



**CITY OF FIRCREST
PLANNING COMMISSION
A G E N D A**

August 16, 2022
6:00 p.m.

City Hall
115 Ramsdell Street

- 1) **Roll Call**
- 2) [Approval of the July 5, 2022 Minutes](#)
- 3) [Approval of the July 19, 2022 Minutes](#)
- 4) **Citizen Comments (For Items Not on the Agenda)**
- 5) **Public Hearing**
 - a) None
- 6) **Unfinished Business**
 - a) None
- 7) **New Business**
 - a) [Prose – Alliance Mildred Property Discussion](#)
- 8) **Adjournment**

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

July 5, 2022
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

Administrative Services Director Westman called the regular meeting of the Fircrest Planning Commission to order at 6:00 p.m. (the meeting was held by remote and in-person attendance)

ROLL CALL

Commissioners Kathy McVay, Andrew Imholt, Sarah Hamel, and Ben Ferguson were present. Commissioner Shirley Schultz was absent. Staff present: Administrative Services Director Jayne Westman, Permit Coordinator/Code Enforcement Officer Suzie Cappiello

SELECTION OF VICE CHAIR

Director Westman identified due to an oversight at the January 4, 2022, meeting a Vice Chair was never appointed.

Hamel moved and Ferguson seconded nominating Andrew Imholt as Vice Chair.

APPROVAL OF MINUTES

The minutes for the meeting of April 5, 2022, were presented for approval.

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

APPROVAL OF MINUTES

The minutes for the meeting of June 7, 2022, were presented for approval.

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

CITIZENS COMMENTS

None.

PUBLIC HEARINGS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

A. Overview of Form-Based Code and Fircrest Municipal Code

Director Westman gave a brief discussion and overview of the agenda packet which includes the Form-Based Code which was adopted in December of 2020, and an overview of the FMC Chapter 22.48 Mixed-Use Neighborhood District (MUN).

Westman proposed a placeholder study session to be held on July 19, 2022, for a potential applicant to develop the Mildred parcel. Westman asked the commissioners to review the packet to refresh their knowledge and understanding of the Form-Based Code and the FMC (MUN) District.

Westman proposed the following dates for placeholder special meetings:

- July 19, 2022
- August 3, 2022

McVay requests the Commission have a special meeting scheduled for July 19, 2022, & August 3, 2022, seconded by Hamel. Upon vote, the motion carried unanimously.

ADJOURNMENT

Moved by Ferguson and seconded by Hamel to adjourn the meeting at 6:21 PM. Upon vote, the motion carried unanimously.

Andrew Imholt
Vice Chair, Fircrest Planning Commission

Jayne Westman
Administrative Services Director

**CITY OF FIRCREST PLANNING COMMISSION
STUDY SESSION MEETING MINUTES**

July 19, 2022
6:00 PM

Fircrest City Hall
115 Ramsdell Street

CALL TO ORDER

The Chair Shirley Schultz called the Fircrest Planning Commission Study Session to order at 6:00 p.m. (the meeting was held by remote and in-person attendance)

ROLL CALL

Commissioners Kathy McVay, Andrew Imholt, Sarah Hamel, Ben Ferguson and Shirley Schultz were present. Staff present: Principal Planner Jeff Boers, Administrative Services Director Jayne Westman, Permit Coordinator/Code Enforcement Officer Suzie Cappiello

PROSE PROJECT DEVELOPMENT

· **Prose project development text amendment discussion**

Principal Planner Boers presented the applicants proposed text amendments to the Planning Commission. He highlighted that the text amendments will be focused on the Form-Based Code, MUN District Standards which relate to the maximum height and number of stories allowed in that zone, and minor amendments to FMC Chapter 22.64 which relate to open spaces and outdoor activity spaces.

The applicant presented the Planning Commission with these five key points that relate to the submitted text amendments.

1. Relocation to access the site from the NW corner to the center frontage on Mildred
2. Relocation of the plaza park “green space”
3. Pursuit of bringing the use of the flex building into full compliance of the code for the street frontage types
4. Street types, crosswalks and through block connections
5. Trading building height in exchange for the setback on the East, since the buildings will be taller than code currently allows.

The planning commission held a brief discussion regarding their understanding of these five key points and expressed their concerns regarding how the submitted plans intertwine with the Form-Based Code.

The applicant will submit the requested corrections and comments from the Planning Commission at the next regular scheduled meeting on August 16, 2022.

ADJOURNMENT

The Chair Schultz adjourned the meeting at 7:45PM.

Shirley Schultz
Chair, Fircrest Planning Commission

Jayne Westman
Administrative Services Director

**PLANNING AND BUILDING DEPARTMENT
STAFF REPORT TO THE PLANNING COMMISSION
For the August 16, 2022, Study Session**

**Graves + Associates
Development Regulation Text Amendment
Case # 22-03**

Background: Alliance Residential Company (Alliance) is pursuing a master plan for a mixed-use campus (named Prose) to be developed on a 9.5-acre site owned by the Eaton family at 2119 Mildred Street. Alliance is the contract purchaser of the property, which has been vacant since the departure of Metal Marine Pilot from the site roughly 20 years ago. Schematic drawings have been advanced to the point that Alliance understands the extent to which the proposal would be consistent with applicable land use, building, and fire codes. Alliance believes their plans adhere closely to FMC and FBC regulations. However, they also believe site-specific conditions warrant consideration of text amendments (and an associated zoning map amendment) that would enable them to proceed with a viable project that fits the specific site and neighborhood context.

Study Session #2 Purpose: The August 16th study session will provide the applicant an opportunity to present its revised design concepts to the Commission. The Commission will be able to learn more about the Prose project design, and better understand the intent and potential implications of the proposed text amendments.

Proposal: Development Regulation Text Amendment to modify:

- Text, tables, and graphics are contained in the Form Based Code (FBC), adopted by reference in Chapter 22.57 FMC.
- Mixed Use Neighborhood District (MUN) standards contained in FMC 22.48.007 pertaining to maximum height/number of stories.
- Design Guidelines contained in Chapter 22.64 pertaining to usable open spaces and outdoor activity spaces.

The text amendment application and initial submittal materials were provided with the July 19, 2022 staff report. Additional design revision graphics submitted to the City on August 5 in response to Commission input at the first study session are provided in *attachment 1*.

Proponent/Applicant: Graves + Associates, on behalf of Alliance Residential Company, contract purchasers of property located at 2119 Mildred Street W.

Staff Review of Design Revision Graphics: The applicant's revised design submittal responds to many of the Commission's critiques and suggestions from the first study session. The graphics also respond to numerous comments staff has provided the applicant through the site plan review process.

Notable changes include:

1. The central plaza has been shifted to the west side of 66th so that it ties in with the front building B instead of the rear building D. The plaza is now separated from the 66th Street travel lanes, which follow a relatively straight alignment, although the plaza remains adjacent to the street.
2. The “active” space building has been relocated to the east side of 66th where the plaza had previously been located.
3. The design of 66th more closely resembles the FBC’s “Local-Higher Intensity” or “Local-Lower Intensity” street standards, although staff notes that the proposed diagonal parking may require a design deviation or variance from these standards, which call for parallel parking.
4. The illustrations suggest stoops would be added along the west elevations of Buildings C and D adjoining 66th in lieu of common lobby/porch entrances. This would respect the intent of the FBC by using the “stoop” frontage type along this street, whereas a common lobby porch design would fall short of meeting code objectives.
5. More attention has been paid to exterior finish materials for the “lower 20 feet”.

Staff observations include:

1. Buildings located within the shopfront overlay, which the applicant is proposing to apply to the westerly portion of 22nd and short segments of Mildred just north and south of 22nd, will need to be designed to meet the FBC shopfront frontage type standards and the City’s shopfront guidelines in FMC 22.64.020 (*see attachment 2*).
2. The revised submittal calls out a “possible future pedestrian connection to the east neighborhood” near the traffic turnaround at the east end of 22nd. The City believes it is critically important for the Prose site to provide one or more usable pedestrian connections to the east property line – especially if all three street connections shown on the current regulating plan map are removed through the text amendment process. These improvements will need to be built as part of the Prose project to ensure access. Otherwise, it may prove difficult to achieve connection(s) in the future and the result will be the site being walled off from its neighbor.
3. The corner of Building B as it relates to the sidewalk and intersection of 22nd and Mildred will need special design attention. The current design concept shows a 5+ story blank wall facing north. The design fails to address required shopfront standards and guidelines.
4. Final designs for numerous elements, including streets, frontage improvements, parking lots, open spaces, landscaping, lighting, trash enclosures, exterior building finish materials, and so on will need to be fully addressed through the site plan review and design review processes.
5. Staff recommends numerous revisions to the proposed text and graphics amendments shown in the latest redline version of the FBC that was provided with the July 19th study session packet – and has since been modified by Staff (*attachment 3*). Specific recommendations are discussed in *attachment 4*.

