FIRCREST CITY COUNCIL/PLANNING COMMISSION
SPECIAL MEETING AGENDA

TUESDAY, SEPTEMBER 1, 2020 **COUNCIL CHAMBERS**
6:00 P.M. **FIRCREST CITY HALL, 115 RAMSDELL STREET**

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Introductions**
5. **Form-Based Code Presentation from Kaizer Rangwala and Discussion**
6. **Adjournment**

Planning & Building Department

Memo

From: Angelie Stahlnecker, Planning & Building Administrator

Date: September 1, 2020

Re: Form-Based Code Presentation

BACKGROUND: Mr. Kaizer Rangwala was hired as a consultant to develop a form-based code for the 19th and Mildred area. Mr. Rangwala led three design workshops in January on Form-Based Code and the potential development options for the 19th and Mildred area. These meetings provided great discussion and interaction with the community.

Staff has been working with Mr. Rangwala to take the information from the design workshops and develop the proposed form-based code. The study session will allow Mr. Rangwala to present a follow up presentation of the draft code as well as provide an opportunity for questions and comments. Attached is a copy the proposed code.

The draft documents were posted on Facebook and the website on August 18th inviting comment. To date no comments have been received.

Attachment(s): Form-Based Code Presentation

City of Fircrest

Form-Based Code (FBC)
for 19th & Mildred Mixed-Use

(draft September 1, 2020)

Contents

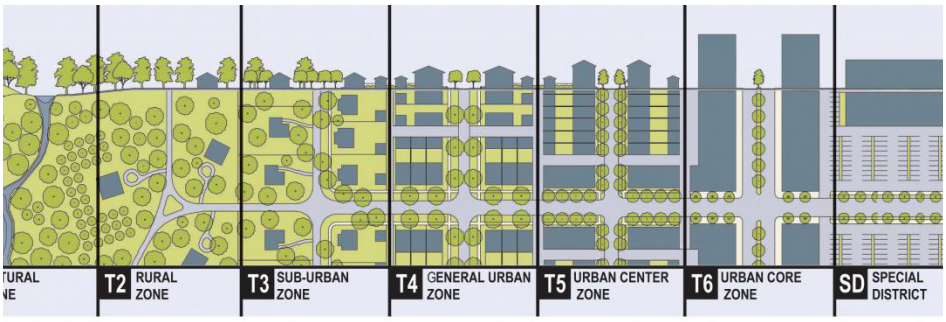
1. Introduction

Fircrest's Form-Based Code (FBC) is an alternative to conventional zoning regulations with 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 key difference between a conventional use-based code and an FBC is that an FBC does not determine entitlements through units per acre or Floor Area Ratio (FAR). Conventional density controls have not produced diversity or variety in living and working arrangements in a contextual manner and instead have resulted in uniformity of designs within zones. In contrast, an FBC deals with building types that differ in design and intensities of development.

Building types

Building types is a classification system resulting from the process of creating, selecting, and transforming a few basic character-defining features of a building that when repeated, produce predictable results. Building types provide a much more diverse stock of buildings that accommodate a higher intensity of development in a contextual manner that produces great places.



Human scaled building types, when consistently aligned with similar or compatible building types, create a harmonious and pedestrian-friendly streetscape. Diverse building types can also provide a variety of local affordable housing options for all incomes and ages.

Transect

A Transect is the operating system for Fircrest's Form-Based Code. A Transect is an organizing framework for coding all elements of the built environment on a scale from rural to urban. Differences in design and ecology vary -- based on character and intensity of the place -- and progress through a sequence of habitats from rural to urban core.

The central objective of an FBC is to expand -- and not limit --choices. Instead of one-size-fits-all regulation, the use of transect zones enables a range of development characters and intensity in a highly contextual manner.

T-1	Natural that includes wilderness
T-2	Rural that includes farmland or open space
T-3	Suburban that is primarily single-family residential neighborhoods
T-4	Suburban neighborhood but with a mixture of housing types and slightly greater mix of uses
T-5	Urban with higher density housing types and mixed-use developments
T-6	Urban center or core with the highest density housing types and mixed-use developments serving a surrounding community or region

Fircrest's FBC includes:

T-4	Mixed-Use Neighborhood	MUN
T-5	Mixed-Use Urban	MUU

1.1 Purpose and Application

1.1A Intent of the FBC

The FBC implements the Comprehensive Plan's goals and policies relating to the 19th and Mildred area and other specified mixed-use neighborhoods. The prescriptive standards in the FBC ensure that new development projects exhibit the highest standards of urban design, architecture, and landscaping at the scale of neighborhood, block, lot, and building according to the Transect.

The Comprehensive Plan's vision for these areas is compact, walkable, and mixed-use. The urban form is intended to be inviting, comfortable, safe, and ecologically resilient. The FBC allows a mix of uses within a walkable environment so that driving is an option, not a necessity, to meet daily needs.

1.1B Relationship to Comprehensive Plan

The FBC is consistent with the Comprehensive Plan currently in effect, adopted pursuant to Chapter 23.04 FMC. The FBC implements the community supported vision for the 19th and Mildred area and other mixed-use neighborhoods.

1.1C Relationship to Municipal Code

The FBC is adopted pursuant to Chapter 22.57 FMC and referred to as the "Fircrest Form-Based Code." The FBC provides the primary requirements for development and land use activity within the boundaries identified in the Regulating Plan in Figure x.x.x and other specified mixed-use neighborhoods. FBC standards augment and/or supersede existing regulations in Title 22 Land Development consistent with FMC 22.57.002.

1.2A Use of FBC

The FBC shall be administered by the Director and the Fircrest Planning and Building Department.

1.2B Applicability to Municipal Code

Property, including structures, land uses, and physical improvements such as signs, landscaping, and lighting within the regulating plan boundaries of the FBC shall comply with all applicable requirements of the FBC and regulations contained in Title 22 Land Development.

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 (MUU)
- Mixed-Use Neighborhood Zone (MUN)
- 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	MU Urban	MU Neighborhood
		
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 MUN 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 appro-priate 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.

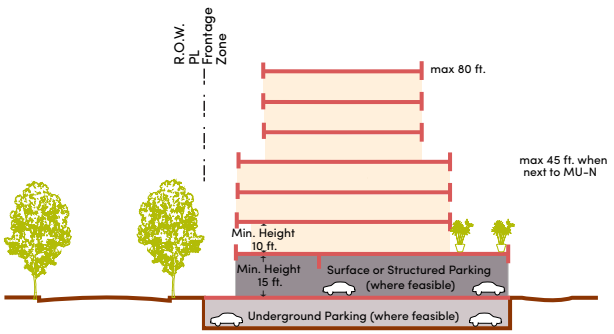
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and arrangement of shared and private open spaces.

