be at least 12 feet wide, and two-way aisles shall be at least 19 feet wide.

**~~Minimum~~ Space and Driveway/Aisle Dimensions**

	<i>Space Angle (degrees)</i>				
	0° (parallel)	30°	45°	60°	90°
<i>Space Width (ft)</i>					
Regular space	<del>8.5 to 9</del>	<del>8.5 to 9</del>	<del>8.5 to 9</del>	<del>8.5 to 9</del>	<del>8.5 to 9</del>
Compact space	<del>8 to 8.5</del>	<del>8 to 8.5</del>	<del>8 to 8.5</del>	<del>8 to 8.5</del>	<del>8 to 8.5</del>
<i>Space Depth (ft)</i>					
Regular space	22	18	18	18	18
Compact space	19	15	15	15	15
<i>Driveway/ Aisle (ft)</i>					
One-way	12	13	13	17	22
Two-way	19	20	20	20	22
* See FMC 22.60.009 for information on the accessible parking space dimensions.					

(b) Compact Car Space Requirements. The installation of compact spaces is required so that impervious surface coverage associated with parking facilities is minimized and the appearance of sites is enhanced by increasing the proportion of landscaping relative to pavement. No less than 40 percent and no more than 50 percent of the total number of spaces provided for a multifamily residential, mixed-use, or nonresidential development shall be sized to accommodate compact cars. Each space shall be clearly identified as a compact car space by painting the word “COMPACT” in capital letters, a minimum of eight inches high, on the pavement at the base of the parking space and centered between the striping. Aisle widths shall conform to the standards set for standard size cars.

(c) Extra Width Adjoining Landscaped Areas. Parking spaces abutting a landscaped area or raised walkway on the drive or passenger side of the vehicle shall provide an additional 18 inches above the minimum space width requirement. This additional space will provide a place to step other than in the landscaped area or allow for easier ingress and egress next to a vehicle. The additional width shall be separated from the adjacent landscaped area by a parking space division stripe.



(d) Parking Space Depth Reduction.

(1) Where parking spaces abut a walkway, parking space depth may be reduced by up to 18 inches and a portion of the walkway utilized for vehicle overhang; provided, that wheelstops or curbs are installed and the remaining walkway provides a minimum of five feet of unimpeded passageway for pedestrians.

(2) To minimize impervious surface and enhance landscaping, parking space pavement depth may be reduced by up to 18 inches when the pavement at the front end of a space is replaced by a landscaped area containing groundcovers which do not exceed a maximum height of six inches above parking space grade. Wheel stops or curbs shall be installed to protect this area from vehicular damage.

(e) Driveway Widths and Locations. Driveways for single-family detached dwellings shall not exceed 20 feet in width unless the director approves an alternative design that uses enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance.~~which uses a permeable surface such as interlocking paving blocks or other porous pavement which minimizes impervious surface.~~ In no case shall the driveway exceed 20 feet within the public right-of-way or exceed the minimum width necessary to provide reasonable access to the dwelling. No more than one driveway is permitted to provide access to a single-family detached dwelling. Driveways for all other developments may cross required setbacks or landscaped areas in order to provide access between the off-street parking areas and the street; provided, that driveway width does not exceed the minimum necessary to provide safe vehicular and pedestrian circulation. Driveways oriented parallel to a street shall not be located within the minimum and maximum yard setback areas adjoining the street, unless there is no other practicable alternative to provide access to the interior of a site.

(f) Lighting. Lighting shall be provided in accordance with FMC 22.58.018.

(g) Tandem Parking. Tandem or end-to-end parking is allowed in single-family detached residential developments. Duplex and multifamily developments may have tandem parking areas for each dwelling unit but shall not combine parking for separate dwelling units in tandem parking areas.

(h) Parking Surface. All required vehicle parking and storage must be in a garage, carport or on an approved, dust-free, all-weather surface. Use of enhanced paving materials such as permeable interlocking pavers, pervious concrete, or porous asphalt that support stormwater infiltration and/or achieve a superior appearance ~~are a permeable surface such as interlocking paving blocks or other porous pavement that minimizes impervious surface~~ is encouraged for spaces which are used infrequently. Any surface used for vehicle parking or storage must have direct and unobstructed driveway access.

**22.60.009 Barrier-free parking requirements.**

Off-street parking for physically handicapped persons shall be provided in accordance with Section 7503 of the regulations adopted pursuant to Chapter 19.27 RCW, State Building Code, and Chapter 70.92 RCW, Public Buildings – Provisions for Aged and Handicapped. Any change in the state’s handicapped parking requirements shall preempt the affected requirements of this section.

(a) Accessible Parking Required. Accessible parking spaces shall be provided per the following table:

**Number of Accessible Parking Spaces**

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4



**Number of Accessible Parking Spaces**

Total Parking Spaces in Lot or Garage	Minimum Required Number of Accessible Spaces
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total spaces
Over 1,000	20 spaces plus 1 space every 100 spaces, or fraction thereof, over 1,000

One of every eight accessible spaces or fraction thereof shall be designed to be accessible to wheelchair side loading vans.

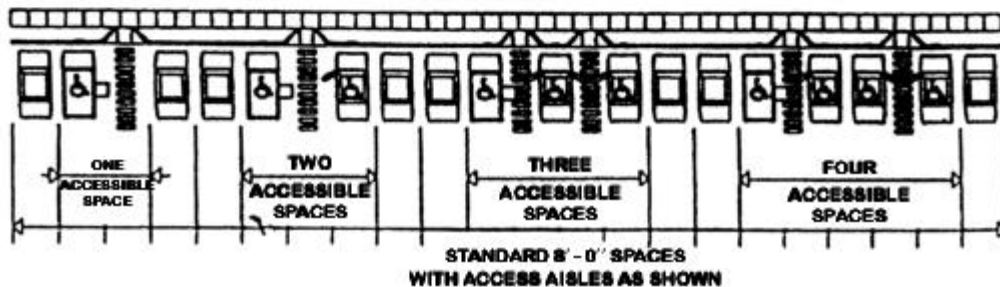
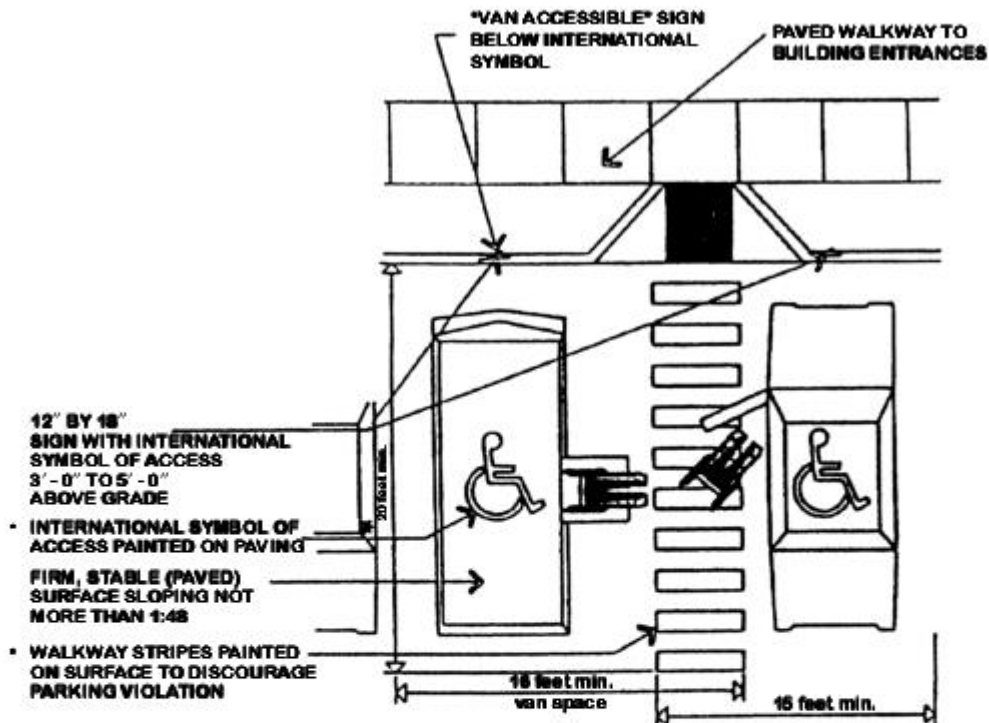
Exceptions:

- (1) Inpatient Medical Facilities. Twenty percent of parking spaces provided shall be accessible.
- (2) Outpatient Medical Care Facilities. Ten percent of parking spaces provided shall be accessible.
- (3) Multifamily Buildings. One accessible parking space for each fully accessible unit shall be provided. When total parking provided on-site exceeds one parking space per unit, two percent of the additional parking shall be accessible.

(b) Design and Construction.

- (1) Location. Accessible parking spaces shall be located on the shortest possible accessible route of travel to an accessible building entry. In facilities with multiple accessible building entries with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route of travel shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route of travel shall be designated and marked as a crosswalk.
- (2) Size. Accessible parking spaces shall be no less than eight feet wide and shall have an adjacent access aisle no less than five feet wide. Where two adjacent accessible spaces are provided, the access aisle may be shared between the two spaces. Access aisles shall be marked so that the aisles will not be used as parking space. Van accessible spaces shall have an adjacent access aisle no less than eight feet wide or a total width of 16 feet including the parking space. See Figure 1.
- (3) Vertical Clearance. Where accessible parking spaces are required for vans, the vertical clearance shall be no less than nine and one-half feet.
- (4) Slope. Accessible parking spaces and access aisles shall be located on a surface with a slope not to exceed one vertical in 48 horizontal.
- (5) Surface. Parking spaces and access aisles shall be firm, stable, smooth and slip resistant.
- (6) Signs. Accessible spaces must be identified by signs with the International Symbol of Accessibility (ISA). Signs identifying van spaces must include the term “van accessible.” Signs must be at least 60” high measured to the bottom edge so that they are visible while vehicles are parked in a space. Every parking space required by this section shall be identified by a sign, centered between three and five feet above the parking surface, at the

head of the parking space. The sign shall include the International Symbol of Access and the phrase “State-Disabled Parking Permit Required.”



**22.60.015 Parking reductions for temporary outdoor sales events.**

(a) A property owner or business owner may submit a request for a temporary reduction in the number of off-street parking spaces provided on a commercial site when a proposed outdoor sales event will be located within the off-street parking facility associated with the business and the number of parking spaces will be reduced below the minimum required in FMC 22.60.003.

(b) The request shall be processed in accordance with the ~~conditional-administrative~~ use permit procedures in Chapter 22.7068 FMC, or the ~~major site plan review procedures in Chapter 22.72 FMC, consistent with the applicable processing requirements for the principal use on the site.~~ The ~~director/hearing examiner~~ shall consider the

potential impacts of the sales event on adjoining uses and may limit the number of sales events or their duration, or impose other restrictions, in order to mitigate these impacts.

(c) The ~~director~~~~hearing examiner~~ may authorize a parking reduction for one or more temporary sales events if the following standards are met:

- (1) At least 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use is maintained during the sales event.
- (2) If less than 50 percent of the off-street parking spaces required in FMC 22.60.003 for the commercial use will remain available for customer or employee use during the sales event, the number of spaces needed to meet the 50 percent threshold will be provided at a nearby off-site parking facility. In such case, the applicant shall provide a written statement from the owner/operator of the off-site parking facility agreeing to make available the necessary number of spaces to the operator of the sales event for the duration of the event.
- (3) If off-site parking is required in subsection (c)(2) of this section, directional signs will be installed by the applicant, to the satisfaction of the city, to inform the public of the availability of the off-site parking facility.

~~(d) If a property owner or business owner intends to conduct a series of outdoor sales events, the hearing examiner may authorize the director to approve individual sales events once the initial proposal has been approved by the hearing examiner.~~

~~(d)~~ Temporary outdoor sales events authorized prior to the effective date of this section shall comply with the 50 percent parking threshold and directional signage requirement to the extent possible.

#### **22.60.016 Micromobility Vehicles and Facilities.**

(a) Micromobility refers to small, manually or electrically powered vehicles used to travel short distances. Also known as little vehicles, micromobility examples include electric pedal assisted (pedelec) bicycles, scooters, velomobiles, motorized skateboards, and other small, human- or battery-powered low-speed alternatives to the automobile.

(b) Battery-powered electric motors make micromobility a viable mode of transportation for more people, whether this is for fun or utility. These vehicles may be used for the “first mile” and “last mile” of longer trips that include transit, for example, the connection between a person’s home or place of employment and a transit facility.

(c) The provision of micromobility facilities can support increased usage of smaller vehicles that require less space for parking and storage compared to larger motor vehicles. The provision of little vehicle parking and storage corrals and dedicated travel lanes within new development can be used to reduce automobile parking demand, if residents, employees, or visitors to an area are successfully encouraged to rely less on private auto ownership and use.

~~(a)(d)~~ (d) New development within higher density and intensity neighborhoods, especially within the city’s mixed-use districts, is encouraged to provide facilities that support micromobility. Their provision may justify a reduction in the amount of off-street parking provided for autos and other motor vehicles.

#### **(b)(c) Chapter 22.63**

### **DESIGN STANDARDS AND GUIDELINES FOR SMALL LOT AND MULTIFAMILY DEVELOPMENT**

Sections:

[22.63.001 Purpose.](#)

[22.63.002 Authority.](#)

[22.63.003 Applicability.](#)

[22.63.004 Review process.](#)

[22.63.005 Design standards and guidelines adopted.](#)

**22.63.002 Authority.**

The provisions of this chapter shall augment and/or supersede existing regulations in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. When a conflict exists between these design standards and guidelines and the form-based standards adopted pursuant to Chapter 22.57 FMC, the form-based standards shall apply.

**Chapter 22.64**  
**DESIGN GUIDELINES**

Sections:

- 22.64.001 Purpose.
- 22.64.002 Natural features.
- 22.64.003 Grading and storm drainage.
- 22.64.004 Landforms and viewsapes.
- ~~22.64.005 Street layouts.~~
- 22.64.006 Parking lots and areas.
- 22.64.007 Parkways, gateways, bikeways, and trails.
- ~~22.64.008 Building heights.~~
- 22.64.009 Modulation and articulation – Walls and roofs. (see proposed amendments)
- 22.64.010 Building scale.
- 22.64.011 Building entries.
- 22.64.012 Building materials.
- 22.64.013 Accessory buildings.
- 22.64.014 Service equipment and activities.
- 22.64.015 Solar orientations.
- 22.64.016 Ground floor activities.
- 22.64.017 Building frontages.
- 22.64.018 Upper floor balconies, alcoves, and decks.
- 22.64.019 Awnings and canopies.
- 22.64.020 Display windows.
- ~~22.64.021 Site planning.~~
- 22.64.022 Infill development patterns for traditional shopfront areas. (see proposed amendments)
- 22.64.023 Garage entries and driveways.
- 22.64.024 Garage doors.
- 22.64.025 Street access.
- 22.64.026 Blank building and retaining walls.
- 22.64.027 Usable open spaces.
- 22.64.028 Private spaces.
- 22.64.029 Commercial walkways.
- 22.64.030 Commercial walkway corridors.
- 22.64.031 Outdoor activity spaces.
- 22.64.032 Streetscape furnishings.
- 22.64.033 Public artworks.
- 22.64.034 Lighting.
- 22.64.035 Roadway corridors and street frontages.
- 22.64.036 Urban buffers.
- 22.64.037 Sidewalks and walkways.
- 22.64.038 Buildings and yards.
- 22.64.039 Screening.
- 22.64.040 Landscape materials.
- 22.64.041 *Repealed.*
- 22.64.042 Large retail establishments.
- 22.64.043 Drive-through facilities.

**Note:** Staff recommends the following guideline be deleted as it conflicts with proposed form-based code standards and the City’s *design standards and guidelines for streetscape elements*, adopted per FMC 22.65.