Recommendation: Staff recommends the Commission review the packet materials, consider the applicant's presentation, and schedule a third study session, for a date in September, to review any additional revisions to the FBC text and graphics and any further revisions to the project design where these may have a bearing on the proposed amendments.

Attachments:

1. [Applicant's Design Revision Exhibits](#)
2. [FMC 22.64.020 Shopfront Guidelines](#)
3. [Proposed Text Amendments with Staff Recommended Revisions](#)
4. [Staff Analysis of Proposed Text Amendments](#)



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 Ruston Way Suite E
Tacoma, WA 98402
Phone: (253) 272-4214
Fax: (253) 272-4218

LETTER OF TRANSMITTAL

Date: 08/05/2022

To: City of Fircrest

From: Graves and Associates, PLLC

Attn. Jeff Boers/Jayne Westmen

Attached:

- 1) Cover Page
- 2) Colored Site Plan
- 3) Site Renderings 1
- 4) Site Renderings 2



PROSE FIRCREST

2119 MILDRED STREET WTACOMA, WA

/ TEXT AMENDMENT
/ STUDY SESSION 2
/ DESIGN REVISION EXHIBITS

AUGUST.5.2022

PROJECT DATA

Building A	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	27	505.00	32.93	13635
Open 1				
1 BR/1 BA	23	757.00	28.05	17411
1 BR+Den	8	780.00	9.76	6240
2 BR/2 BA	17	1088.00	20.73	18496
Studio LOFT	1	606.00	1.22	606
1 BR LOFT	5	910.00	6.10	4550
2 BR LOFT	1	1558.00	1.22	1558
Live Work	0			
Total	82		100.00	62496
Retail	2			6085
Amenity	0			
Circulation/Common Areas	5			13818
Total				82399

Building B	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	14	505.00	17.72	7070
Open 1				
1 BR/1 BA	33	757.00	41.77	24981
1 BR+Den	10	780.00	12.66	7800
2 BR/2 BA	14	1088.00	17.72	15232
Studio LOFT	2	606.00	2.53	1212
1 BR LOFT	5	910.00	6.33	4550
2 BR LOFT	1	1558.00	1.27	1558
Live Work	0			
Total	79		100.00	62403
Retail	2			4930
Active Space	0			
Circulation/Common Areas	5			14528
Total				81861

Building C	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	11	505.00	9.65	5555
Open 1				
1 BR/1 BA	40	757.00	35.09	30280
1 BR+Den	16	780.00	14.04	12480
2 BR/2 BA	47	1088.00	41.23	51136
Studio LOFT			0.00	
1 BR LOFT			0.00	
2 BR LOFT			0.00	
Live Work				
Total	114		100.00	99451
Garage	1			15466
Retail	0			
Fitness	1			2680
Circulation/Common Areas	4			18701
Total				136298

Building D	# of Units	Avg Sq ft.	ratio units	Area Sf ft Total
Studio	3	505.00	2.63	1515
Open 1				
1 BR/1 BA	40	757.00	35.09	30280
1 BR+Den	16	780.00	14.04	12480
2 BR/2 BA	55	1088.00	48.25	59840
Studio LOFT			0.00	
1 BR LOFT			0.00	
2 BR LOFT			0.00	
Live Work	0			
Total	114		100.00	104115
Garage	1			15465
Retail	0			
Active Space	0			3850
Circulation/Common Areas	4			18897
Total				142327

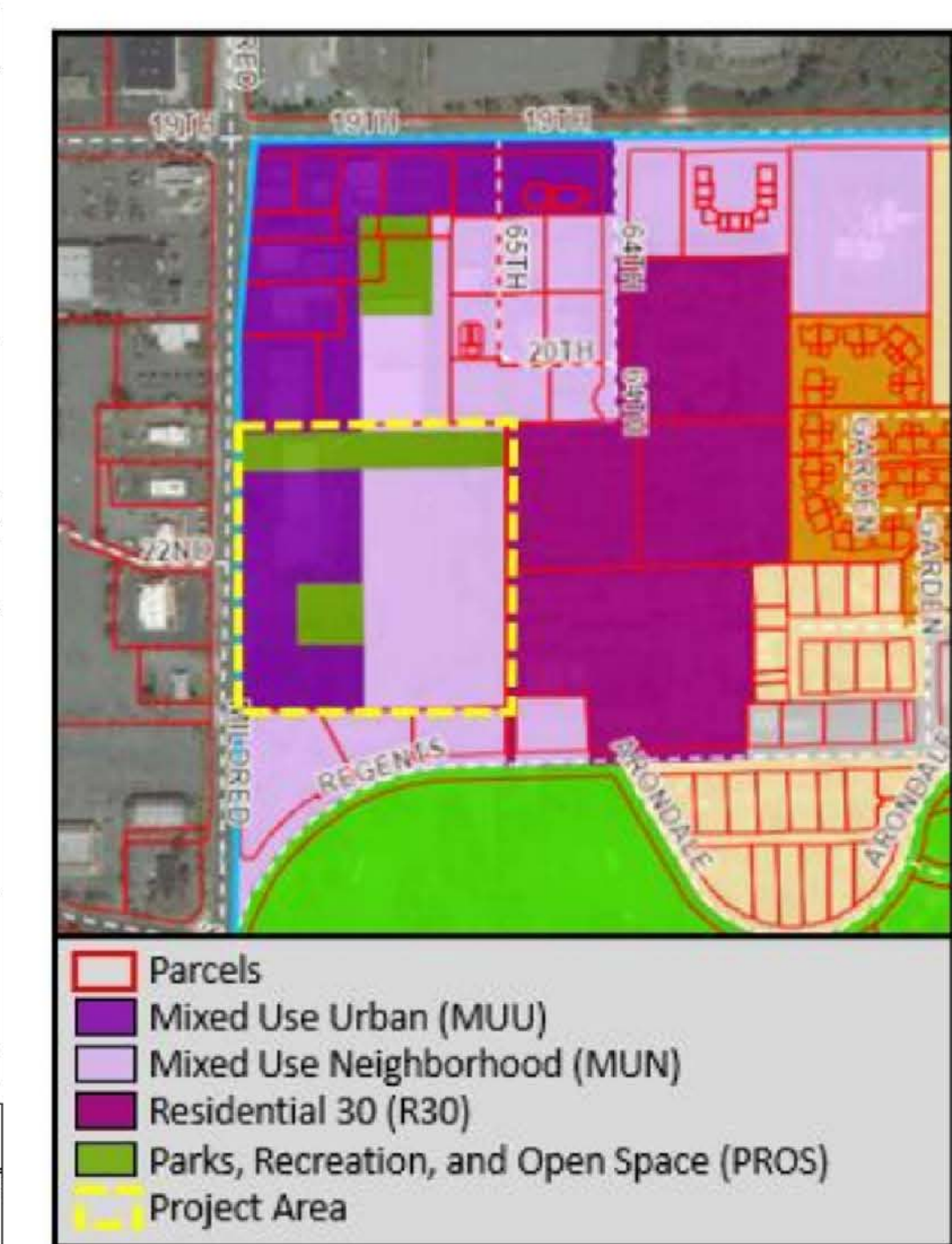
Total Units	389		
Total Area			443008
Overall Parking	Standard	Compact	Total
Total Parking Available	302	186	488
Parking Residential @ 1.2 ratio			467
Parking Commercial/Retail @ 2/1000	22	0	22
ADA Parking total	22		
Residential ADA	20	*	
Residential ADA VAN (included in Res AD	3	*	
Commercial ADA	1		1
Commercial ADA VAN	1		1
Loading Unloading	4	4	
Total parking Required	22	0	489
Extra			-1

* Based on 5% of total of Residential Units for Type A Units at 1 stall per Unit

Bicycle Parking	Locker	Secured	Total
Required 1 every 12 parking stalls	0	43	43
Building A	0	12	12
Building B	0	12	12
Building C	0	14	14
Building D	0	12	12
Provided	0	50	50

Unit Mix	Ratio unit	Unit Type
55	14.14	Studio
0	0.00	Open 1
136	34.96	1 BR/1 BA
50	12.85	1 BR+Den
133	34.19	2 BR/2 BA
3	0.77	Studio LOFT
10	2.57	1 BR LOFT
2	0.51	2 BR LOFT
389	100.00	

