



# PROSE FIRCREST MIXED-USE URBAN CAMPUS/ PROPOSED USES





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# SITE SPECIFIC REQUIREMENTS/ USES

## PERMITTED USES (FMC 22.48.002)

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, fitness center, 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. (Ord. 1667 § 9, 2020).

PROJECT SITE:  
2119 MILDRED STREET W  
FIRCREST, WA  
9.45 ACRES

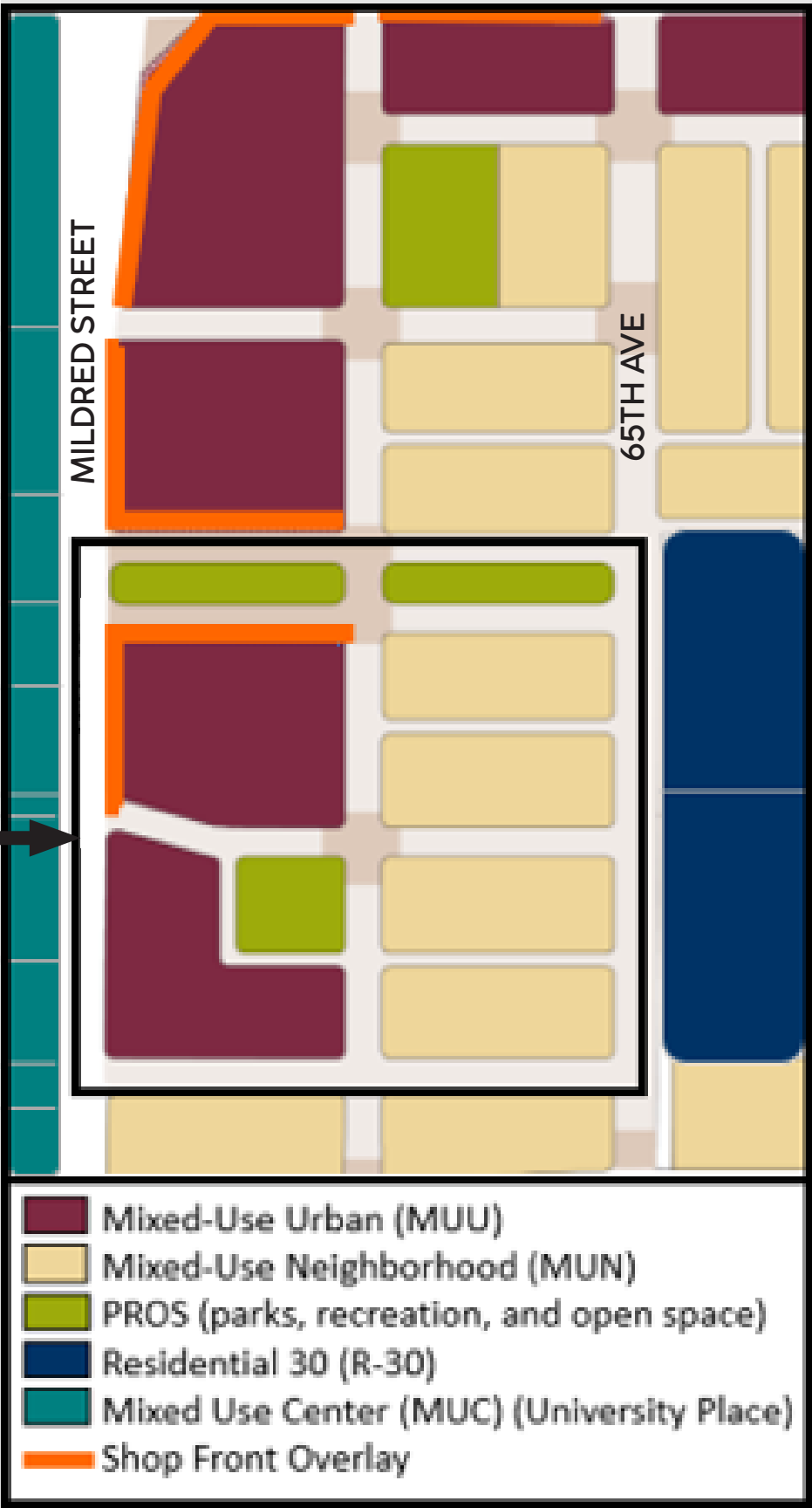
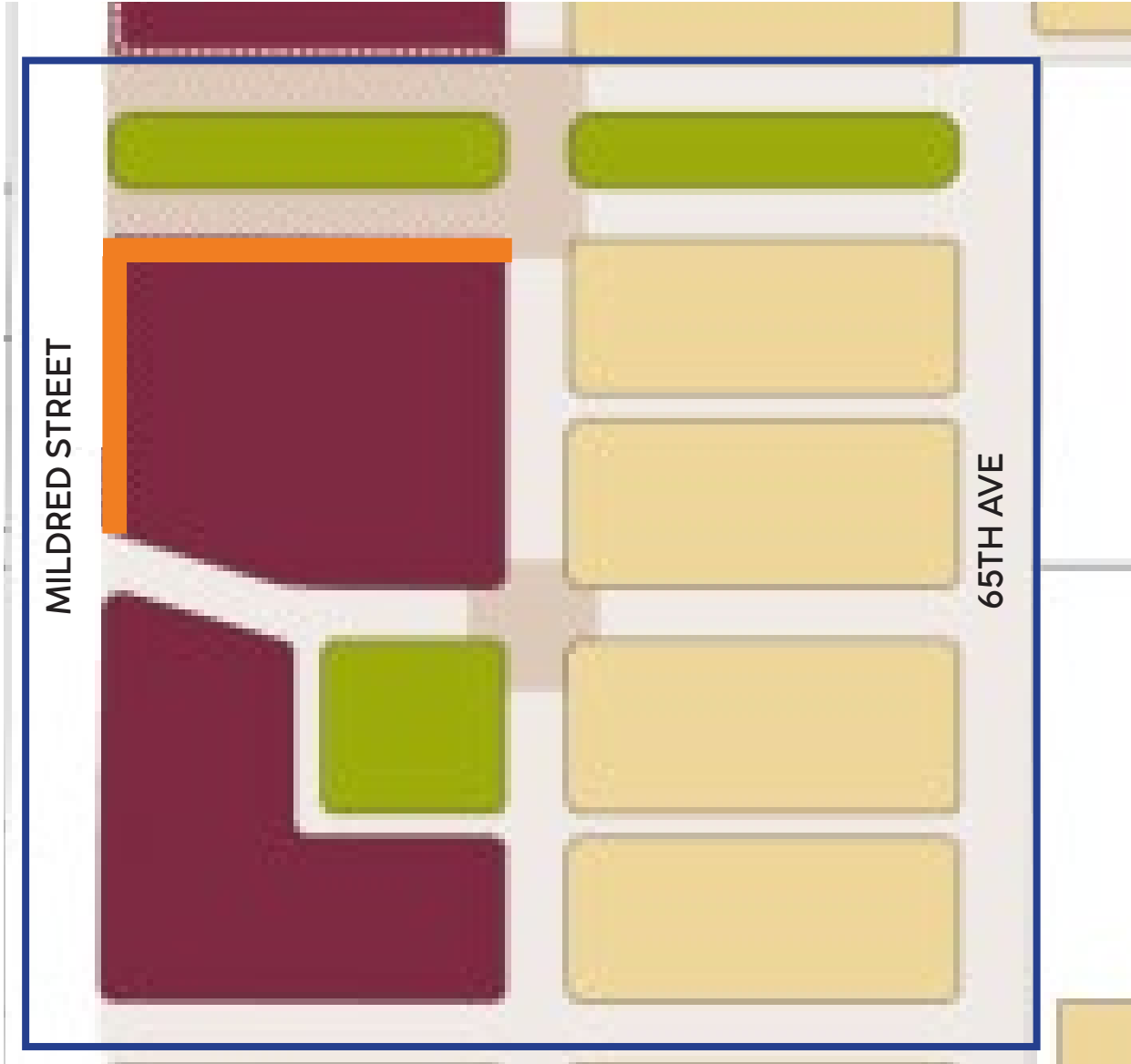
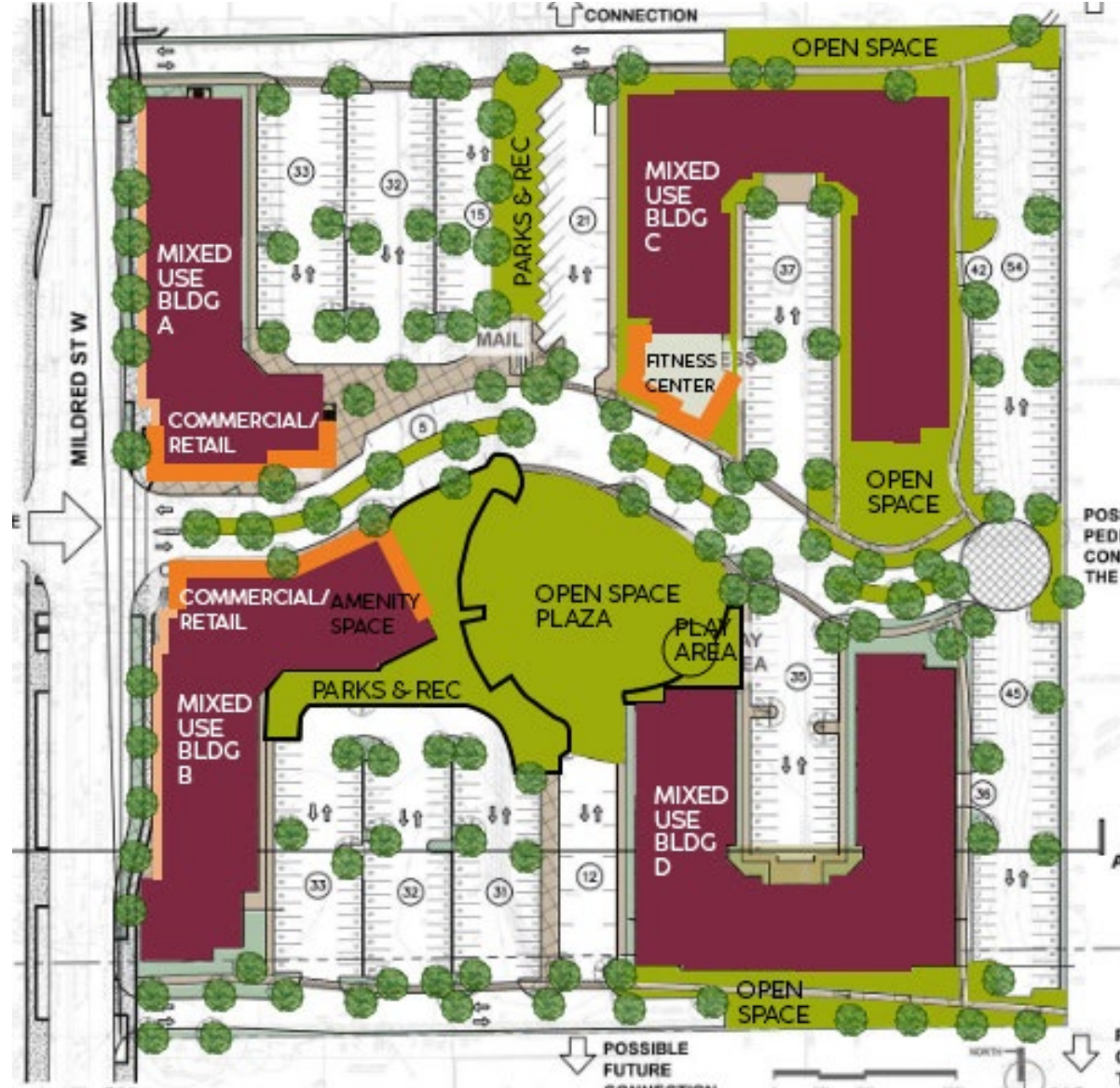