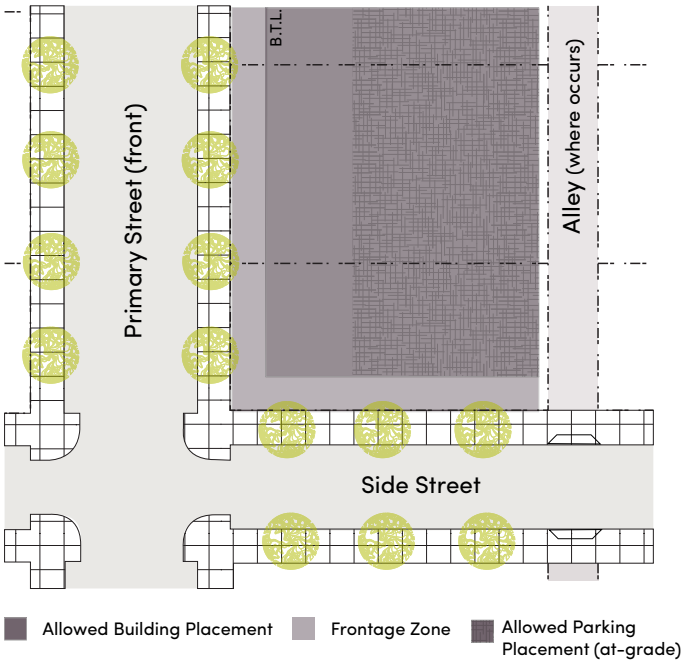
For each zone identified on the regulating plan, setback, height, lot size, and parking requirement associated with permitted building and frontage types are called out. These standards come together to define the distinctive character and intensity of a particular zone.

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.

MUU MIXED-USE URBAN





Building Placement

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

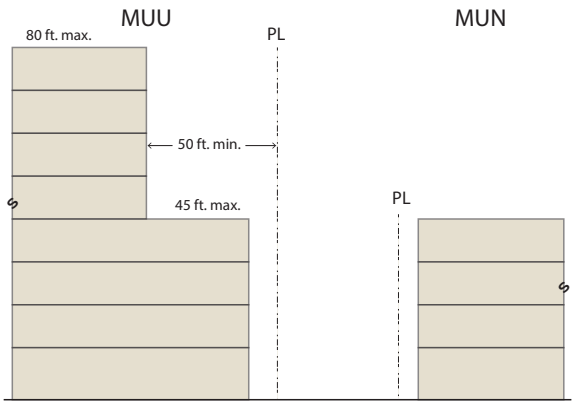
Frontages

Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop

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 MUU cannot exceed 45 ft. height for a depth of 50 ft. from the property line when the lot is located adjacent to MUN.

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

Parking

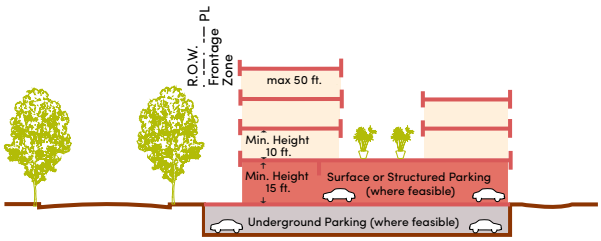
See parking standards in 22.60.003.
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

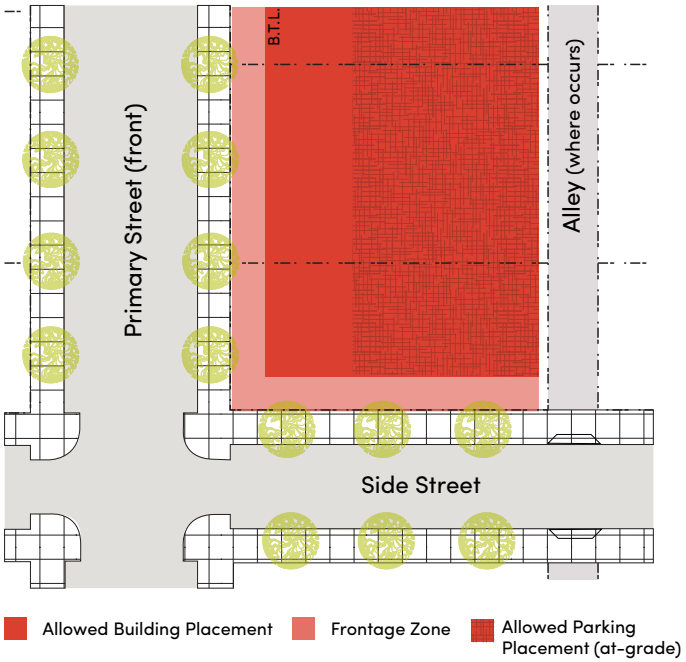
Encroachments

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

Description	Encroachment				
	Horizontal				Vertical
	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	

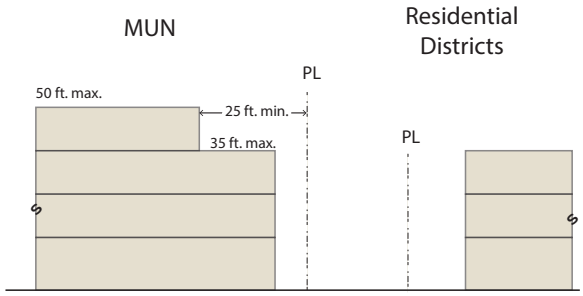
MUN MIXED-USE NEIGHBORHOOD





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 MUN 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	with alley	--	--	5
		no alley	--	--	15

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.

Frontages

Allowed Frontages

- Arcade
- Gallery
- Shopfront
- Lightcourt
- Forecourt
- Stoop
- Dooryard
- Porch and Fence
- Front Yard

Encroachments

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

Description	Encroachment				
	Horizontal				Vertical
	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.

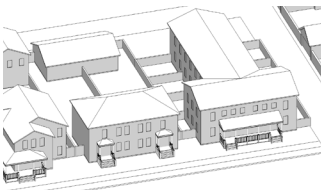
Building Type	Mixed-Use Neighborhood MUN	Mixed-Use Urban MUU
Multiplex	√	
Rosewalk/Bungalow Court	√	
Row House	√	√
Live-Work	√	√
Court	√	√
Hybrid Court		√
Liner Building		√
Flex Building	√	√

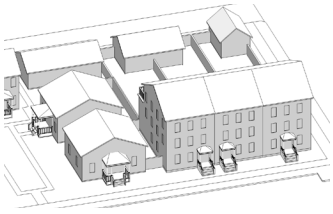
√ Building type allowed in Zoning District

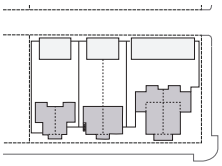
Building Types

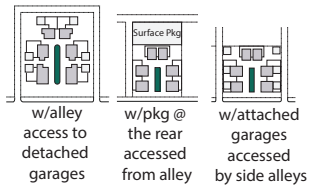
House Scale Buildings

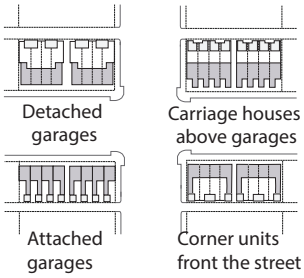


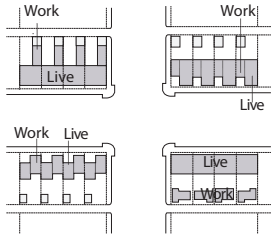











Multiplex

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.