**22.64.005 — Street layouts.**

~~Intent — Create an efficient, expandable, safe, and predictable system of minor and major streets.~~

~~(a) The street within and adjacent to a site plan or subdivision shall be designed to comply with the street and sidewalk standards in Chapter 22.22 FMC according to the roadway system functional classification in the comprehensive plan. Major streets shall refer to designated arterial and collector streets and minor streets shall refer to local streets and cul-de-sacs.~~

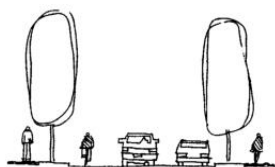
~~(b) Proposed streets and sidewalks should extend to the boundary lines of the proposed site plan or subdivision in order to provide for the future development of adjacent tracts unless prevented by natural or manmade conditions or unless such extension is determined to be unnecessary or undesirable by the hearing examiner.~~

~~(c) The street pattern for commercial and industrial site plans and subdivisions should be designed to expedite traffic movement, reduce conflicts between various types of land uses and pedestrians, and coordinate the location of proposed buildings with vehicular loading and parking facilities. Commercial and industrial site plans shall provide integral access through or between the property and adjacent properties and surrounding residential neighborhoods.~~

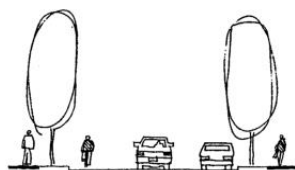
~~(d) Generally, street patterns should be based on a grid or interconnected network of streets rather than long irregular loops with dead ends and cul-de-sacs. Grid street networks should provide regular and frequent intersections—typically at 400-foot intervals. Grid layouts may be distorted to account for existing topography, natural features, landscape, and building improvements—and for visual interest.~~

~~(e) Within residential neighborhoods, street improvements should be designed to minimize the amount of land and paving necessary while maintaining safe and efficient vehicular and pedestrian circulation. Roadway improvements should provide bicycle routes, landscaped edges, and walkways appropriate to the amount of traffic and parking to be provided within each residential neighborhood.~~

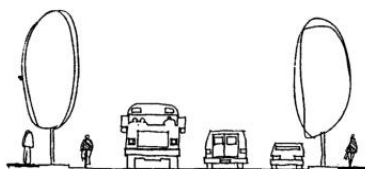
**Street layouts**



Access street – 44-foot row



Sub-collector street – 50-foot row



Collector street – 60-foot row  
Typical dimensions – vary

Within residential neighborhoods, street improvements should be designed to minimize the amount of land and paving necessary while maintaining safe and efficient vehicular and pedestrian circulation. Roadway improvements should provide bicycle routes, landscaped edges, and walkways appropriate to the amount of traffic and parking to be provided within each residential neighborhood.

**Note: Staff recommends the following guideline be deleted as it contradicts some proposed form-based code standards. An upper floor set back or step back from the ground floor frontage may not be warranted or desirable in locations where the city is encouraging redevelopment that is somewhat more intensive and urban in design.**

~~**22.64.008 — Building heights.—**~~

~~Intent — Create building heights that reflect pedestrian scale and provide visual interest.~~

~~(a) Building facades should not exceed more than two stories from the grade of a commercial street or public pedestrian walkway or trail corridor in order to maintain an appropriate building and pedestrian street scale in neighborhood commercial districts. Where building heights or topography create heights greater than two stories, the upper floors should be set back from the ground floor frontage to retain a building mass appropriate to a pedestrian scale.—~~

~~(b) Due to a site's change in grade, buildings may achieve three stories or more in the middle sections of a property or structure. However, the building's bulk should transition over the property or structure so that the fronting elevation is no more than two story at the building facing onto commercial streets and the public walkway or trail in order to maintain a compatible/transitional scale. Where building heights or topography create heights greater than two stories, the upper floors should be set back from the ground floor frontage to retain a building mass appropriate to a pedestrian scale. (Ord. 1272 § 8, 2001).~~

**22.64.009 Modulation and articulation – Walls and roofs.**

Intent – Reduce building mass to human scale and increase visual detail and interest.

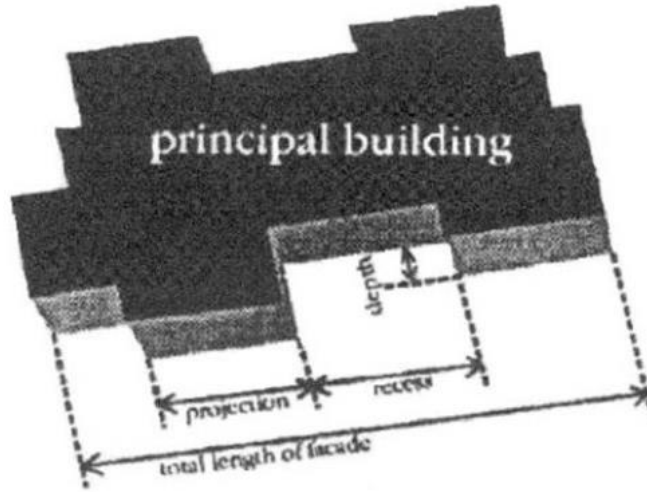
(a) Building elevations shall be vertically and horizontally modulated to create architectural relief and interest where required by code. For single-family and duplex residential buildings, modulation is encouraged, but not required, for interior side and rear elevations. Specific requirements are listed in the development standards tables for certain zoning districts summarized below.

(b) Vestibules, entries, and other architectural adaptations should articulate further visual definition and reduce the mass of larger buildings, especially commercial and mixed-use industrial structures.

(c) Modulation and articulation should be used in a clear rhythm to reduce the perceived size of all large buildings.

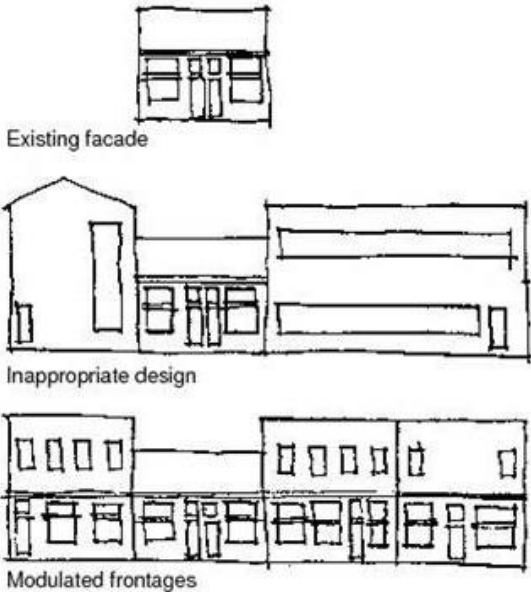
(d) All buildings should be defined by roof forms or features that create a visually distinct base and top. Pitched roofs should have one or more visible ridge lines; roof areas should be broken up with dormers, opposing gables, different pitches, or other feature to avoid creating massive undifferentiated area.

(e) Residential buildings should provide architectural details that create pedestrian scale and interest, such as porches and stoops, bay windows and dormers, recessed windows and alcoves, and window and siding trim.

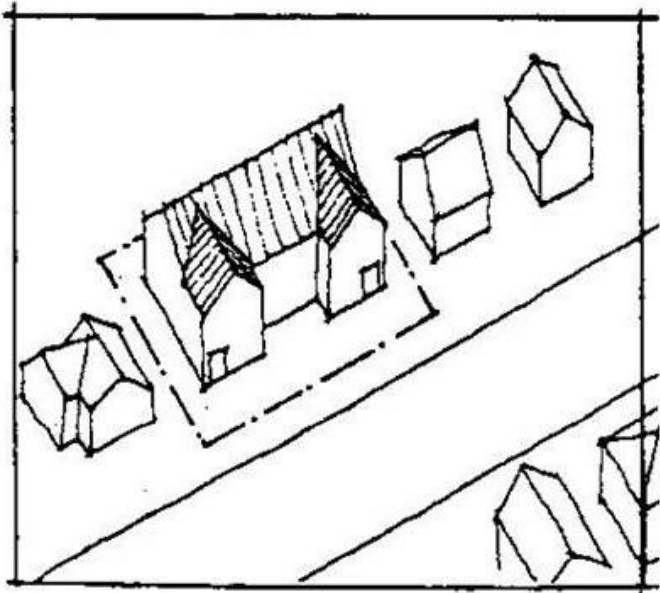


Modulation



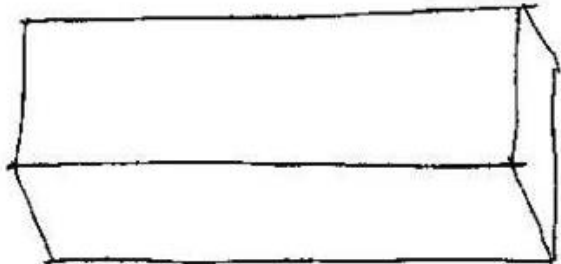


The composition of the street should be maintained. New infill buildings in neighborhood commercial (NC) areas should be sited at the property line to maintain a pedestrian streetscape. The rhythm or modulation created by the older lots and buildings should be retained in new infill constructions. The pattern and proportion of windows and doors (fenestration) reflect the original building's scale and character – and should be complimented by new building designs.



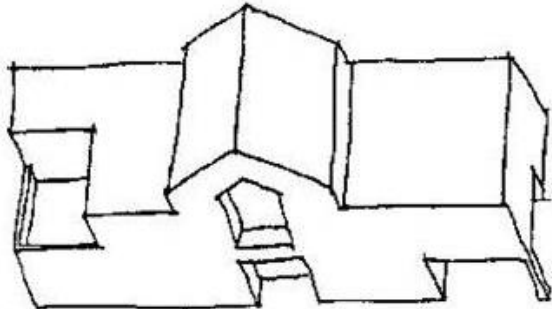
Modulation of the principal building facade adds interest to a long building.

Articulation

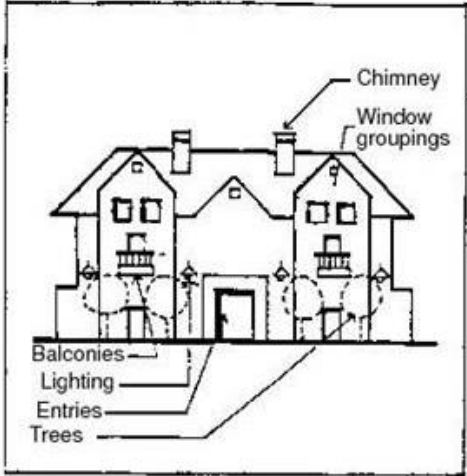


Developable building envelope

New buildings should be designed to create visual interest and scale. The building envelope should be defined by vertical and horizontal modulations that establish form and pattern. The building facade should be defined with setbacks, awnings, balconies, roof decks, eaves, and contrasting materials to reduce the massive impact of otherwise sheer flat surfaces. Effective designs incorporate a variety of forms and materials to establish a recurring pattern or design theme that defines scale and visual interest.



Modulated scale



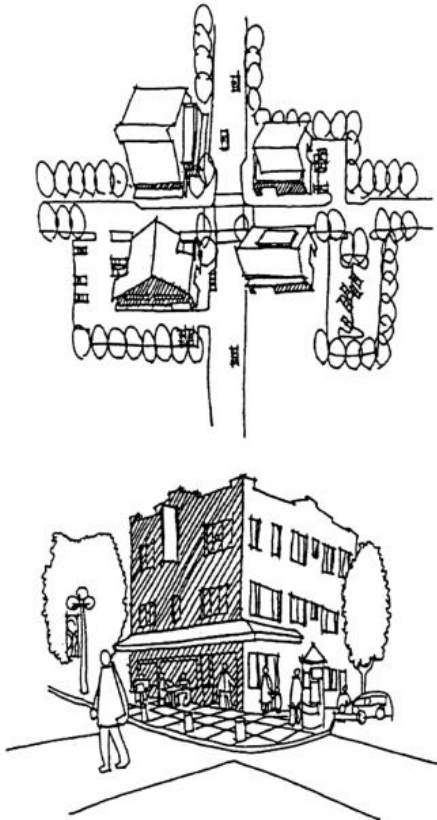
Building details which can reinforce the articulation interval.

**Note:** Staff recommends the following guideline be replaced with a new shopfront guideline that is consistent with the proposed form-based code shopfront standards. Some of the current display window guidelines would be integrated with the new shopfront guideline.

~~22.64.020 — Display windows.~~

~~Intent — Create window displays in ground floor retail areas that attract shoppers and provide visual interest to passersby.~~

~~Display Windows — Streetscape~~



Create window displays in ground floor retail areas that attract shoppers and provide visual interest to passersby.

The corners of buildings that are located at the intersections on commercial streets and principal public walkways or trail corridors should provide some form of visual interest such as window displays, artwork or signage.

~~(a) Ground floor retail and commercial spaces along a sidewalk, walkway or trail corridor should provide extensive amounts of display window space (at least 70 percent of the wall area up to nine feet above finished grade) to showcase commercial, retail or other public uses and wares in a storefront style typical of main street or marketplace architecture. Window glazing should be transparent to provide pedestrians views into ground floor spaces and activities. No more than 10 percent of this glass area should be covered with signage, artwork or other materials that obscure interior space. Storefront windows should be placed above a masonry, tile, wood or other durable material base that extends at least 24 inches above the adjacent sidewalk or exterior finished grade. The bottom of windows should be no more than four feet above the adjacent sidewalk or exterior finished grade.~~

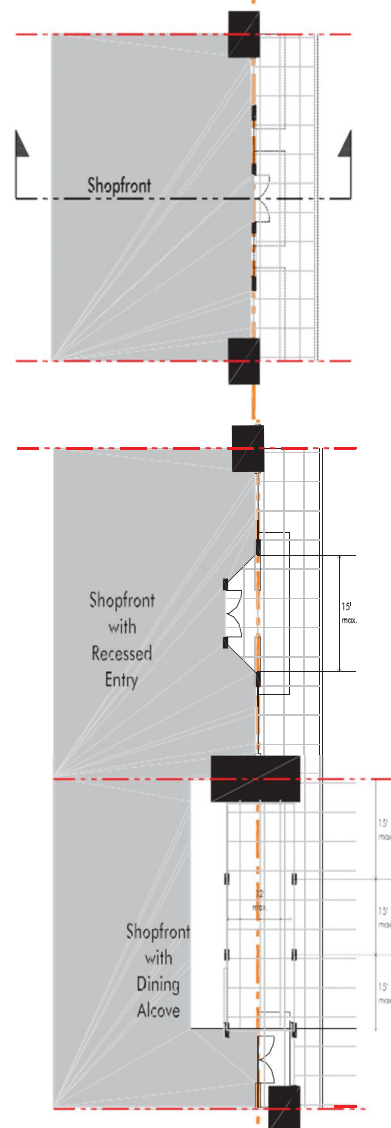
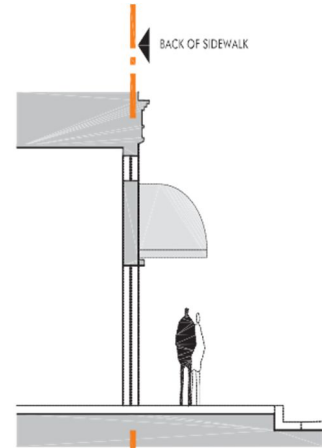
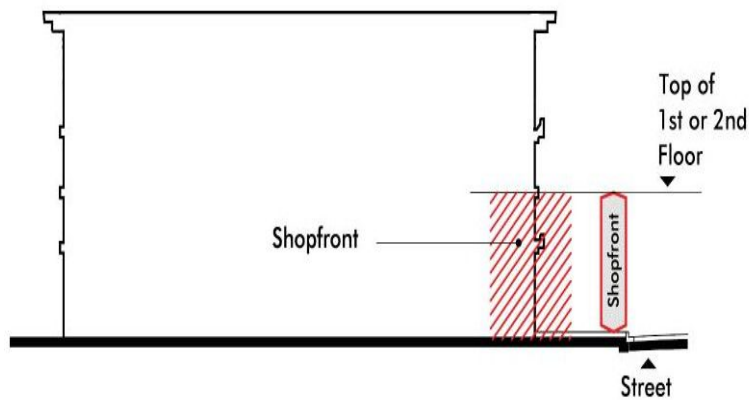
~~(b) The corners of buildings that are located at the intersections on commercial streets and principal public walkway or trail corridors should provide some form of visual interest such as window displays, artwork or signage.~~



**22.64.020 Shopfronts.**

Intent - Shopfronts are like small buildings with their own base, “roofline”, and pattern of window and door openings. Shopfronts are facades placed at or close to the right-of way line, with the entrance at sidewalk grade. They are conventional for retail frontage and are commonly equipped with cantilevered shed roof(s) or awning(s). Recessed shopfronts are also acceptable. The absence of a raised ground floor precludes residential use on the ground floor facing the street. Residential use would be appropriate above the ground floor and behind another use that fronts the street. It has substantial glazing on the sidewalk level and defines the primary treatment for ground-level commercial uses oriented to display and access directly from public sidewalks or other walkways.