Figure 2, City of Fircrest Form Based Code.

CITY OF FIRCREST STREET ACTIVATION REQUIREMENTS



- CITY OF FIRCREST  
CURRENT REQUIREMENT
- MUU (Mixed-Use Urban)
  - MUN (Mixed-Use Neighborhood)
  - PROS (Park, Recreation, & Open Space)
  - Enhanced Pavement
  - Shopfront Overlay Required: 445 LINEAL FEET



- PROSE FIRCREST  
PROPOSED
- MUU (Mixed-Use Urban)
  - MUN (Mixed-Use Neighborhood)
  - PROS (Park, Recreation, & Open Space)
  - Enhanced Pavement
  - Shopfront Overlay 550 LINEAL FEET  
CURRENTLY PROPOSED
  - Optional Uses to Meet Street Activation  
Program Requirements



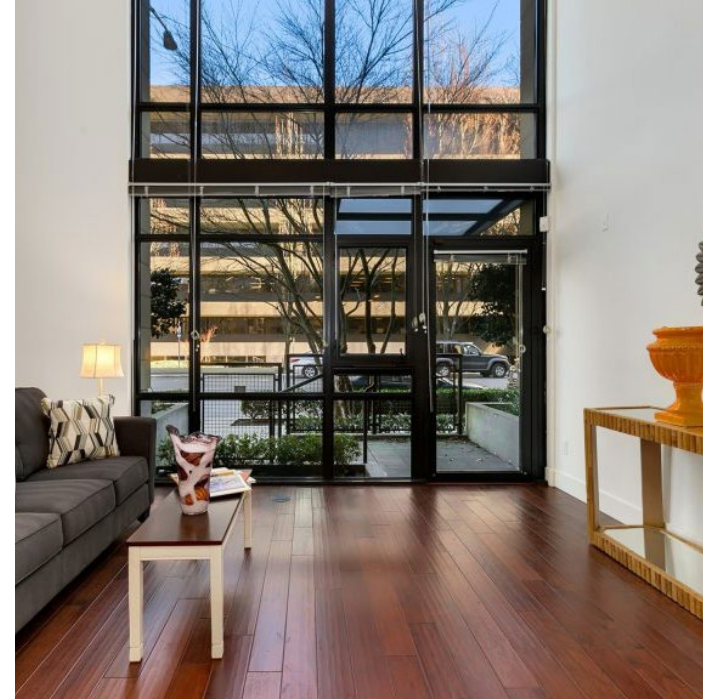
# OPTIONAL USES TO MEET STREET ACTIVATION PROGRAM REQUIREMENTS

3a TRADITIONAL COMMERCIAL

3b LIVE-WORK

3c CAMPUS AMENITY SPACES

3d FLEXSPACE





TRADITIONAL COMMERCIAL USES

COMMERCIAL (FMC 22.57)

Traditional Commercial- A place of commerce including but not limited to retail and walk-in customer based professional offices focused on uses that take advantage of and promote street/pedestrian activity.

“Over the course of the last ten years the vacancy rate of traditional commercial space has quadrupled. Optional uses as conveyed on the following pages are avenues of activating the street while minimizing vacancies.”

WASHINGTON VACANT RETAIL/COMMERCIAL



TACOMA VACANT RETAIL/COMMERCIAL

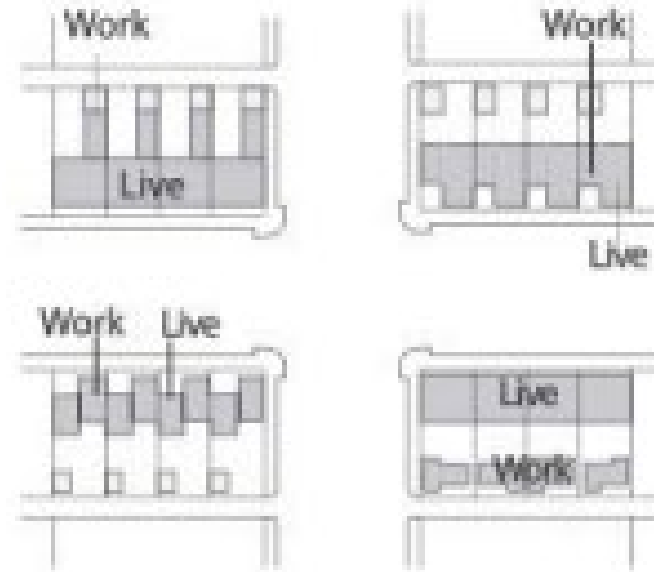




# LIVE-WORK

## LIVE-WORK (FMC 22.57)

A live-work is an integrated residence and work space accessed at street level, occupied and utilized by a single household in a grouping of multiple live-work units. Often times these live-work units have living spaces provided on loft levels and a commercial component on the street.