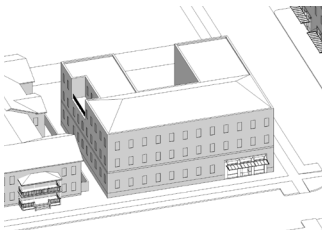
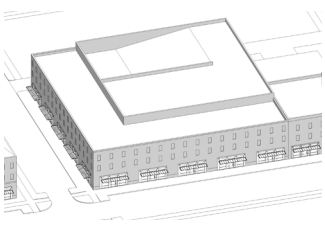
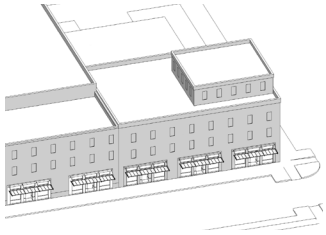
Each unit should have access to private open space. The private open space should be in the rear yard of each unit.

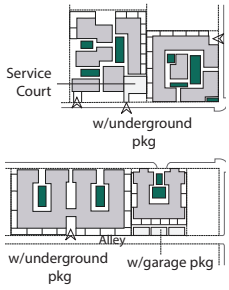
Building Types

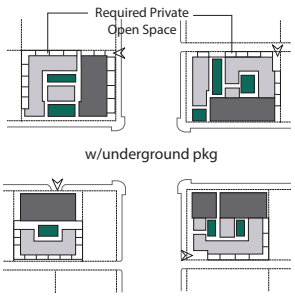
Block Scale Buildings

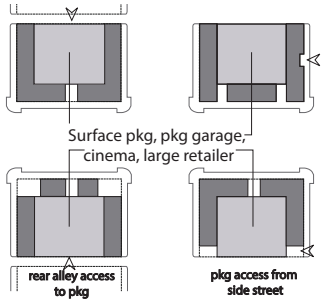


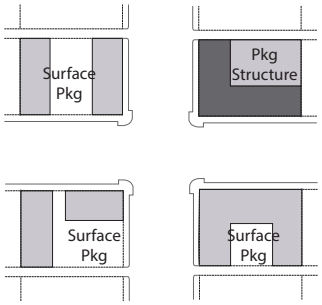










Court

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

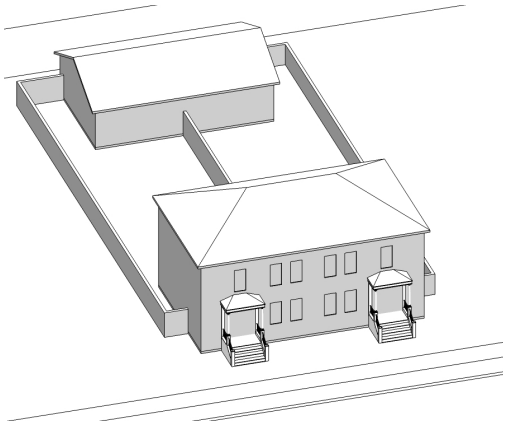
The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests.

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.

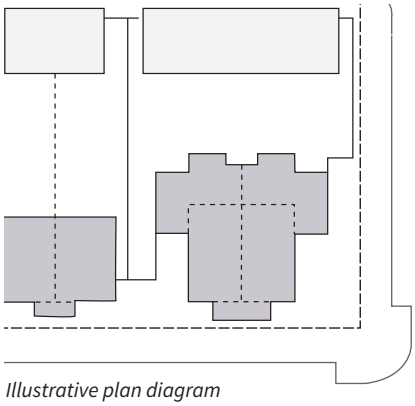
BS.2 Building Types

MUN | MUU

BS.2 A Multiplex



Illustrative axonometric diagram



Illustrative plan diagram

Illustrative photo of duplex

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 Stoop Dooryard			
4	Vehicle Access & Parking	Parking spaces may be enclosed, covered, or open.			
5	Private Open Space	Width 8 ft. min.	Depth 8 ft. min.	Area 100 s.f. min.	
6	Building Size & Massing	Length along frontage: Length along side yard: The footprint area of an accessory structure may not exceed the footprint area of the principal structure.		36 ft. max for duplex and 50 ft max. for multiplex 80 ft. max.	

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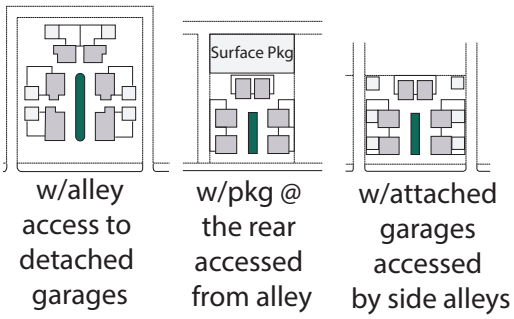
BS.2 B Rosewalk and Bungalow Court

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 8 ft. min.	Depth 8 ft. min.	Area 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

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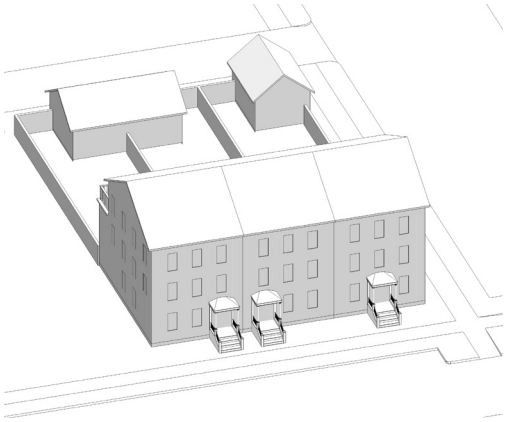
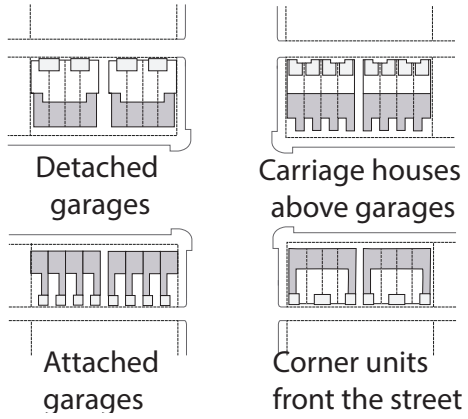


Illustrative axonometric diagram



Illustrative plan diagram

Illustrative photo of Row House

Illustrative photo of Row House

BS.2 C Row House

1	Description	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.		
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 8 ft. min.	Depth 8 ft. min.	Area 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.		