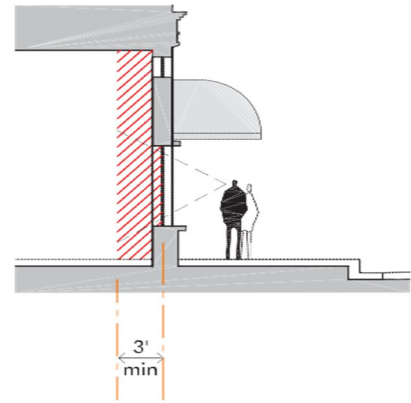
- (a) Shopfronts shall be between 10’ and 16’ tall, as measured from the adjacent walk.
- (b) Shopfront width shall be a minimum of 10’ and generally not exceed 50’. Larger retail space may be enabled by being set behind a row of smaller shopfront spaces. This technique is often referred to as “liner retail.”
- (c) Restaurant shopfronts may set back a portion of the shopfront façade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep provided that:
  - (1) The setback portion of the façade that is oriented towards the street shall have display windows.
  - (2) The alcove must also have columns along the sidewalk at a maximum spacing of 15 feet on center.
  - (3) The alcove may not rely on adjacent buildings for enclosure.



Section Diagram

(d) Each shopfront shall contain:

- (1) At least one welcoming building entrance at sidewalk grade. Recessed entrances are permitted with a maximum width of 15 feet.
- (2) Clear-glass display windows framed within storefront pilasters and a base made of masonry, tile, wood, or other durable material that extends at least 24 inches above the adjacent sidewalk. The bottom of windows should be no more than four feet above the sidewalk. Display windows and other glazing should comprise at least 75 percent of the ground floor façade.
- (3) A minimum 3-foot zone behind the window glazing that provides an unobstructed view of the establishment's goods and services.



Unobstructed View Required

e) Shopfront composition should include projecting signs, as well as window signs and awning signs. Awnings, signs, and related fixtures shall be located 8 feet minimum above the adjacent sidewalk. Awnings shall only cover storefronts and openings so as to not cover the entire façade.

f) Shopfront and awning design should vary from shopfront to shopfront.

g) Sideyard setbacks and space between buildings may be utilized as extensions of shopfront activities including for location of outdoor displays of goods and for outdoor dining.

**Note: Staff recommends the following guideline be deleted as it contradicts, and would be superseded by, proposed form-based code standards.**

**~~22.64.021 — Site planning.~~**

~~Intent — Create functional, efficient, attractive higher density urban housing developments that complement surrounding lower density neighborhoods.~~

~~(a) New higher density housing developments should group attached single family buildings in courtyard and cluster developments — or neo-traditional neighborhood block patterns to maintain buffer areas and control visual impact and scale.~~

~~(b) High density housing developments should be grouped to create town, manor or coach house visual appearances that are in scale with surrounding single family housing patterns.~~

~~(c) Housing units may be located adjacent to parking courtyards to reduce overall roadway requirements and create compact development forms. (Ord. 1272 § 8, 2001).~~



**Note: Staff recommends the following guideline be substantially amended as some of the provisions contradict proposed form-based code standards.**

The residential guidelines below have largely been superseded by the City's *multifamily design standards and guidelines*, adopted pursuant to FMC 22.63, and by other code amendments to residential zones.

The current commercial guidelines appear to assume that all existing neighborhoods have a highly desirable design character that should be emulated when new buildings are designed. However, the lower business area (600 block of Regents) may be the City's only commercial neighborhood with a traditional shopfront design where infill should closely match existing.

**22.64.022 Infill development patterns for traditional shopfront neighborhoods.**

Intent – Develop vacant lots with buildings that match the scale, character, and architectural definition of adjacent buildings and uses.

(a) The building proportions (modulation and articulation) created by older lots and buildings should be retained by new infill constructions.

(b) New buildings should be set back from the street frontage in lines that will be consistent with ~~match or complement~~ existing structures along the street.

(c) The existing pattern and proportion of windows, doors, and other vertical elements should be ~~emulated~~ emplemented by new infill building designs.

(d) New buildings should be defined by vertical and horizontal variations, architectural styles, and exterior finish materials that reflect the form, pattern, and visual interest of existing structures within the neighborhood and along the street.

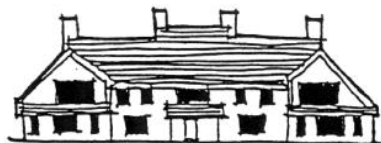
(e) New buildings should ~~match or~~ complement the prevailing heights of existing structures within the neighborhood and along the street.

(f) The size and proportion of a new building's mass and contributing elements including roofs, porches, and ~~balconies~~ garages should reflect those of neighboring structures.

**~~Residential Site Planning—Manor Houses~~**



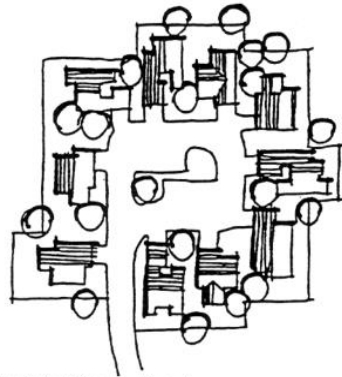
Example elevation as townhouses



Example elevation as coach houses

High density housing developments should be grouped to create town, manor or coach house visual appearances that are in scale with surrounding single-family housing patterns.

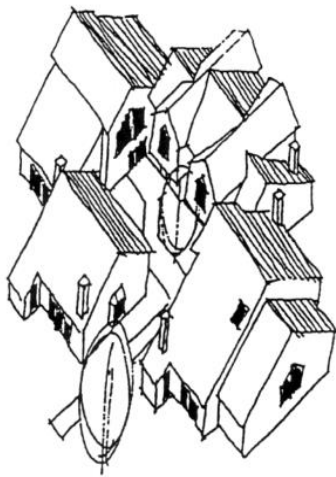
**~~Residential Site Planning—Courtyard Parking~~**



Typical parking court layout

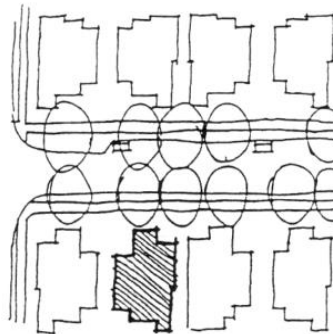
Housing units may be located adjacent to parking courtyards to reduce overall roadway requirements and create compact development forms.

### Residential Site Planning—Clustering



New higher density housing developments should group attached single-family buildings in courtyard and cluster developments – or neo-traditional block patterns to maintain buffer areas and control visual impact and scale.

### Infill Development Patterns—Street Frontage



New buildings should be set back from the street frontage in lines that will match or compliment existing structures along the street.

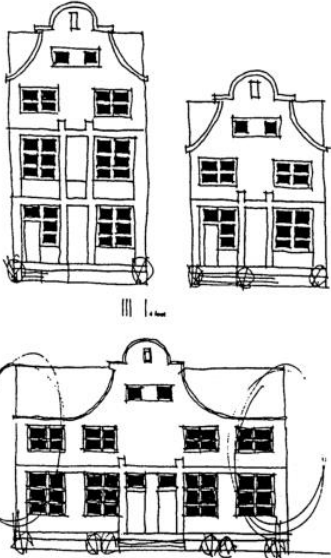
### Infill Development Patterns—Height and Mass



New buildings should match or complement the prevailing heights of existing structures within the neighborhood and along the street.

The size and proportion of a new building's mass and contributing elements including roofs, porches, and garages should reflect those of neighboring structures.

**Infill Development Patterns—Proportions**

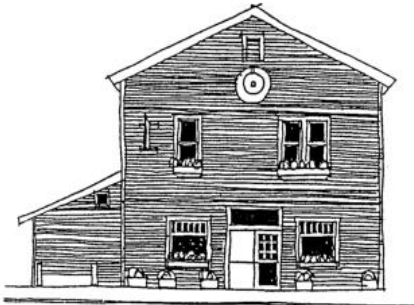


Develop vacant lots with buildings that match the scale, character, and architectural definition of adjacent buildings and uses.

The building proportions (modulation and articulation) created by older lots and buildings should be retained by new infill constructions.

The existing pattern and proportion of windows, doors, and other vertical elements should be complemented by new infill building designs.

**Infill Development Patterns—Materials**



New buildings should be defined by vertical and horizontal variations, architectural styles, and exterior finish materials that reflect the form, pattern, and visual interest of existing structures within the neighborhood and along the street.

The size and proportion of a new building's mass and contributing elements including roofs, porches, and garages should reflect those of neighboring structures.

**Chapter 22.65**

**DESIGN STANDARDS AND GUIDELINES FOR STREETScape ELEMENTS**

- Sections:
- 22.65.001 Purpose.
- 22.65.002 Authority.



- 22.65.003 Design standards and guidelines adopted.
- 22.65.004 Applicability.

**22.65.002 Authority.**

The provisions of this chapter shall augment other requirements in this title. When provisions included in these design standards and guidelines conflict with other requirements of this title, these standards and guidelines shall apply unless otherwise provided. When a conflict exists between these design standards and guidelines and the form-based standards adopted pursuant to Chapter 22.57 FMC, the form-based standards shall apply.

**22.65.003 Design standards and guidelines adopted.**

The “City of Fircrest Design Standards and Guidelines for Streetscape Elements,” as shown in Exhibit “A” to Ordinance No. 1575 and incorporated in this section by reference, is hereby adopted and codified within this title.

**Note: The City may wish to amend these standards to ensure consistency with new form-based standards.**

**Chapter 22.66**

**ADMINISTRATIVE DESIGN REVIEW**

Sections:

- 22.66.001 Statement of policy.
- 22.66.002 Purpose.
- 22.66.003 Authority.
- 22.66.004 Development subject to administrative design review.
- 22.66.005 Development exempt from administrative design review.
- 22.66.006 Criteria for administrative design review approval.
- 22.66.007 Application procedures.
- 22.66.008 Administrative design review process.
- 22.66.009 Submittal requirements.
- 22.66.010 Administrative design review modification and exemption.
- 22.66.011 Duration of an administrative design review approval.
- 22.66.012 Optional administrative design review.
- 22.66.013 Town architect review.

**22.66.009 Submittal requirements.**

Application for administrative design review shall be submitted on forms provided by the department. A minimum of two sets of the following plans and other information shall be submitted with the application in clear and intelligible form when determined by the director to be applicable and necessary to complete the design review:

(a) Elevation Plans. Elevation plans shall be provided for each building or structure elevation that is subject to design review. Additions and alterations to existing structures shall be clearly identified on the plans. Design details such as exterior finish materials and textures, lighting and other fixtures, and design elements such as beltcourses, brackets, chimneys, cornices, roof overhangs, window trim, sills, and sashes, shall be identified.

(b) Spatial Site Plan Elements. The following shall be provided:

(1) A massing model showing proposed building in its context (a simple sketchup model may suffice).

(2) A figure-ground drawing showing: the relationship between public and private realm; how the solid components of buildings relate to the open spaces contained by the built form; and how a proposed building or space might interact with the existing fabric of the neighborhood, particularly in terms of the mass, proportions and edge conditions.

(3) Existing and proposed street sections.

(4) Details of public and private open spaces.

(5) Drawings that establish existing context by identifying neighboring building types, frontage types, and building heights.

(bc) Exterior Mechanical Device Screening Plans. All proposed exterior mechanical devices, including roof-mounted equipment and proposed screening, shall be identified on the architectural and mechanical plans. In addition, plans of any proposed screening design shall be submitted. When mechanical plans are submitted without a corresponding building permit application, the location of all exterior and roof-mounted mechanical devices shall be shown on a building elevation plan.

(ed) Coordinated Site Design Plan. A site plan shall identify the proposed locations of parking, pedestrian and vehicular circulation areas, trash enclosure areas, mechanical and utility facility areas, building footprints, landscaping, and significant trees to remain and be removed.

To ensure effective implementation of comprehensive plan policies and objectives and development regulations relating to design, applications for administrative design review and other discretionary land use permits for the same proposal shall be submitted concurrently for review. (Ord. 1246 § 19, 2000).

**22.66.013 Town architect review.**

Add a developer funded Town Architect review provision, per Kaizer?

**Chapter 22.72**

**SITE PLAN REVIEW**

Sections:

- 22.72.001 Purpose.
- 22.72.002 Authority.
- 22.72.003 Development subject to minor site plan review.
- 22.72.004 Development subject to major site plan review.
- 22.72.005 Development exempt from site plan review.
- 22.72.006 Criteria for site plan review approval.
- 22.72.007 Application procedures.
- 22.72.008 Major and minor site plan review.
- 22.72.009 Submittal requirements.
- 22.72.010 Waiver of submittal requirements.
- 22.72.011 Request for additional information.
- 22.72.012 Amendment of site plan.
- 22.72.013 Performance bond.
- 22.72.014 Duration of a site plan review approval.
- 22.72.015 Limitation on refiling of application.

**22.72.003 Development subject to minor site plan review.**

The director shall review the following public and private development proposals which are subject to site plan review:

- (a) New commercial, industrial, mixed-use, residential, public and quasi-public buildings less than or equal to 2,000 square feet of gross floor area;
- (b) Commercial, industrial, mixed-use, residential, public and quasi-public building additions which are less than or equal to 2,000 square feet of gross floor area;
- (c) Parking lot improvements associated with development proposals listed in subsections (a) and (b) of this section; and

(d) A change of land use at an existing site or structure when the new activity requires either a change in occupancy according to the ~~International Uniform~~ Building Code or, in the opinion of the director, results in an intensification of land use and will require new conditions to comply with existing regulations of this title. (Ord. 1246 § 22, 2000).

**22.72.004 Development subject to major site plan review.**

The hearing examiner shall review the following public and private development proposals which are subject to site plan review:

(a) New commercial, industrial, mixed-use, residential, public and quasi-public buildings greater than 2,000 square feet of gross floor area; and

(b) Commercial, industrial, mixed-use, residential, public and quasi-public building additions which are greater than 2,000 square feet of gross floor area; and

(c) Parking lot improvements associated with development proposals listed in subsections (a) and (b) of this section. (Ord. 1638 § 45, 2019; Ord. 1246 § 22, 2000).

**22.72.007 Application procedures.**

Minor site plan review is classified as a Type II application and major site plan review is classified as a Type III-A application. The processing procedures for these applications are described in Chapters 22.05, 22.06, 22.07, 22.08, 22.09 and 22.10 FMC. (Ord. 1246 § 22, 2000).

**22.72.009 Submittal requirements.**

Application for site plan review shall be submitted on forms provided by the department. A minimum of two sets of the following plans, materials, and other applicable information shall be submitted with the application in clear and intelligible form:

(a) A site plan drawing at a scale of not less than one inch per 50 feet which shows:

(1) The location of all existing and proposed structures and improvements, including, but not limited to, fences, culverts, bridges, roads and streets on the subject property;

(2) The boundaries of the property proposed to be developed and, if the property is to be subdivided, the boundaries of each proposed lot within the property;

(3) All proposed and existing buildings and setback lines, including those located on adjoining properties;

(4) All areas to be preserved as buffers or to be dedicated to a public, private, or community use or for open space and information regarding the percentage of area covered and size and type of existing vegetation to be removed or to be retained;

(5) All existing and proposed easements;

(6) The locations of all existing utility structures and lines;

(7) The stormwater drainage systems and management plan for existing and proposed structures and parking facilities;

(8) All means of vehicular and pedestrian ingress and egress at the site and the size and location of driveways, streets and roads;

(9) The design of off-street parking areas showing the size and location of internal circulation and parking spaces (see Chapter 22.60 FMC for standards);

(10) The location of all loading spaces, including, but not limited to, truck loading platforms and loading docks;

(11) The location and design of trash enclosure areas, exterior lighting, exterior signage, mechanical and utility facility areas;

## June 2, 2020 Working Draft Amendments

- (b) Elevation plans drawn to scale for each building or structure elevation. Additions and alterations to existing structures shall be clearly identified on the plans. Design details such as exterior finish materials and textures, lighting and other fixtures, and design elements such as beltcourses, brackets, chimneys, cornices, roof overhangs, window trim, sills and sashes, shall be identified to assist with the administrative design review process;
- (c) Sign plan showing the location, dimensions, area, design, material, color and methods of illumination of all exterior signs;
- (d) Exterior mechanical device screening plans which identify the building elevation and site plans of all proposed exterior mechanical devices, including roof-mounted equipment, and proposed screening;
- (e) Landscape plan drawn to scale showing the locations of existing trees to be removed and to be retained on the site, the location of proposed landscaping, and location and design of irrigation systems. In addition, a plant schedule indicating species, varieties, sizes and numbers of plant to be installed, and planting specifications shall be submitted (see FMC 22.62.010 for standards);
- (f) Topographic map which delineates contours, both existing and proposed, at intervals of two feet, and which locates existing streams, wetlands, forested areas and other natural features;
- (g) A grading plan showing existing and proposed grades;
- (h) The existing zoning district of the proposed development site and any other zoning district within 300 feet of the site;
- (i) Impervious surface calculations, including the proposed number of square feet of surfaces covered by buildings, driveways, parking lots, or any other structure covering land; the total number of square feet in the entire proposed development site; and the percentage of the site covered with impervious surface;
- (j) The proposed number of dwelling units and number of bedrooms in the development;
- (k) The proposed number of square feet in gross floor area for each commercial, industrial, residential, and other nonresidential use;
- (l) A description of each proposed ~~commercial and industrial~~ use;
- (m) For properties containing critical areas or their regulated buffers, all informational requirements specified in the critical area regulations shall be included in the site plan submittal; and
- (n) The forms, materials and other information specified in FMC 22.06.002. (Ord. 1246 § 22, 2000).