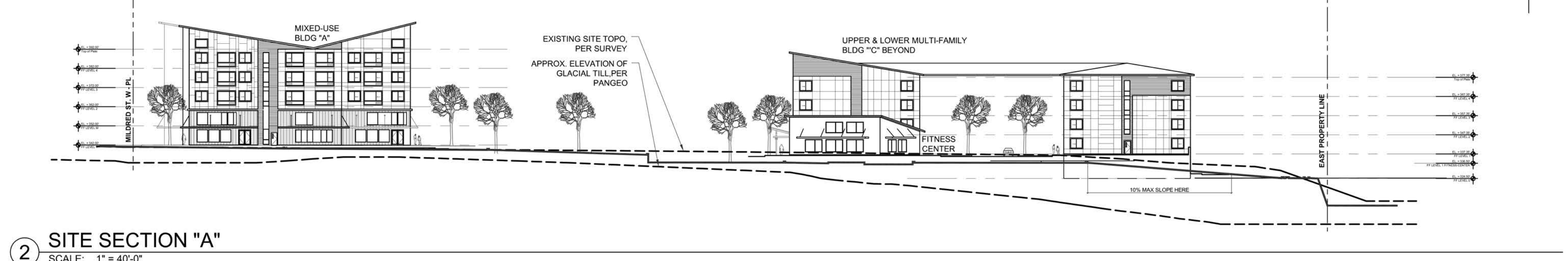
ZONING MAP



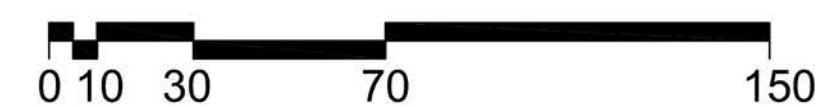
- CIRCULATION/BOH
- BUILDING-PROPOSED
- PARKING/DRIVE ASPHALT
- SIDEWALK CONCRET
- CROSSWALK
- RECREATIONAL AREAS
- PLAZA SPACES
- LANDSCAPE



1 ARCHITECTURAL SITE PLAN + PROJECT DATA+ZONING MAP
SCALE: 1" = 40'-0"



2 SITE SECTION "A"
SCALE: 1" = 40'-0"







City of Fircrest Design Guidelines

FMC 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 feet and 16 feet tall, as measured from the adjacent walk.

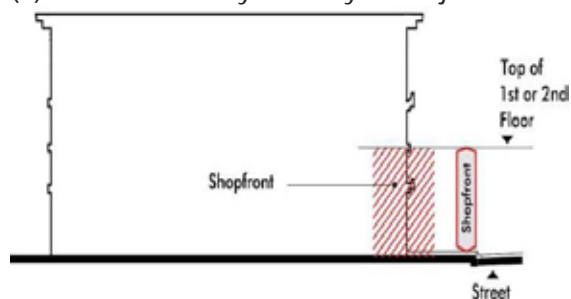
(b) Shopfront width shall be a minimum of 10 feet and generally not exceed 50 feet. Larger retail space may be enabled by being set behind a row of smaller shopfront spaces. This technique is often referred to as “liner retail.”

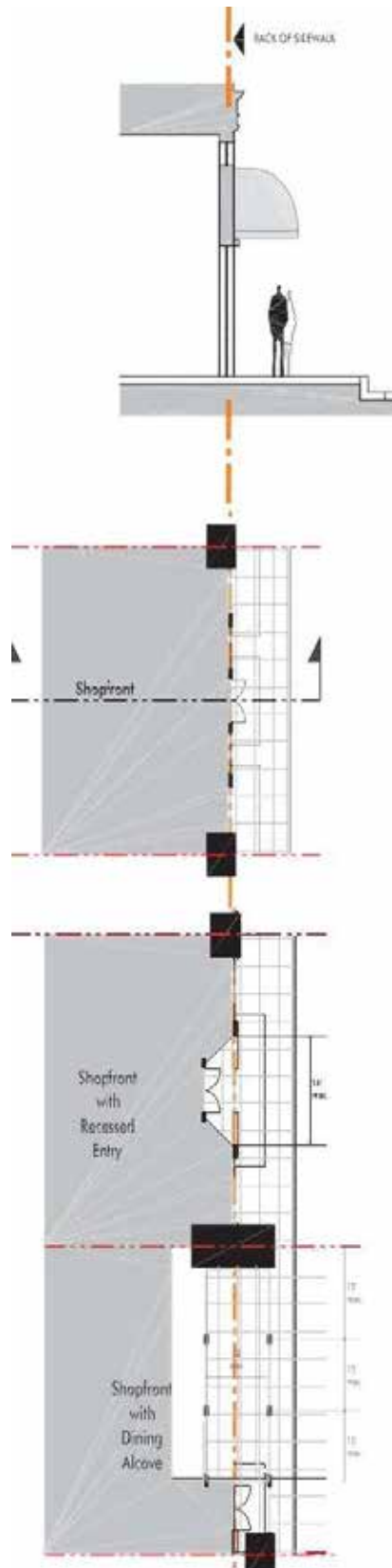
(c) Restaurant shopfronts may set back a portion of the shopfront facade to create a colonnaded outdoor dining alcove that is a maximum of 12 feet deep; provided, that:

(1) The portion of the facade that is set back and 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.





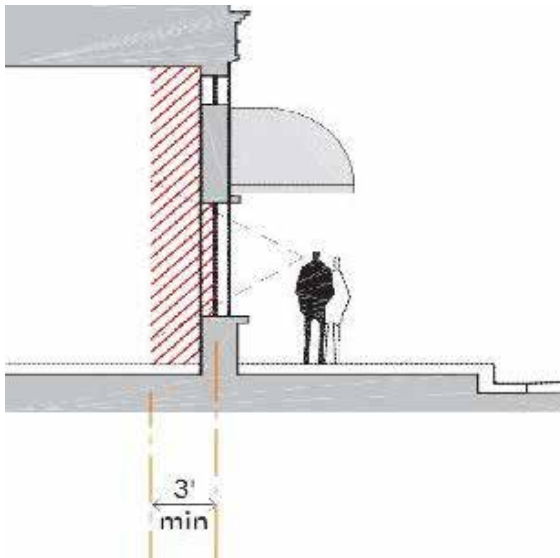
Section Diagram

(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 facade.

(3) A minimum three-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 eight feet minimum above the adjacent sidewalk. Awnings shall only cover storefronts and openings to avoid covering the entire facade.

(f) Shopfront and awning design should vary from shopfront to shopfront.

(g) Side yard 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. (Ord. 1667 § 38, 2020; Ord. 1562 § 53, 2015; Ord. 1272 § 8, 2001).

Graves + Associates Regulatory Text Amendment Application

Staff Recommendations Concerning Proposed Amendments to Title 22 FMC Land Development Code *August 16, 2022 Study Session*

The following information summarizes proposed text amendments to several FMC sections plus the Form Based Code, which is adopted by reference in FMC Chapter 22.57. Staff recommends revisions to many of the amendments, and these may be seen in a redline version of the code submitted by the applicant and since modified by staff to reflect its recommendations. The MS Word *track changes* feature does not always result in a very legible document, so please let staff know if you would benefit from it using another approach to convey the changes.

Proposed FMC Section Amendments

FMC 22.48.007 – The maximum height/number of stories limits would be increased in the MUN zone by 5 feet and/or one story. The intent is to allow increased height/stories in the FBC's MUN zone where a building is set back at least 65 feet from a property line that abuts a zone that allows a duplex or SFD. This ties in with a similar proposed revision to the FBC.

Staff comment: Staff recommends minor revisions to clarify the intent.

FMC 22.64.027 – This design guideline would be revised to explicitly allow common open space to be used in lieu of private open space such as patios, balconies, and decks.

Staff comment: The current provision is a guideline (recommendation). The amendment would apply to all multifamily development in the city. Staff recommends minor revisions.

FMC 22.64.031(i) – This guideline would be revised to allow streets and plazas to be integrated so that pavement may be used for multiple purposes.

Staff comment: The current provision reads as a prohibition. Changes would apply to all plazas and provide the ability to activate them for special events. Staff recommends minor revisions.

Proposed FMC 22.57 Form Based Code amendments

RP.2A (2) – Language is proposed to be added to the shopfront overlay intent statement.

Staff comment: Staff is unclear as to the intent, benefit, or implications of this change – and recommends it be deleted.

RP.2A (3) – Text would elaborate on cross block connections shown in the regulating plan.

Staff comment: The proposed language would authorize staff to approve departures from the street grid shown in the regulating plan. Currently, FMC 22.57.007 authorizes Staff to approve minor departures from the street grid when certain criteria are met. end revisions to this amendment. Staff recommends continued reliance on FMC 22.57.007 and the deletion of the proposed amendment.

Figure RP.1 – The regulating plan map (and zoning map) needs to be amended to reflect the proposed site plan for the Prose development. This would entail shifting street locations and eliminating alleys. It would also affect zoning classification boundaries.

Staff recommends eliminating the PROS zoned areas from the Alliance Prose site in their entirety. This would remove potential future constraints on open space locations within the project site if the final design were to be reconfigured. City support for this approach is predicated on additional amendments being made to the FBC text, which will be discussed later in this document.

The regulating plan map and zoning map would show the boundary between the MUN and MUU districts at the centerline of 66th Avenue. A description of the proposed boundaries will need to be provided prior to adoption.

Table RP.1 – Text would be added to allow additional building height and story in the MUN zone when a greater setback is maintained.

Staff comment: Staff recommends revisions to clarify the intent of this amendment.

Table RP.1 – Text would be added to explicitly allow ground floor units to access the street through a common lobby/porch instead of through individual entrances.

Staff comment: This revision could have a profound effect on how residential units relate to the public sidewalk and street. Staff recommends revisions.