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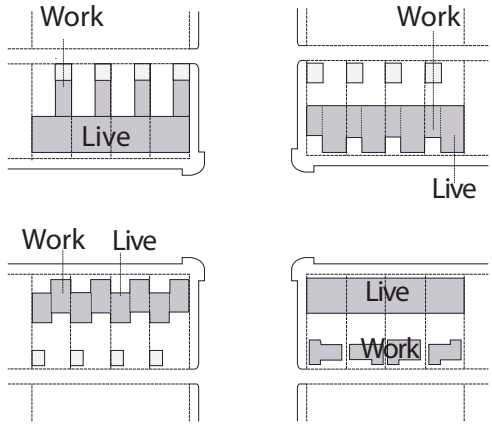
BS.2 D Live-Work

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 8 ft. min.	Depth 8 ft. min.	Area 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

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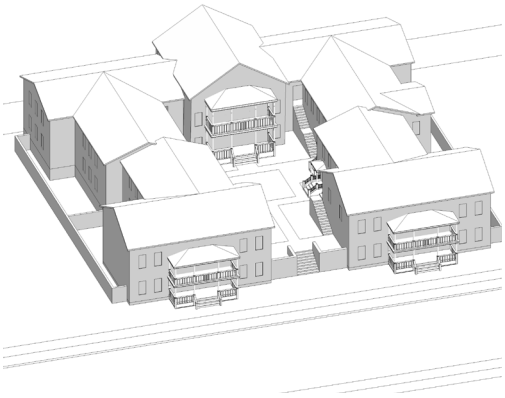
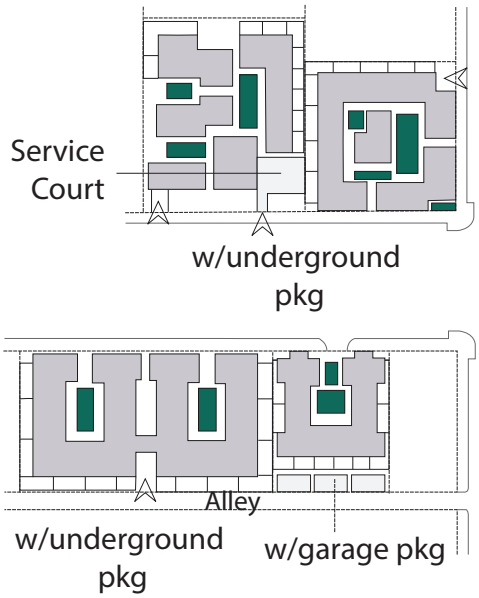


Illustrative axonometric diagram

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: 8 ft. min. Depth: 8 ft. min. Area: 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.



Illustrative plan diagram

Illustrative photo of court

Illustrative photo of court

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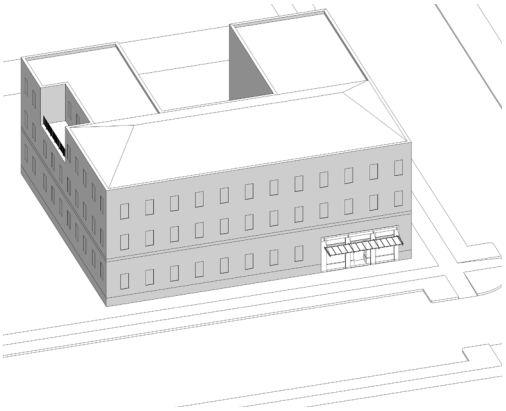
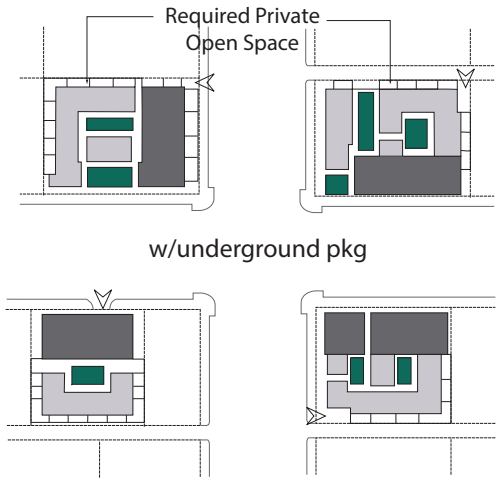
BS.2 F Hybrid Court

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 8 ft. min.	Depth 8 ft. min.	Area 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



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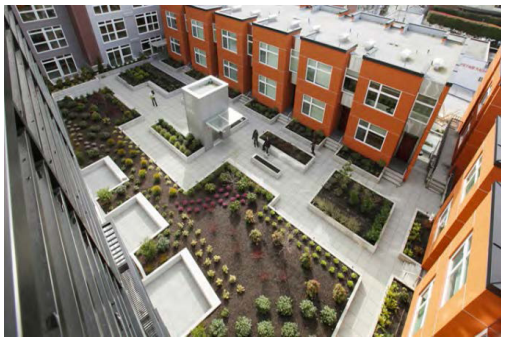

Illustrative photo of hybrid court

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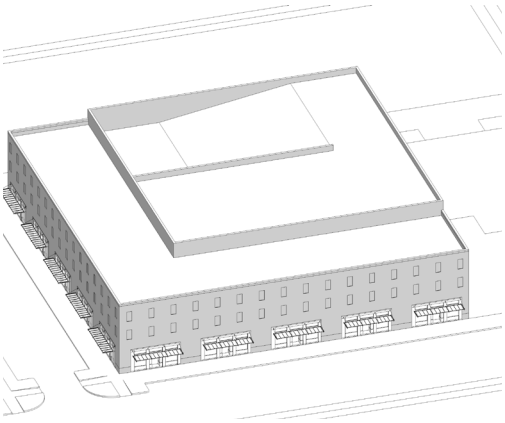

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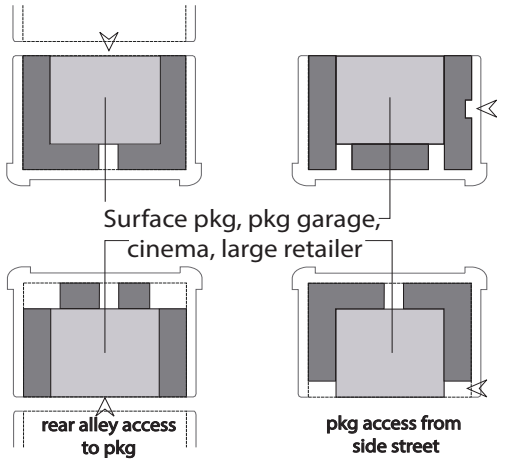

Illustrative plan diagram

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.

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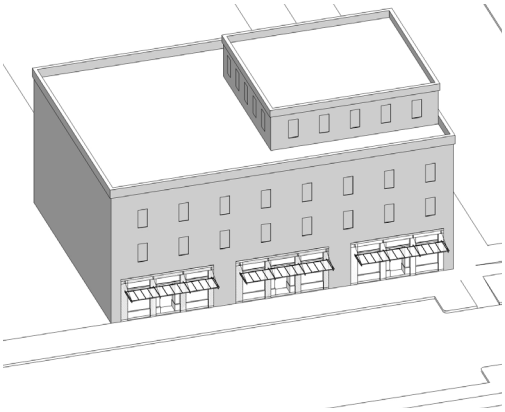
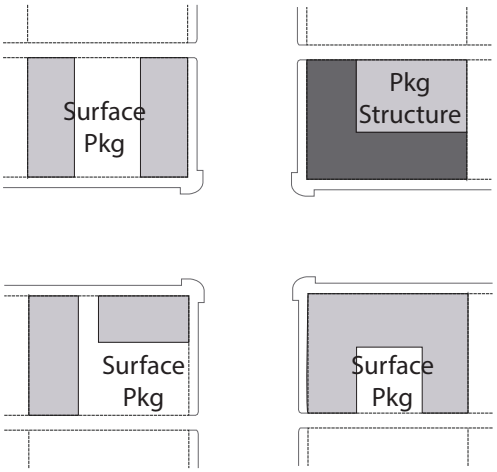
BS.2 H Flex Building

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 under-ground 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 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.



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.