### Chapter 22.98

#### DEFINITIONS

##### Sections:

22.98.003	Definition of any word not listed.
22.98.006	Abandonment of telecommunications facility.
22.98.009	Accessory building or structure.
22.98.012	Accessory dwelling unit.
22.98.015	Accessory use.
22.98.016	Adaptive management.
22.98.017	Adjacent.
22.98.018	Adult bathhouse.
22.98.021	Adult bookstore.
22.98.024	Adult cabaret.
22.98.027	Adult entertainment.

June 2, 2020 Working Draft Amendments

- 22.98.030 Adult entertainment establishment.
- 22.98.033 Adult family home.
- 22.98.036 Adult live entertainment establishment.
- 22.98.039 Adult massage parlor.
- 22.98.042 Adult motion picture theater.
- 22.98.045 Adult retail store.
- 22.98.048 Adult sauna parlor.
- 22.98.051 Adult video store.
- 22.98.052 Advance mitigation.
- 22.98.053 Advertising copy.
- 22.98.054 Alley.
- 22.98.057 Alteration.
- 22.98.060 Amendment.
- 22.98.062 Anadromous fish.
- 22.98.063 Antenna.
- 22.98.066 Antenna height.
- 22.98.069 Antenna support structure.
- 22.98.072 Applicant.
- 22.98.075 Antique.
- 22.98.078 Antique store.
- 22.98.079 Aquifer.
- 22.98.080 Aquifer, confined.
- 22.98.081 Aquifer recharge areas.
- 22.98.082 Aquifer, sole source.
- 22.98.083 Aquifer susceptibility.
- 22.98.084 Aquifer, unconfined.
- 22.98.085 Area of shallow flooding.
- 22.98.087 Articulation.
- 22.98.090 Assisted living facility.
- 22.98.091 Available capacity.
- 22.98.091.1 Barbeque.
- 22.98.092 Base flood.
- 22.98.093 Basement.
- 22.98.094 Battery charging station.
- 22.98.094.1 Battery electric vehicle (BEV).
- 22.98.094.2 Battery exchange station.
- 22.98.095 Best available science.
- 22.98.096 Best management practices (BMPs).
- 22.98.097 Biodiversity.
- 22.98.099 Block.
- 22.98.100 Breakaway wall.
- 22.98.102 Buffer.
- 22.98.105 Buildable area.
- 22.98.108 Building.
- 22.98.111 Building, detached.
- 22.98.114 Building envelope.
- 22.98.114.1 Building elevation.
- 22.98.114.2 Building facade.
- 22.98.114.3 Building fascia.
- 22.98.114.4 Building frontage.
- 22.98.117 Building height.
- 22.98.120 Building line.
- 22.98.123 Building, principal or main.
- 22.98.126 Bulk regulations.
- 22.98.126.1 Burn barrel.
- 22.98.129 Business or commerce.

## June 2, 2020 Working Draft Amendments

22.98.132	Caliper.
22.98.135	Camouflaged facility.
22.98.138	Carport.
22.98.141	Cell site.
22.98.142	Certificate of capacity.
22.98.143	Channel migration zone (CMZ).
22.98.144	Character.
22.98.145	Charging levels.
22.98.147	Child day-care center.
22.98.148	City engineer.
22.98.150	Clearing.
22.98.153	Compensation.
22.98.154	Compensation project.
22.98.155	Compensatory mitigation.
22.98.156	Club.
22.98.159	Co-location.
22.98.160	Concurrency facilities.
22.98.161	Concurrency test.
22.98.162	Conditional use.
22.98.165	Conditional use permit.
22.98.166	Conservation easement.
22.98.168	Correctional group home.
22.98.171	Covenant.
22.98.174	COW.
22.98.177	Creation.
22.98.179	Critical aquifer recharge area.
22.98.180	Critical area inventory maps.
22.98.183	Critical areas.
22.98.184	Critical area tract.
22.98.185	Critical facility.
22.98.185.1	Critical root zone.
22.98.186	Critical species.
22.98.188	Cumulative impacts or effects.
22.98.189	Curb level.
22.98.192	Dedication.
22.98.193	Developable area.
22.98.194	Development.
22.98.195	Development permit.
22.98.196	Development permit, final.
22.98.197	Development permit, preliminary.
22.98.197.1	Diameter at breast height.
22.98.198	Director.
22.98.201	Drip line.
22.98.204	Drive-thru.
22.98.207	Dwelling.
22.98.210	Dwelling, duplex.
22.98.213	Dwelling, multifamily.
22.98.216	Dwelling, single-family.
22.98.219	Dwelling unit.
22.98.222	Early notice.
22.98.225	Ecosystem.
22.98.228	EIA.
22.98.228.1	Electric scooters and motorcycles.
22.98.228.2	Electric vehicle.
22.98.228.3	Electric vehicle charging stations.
22.98.229	Elevated building.

## June 2, 2020 Working Draft Amendments

### 22.98.229.1 Eligible Facilities Request

- 22.98.230 Emergent wetland.
- 22.98.231 Enhancement.
- 22.98.234 Equipment enclosure.
- 22.98.237 Erosion.
- 22.98.240 Erosion hazard areas.
- 22.98.243 Escort agency.
- 22.98.246 Essential public facilities.
- 22.98.249 Establishment, business or commercial.
- 22.98.252 Excavation.
- 22.98.255 Existing and ongoing agricultural activities.
- 22.98.257 Exotic.
- 22.98.258 Extirpation.
- 22.98.261 FAA.
- 22.98.264 FCC.
- 22.98.265 Facility and service provider.

### 22.98.266 Facility modification

- 22.98.267 Family.
- 22.98.270 Family day-care facility.
- 22.98.273 Family group home.
- 22.98.276 Fence.
- 22.98.279 Fenestration.
- 22.98.282 Fill.
- 22.98.284 Final plat.
- 22.98.285 Fish and wildlife habitat conservation areas.
- 22.98.286 Fish habitat.
  - 22.98.286.1 Flag.
  - 22.98.286.2 Flag canopy.
- 22.98.287 Flood or flooding.
- 22.98.288 Flood insurance map.
- 22.98.289 Flood insurance study.
- 22.98.290 Floodplain.
- 22.98.291 Flood protection elevation.
- 22.98.292 Flood-resistant material.
- 22.98.293 Floodway.
- 22.98.294 Floor area, gross.
- 22.98.295 Forested wetland.
- 22.98.296 Formation.
- 22.98.297 Formation, confining.
- 22.98.298 Frequently flooded areas.
- 22.98.299 Frontage.
- 22.98.300 Functions and values.
- 22.98.303 Garage, private.
- 22.98.306 Garage, side entry.
- 22.98.309 Geologically hazardous areas.
- 22.98.312 Geologist.
- 22.98.315 Geotechnical engineer.
- 22.98.318 Governing authority.
- 22.98.321 Grade, finished.
- 22.98.322 Grade, natural.
- 22.98.324 Grading.
- 22.98.325 Groundcover.
- 22.98.326 Ground water.
- 22.98.327 Ground water management area.
- 22.98.328 Ground water management program.
- 22.98.329 Ground water, perched.

## June 2, 2020 Working Draft Amendments

22.98.330	Habitat.
22.98.331	Habitats of local importance.
22.98.332	Halo illuminated.
22.98.333	Hazardous substance.
22.98.336	Hazardous waste.
22.98.338	Hedge.
22.98.339	High intensity land use.
22.98.340	High quality wetlands.
22.98.341	Historic condition.
22.98.342	Home occupation.
22.98.345	Hotel.
22.98.346	Hydraulic project approval (HPA).
22.98.348	Hydric soil.
22.98.350	Hydrologic soil groups.
22.98.351	Hydrophyte.
22.98.352	Hyporheic zone.
22.98.354	Impervious surface.
22.98.357	Impervious surface coverage.
22.98.360	Impound.
22.98.363	Impound yard.
22.98.365	Infiltration.
22.98.366	In-kind compensation.
22.98.369	Inoperable vehicle.
22.98.369.1	Inter-rill.
22.98.370	Isolated wetlands.
22.98.371	Joint aquatic resource permits application (JARPA).
22.98.372	Junk or salvage yard.
22.98.375	Kennel.
22.98.378	Kitchen.
22.98.381	Landslide.
22.98.382	Landslide hazard areas.
22.98.384	Large retail establishment.
22.98.385	Level of service standard.
22.98.386	Logo.
22.98.387	Logo shield.
22.98.388	Lot.
22.98.390	Lot, corner.
22.98.393	Lot, flag.
22.98.396	Lot, interior.
22.98.399	Lot, substandard.
22.98.402	Lot, through.
22.98.405	Lot area, gross.
22.98.408	Lot area, net.
22.98.411	Lot coverage.
22.98.414	Lot depth.
22.98.417	Lot frontage.
22.98.420	Lot line.
22.98.423	Lot line, front.
22.98.426	Lot line, rear.
22.98.429	Lot line, side.
22.98.432	Lot of record, legal.
22.98.435	Lot width.
22.98.436	Low intensity land use.
22.98.437	Lowest floor.
22.98.437.1	Luminance.
22.98.437.2	Mansard.



## June 2, 2020 Working Draft Amendments

- 22.98.438 Manufactured home.
- 22.98.441 Marquee.
- 22.98.441.1 Master sign plan.
- 22.98.444 Medical or dental clinic.
- 22.98.445 Microbeverage production facility.
- 22.98.445.1 Microbrewery.
- 22.98.445.2 Microdistillery.
- 22.98.445.3 Microwinery.
- 22.98.447 Mitigation.
- 22.98.450 Mini-storage or mini-warehouse (indoor).
- 22.98.451 Mini-storage or mini-warehouse (outdoor).
- 22.98.452 Moderate intensity land use.
- 22.98.453 Modification.
- 22.98.456 Modulation.
- 22.98.459 Monitoring.
- 22.98.461 Motion.
- 22.98.462 Mount.
- 22.98.463 Multiple building complex.
- 22.98.464 Multiple tenant building.
- 22.98.465 Native growth protection area (NGPA).
- 22.98.466 Native vegetation.
- 22.98.467 Nighttime hours.
- 22.98.467.1 Nits.
- 22.98.468 Nonconforming lot, use, or structure.
- 22.98.469 Nonresidential zone.
- 22.98.471 Noxious element.
- 22.98.474 Nude or semi-nude.
- 22.98.475 Off-site compensation.
- 22.98.476 On-site compensation.
- 22.98.476.05 Opaque.
- 22.98.476.1 Open fire.
- 22.98.477 Open space.
- 22.98.480 Open space, common.
- 22.98.483 Open space, private.
- 22.98.486 Open space, public.
- 22.98.489 Ordinance.
- 22.98.492 Ordinary high water mark (OHM).
- 22.98.495 Outdoor storage.
- 22.98.496 Out-of-kind compensation.
- 22.98.498 Owner-occupied.
- 22.98.501 Panorama or peepshow.
- 22.98.504 Panorama premises.
- 22.98.506 Parapet.
- 22.98.507 Parcel.
- 22.98.510 Parking area.
- 22.98.513 Patio, covered.
- 22.98.516 Patio, uncovered.
- 22.98.518 Perimeter.
- 22.98.519 Permeability.
- 22.98.520 Person.
- 22.98.522 Personal wireless service, personal wireless service facilities, and facilities.
- 22.98.525 Personal wireless service facility design.
- 22.98.528 Pet shop.
- 22.98.531 Pharmaceuticals.
- 22.98.533 Planned capacity.
- 22.98.534 Planned development.

## June 2, 2020 Working Draft Amendments

22.98.537	Planning commission.
22.98.540	Plat.
22.98.543	Porch.
22.98.544	Porous soil types.
22.98.544.1	Portable fire device.
22.98.545	Potable water.
22.98.546	Practical alternative.
22.98.549	Preliminary plat.
22.98.551	Premises.
22.98.552	Preschool.
22.98.555	Preschool, accredited.
22.98.557	Primary association area.
22.98.558	Priority habitat.
22.98.561	Printing, large-scale.
22.98.564	Printing, small-scale.
22.98.565	Private road or driveway.
22.98.567	Processed materials.
22.98.570	Professional office.
22.98.571	Project area.
22.98.573	Provider.
22.98.576	Public or quasi-public utility.
22.98.579	Qualified professional.
22.98.581	Raceway.
22.98.582	Reasonable use alternatives.
22.98.583	Recharge.
22.98.584	Reclaimed water.
22.98.585	Recorded.
22.98.588	Recreation, active.
22.98.591	Recreation, passive.
22.98.591.1	Recreational fire.
22.98.594	Recreational vehicle.
22.98.597	Recyclable material.
22.98.600	Recycling collection center.
22.98.603	Regulated activities.
22.98.604	Religious institution.
22.98.605	Repair or maintenance.
22.98.606	Restoration.
22.98.607	Retail establishment.
22.98.608	Rills.
22.98.609	Riparian habitat.
22.98.610	Roadway.
22.98.611	Roofline.
22.98.612	Scientific process.
22.98.613	Screening.
22.98.614	Scrub-shrub wetland.
22.98.615	Secondary use.
22.98.616	Section 404 Permit.
22.98.618	Security barrier.
22.98.621	Second-hand store.
22.98.622	Seeps.
22.98.623	Seismic hazard areas.
22.98.624	Sense of place.
22.98.627	Sensitive receptor.
22.98.630	SEPA rules.
22.98.632	Serviceable.
22.98.633	Service station.

## June 2, 2020 Working Draft Amendments

22.98.634	Setback.
22.98.635	Shorelines.
22.98.636	Shorelines of the state.
22.98.637	Shorelines of statewide significance.
22.98.638	Shorelands or shoreland areas.
22.98.639	Short plat.
22.98.642	Short subdivision.
22.98.644	Sidewalk.
22.98.645	Sidewalk cafe.
22.98.648	Sign.
22.98.648.1	Sign, abandoned.
22.98.648.2	Sign, accessory.
22.98.648.3	Sign alteration.
22.98.648.4	Sign area.
22.98.648.5	Sign, awning, canopy or marquee.
22.98.648.6	Sign, changeable copy.
22.98.648.7	Sign, digital.
22.98.648.8	<i>Repealed.</i>
22.98.648.9	<i>Repealed.</i>
22.98.648.10	Sign, flashing.
22.98.648.11	Sign, freestanding.
22.98.648.12	<i>Repealed.</i>
22.98.648.13	Sign height.
22.98.648.14	<i>Repealed.</i>
22.98.648.15	Sign, monument.
22.98.648.16	Sign, neon.
22.98.648.17	Sign, nonconforming.
22.98.648.18	Sign, pan channel.
22.98.648.19	Sign, permanent.
22.98.648.20	Sign, pole-mounted.
22.98.648.21	Sign, portable.
22.98.648.22	<i>Repealed.</i>
22.98.648.23	Sign, projecting.
22.98.648.24	<i>Repealed.</i>
22.98.648.25	<i>Repealed.</i>
22.98.648.26	<i>Repealed.</i>
22.98.648.27	Sign, revolving.
22.98.648.28	Sign, roof-mounted.
22.98.648.29	Sign, sandwich board.
22.98.648.30	Sign, service island.
22.98.648.31	Sign, special event.
22.98.648.32	Sign, temporary.
22.98.648.33	Sign, under-canopy.
22.98.648.34	Sign, wall.
22.98.648.35	Sign width.
22.98.648.36	Sign, window.
22.98.650	Significant portion of its range.
22.98.651	Significant tree.
22.98.652	Site.
22.98.654	Slope.
22.98.657	Social card game.
22.98.658	Soil survey.
22.98.658.1	Spandrel.
22.98.659	Special flood hazard areas.
22.98.660	Special protection areas.
22.98.661	Species.