Development standards by zone -- DS.1 – Text would add arbors, trellises, and canopies to the list of architectural features allowed to encroach into the setback.

Staff comment: This amendment would provide greater design flexibility. Staff recommends minor revisions.

Development standards by zone – MUU – Text would modify interior ceiling height provisions and revise parking garage standards.

Staff comment: Staff recommends the minimum interior ceiling height be called out for the shopfront ground level (as is currently the case). Staff does not see the value of specifying that minimums do not apply to other floors, as this should be understood. Staff recommends all parking garage floors be level to accommodate redevelopment for another use, not just the floor at grade level. Staff recommends these revisions.

Development standards by zone -- MUN – Text would add a “common porch” frontage type, revise the building height and story limits, modify interior ceiling height provisions, and revise parking garage standards.

Staff comment: Staff recommends revisions to the text permitting five feet of additional height. The illustration for this provision will need to be revised to match the text. Additional information is needed to understand the benefits and ramifications from adding a common porch frontage type. The revised design concepts being presented by the applicant at the August 16 study session suggest that stoops will be used in lieu of a common porch for Buildings C and D. If this is the case, Staff questions whether there is a need to add a common porch frontage type.

Table BS.1 Building Types – Text would explicitly allow live-work units to be fully occupied for residential or commercial purposes in addition to the more typical joint use occupancy.

Staff comment: Text would provide greater flexibility as to how live-work units could be used and occupied. Depending on the market and perhaps other factors, a sizable share of the units could become residential-only occupancy, which would be a departure from the original intent. The Commission should consider the potential ramifications of this change.

Table BS.1 Building Types – “common access lobby” would be added to coding criteria for flex buildings.

Staff comment: The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code.

BS.2 Building Types – BS.2.D description language would be modified for live-work unit type consistent with the proposed language in BS.1.

Staff comment: The Commission should consider the potential ramifications of this change.

BS.2 Building Types – BS.2.F description language would be modified for hybrid court type to allow ground floor residential units to access public pedestrian pathways from common lobbies.

Staff comment: The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code. The Commission should consider the potential ramifications of this change. If the Commission is supportive of this change, staff recommends revisions.

BS.2 Building Types – Staff proposes amending BS.2.G open space language to provide flexibility to allow shared open space in lieu of requiring all units to have private space.

Staff comment: The intent is to match the language for flex buildings the applicant is proposing to amend.

BS.2 Building Types – BS.2.H description language would be modified for flex building type relating to access to pedestrian ways. “Stoop” would be added as an allowed frontage type. Private open space requirements could be met through the provision of common open space in excess of the minimum open space requirement.

Staff comment: The intent is to synchronize the text in these provisions with other proposed revisions elsewhere in the code. The Commission should consider the potential ramifications of this change such as less private open space being provided for units. Staff recommends minor revisions.

FS.1A Frontage Standards – Text would be added to declare that frontage standards only apply to frontages facing the public realm. Frontages not facing the public realm would not be subject to frontage standards.

Staff comment: The Commission should consider whether this change would result in any undesirable unintended consequences.

Table FS.1 Frontage Types – A “common porch” frontage type would be added.

Staff comment: The Commission should consider whether an additional frontage type is warranted. If the applicant’s design for Buildings C and D uses a “stoop” frontage next to 66th in lieu of a “common porch” frontage, then there may not be a need for further consideration of this amendment.

FS.1C Stoop – Proposed language would modify requirements for stoop dimensions.

Staff comment: Proposed language would provide flexibility for adjusting designs in consideration of accessibility and grade challenges. Staff recommends the same language be added to the porch and fence, dooryard, and lightcourt types.

Street Standards SS.1B Applicability – New text would direct the City to select a street type based on anticipated use. It would explicitly authorize staff to approve deviations from various street standards.

Staff comment: The street type should not be based on anticipated use, as uses will change over time. Instead, the key factor should be the street's anticipated function over time, taking into consideration the areawide context. Staff recommends this language be deleted. Staff also recommends the proposed language relating to administrative approval of deviations be revised and relocated to SS.1C and a new section SS.1D Design Departures.

OS.1D Open Space Required – The applicant proposes adding text pertaining to the provision of private versus public open space. Staff proposes changing the minimum percentage of open space on larger sites from 5% to 10% and clarifying that narrow strips of landscaping will not count toward this requirement.

Staff comment: The applicant's proposed text is somewhat difficult to understand and could be interpreted differently by each reader. Staff recommends it be deleted.

OS.2 Urban Design Concepts (1) and (3) – The regulating plan is proposed to be modified by shifting the green street from the north property line at 21st Street towards the center of the site at 22nd Street. The location of the green/square/plaza (concept 3) would also be shifted. Revisions to the descriptions for these two open space areas are proposed.

Staff comment: Staff supports the relocations of these open space areas and recommends revisions to the descriptions for concept 1 and 3. Staff also recommends adding text to the first paragraph to require an urban design plan to be prepared for open space facilities depicted in concepts 1, 2 or 3 regardless of whether they are shown as a Public Open Space Overlay. This would support the idea of removing the PROS zone from the regulating plan map as discussed for **Figure RP.1** on page 2 of this document. Removal of the PROS zones from the map without adding some language could lead to the concept design not being required otherwise.

Proposed Text Amendments

Fircrest Municipal Code

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

22.48.007 Development standards.

Residential density	Determined through project compliance with development standards.
Building placement	See form-based building standards in Chapter 22.57 FMC.
Minimum height/number of stories	25 feet/2 stories above grade.
Maximum height/number of stories	50-55 feet/ 4-5 stories above grade, depending on setback
Form-based standards	See Chapter 22.57 FMC.
Additional specific use and structure regulations	See Chapter 22.58 FMC.
Parking and circulation	See Chapter 22.60 FMC.
Landscaping regulations	See Chapter 22.62 FMC.
Design standards and guidelines	See Chapter 22.64 FMC. See also multifamily design standards and guidelines adopted by reference in Chapter 22.63 FMC.
<i>Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.</i>	

Chapter 22.64

DESIGN GUIDELINES

22.64.027 Usable open spaces.

Intent – Create open spaces in multifamily and planned developments that enhance the physical space and provide residents passive and active recreational opportunities.

(a) Multifamily residential buildings and developments should provide usable outdoor activity areas for individual units using patios, balconies, and decks. Requirements for individual residential units may be met in part or in full by common or shared open space provided in excess of the required recreational space minimum.

(b) Multifamily residential buildings and planned developments should also provide usable outdoor activity areas for the project's inhabitants in total using landscaped courtyards, rooftop decks, group gardens and picnic areas, children's play areas, swimming pools, recreational courts, and other common improvements.

(c) Common activity areas should be appropriately furnished with benches and other seating, play equipment, landscaping, outdoor lighting, and other improvements. (Ord. 1272 § 8, 2001).

22.64.031 Outdoor activity spaces.

Intent – Create outdoor people spaces that are functional, efficient, visually interesting, and used by passersby and building occupants or customers.

(a) Ground floor outdoor spaces such as plazas, squares, eating, seating areas, and/or retail alcoves and inner courtyard spaces or greens shall be provided for designated “special planning areas” on the comprehensive plan’s land use designation map, and may be required in conjunction with new commercial development or redevelopment through the conditional use or site plan review processes. Such amenities should be provided as integral parts of any commercial or retail development. Generally, the larger the development, the greater the number and size of outdoor spaces.

(b) Plazas shall be adjacent to and open to a public street, sidewalk, or trail on at least one side. The space should adjoin and be accessible from, and may occasionally spill over into the public walkway or trail corridor space – but may not be permanent improvements or uses of the public walkway or trail corridor space.

(c) Plaza design shall allow people walking or driving by to see into the plaza from a height two and one-half to eight feet above finished grade. Lighting shall be included to enable people walking or driving by to see into the plaza at night.

(d) Plazas shall be open to the public during daylight operating hours.

(e) Non-landscaped portions of the plaza shall be surfaced in textured concrete, bricks, interlocking pavers, or similar or better enhanced paving materials.

(f) Up to 25 percent of the plaza may be landscaped with lawn or groundcover. All landscaped areas that do not include lawns shall include trees. Tree wells do not count toward the 25 percent limit on landscaping coverage.

(g) Plazas shall be located and designed so that wind within the plaza does not interfere with its use for sitting and similar activities.

(h) Outside of any covered area, 80 percent of the plaza shall 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, plazas shall have southern exposure.

(i) Plazas shall not be used by motor vehicles for any purpose other than maintenance.

Exceptions may include streets that are adjacent to or integrated into designated plazas that are typically open to vehicular traffic but become part of the restricted vehicle plaza area during special events.

(j) Plazas shall not be bordered by a drive-through lane on any side.

(k) Plazas 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) Plazas designated as “special planning areas” on the comprehensive plan shall include a fountain of at least 100 square feet and children’s play equipment.

(4) Plazas shall include any other feature that will provide equivalent or better surveillance of the plaza.