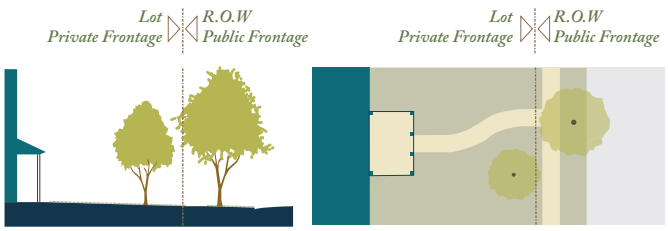
FS.1B Applicability

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.

Table X.1 Frontage Types



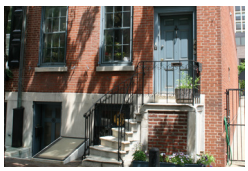
Front Yard: A frontage wherein the facade is set back substantially from the frontage line. The front yard created remains unfenced and is visually continuous with adjacent yards, supporting a common landscape. The setback can be densely landscaped to buffer from the higher speed thoroughfares.

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.

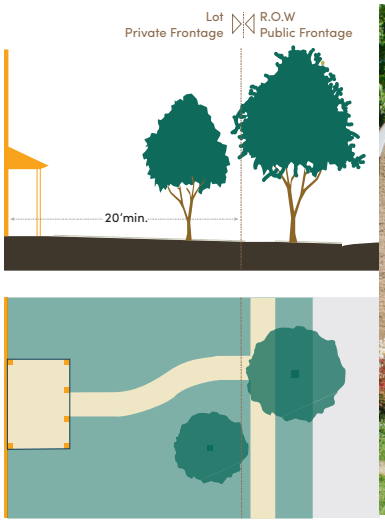
Arcade: A frontage wherein the facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of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

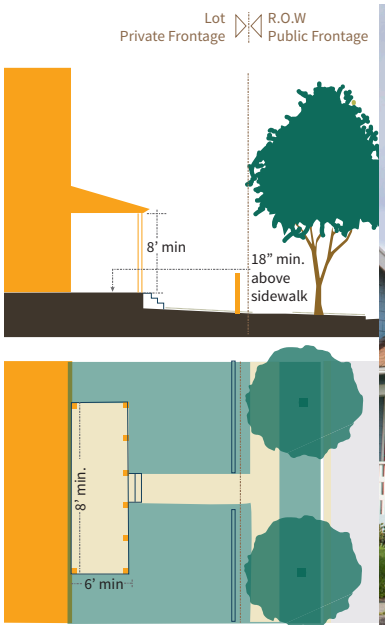


Porch & Fence

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.

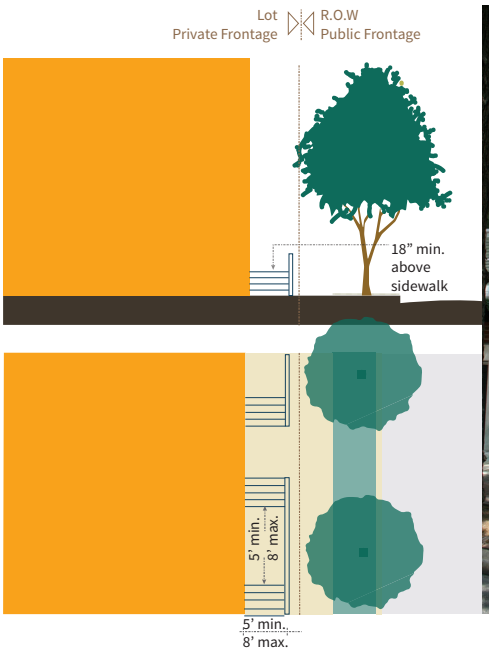
Design Stds — For live/work, retail and service uses, these standards are to be used in conjunction with those for the Shopfront Frontage Type. In case of conflict between them, the Dooryard Frontage Type standards shall prevail.

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.

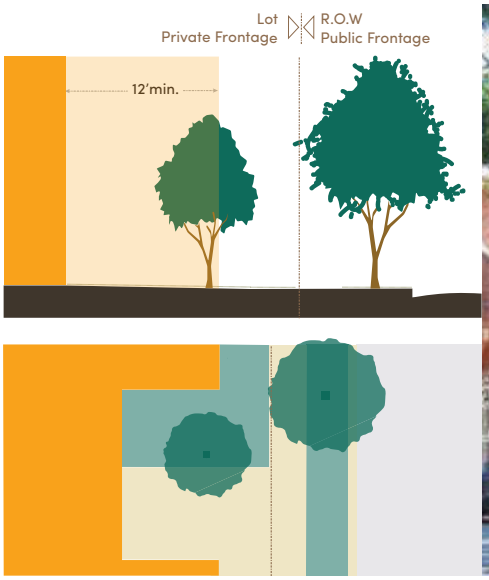


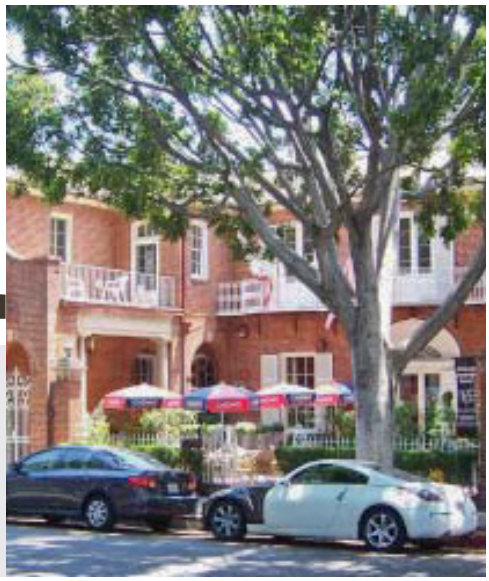
Forecourt

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 could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

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

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



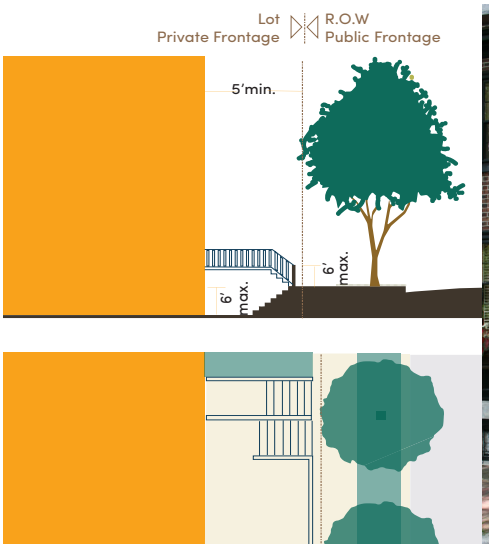


Lightcourt

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

Size — Width: 5 ft min.
Height, landing above sidewalk: 6 ft. 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 shop-front 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

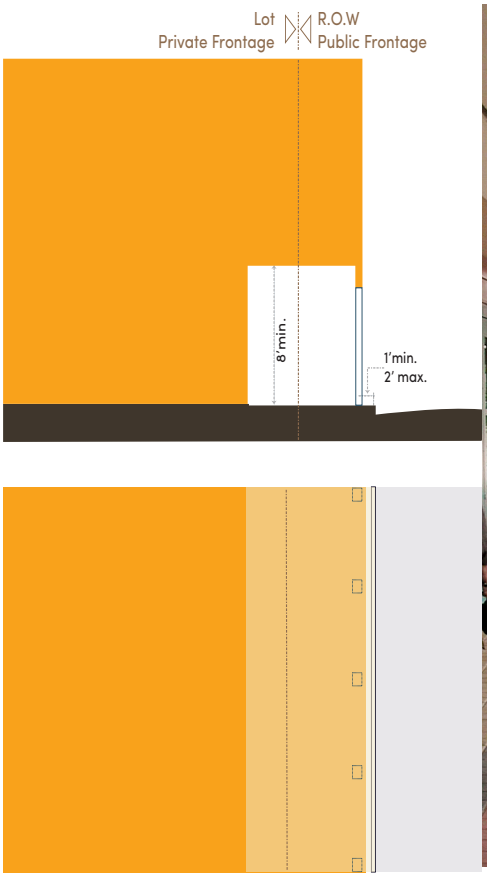
Arcade frontages are composed of a building with ground floor facades that align with the property line, and upper floors which project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass which encroaches into the public right-of-way. Arcades 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 19th 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.