June 2, 2020 Working Draft Amendments

22.98.662	Species, endangered.
22.98.663	Species of local importance.
22.98.664	Species, priority.
22.98.665	Species, threatened.
22.98.666	Specified sexual activities.
22.98.667	Specified anatomical areas.
22.98.669	Stand.
22.98.672	Stock-in-trade.
22.98.675	Story.
22.98.678	Stream corridor.
22.98.681	Street.
22.98.684	Street furniture.
22.98.687	Street right-of-way.
22.98.690	Streetscape.
22.98.693	Subdivision.
22.98.694	Subdrainage basin or subbasin.
22.98.695	Substantial damage.
22.98.696	Structural alteration.
22.98.697	Substantial improvement.
<u>22.98.697.1</u>	<u>Substantially change.</u>
22.98.698	Tenant space.
22.98.699	Toe of slope.
22.98.702	Tot lot.
22.98.705	Tower.
22.98.708	Tree topping.
22.98.711	Unavoidable.
22.98.714	Unlicensed wireless services.
22.98.715	Unshielded lighting.
22.98.717	Use.
22.98.720	Use, principal.
22.98.723	Use, accessory.
22.98.726	Use type.
22.98.729	Variance.
22.98.730	Variance, de minimis.
22.98.732	Vehicle repair, major.
22.98.735	Vehicle repair, minor.
22.98.738	Vehicle wash.
22.98.741	Vehicle wrecker.
22.98.744	Veterinary clinic.
22.98.745	Vulnerability.
22.98.746	Warehouse/warehousing.
22.98.747	Water dependent.
22.98.748	Water resource inventory area (WRIA).
22.98.749	Water table.
22.98.750	Water typing system.
22.98.751	Watercourse.
22.98.752	Well.
22.98.753	Wellhead protection area (WHPA).
22.98.754	Wetland classes, classes of wetlands, or wetland types.
22.98.755	Wetland edge.
22.98.756	Wetlands.
22.98.759	Wetlands mitigation bank.
22.98.760	Window.
22.98.762	Wrecked vehicle.
22.98.765	Yard, automobile wrecking.
22.98.768	Yard.

22.98.771	Yard, front.
22.98.774	Yard, rear.
22.98.777	Yard, required.
22.98.780	Yard, side.
22.98.783	Yard, side street side.
22.98.785	Zone of contribution.
22.98.786	Zone or zoning district.
22.98.789	Zoning map.

**22.98.229.1 Eligible facilities request.**

“Eligible facilities request” means any request for facility modification of an existing wireless tower or base station that involves:

(a) collocation of new transmission equipment;

(b) removal of transmission equipment; or

(c) replacement of transmission equipment.

**22.98.266 Facility Modification.**

“Facility modification” means any modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

**22.98.652 Site.**

“Site” means a unit of land, together with all improvements thereon, determined as follows:

A unit of land that may be conveyed separately from any and all adjacent land without the requirement of approval of a boundary line adjustment, short plat or a preliminary plat.

Two or more buildings or business activities that are or will be related to each other physically or architecturally, such as by sharing off-street parking facilities, so as to form an integrated development, such as a shopping center, mixed-use center~~industrial park~~, or office complex. (Ord. 1598 § 86, 2017).

**22.98.697.1 Substantially change.**

“Substantially change” means to increase the height of an existing wireless tower by more than 10 percent, or by a height exceeding 20 feet, whichever is greater.

---

**Chapter 23.06**  
**COMPREHENSIVE PLAN AMENDMENTS**

Sections:

[23.06.010 Purpose.](#)

[23.06.020 Types of amendments.](#)

[23.06.030 Application timeline and review period.](#)

[23.06.040 Application requirements.](#)

[23.06.050 Exceptions to yearly amendments.](#)

[23.06.060 Review process.](#)

[23.06.070 Review and approval criteria.](#)

**23.06.020 Types of amendments.**

(a) Map amendments are any proposed amendments to the Fircrest comprehensive plan land use map [or form-based code regulating plan.](#)

(b) Text amendments are any amendments to the Fircrest comprehensive plan that do not constitute a map amendment.

Form-Based Code  
Working Draft Document  
June 2, 2020

# City of Fircrest

## Form-Based Code (FBC)

### for 19<sup>th</sup> & Mildred Mixed-Use





## **Contents**

1. Introduction
2. Purpose and applicability
3. Zones and regulating plan
4. Urban Standards
5. Building Standards
6. Frontage Standards
7. Street Standards
8. Open Space Types

# Introduction

*Place holder*

## **Purpose and applicability**

*Place holder*

# Zones and Regulating Plan

## X.1 Zoning Districts and Overlays

### X.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Form-Based Code. Property and rights-of-way subject to the Form-Based Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure X.X.X.

### X.1B Zoning Districts and Overlays

The following zoning districts and overlay are established and applied to property within the boundaries of the Form-Based Code. Refer to Table X.X.X for the intent and descriptions of the zoning districts and section X.2A2 for descriptions of the overlays:

- Mixed-Use Urban Zone (MU-U)
- Mixed-Use Neighborhood Zone (MU-N)
- Shopfront Overlay

## X.2 Regulating Plan

### X.2A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure X.X.X, as the map that identifies and implements the various intentions and principles of the vision for the area. Table X.X.X defines the zoning districts, overlays and standards for site development, design and land use through the following: Zoning Districts. Each zoning district is allocated standards in the following areas:

- 1 Zoning Districts. Each zoning district is allocated standards in the following areas:
  - Building Placement
  - Allowed Building Types
  - Allowed Frontage Types
  - Building Height and Size
  - Allowed Encroachments into Required Yards
  - Parking Placement and Site Access
  - Required Parking
  - Allowed Land Uses
- 2 Shopfront Frontage Overlay. This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3 Regulating Plan Diagram. Each zoning district and overlay established by the Form-Based Code is identified on Figure X.X.X to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure X.X.X is established as the zoning atlas for all property within the Form-Based Code boundaries.



Figure X.X.X: Regulating plan.

Figure X.X.X: Summary of Zoning District

Zoning District  
Intent



Desired Form

New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to front property line, and have active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MU-N 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 four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to 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 retail, office, service, and other active uses 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 retail, office, service and other active uses. 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.

Also see Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.

# Development Standards by Zone

## Development Standards

Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.

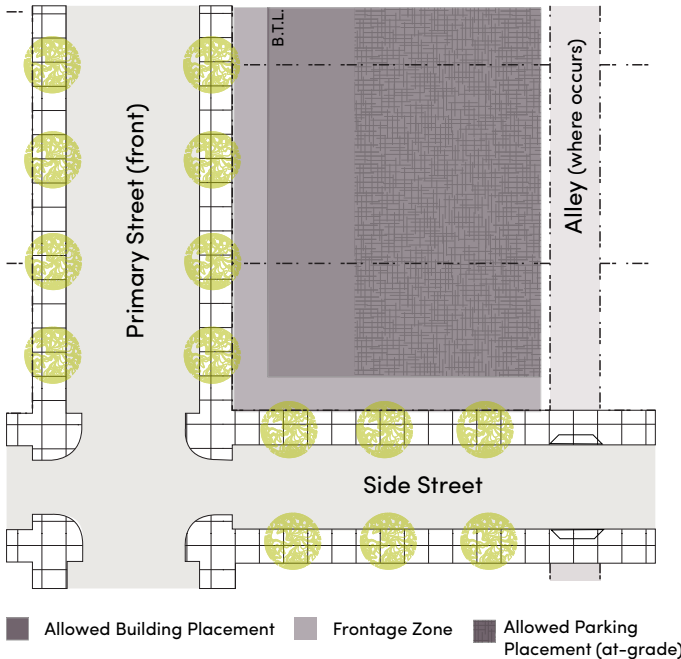
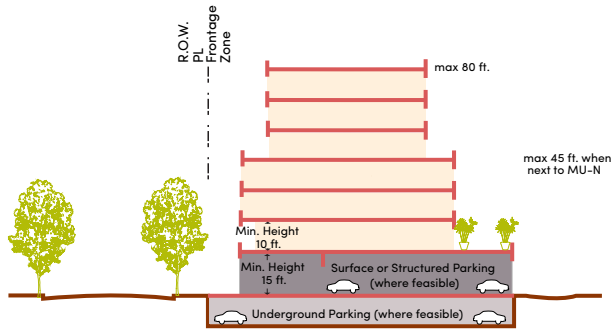
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

For each zone identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive character and intensity of a particular zone.

Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. Balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

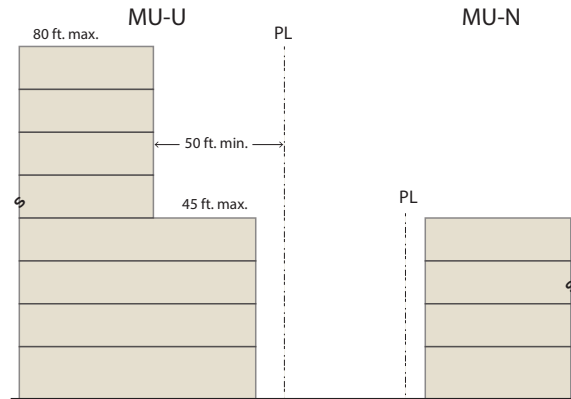
The basis of the standards is the synoptic survey and community vision to create a specific place.

## MU-U MIXED-USE URBAN



## Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	80
Liner	50
Hybrid court	80
Court	80
Live-Work	35
Row House	35



Buildings in MU-U cannot exceed 45 ft. height for a depth of 50 ft. from the property line when the lot is located adjacent to MU-N.

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

## Parking

See parking standards in 22.60.003.

Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

## 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. 8 ft. 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	

## 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

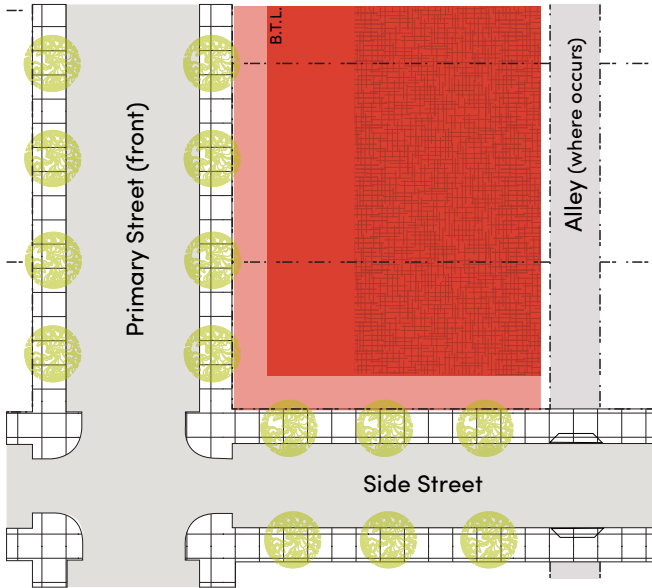
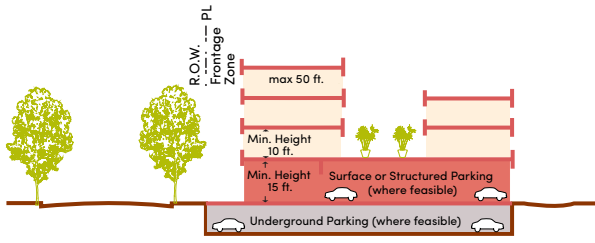
## Frontages

### Allowed Frontages

- Arcade
- Lightcourt
- Gallery
- Forecourt
- Shopfront
- Stoop



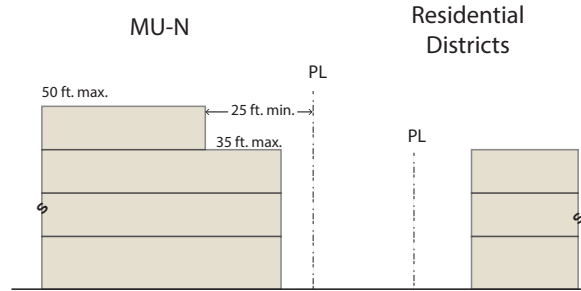
# MU-N MIXED-USE NEIGHBORHOOD



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

## Allowed Building Types and Height

Allowed Building Types	Max Height
Flex building	50
Court	50
Live-Work	35
Row House	35
Rosewalk or Bungalow Court	see cottage housing standards in FMC 22.58.027
Multiplex	35



Buildings in MU-N cannot exceed 35 ft. height for a depth of 25 ft. from the property line when the lot is located adjacent to residential districts that allows Duplex or Single-family building types.

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

## 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	--	--	5
	no alley			--

## Frontages

### Allowed Frontages

- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch and Fence
- Shopfront
- Stoop
- Front Yard

## Parking

See parking standards in 22.60.003. Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

## 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. 8 ft. 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	

# Building Standards

## Building Standards

**BS.1A Purpose**

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the community’s vision for mixed-use areas as it pertains to building form, physical character, land use, and quality.

**BS.1B Applicability**

Each building shall be designed in compliance with the applicable general requirements in Section BS.2 and all applicable requirements of the International Building and Fire Codes.

**BS.1C Allowed Building Types by Zoning District**

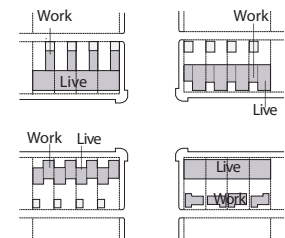
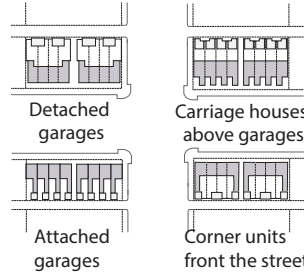
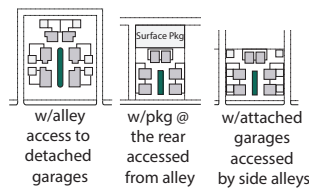
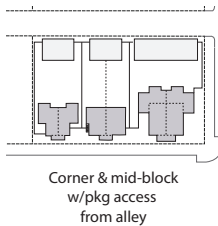
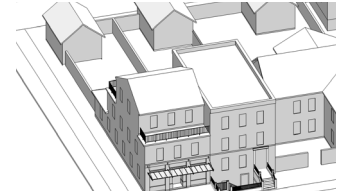
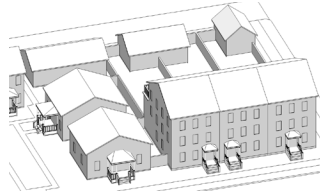
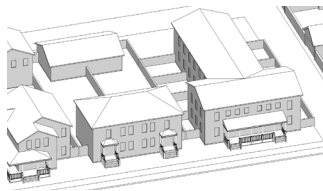
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

Building Type	Mixed-Use Neighborhood MU-N	Mixed-Use Urban MU-U
Multiplex	√	
Rosewalk/Bungalow Court	√	
Row House	√	√
Live-Work	√	√
Court	√	√
Hybrid Court		√
Liner Building		√
Flex Building	√	√

√ Building type allowed in Zoning District

# Building Types

## House Scale Buildings



### Multiplex

Multiplex is a residential building of 3 to 6 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.

Multiplex are not allowed on arterials.

#### Coding Criteria

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 2-3 stories.

### Rosewalk & Bungalow Court

Rosewalk is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.

Bungalow Court is comprised of 6 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 or common parking.

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

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

### Row House

A Row House is a building comprised of 5 or more attached 2- or 3-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 be separated by property lines with lot sizes 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 a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.

#### Coding Criteria

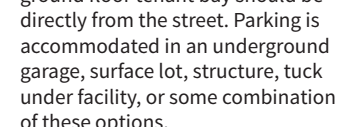
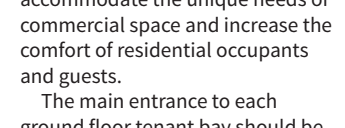
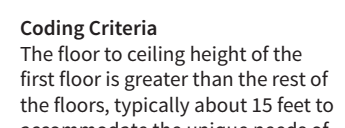
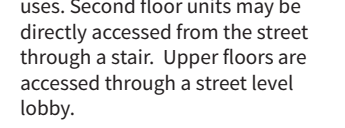
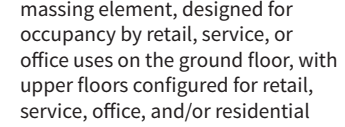
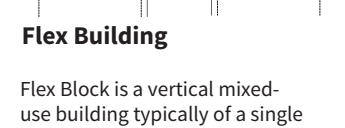
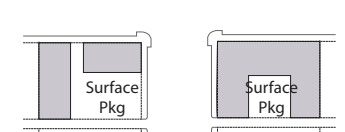
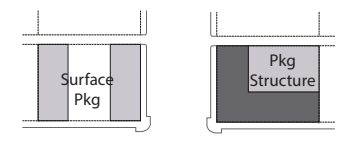
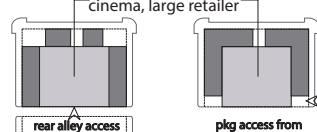
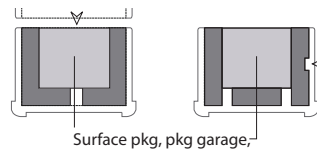
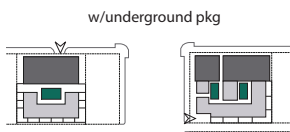
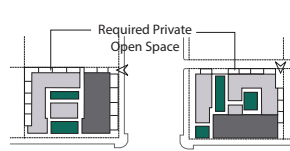
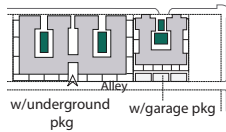
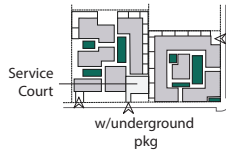
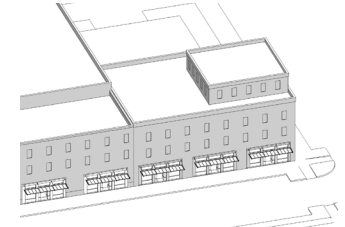
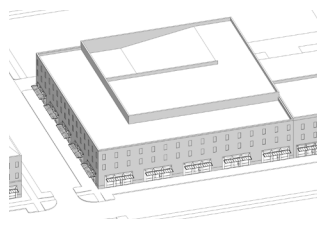
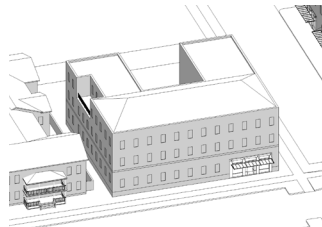
The floor to ceiling height of the work floor is typically about 15 feet.