(l) Residential developments should provide picnic tables and benches, playgrounds, basketball and tennis courts, and other recreational facilities. To the extent practical, such areas should be made available for use by the public-at-large.

FORM BASED CODE AMENDMENTS

CITY OF FIRCREST

Form-Based Code

Adopted by Reference in FMC Chapter 22.57

Effective December 14, 2020

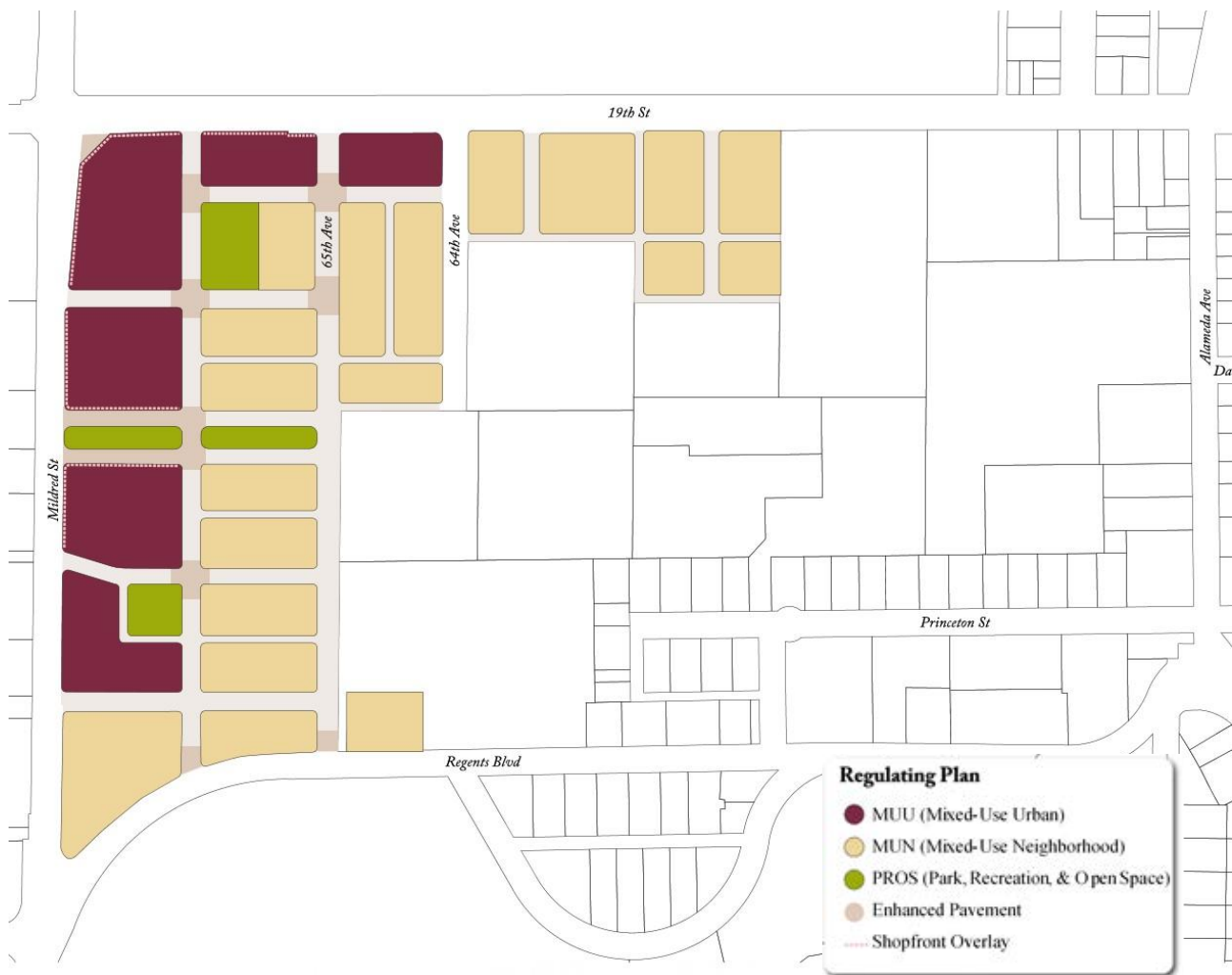


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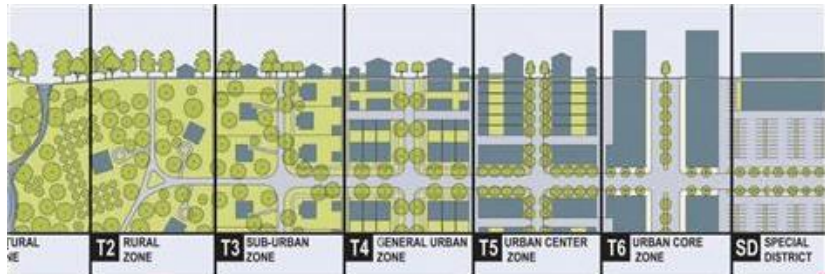
Introduction

Fircrest's Form-Based Code (FBC) is an alternative to conventional land use (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 FBC is that an FBC does not result in zoning approvals based on 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 a 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 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

I.1 PURPOSE AND APPLICATION

I.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 exhibits 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.

I.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.

I.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 RP.1 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.

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.

I.2A Administration

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

Zoning and Regulating Plan

RP.1 ZONING DISTRICTS AND OVERLAYS

RP.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 RP.1 or on the Fircrest Zoning Map.

RP.1B Zoning Districts and Overlays

The following zoning districts and overlay are established and applied to property and rights-of-way within the boundaries of the Form-Based Code. Refer to Table RP.1 for the intent and descriptions of the zoning districts and section RP.2A.2 for descriptions of the overlays:

- Mixed-Use Urban Zone (MUU)
- Mixed-Use Neighborhood Zone (MUN)
- Shopfront Overlay

RP.2 REGULATING PLAN

RP.2A Purpose and Establishment of Regulating Plan

This section establishes the regulating plan, Figure RP.1, as the map that identifies and implements the various intentions and principles of the vision for the area. Table RP.1 defines the zoning districts, overlays and standards for site development, design and land use through the following:



- 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 RP.1 to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure RP.1 is established as the zoning atlas for all property within the Form-Based Code boundaries.

Note: Figure RP.1 – This map needs to be amended to reflect the proposed site plan for the Prose development. This would entail shifting street locations and eliminating alleys. It could also affect zoning classification boundaries. Staff recommends eliminating the PROS zoned areas from the Prose site in their entirety. This would remove potential future constraints on open space locations within the project site if the final design were to be reconfigured. City support for this approach is predicated on additional amendments being made to the FBC open space text in OS.1 and OS.2. The map would continue to show the boundary between the MUN and MUU districts at the centerline of 66th Avenue.

Figure RP.1 Regulating Plan



Table RP.1 Summary of Zoning District

	Mixed-Use Urban	Mixed-Use Neighborhood
Zoning District Intent		
Desired Form	New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to the front property line, with 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 and small apartment scale, up to four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. For project sites greater than 5 acres, portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex and single-family building types may be up to five stories and 55 feet in height. 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, stoop, and forecourt 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	<p>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.</p> <p>Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.</p>	<p>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.</p> <p><i>Generally, ground level residential units shall have front doors accessed directly from the public way. The City may approve alternative designs where ground floor units are provided direct access to the public way through a common lobby and porch or covered patio that provides an area in which to congregate and supports interaction among residents and connection to, and activation of, the public realm.</i> Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.</p>
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See Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.

Development Standards by Zone

DS.1 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.

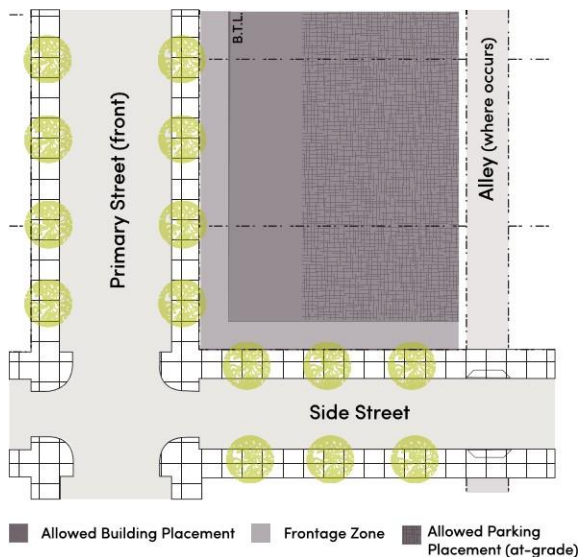
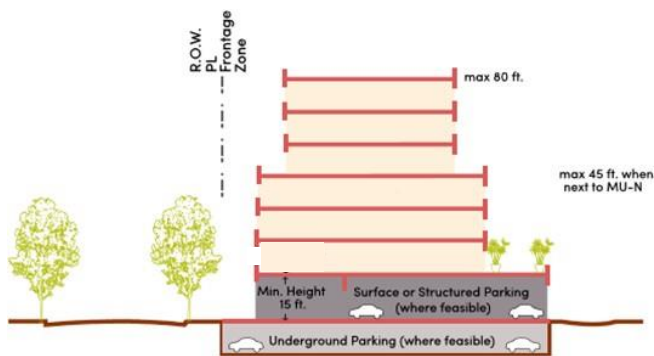
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and 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, arbors, trellises, canopies, bay windows, balconies and cornices are allowed to project into the setback area. Architectural features such as balconies, cornices, arbors, awnings, and 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.