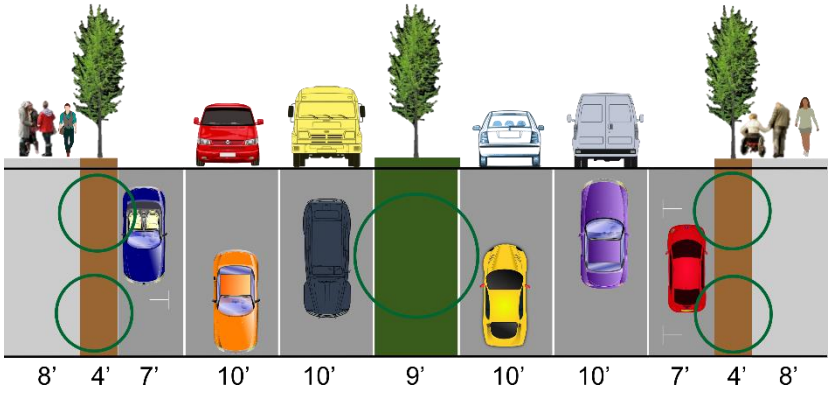
b. Mobility: Safe, efficient, and reliable movement supporting access of people and goods.

c. Livability: Providing good and inclusive places for all that support vital economic, cultural, and community activity.

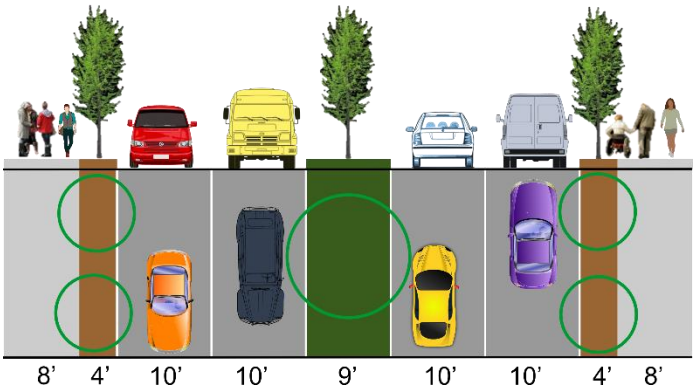
3 All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian 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.

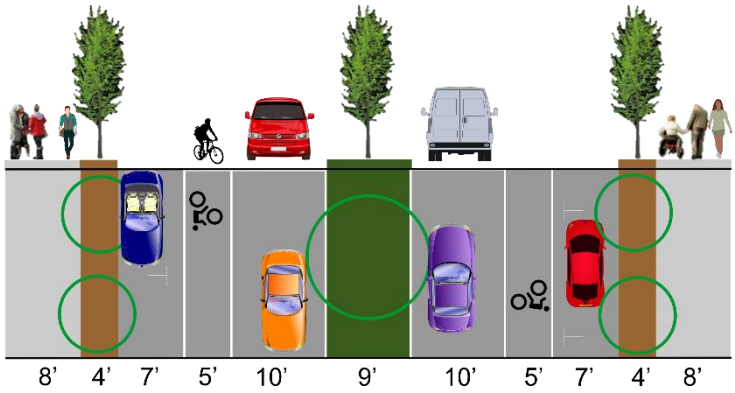
19th Street Shopfront			
Assembly		**Transportation Way**	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
		Median Surface	Ground cover
Walkway Surface	Concrete and pavers	Target Speed	35 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	None
		Transit	Bus; Light rail



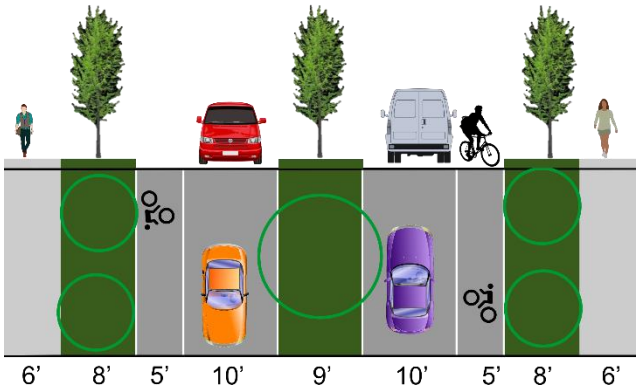
19th Street Non-Shopfront			
Assembly		**Transportation Way**	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
		Median Surface	Ground cover
Walkway Surface	Concrete and pavers	Target Speed	35 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	None
		Transit	Bus; Light rail



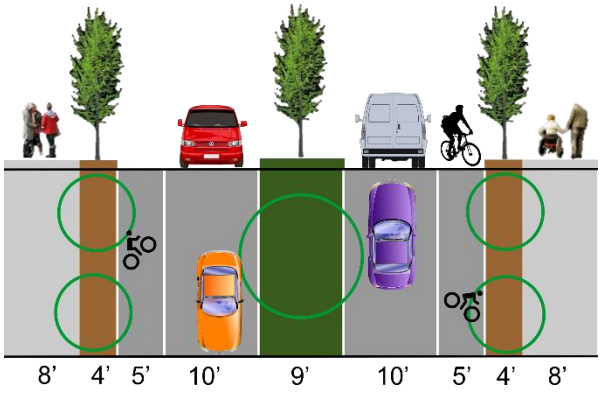
Mildred Street Shopfront			
Assembly		**Transportation Way**	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
		Median Surface	Ground cover
Walkway Surface	Concrete and pavers	Target Speed	25 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	5 feet
		Transit	Bus



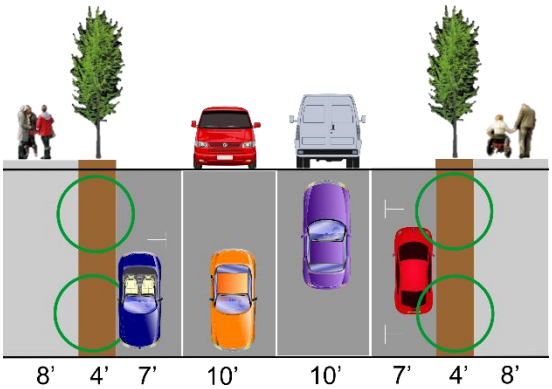
Mildred Street Non-Shopfront			
Assembly		**Transportation Way**	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	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 shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5 feet
		Transit	Bus