The main entrance to the street level 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.

# Building Types

## Block Scale Buildings



### Court

A Court is 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 4 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

A 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 faceless 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.

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

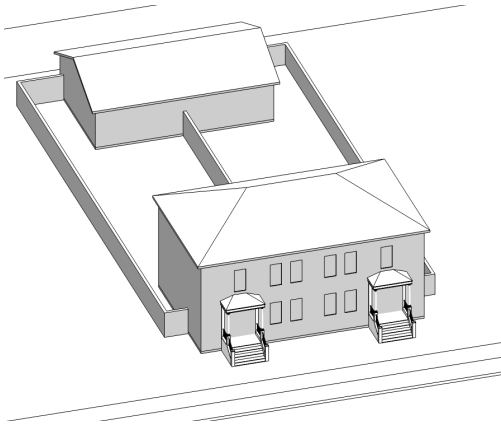
The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests.

The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

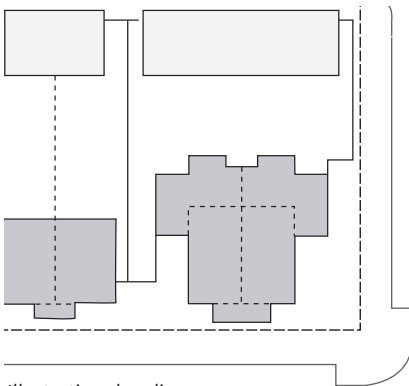
## BS.2 Building Types

MU-N

MU-U



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

### BS.2 A Multiplex

- |   |             |  |
|---|-------------|--|
| 1 | Description | A Multiplex Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability. |
|---|-------------|--|

- |                         |  |  |                        |  |                         |             |            |               |
|-------------------------|--|--|------------------------|--|-------------------------|-------------|------------|---------------|
| 2                       | Pedestrian Access                                  | Main entrance location: Primary street   |                        |  |                         |             |            |               |
| 3                       | Frontages  | Porch<br>Stoop<br>Dooryard   |                        |  |                         |             |            |               |
| 4                       | Vehicle Access & Parking                           | Parking spaces may be enclosed, covered, or open.  |                        |  |                         |             |            |               |
| 5                       | Private Open Space                                 | <table border="0"> <tr> <td style="padding-right: 20px;">Width</td> <td style="padding-right: 20px;">Depth</td> <td>Area</td> </tr> <tr> <td>8 ft. min.</td> <td>8 ft. min.</td> <td>100 s.f. min.</td> </tr> </table>           | Width                  | Depth  | Area                    | 8 ft. min.  | 8 ft. min. | 100 s.f. min. |
| Width                   | Depth  | Area   |                        |  |                         |             |            |               |
| 8 ft. min.              | 8 ft. min.   | 100 s.f. min.  |                        |  |                         |             |            |               |
| 6                       | Building Size & Massing                            | <table border="0"> <tr> <td style="padding-right: 20px;">Length along frontage:</td> <td>36 ft. max for duplex and 50 ft max. for multiplex</td> </tr> <tr> <td>Length along side yard:</td> <td>80 ft. max.</td> </tr> </table> | Length along frontage: | 36 ft. max for duplex and 50 ft max. for multiplex | Length along side yard: | 80 ft. max. |            |               |
| Length along frontage:  | 36 ft. max for duplex and 50 ft max. for multiplex |  |                        |  |                         |             |            |               |
| Length along side yard: | 80 ft. max.  |  |                        |  |                         |             |            |               |

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



**BS.2 B Rosewalk and Bungalow Court**

- 1 **Description**

Rosewalk Building Type: is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.

Bungalow Court Building Type: is a group of 4 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street. The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.
- 2 **Pedestrian Access**

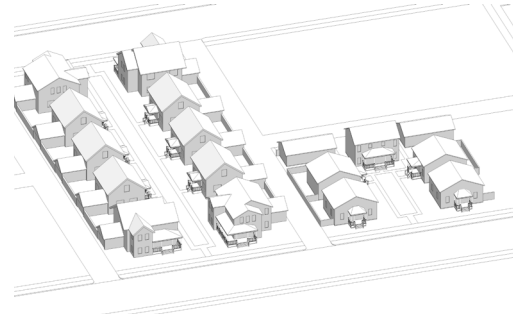
Main entrance location: Common courtyard
- 3 **Frontages**

Porch  
Stoop  
Dooryard
- 4 **Private Open Space**

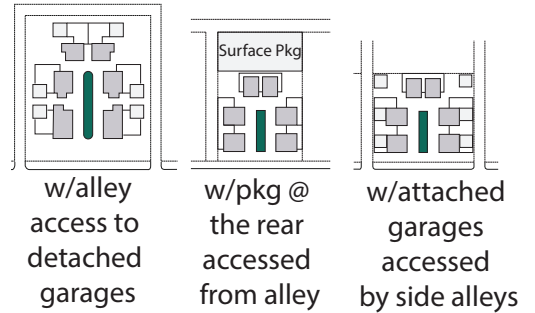
Width	Depth	Area
8 ft. min.	8 ft. min.	100 s.f. min.
- 5 **Common Courtyard**

Width	Depth
20 ft. min. clear	50 ft. min. clear

Also see cottage housing standards in FMC 22.58.027.



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of bungalow court*

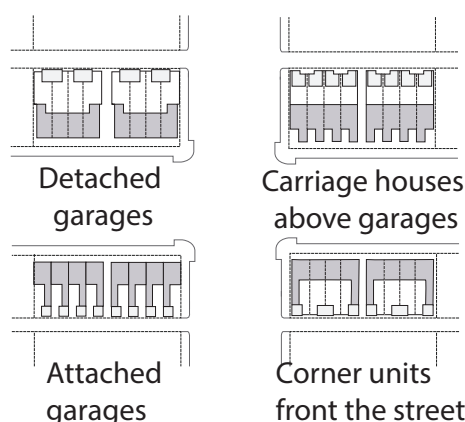


*Illustrative photo of rosewalk*

**BS.2 C Row House**



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of Row House*



*Illustrative photo of Row House*

1	Description	<p>A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order 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. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.</p>		
2	Pedestrian Access	Main entrance location: Primary street		
3	Frontages	Porch Stoop Dooryard		
4	Vehicle Access & Parking	Parking spaces may be enclosed, covered, or open.		
5	Private Open Space	Width	Depth	Area
		8 ft. min.	8 ft. min.	100 s.f. min.
6	Building Size & Massing	Width per rowhouse:		18 ft. min.; 36 ft. max.
		The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.		

**BS.2 D Live-Work**

- 1 Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.
- 2 Pedestrian Access Main entrance location: Primary street  
Ground floor space and upper unit shall have separate exterior entries.
- 3 Frontages Forecourt  
Dooryard  
Shopfront  
Lightcourt  
Gallery
- 4 Vehicle Access & Parking Parking spaces may be located in the rear, tuck under.
- 5 Private Open Space

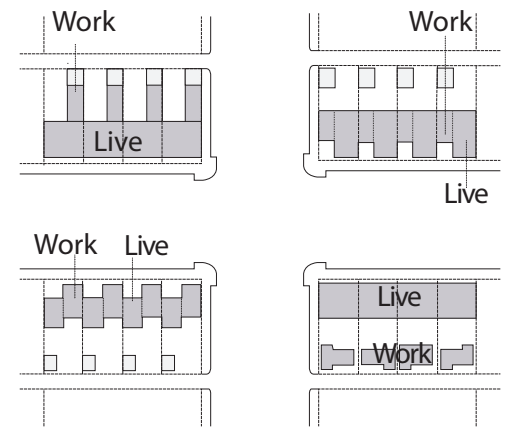
Width	Depth	Area
8 ft. min.	8 ft. min.	100 sq. ft. min.
- 6 Building Size & Massing

Width per unit	18 ft. min.; 36 ft. max
----------------	-------------------------

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of live-work

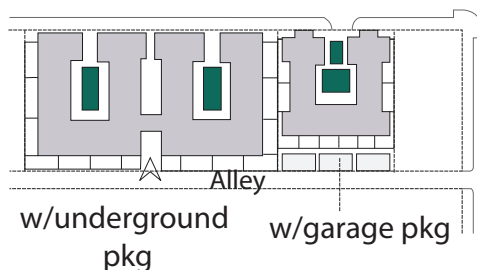
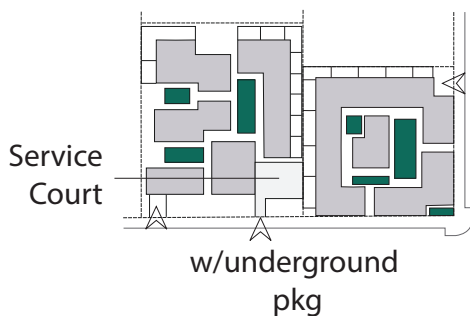


Illustrative photo of live-work





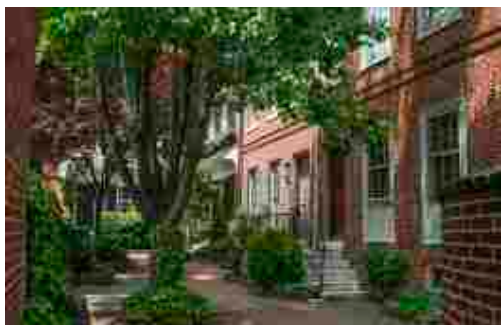
Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of court



Illustrative photo of court

**BS.2 E Court**

**1 Description** A Court Building Type is 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 Pedestrian Access** The main entry to ground level units should be from 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.

**3 Frontages** Porch  
Stoop  
Dooryard

**4 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.

**5 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.

**6 Common Courtyard** Recommended Width/depth/height ratio: 1:1 approx.  
Width and Depth: 20 ft. min.

**7 Building Size & Massing** Length along frontage: 200 ft. max.  
Length along side yard: 140 ft. max.

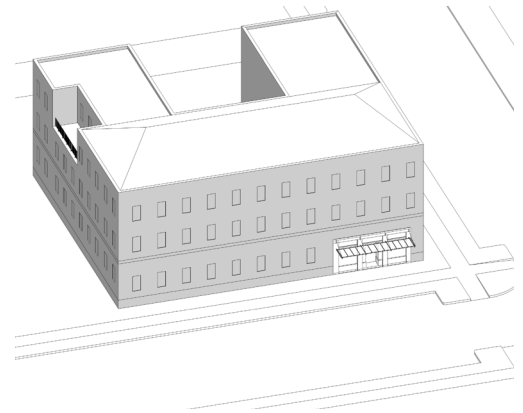
The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

**BS.2 F Hybrid Court**

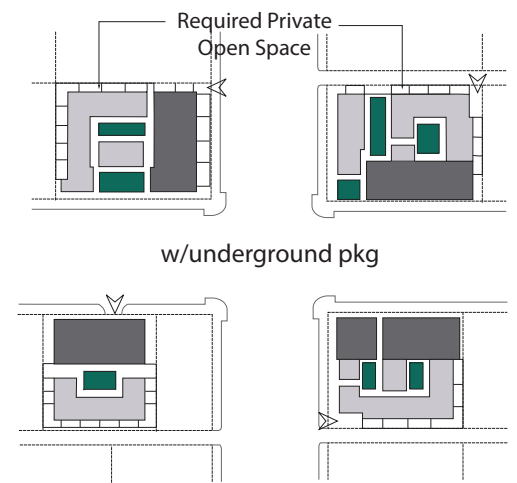
- 1 **Description** A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for residences.
  
- 2 **Pedestrian Access** 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 of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.  
 For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
  
- 3 **Frontages** Porch  
Stoop  
Dooryard
  
- 4 **Vehicle Access & Parking** Underground garage, surface parking, tuck under parking, or a combination of any of the above.
  
- 5 **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.
  
- 6 **Common Courtyard** Recommended Width/depth/height ratio: 1:1 approx.  
Width/depth: 20 ft. min.
  
- 7 **Building Size & Massing** Length along frontage: 200 ft. max.



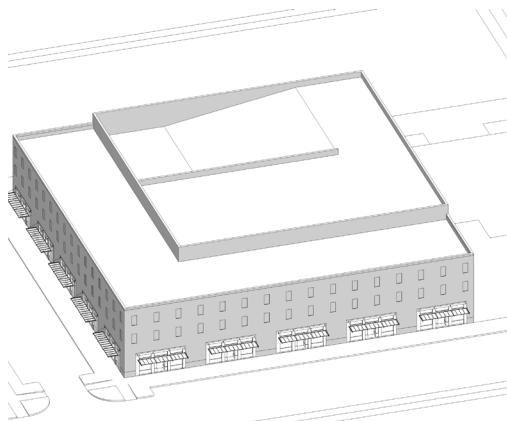
*Illustrative axonometric diagram*



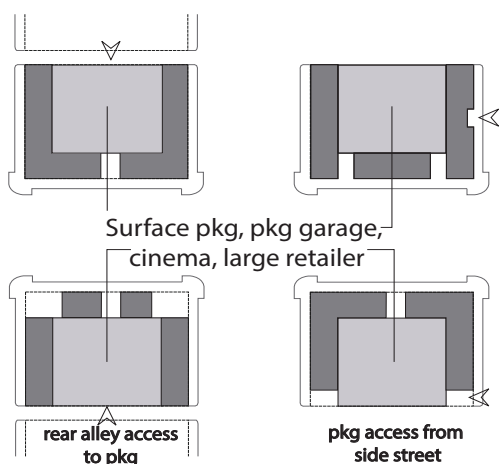
*Illustrative plan diagram*



*Illustrative photo of hybrid court*



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



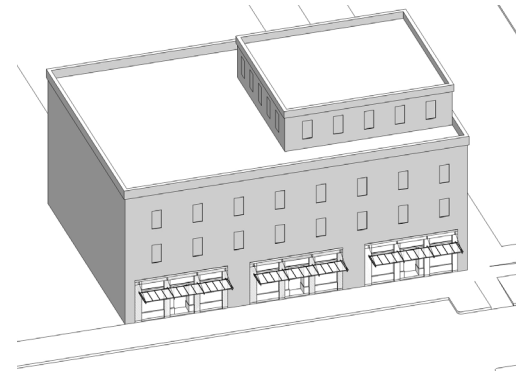
Illustrative photo of liner

### BS.2 G Liner

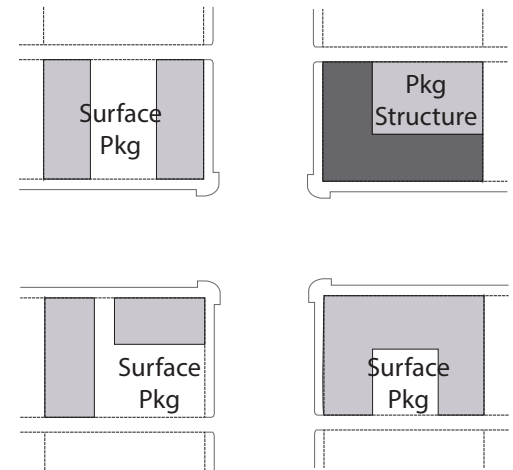
1	Description	A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
2	Lot Size	Width 400 ft. max. Depth 150 ft. max.
3	Pedestrian Access	Direct access from sidewalk. Upper floors accessed from street level lobby.
4	Frontages	Forecourt Shopfront Gallery Arcade
5	Vehicle Access & Parking	Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
6	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 5 feet in each direction.
7	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, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.  Recommended Courtyard Width/Depth/Height ratio: 1:1 approx. Width/Depth: 20 ft. min.
8	Building Size & Massing	Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.