MIXED-USE URBAN (MUU)



Building Placement

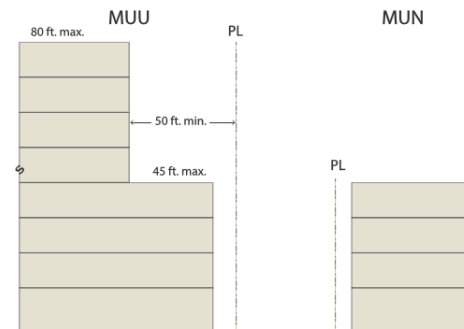
Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

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

Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	80
Liner	50
Hybrid Court	80
Court	80
Live-Work	35
Row House	35



Buildings in MUU cannot exceed 45-foot height for a depth of 50 feet from the property line when the lot is located adjacent to MUN zone.

Interior Ceiling Height

Shopfront overlay ground level

15-foot minimum

Parking

See parking standards in FMC 22.60.003.

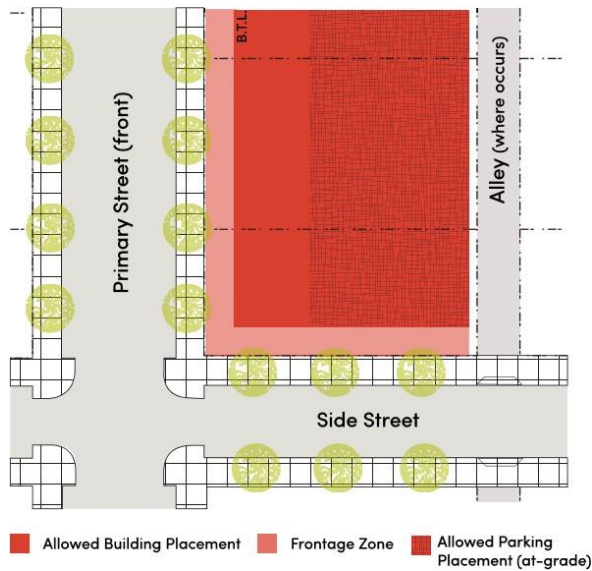
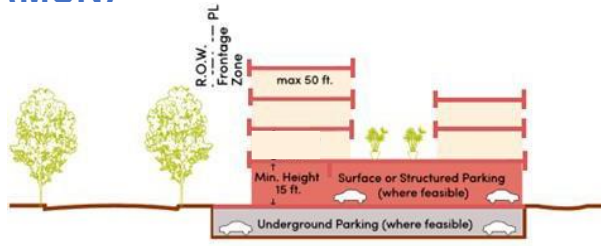
Parking garages **fronting streets** should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

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

	Encroachment			
	Horizontal			Vertical
	Front/Side Street	Rear	Side	
Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

MIXED-USE NEIGHBORHOOD (MUN)

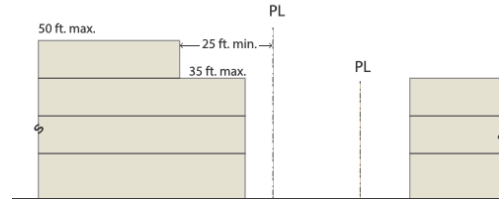


Allowed Building Types and Height

Building Types	Maximum Height
Flex Building	50 - 55
Court	50 - 55
Live-Work	35
Row House	35
Rosewalk or Bungalow	See FMC 22.58.027, cottage housing
Multiplex	35

MUN

Residential Districts



Buildings in the MUN zone cannot exceed 35-foot height for a depth of 25 feet from the property line when the lot is located adjacent to residential districts that allow duplex or single-family building types.

For project sites greater than 5 acres, the maximum height may be increased to 55 feet for those portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex or single-family building types

Interior Ceiling Height

Ground Floor <u>Shopfront Overlay</u>	15-foot minimum
------------------------------------------	-----------------

Building Placement

Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

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

Parking

See parking standards in FMC 22.60.003.

Parking garages **fronting streets** 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:

	Encroachment			
	Horizontal			Vertical
	Front/Side Street	Rear	Side	
Arcade, gallery, awning	6' max.	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony	4' max.		Min. 5' from PL	
Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

Building Standards

BS.1 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.

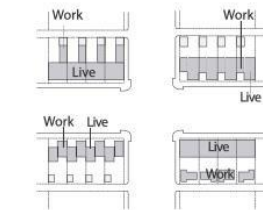
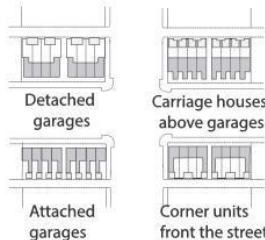
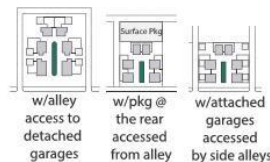
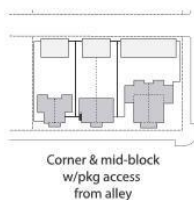
BS.1C Allowed Building Types by Zoning District

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	X	
Rosewalk/Bungalow court	X	
Row House	X	X
Live-Work	X	X
Court	X	X
Hybrid Court		X
Liner Building		X
Flex Building	X	X

Table BS.1 Building Types

House Scale Buildings



Multiplex

A *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.

Multiplexes 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

A *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.

A *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 these are the communal central open space. The lot width should be large enough to allow 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 be screened by fence or wall to provide privacy.

Live-Work

A *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. *Such live work space may be occupied conventionally by joint occupancy or singularly by residential or commercial.*

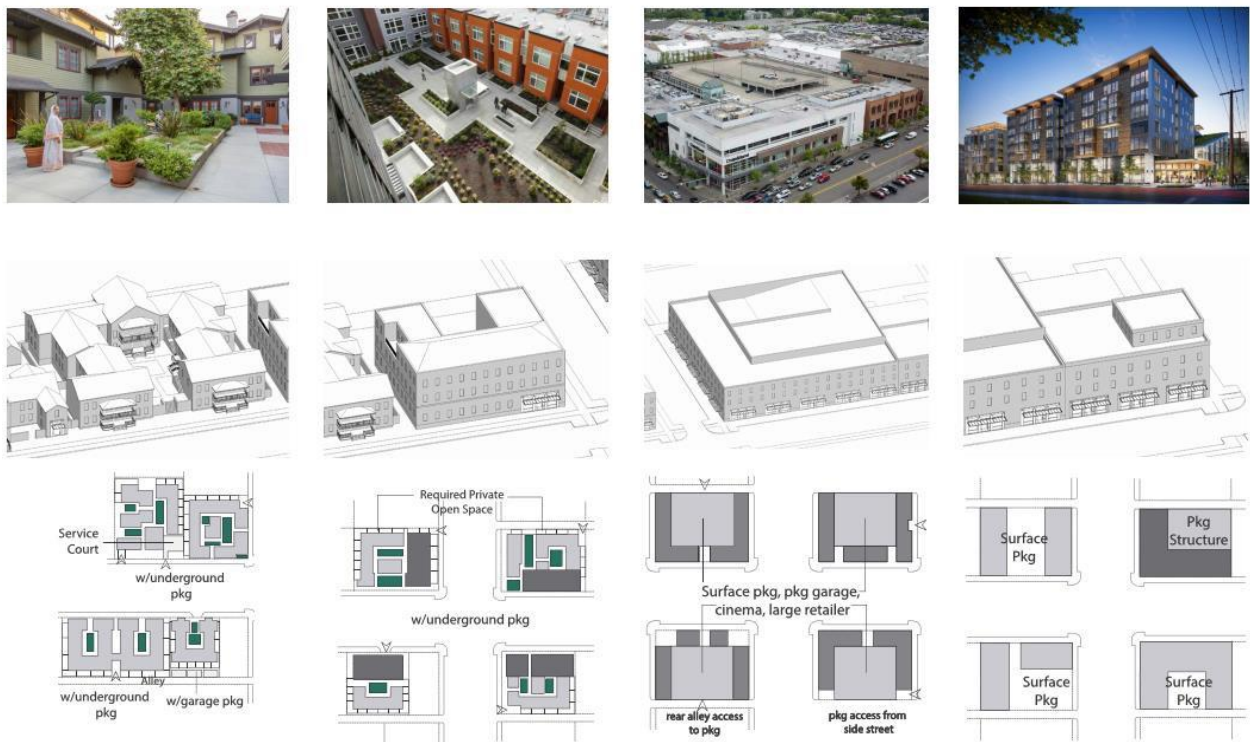
Coding Criteria

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.