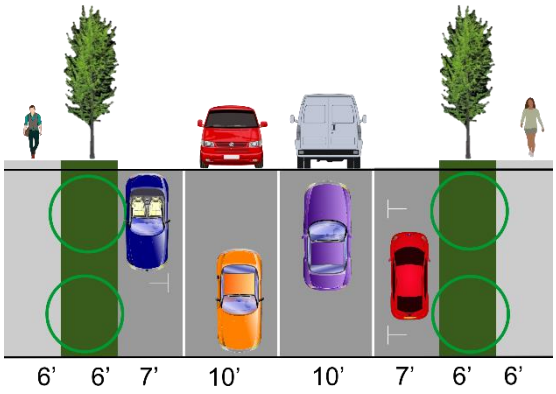
Regents Boulevard			
Assembly		**Transportation Way**	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	*Option 7 feet*
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
		Median Surface	Ground cover
Walkway Surface	Concrete and pavers	Target Speed	25 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	5-foot lane
		Transit	Bus



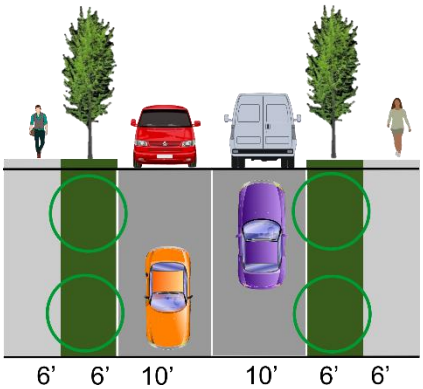
Local - Higher Intensity			
Assembly		**Transportation Way**	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	NA
		Median Surface	NA
Walkway Surface	Concrete and pavers	Target Speed	25 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	None
		Transit	No transit



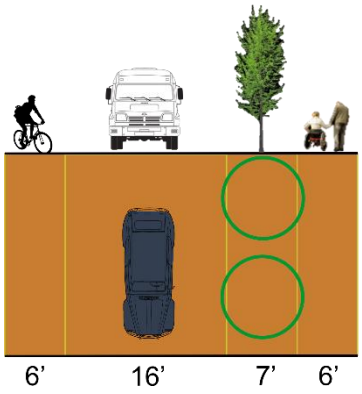
Local - Lower Intensity			
Assembly		**Transportation Way**	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



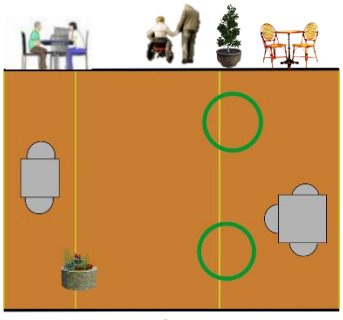
Local - Delivery			
Assembly		**Transportation Way**	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade 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	Shade trees limbed for visibility and pedestrian access	Target Speed	20 mph
		Bicycle Provisions	Shared 35-foot spaces
		Transit	NA



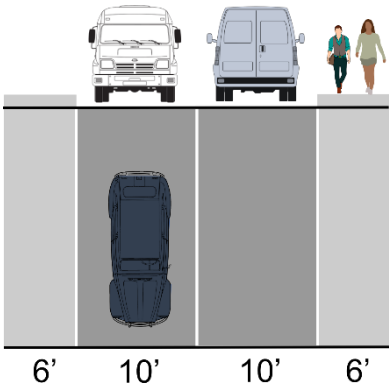
Local - Pedestrian			
Assembly		**Transportation Way**	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and furnishings (such as tables, benches, planter pots, etc.)	Median Planting	NA
		Median Surface	NA
		Target Speed	NA
		Bicycle Provisions	NA
		Transit	NA



Alley – 2 way

Assembly	
Type	Alleyway
Right-of-way	20 – 32 feet
Pavement	20 feet
Public Frontage	
Curb Type	Vertical curb; 10 feet radius
Walkway	Both sides, one-side or neither
Walkway Width	6-foot
Walkway Surface	concrete
Planter	NA

Transportation Way	
Vehicle Lanes	2 lanes; 1 lane each direction
Lane Width	10 feet
Parking Lanes	NA
Movement Type	Slow
Median Width	NA
Median Planting	NA
Median Surface	NA
Target Speed	20 mph
Bicycle Provisions	NA
Transit	NA



Alley – 1 way

Assembly	
Type	Alleyway without sidewalks
Right-of-way	16 feet
Pavement	16 feet
Public Frontage	
Curb Type	NA
Walkway Width	NA
Walkway Surface	NA
Planter	NA

Transportation Way	
Vehicle Lanes	1 lane; 1 direction
Lane Width	16 feet
Parking Lanes	NA
Movement Type	Slow
Median Width	NA
Median Planting	NA
Median Surface	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.

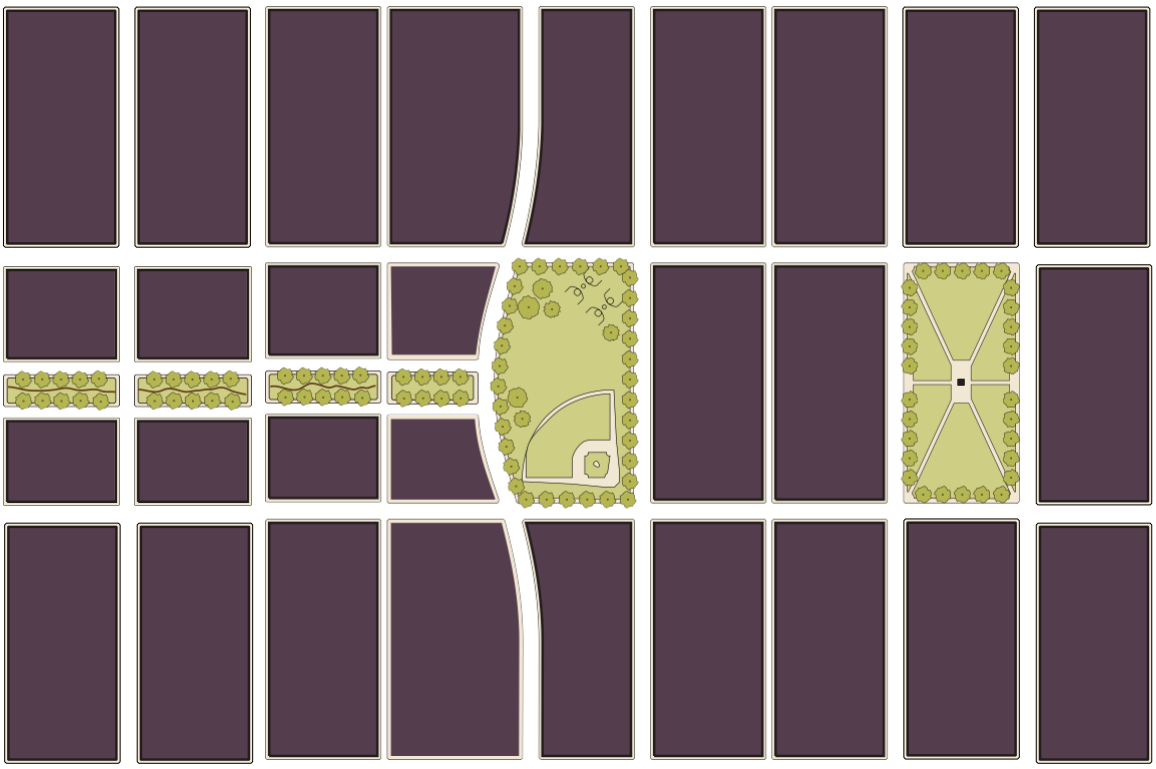
X.1C Design Objective

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

1. Each project 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.
2. Each project application that includes a Public Open Space Overlay within its boundaries, as designated in the Regulating Plan Diagram, shall be required to develop the green street median, square, plaza, or other open space type in accordance with the applicable urban design concept shown in Figure x.x.x. If, when a project applicant intends to submit an application to the City, an urban design concept has not been prepared and adopted in the FBC for the applicable open space type and location specified in the Regulating Plan Diagram, the applicant shall fund the preparation of a conceptual plan under the direction of the City. The City may opt to retain the services of a qualified firm to complete the plan with funding to be provided by the applicant.