**BS.2 H Flex Building**

- 1 **Description** A Flex Building Type is 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.
  
- 2 **Lot Size** Width 400 ft. max.  
Depth 150 ft. max.
  
- 3 **Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
  
- 4 **Frontages** Forecourt  
Shopfront  
Gallery  
Arcade
  
- 5 **Vehicle Access & Parking** Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
  
- 6 **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 5 feet in each direction.
  
- 7 **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, on a podium, or a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.  
  
Recommended 1:1 approx.  
Courtyard Width/Depth/  
Height ratio:  
  
Width/Depth: 20 ft. min.
  
- 8 **Building Size & Massing** Length along frontage: 400 ft. max, but if over 200 ft., must provide massing break.



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of flex building*



*Illustrative photo of flex building*

# Frontage Standards

## Frontage Standards

### FS.1A Purpose

This Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure that proposed development is consistent with the City's goals for building form, physical character, land use activity and quality.

### FS.1B Applicability

These standards work in combination with the standards found in Section X.0 (Development Standards by Zones) and Section X.0 (Building Types) and are applicable to all private frontages within transect zones.

### FS.1C Allowed Building Types by Zoning District

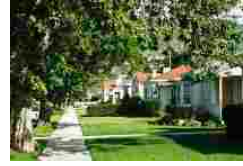
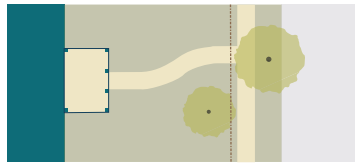
Table X.1 (Frontage Types) provides an overview of the allowed frontage types.



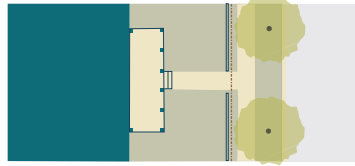
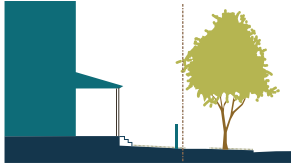
Lot R.O.W.  
Private Frontage Public Frontage

Lot R.O.W.  
Private Frontage Public Frontage

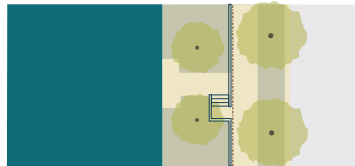
Table X.1 Frontage Types



**Front Yard:** A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.



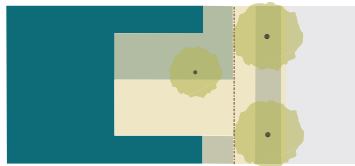
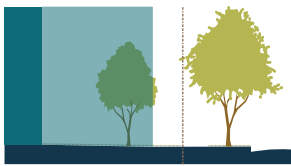
**Porch & Fence:** A frontage wherein the facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.



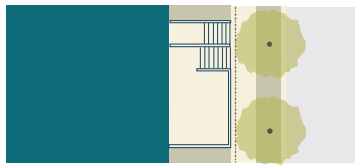
**Dooryard (Terrace):** A frontage wherein the facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable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



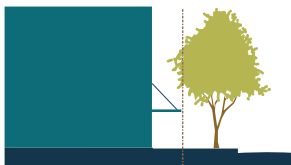
**Stoop:** A frontage wherein the facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.



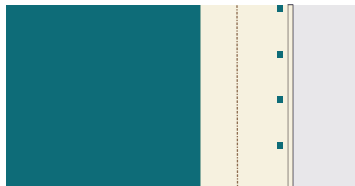
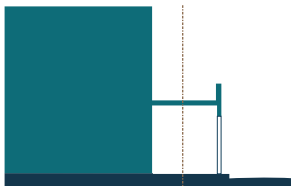
**Forecourt:** A frontage wherein a portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.



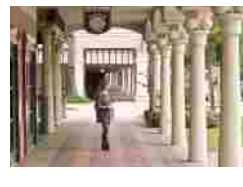
**Lightcourt:** A frontage wherein the facade is setback from the frontage line by a sunken lightcourt. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.



**Shopfront:** A frontage wherein the facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that 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. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.



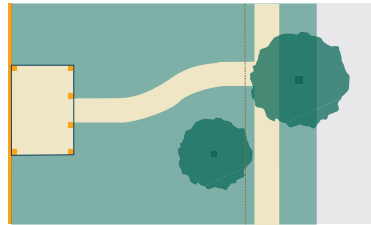
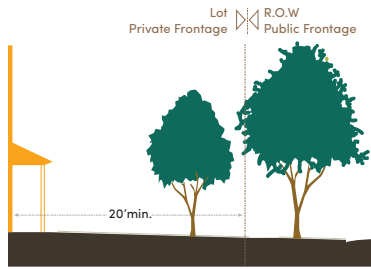
**Arcade:** A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet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

## 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** The front yard created should be visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares. The yard is the first impression of a home and therefore should be carefully landscaped, preferably with drought-resistant plants.

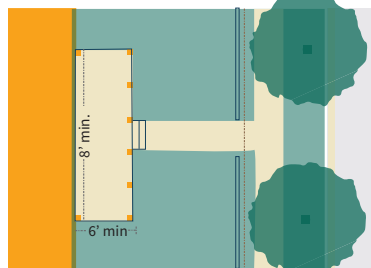
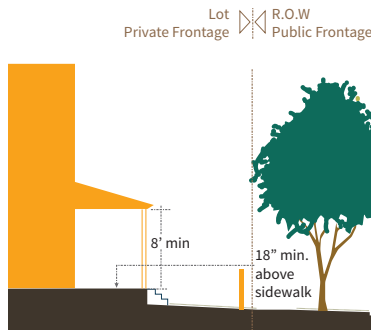


## Porch & Fence

**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: 8 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.

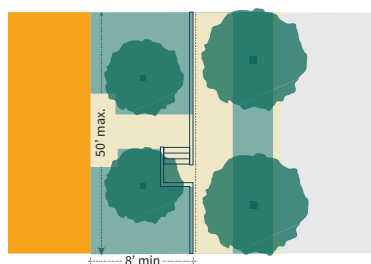
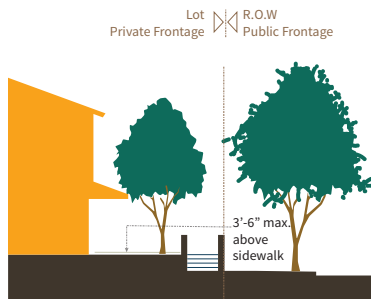


## Dooryard (Terrace)

**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.



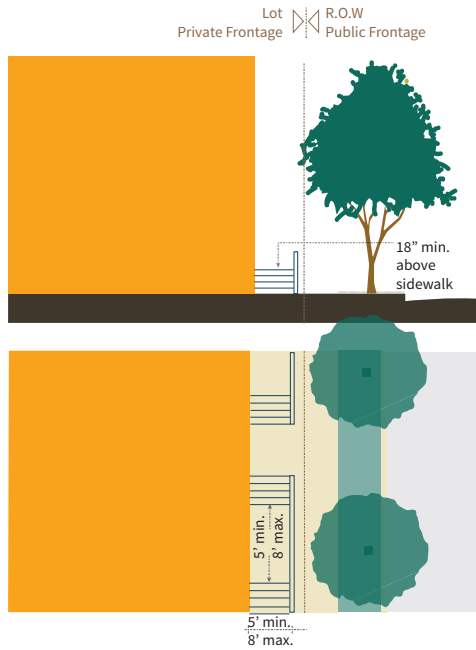


## Stoop

**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.

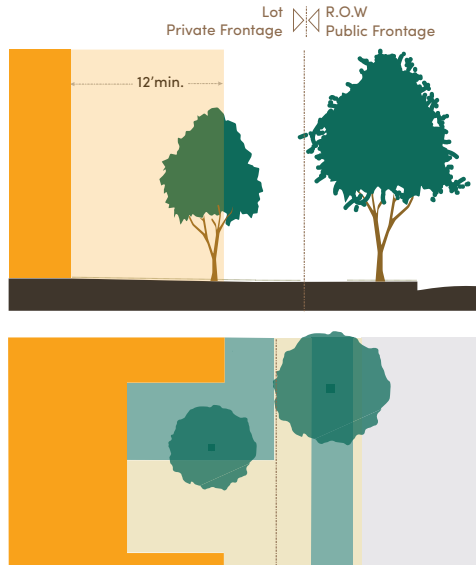


## Forecourt

**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 may 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.

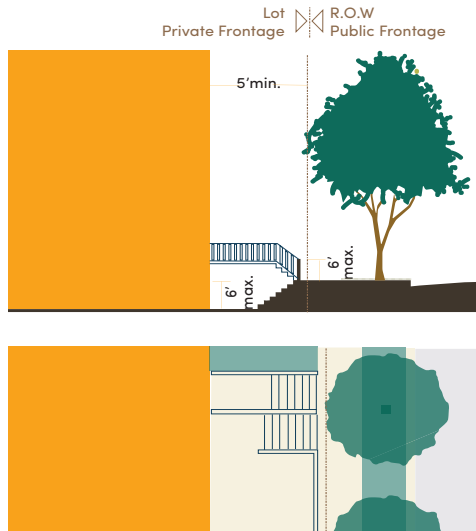


## Lightcourt

**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. max.  
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.





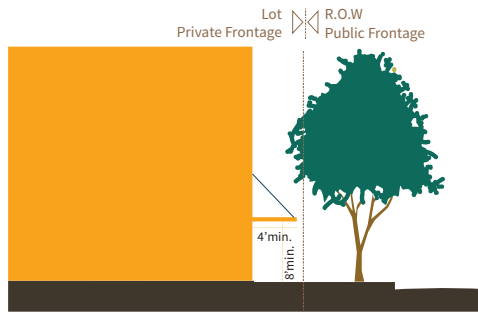
# Shopfront

**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

**Awning** Depth: 4 ft. 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.

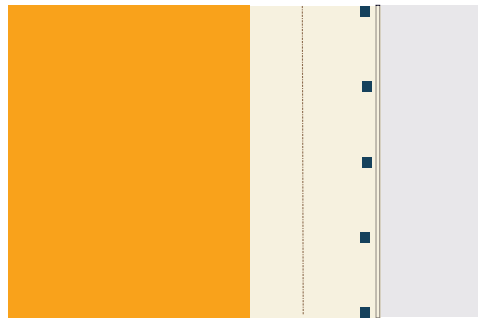
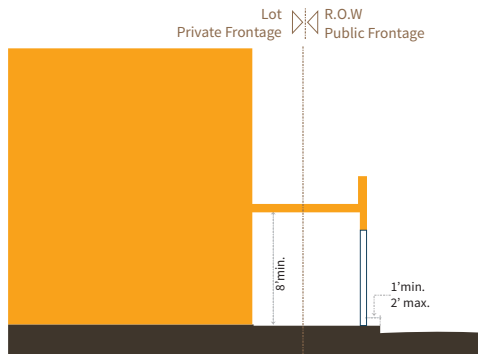


## Gallery

**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 ROW, subject to approval of an encroachment 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.

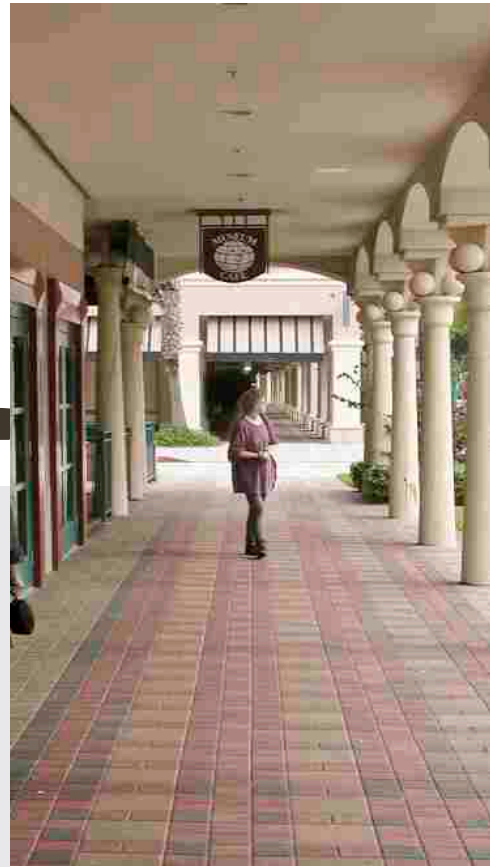
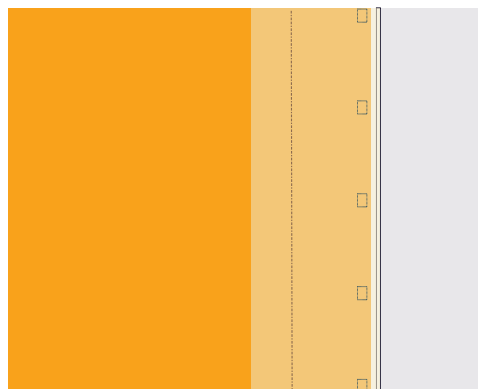
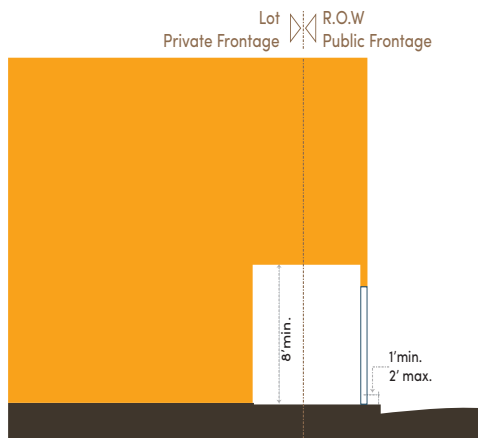


## Arcade

**Description** Arcade frontages are composed of a building with ground floor facades that 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 approval of an encroachment permit.
  3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building.
  4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



# Street standards

## Street standards

### SS.1A. Purpose

This Section provides design standards to ensure that proposed development is consistent with the Comprehensive Plan's goals for an interconnected and walkable network of blocks and streets that support the intended physical character, land use activity, and quality.

Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places that contribute to the look, feel, and experience of the 19<sup>th</sup> and Mildred mixed-use area and other neighborhoods.

### SS.1B. Applicability

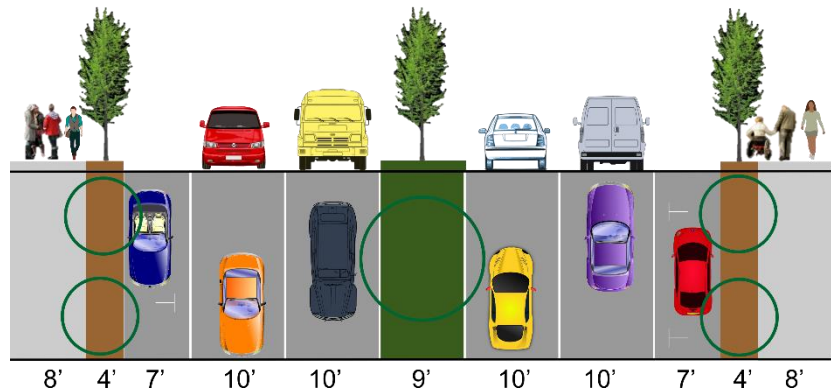
- 1 This Section describes the standards for streets in FBC zones.
- 2 These street standards are applicable for the transformation of existing streets and the creation of new streets in FBC zones.
- 3 Additional street assemblies can be integrated into this Section when approved by the City.

### SS.1C. Design objectives

- 1 Streets are one of the most important elements in defining FBC character. Due to this important role in place-making, in addition to their contribution of a major percentage of public space, street standards must be considered alongside building form, building types, frontage types, civic spaces, and landscaping in creating urban environments.
- 2 In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:
  - a. Function: Ensuring essential access to premises for deliveries and servicing; effective use of curb space to support land use activities; and upgrading utilities under the roads to serve growing neighborhood needs.
  - b. Mobility: Safe, efficient, and reliable movement supporting access of people and goods.
  - c. Livability: Providing good and inclusive places for all that support vital economic, cultural, and community activity.
- 3 All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly environment.
- 4 The street sections in this Section suggest quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment.