Table BS.1 Building Types (continued)

Block Scale Buildings



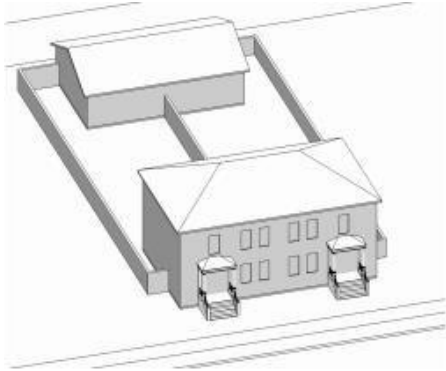
Court	Hybrid	Liner Building	Flex Building
<p>A <i>court</i> is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in 4 possible configurations: rowhouses, 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.</p>	<p>A <i>hybrid court</i> 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.</p>	<p>A <i>liner building</i> 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.</p>	<p>A <i>flex building</i> 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.</p>
<p>Coding Criteria</p> <p>The main entry to ground floor units should be directly of 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.</p> <p>The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.</p>	<p>Coding Criteria</p> <p>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.</p>	<p>Coding Criteria</p> <p>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.</p> <p>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.</p>	<p>Coding Criteria</p> <p>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.</p> <p>The main entrance to each ground floor tenant bay <u>or common access lobby</u> 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.</p>

BS.2 BUILDING TYPES (CONTINUED)

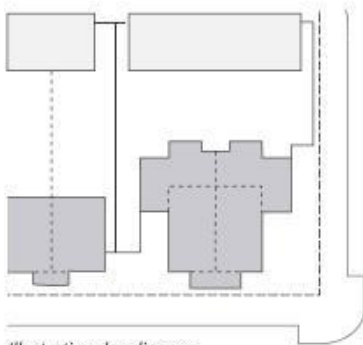
MUN

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	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum
- 6 Building Size & Massing

Length along frontage:	Duplex: 36-foot maximum Multiplex 50-foot maximum
Length along side yard:	80-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

MUN

MUU

BS.2.B Rosewalk and Bungalow court

- 1 Description A 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 6 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

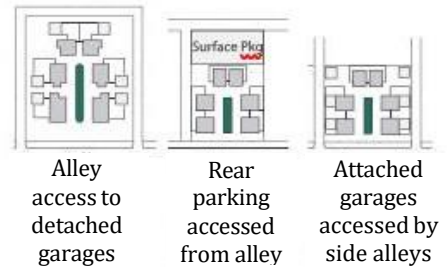
- | 4 Private Open Space | Width
8-foot minimum | Depth
8-foot minimum | Area
100-square foot minimum |
|----------------------|-------------------------|-------------------------|---------------------------------|
|----------------------|-------------------------|-------------------------|---------------------------------|

- | 5 Common Courtyard | Width
Depth | 20-foot minimum clear
50-foot minimum clear |
|--------------------|----------------|------------------------------------------------|
|--------------------|----------------|------------------------------------------------|

Also see cottage housing standards in FMC 22.58.027.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of bungalow court



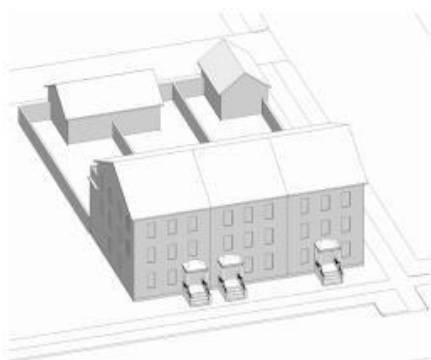
Illustrative photo of rosewalk

BS.2 BUILDING TYPES (CONTINUED)

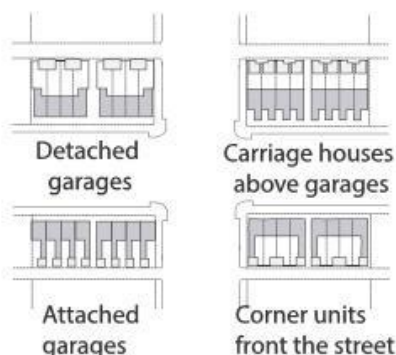
MUN

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BS.2.C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of 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	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum
- 6 **Building Size & Massing**

Width per rowhouse:	18-foot minimum 36-foot maximum
---------------------	------------------------------------

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 BUILDING TYPES (CONTINUED)

MUN

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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. **Joint use occupancy, single residential use, or single commercial use may occupy the 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

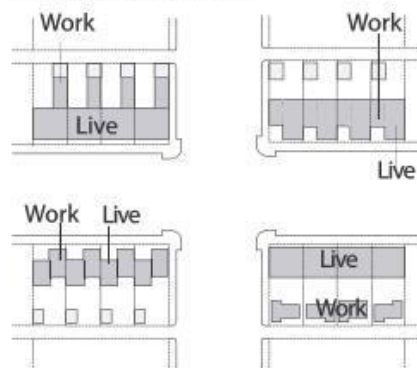
- | 4 Private Open Space | Width | Depth | Area |
|----------------------|----------------|----------------|-------------------------|
| | 8-foot minimum | 8-foot minimum | 100-square foot minimum |

- | 5 Building Size & Massing | Width per unit | 18-foot minimum
36-foot maximum |
|---------------------------|----------------|------------------------------------|
|---------------------------|----------------|------------------------------------|

The footprint area of an accessory structure



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of live-work



Illustrative photo of live-work

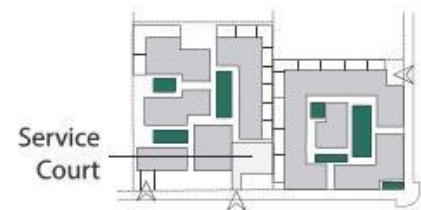
BS.2 BUILDING TYPES (CONTINUED)

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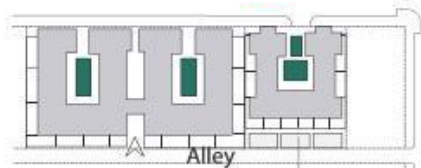
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Illustrative axonometric diagram



With underground parking



With underground parking With garage parking

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, 12-foot wide maximum, located as close to side yard property line as possible.
- 5

Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

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 approximate
Width and depth:	20-foot minimum
Length along frontage:	200-foot minimum
Length along side yard:	140-foot maximum

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.
- 7

Building Size & Massing

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

MUN

MUJ

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.

The City may approve alternative designs where direct access to ground floor residential units is provided through a common lobby/porch or covered patio fronting and accessed from the public street pedestrian way

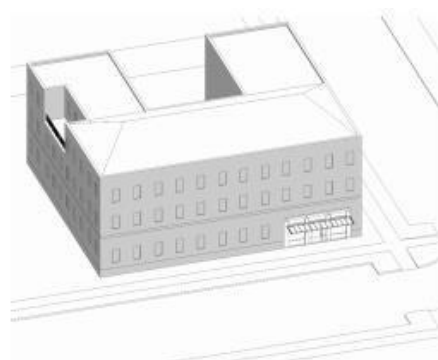
Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard.

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.

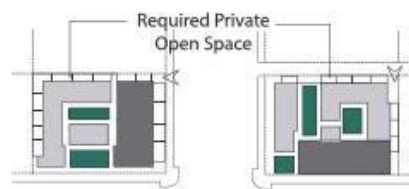
For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 5 Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum

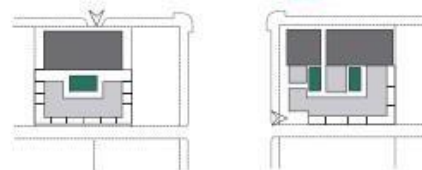
This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 Common Courtyard Recommended width/depth/height ratio: 1:1 approximate
Width and depth:



Illustrative axonometric diagram



With underground parking



Illustrative plan diagram

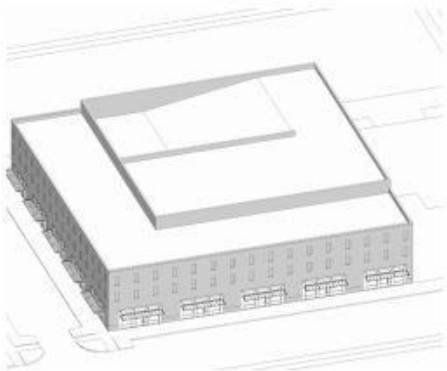


Illustrative photo of hybrid court

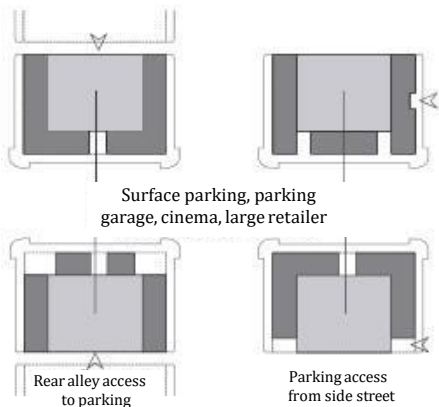
BS.2 BUILDING TYPES (CONTINUED)