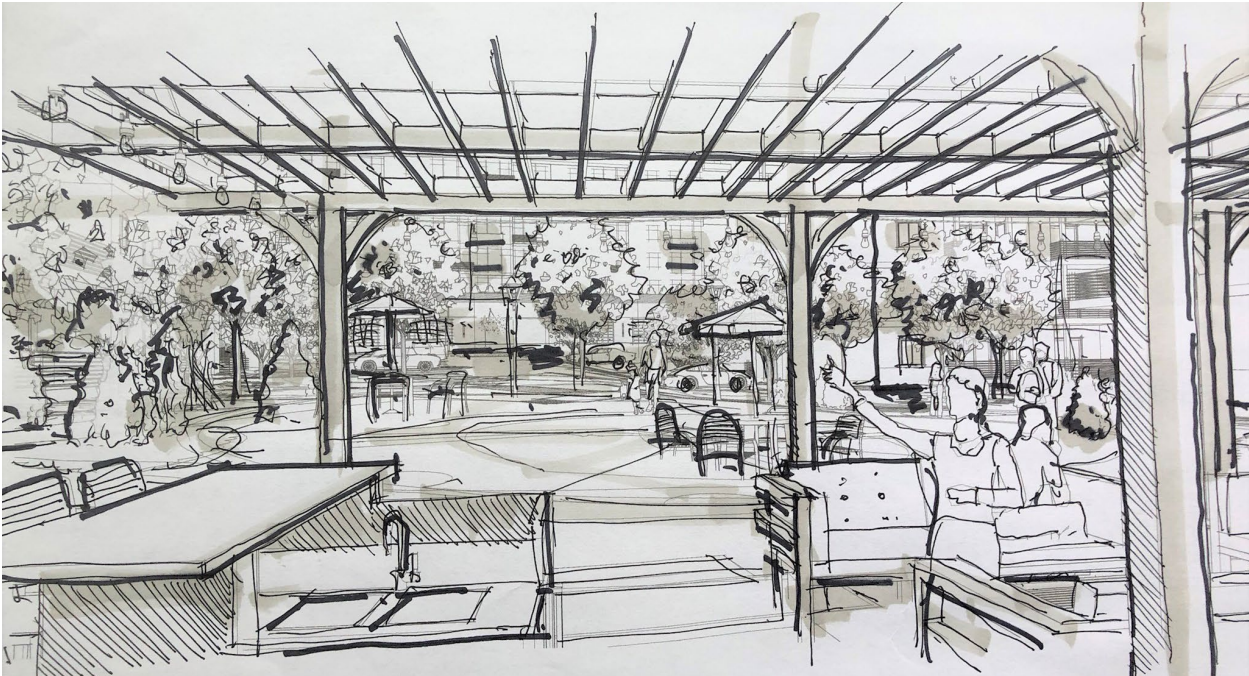




# CAMPUS AMENITY SPACE

## CAMPUS AMENITY SPACE

Campus amenity space is any area within the campus dedicated to entertainment, leisure, or any common use, which is highly accessible to residents, guests, and the public. This often includes a park, playground, or fitness center. The proposed Prose Fircrest campus has an abundance of amenity space serving both residents and the public.



- Site Amenities
- Building Amenities



DEXTER HAYES/ SEATTLE, WA



BROADSTONE REVEAL/ SEATTLE, WA



BROADSTONE REVEAL/ SEATTLE, WA



# FLEXSPACE

## FLEXSPACE

A flexspace is a space designed for multiple uses. This often includes a living space made up of ground level and loft living. While this may be the original use, the space configuration is set up to easily become live-work or traditional commercial. Flexspace is commonly pursued in developments that do not currently have the market for traditional commercial but are anticipated to eventually evolve into such market.



GRAVES + ASSOCIATES  
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

PROSE FIRCREST

A MIXED-USE URBAN CAMPUS



ALLIANCE  
RESIDENTIAL COMPANY  
2119 MILDRED STREET W FIRCREST, WA  
MARCH 16, 2022

3d