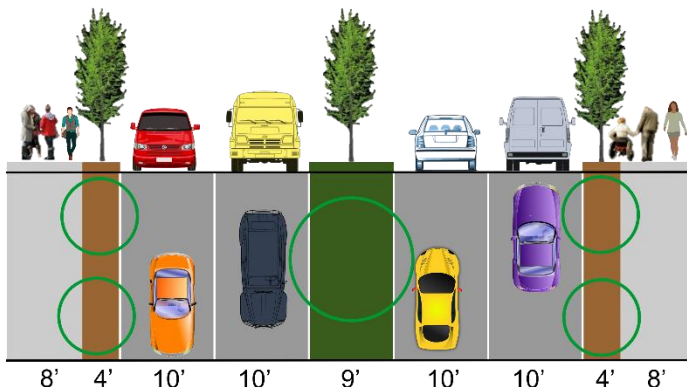
## 19th Street Storefront

Assembly		Transportation Way	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail

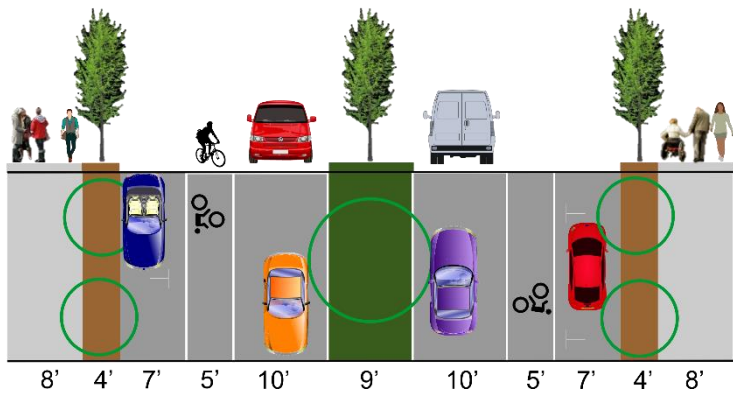


## 19th Street Non-Storefront

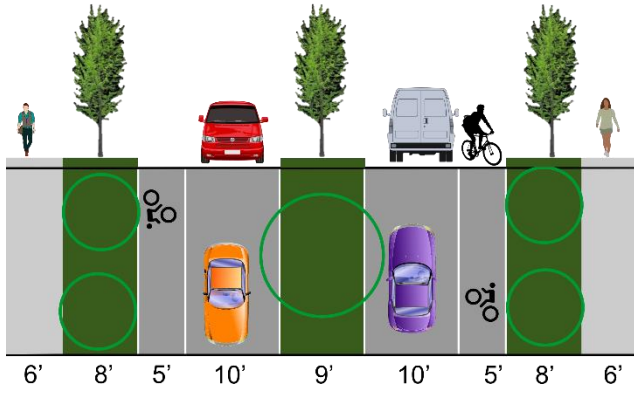
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



Mildred Street Storefront			
Assembly		Transportation Way	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5 feet
		Transit	Bus

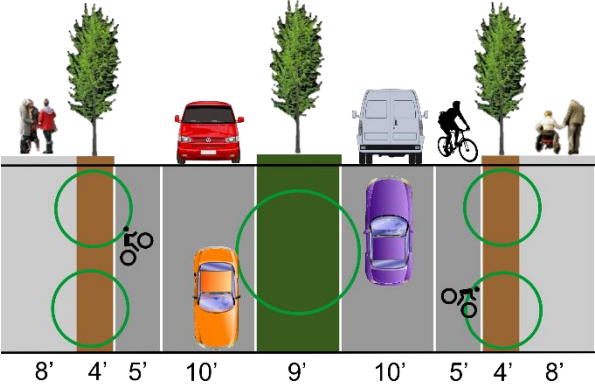


Mildred Street Non-Storefront			
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	6 feet	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete	Median Surface	Ground cover
Planter	6-foot amenity with columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5 feet
		Transit	Bus

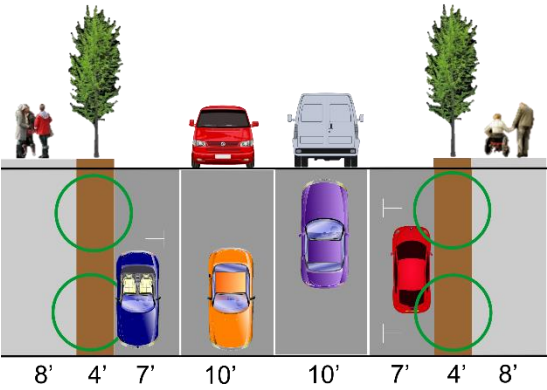




Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus

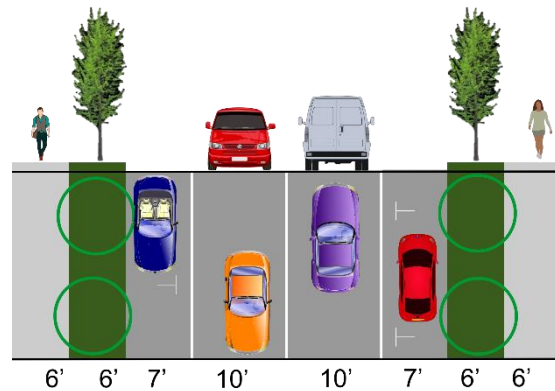


Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	NA
Walkway Surface	Concrete and pavers	Median Surface	NA
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



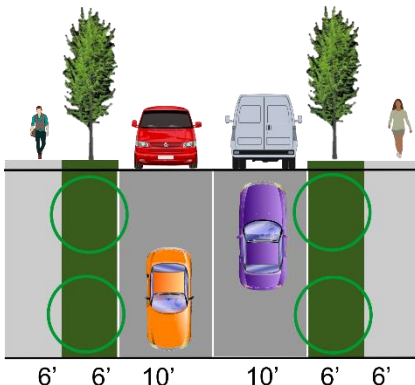
## Local - Lower Intensity

Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit

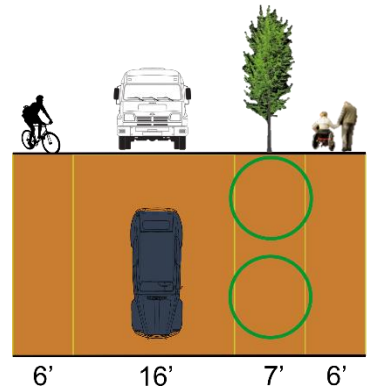


## Local - Delivery

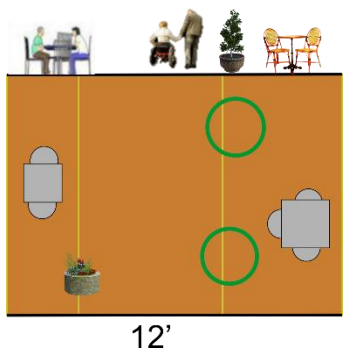
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with columnar trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	Shared 35-foot spaces	Median Planting	NA
Walkway Surface	Concrete or pavers	Median Surface	NA
Planter	Columnar trees limbed for visibility and pedestrian access	Target Speed	20 mph
		Bicycle Provisions	Shared 35-foot spaces
		Transit	NA



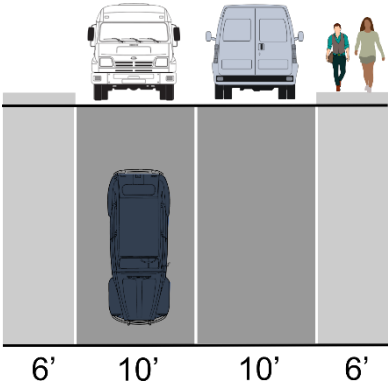
Local - Pedestrian			
Assembly		Transportation Way	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and furnishings (such as tables, benches, planter pots, etc.)	Median Planting	NA
		Median Surface	NA
		Target Speed	NA
		Bicycle Provisions	NA
		Transit	NA



12'



Alley – 2 way			
Assembly		Transportation Way	
Type	Alleyway	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	20 – 32 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway	Both sides, one-side or neither	Median Planting	NA
Walkway Width	6-foot	Median Surface	NA
Walkway Surface	concrete	Target Speed	20 mph
Planter	NA	Bicycle Provisions	NA
		Transit	NA



Alley – 1 way			
Assembly		Transportation Way	
Type	Alleyway without sidewalks	Vehicle Lanes	1 lane; 1 direction
Right-of-way	16 feet	Lane Width	16 feet
Pavement	16 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	NA	Median Width	NA
Walkway Width	NA	Median Planting	NA
Walkway Surface	NA	Median Surface	NA
Planter	NA	Target Speed	20 mph
		Bicycle Provisions	NA
		Transit	NA



# Open Space Standards

## X.X Open Space Standards

### X.1A Purpose

The purpose of this Section is to provide a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.

### X.1B Applicability

1. This section describes the guidelines for development of Public Open Spaces in the Form-Based Code Area.
2. The Standards shall apply to all proposed development within Form-Based Code zones, and shall be considered in combination with the standards for the applicable zone.
3. Additional Public Open Spaces can be integrated into this section as they are approved by the City.

### X.1C Design Objective

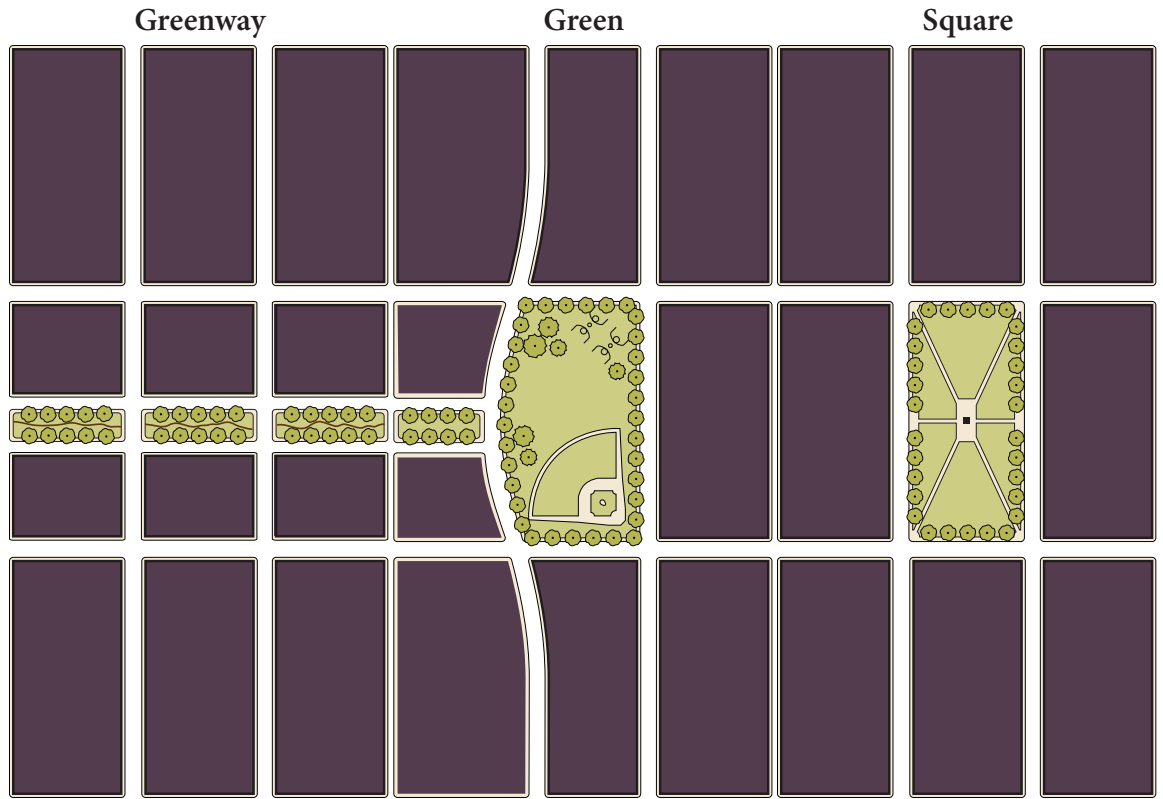
Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

### X.1D Open Space Required

Each application that involves at least 4 acres shall be required to provide a minimum of five percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table X.X

Table X.X Open Space Types

Open Space Type  
Illustration



Example of Intended  
Physical Character



Description

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.

Size (min.)

Variable

1 acre to 15 acres

½ acre to 5 acres

Frontage (min.)

Fronting lots encouraged to provide access and pleasant frontage.

2 streets

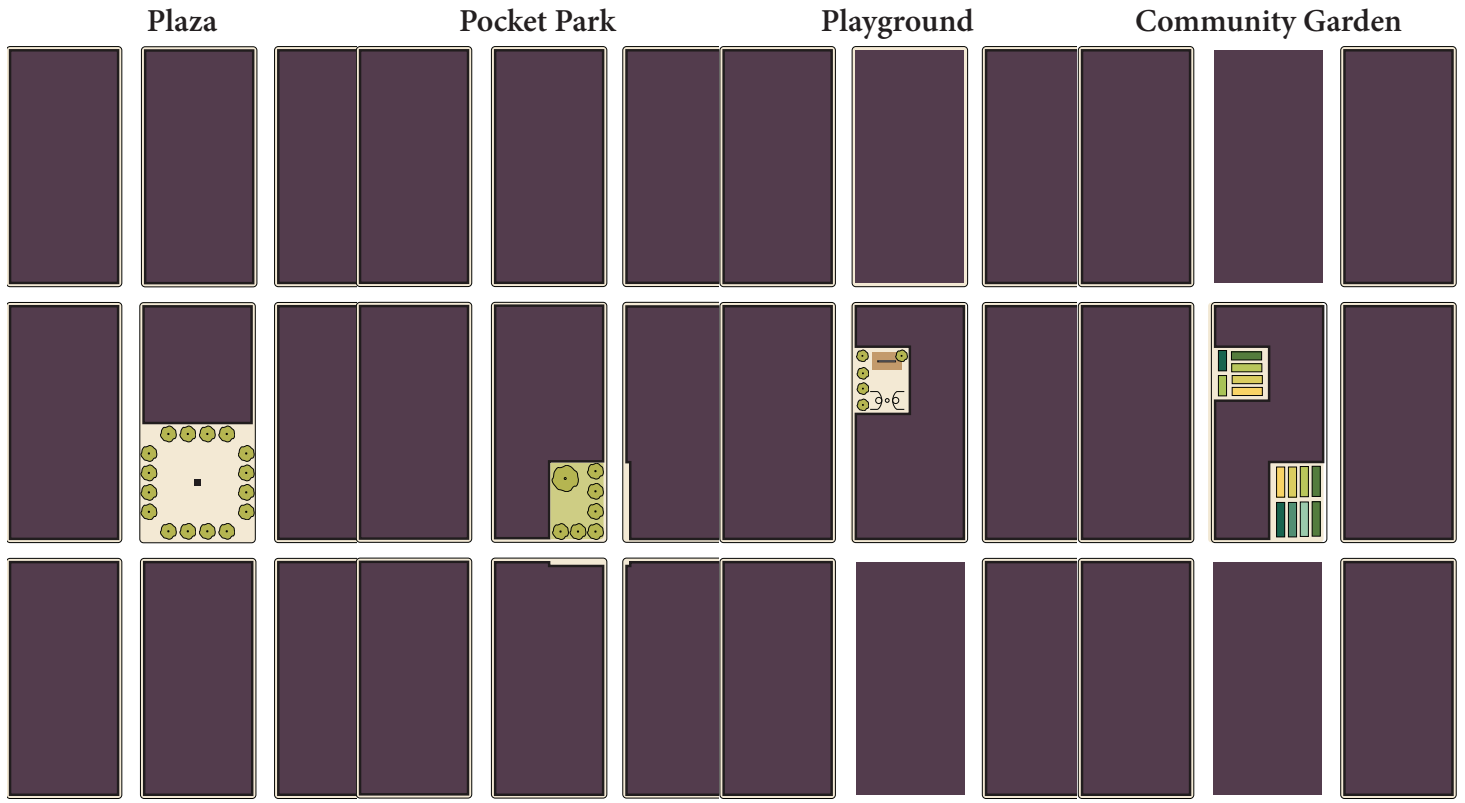
2 streets

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 gsf, and paths

Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facility < 5,000 gsf, and paths



An open space available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.

½ acre to 2 ½ acres

2 streets

Passive recreation, accessory structure, drinking fountains, and paths



An open space available for informal activities in close proximity to neighborhood residences.

4,000 s.f. to ½ acre

1 street

Passive recreation, accessory structure, drinking fountains, and paths



An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.

There is no minimum or maximum size.

1 street

Accessory structures, drinking fountain, and paths



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.

There is no minimum or maximum size.

1 street

Accessory structures, drinking fountain, and paths