Table X.X Open Space Types

Open Space Type	Greenway	Green	Square
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	1/2 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, excercise 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

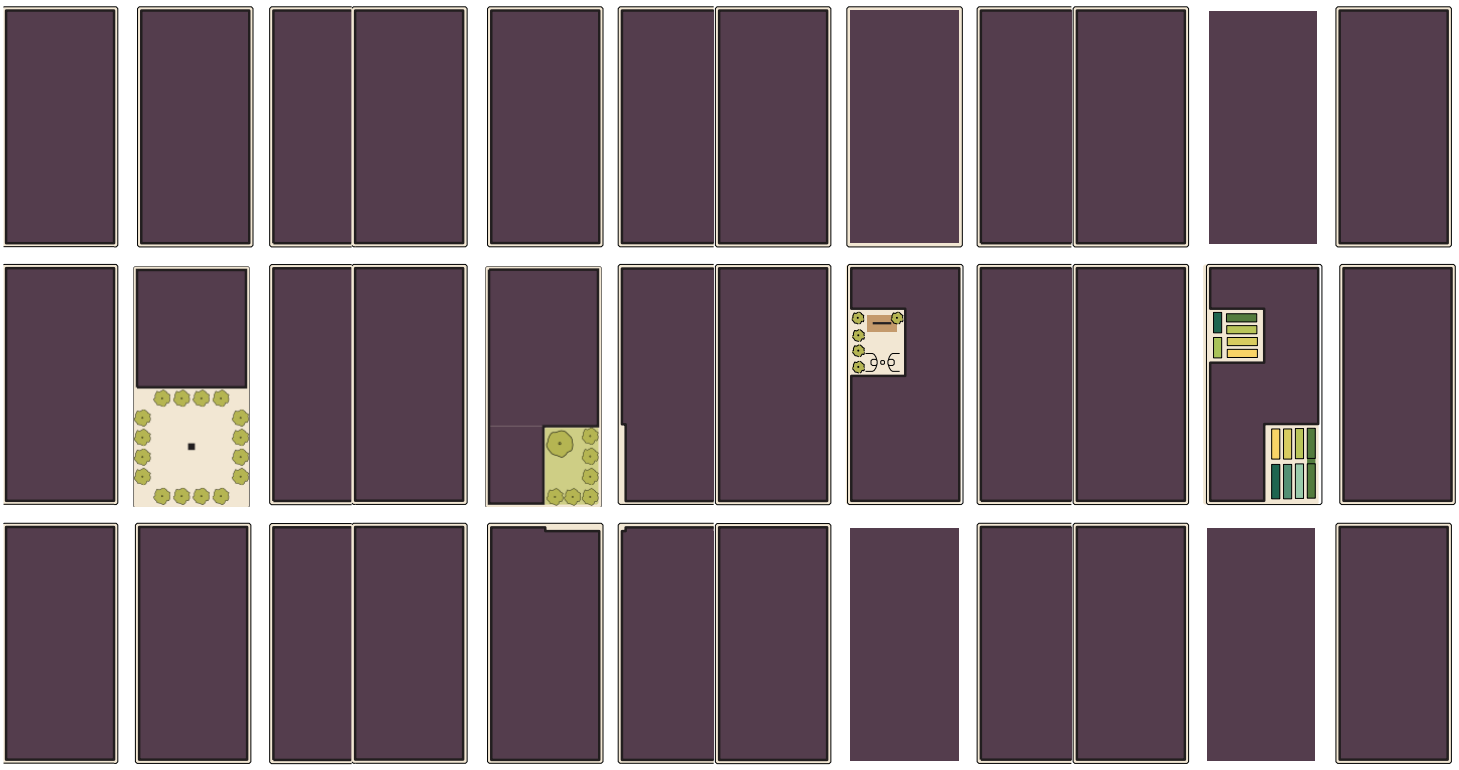
Plaza	Pocket Park	Playground	Community Garden
			
			
An open space available for civic purposes and commercial activities. Building frontages should define these spaces. Plazas are typically hardscaped.	An open space available for informal activities in proximity to neighborhood residences.	An open space designed for the recreation of children and interspersed within residential areas. Playgrounds may be included within other open spaces.	An open space designed as a grouping of plots for nearby residents for small-scale cultivation. Community Gardens may be included within other open spaces.
1/2 acre to 2 1/2 acres	4,000 s.f. to 1/2 acre	There is no minimum or maximum size.	There is no minimum or maximum size.
2 streets	1 street	1 street	1 street
Passive recreation, accessory structure, drinking fountains, and paths	Passive recreation, accessory structure, drinking fountains, and paths	Accessory structures, drinking fountain, and paths	Accessory structures, drinking fountain, and paths

Figure X.X.X: Urban Design Concepts for Public Open Space Overlay Facilities

In accordance with X.1D.2, each project application that includes a Public Open Space Overlay within its boundaries, as designated in the Regulating Plan Diagram, shall be required to develop the urban green street, green, square, plaza, or other open space type generally consistent with the applicable urban design concept depicted below. If an urban design concept has not been prepared and adopted, below, at time of project application, the applicant shall fund the preparation of a conceptual plan under the direction of the City that incorporates, at a minimum, the design elements described in the placeholder for each open space type below.

1. Urban green street with median, sidewalks and curbside parking located at Mildred Street West and 21st Street (planned).

   The green street design concept would include a median containing a mix of paving and plant materials that support active spaces. The design should include a promenade/ramblas filled with kiosks that sell newspapers, flowers, beverages, or other goods. Space could be provided for street traders, performers, and seating for outdoor cafes. Areas should be designed to support programmed activities such as farmers markets and arts fairs. Notable sights and facilities should be located within the promenade, including water features, imaginative play areas, and covered spaces for popular meeting points. Suggestions for street furniture and street lighting to be used in the Ramblas/Promenade would be included. The concept would include a street tree plan and suggestions for street furniture and street lighting. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

2. Green, square or plaza located north of 20th Street (planned) and east of 66th Avenue West (planned).

   The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian-scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

3. Green, square or plaza located south of 22nd Street (planned) and west of 66th Avenue West (planned).

   The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian-scale lighting, and landscape features that provide visual access to the space and support active and passive uses. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.