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BS.2.G Liner



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of 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-foot maximum
Depth: 150-foot maximum |
| 3 | Pedestrian Access | Direct access from sidewalk. Upper floors accessed from street level lobby. |
| 4 | Frontages | Forecourt
Shopfront
Gallery
Arcade

or any combination of the above |
| 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 generally required for each residential unit and shall be no less than 50- square feet with a minimum dimension of 5 feet in each direction. Where a project design provides shared open space including a centrally located green, square, or plaza that exceeds the minimum open space requirement by at least 125%, the City may approve alternative designs that rely on common open space amenities for a portion of the units in lieu of private open space amenities such as private porches, decks and balconies. |
| 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 width/depth/height ratio: 1:1 approximate
Width and depth: 20-foot minimum |
| 8 | Building Size & Massing | Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break |

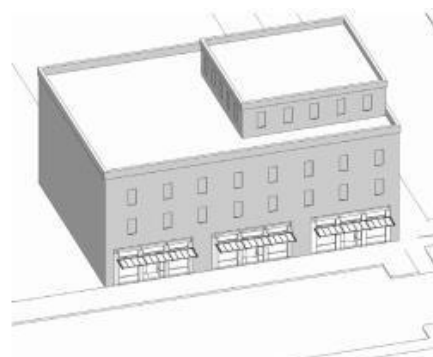
BS.2 BUILDING TYPES (CONTINUED)

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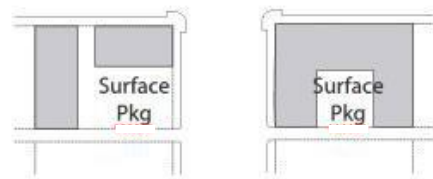
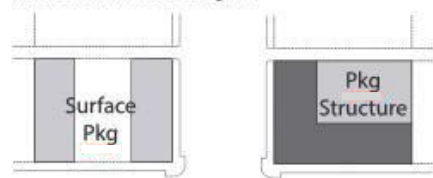
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BS.2.H Flex Building

- 1 Description A Flex Building Type is designed for occupancy by retail, service, office, and/or residential uses on the ground floor, with upper floors configured for a similar mix of uses. Ground floor residential units adjacent to shopfront overlay may be accessed from a common lobby accessed directly from the public pedestrian way. Second floor units may be directly accessed from the street through a stair or common lobby shared with the other levels. Upper floor units are accessed through a street level lobby, which may be directly accessible from a front or side yard.
- 2 Lot Size Width: 400-foot maximum
Depth: 150-foot maximum
- 3 Pedestrian Access Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 Frontages Forecourt
Shopfront
Gallery
Arcade
Stoop
- 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-square feet with a minimum dimension of 5 feet in each direction. Where a project design provides shared open space including a centrally located green, square, or plaza that exceeds the minimum open space requirement by at least 125%, the City may approve alternative designs that rely on common open space amenities for a portion of the units in lieu of private open space amenities such as private porches, decks and balconies.
- 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 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.
- 8 Building Size & Massing Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of flex building



Illustrative photo of flex building

Frontage Standards

FS.1 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.

Frontage Standards apply to all building fronts facing a public realm. Facades that do not front a public way shall be exempt from adhering to one or more of the frontage types.

FS.1B Applicability

These standards work in combination with the standards found in Section DS.0 (Development Standards by Zones) and Section BS.0 (Building Standards) and are applicable to all private frontages within transect zones.

FS.1C Allowed Building Types by Zoning District

Table FS.1 (Frontage Types) provides an overview of the allowed frontage types.

TABLE FS.1 FRONTAGE TYPES

Front Yard: 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: 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): 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: 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 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: The facade is set back from the frontage line by a sunken light- court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

Shopfront: 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: 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.

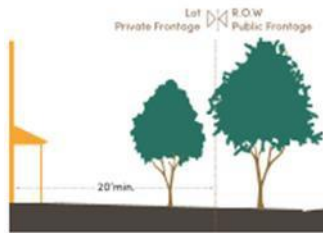
Arcade: The facade is a colonnade that overlaps the sidewalk, while the façade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

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 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 Standards The front yard 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.

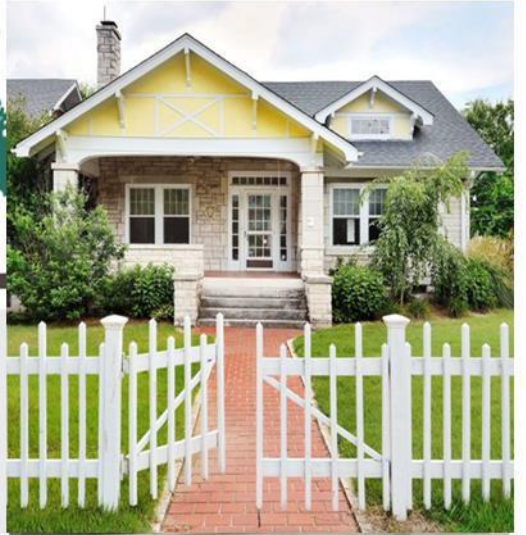
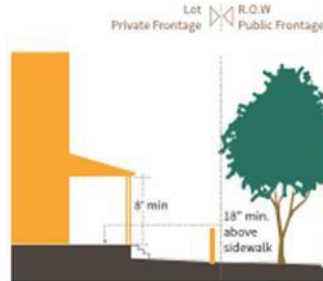


Porch & Fence

Description 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-foot minimum
Depth: 8-foot minimum
Height: 8-foot minimum
Pathway: 3-foot wide minimum
Finished level above sidewalk: 18-inch minimum **with exceptions taken to allow for accessibility & grade driven variations.**

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

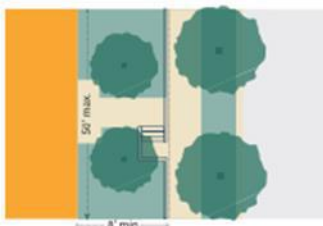
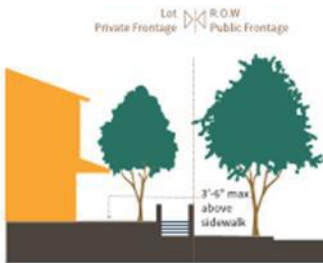


Dooryard (Terrace)

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-foot minimum
Length: 50-foot maximum
Pathway: 3-foot minimum
Finished level above sidewalk: 3'-6" maximum **with exceptions taken to allow for accessibility & grade driven variations.**

Design Standards 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

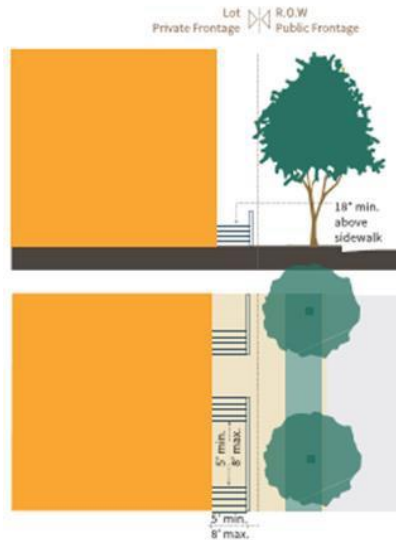
Description The main facade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop shall be elevated above the sidewalk to ensure privacy within the building. Stairs or ramps from the stoop may lead directly to the sidewalk or may be side-loaded. This Type is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

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

With exceptions taken to allow for accessibility and grade driven variations.

Design Standards

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

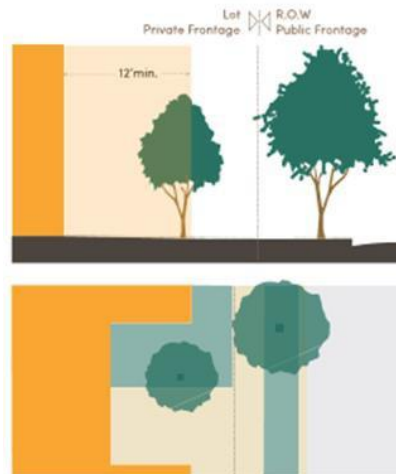


Forecourt

Description The main facade of the building is at or near the frontage line and a *portion* 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-foot minimum
Ratio, height to width: 2:1 maximum

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

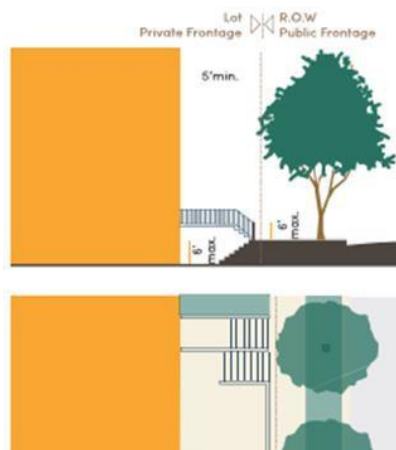


Lightcourt

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-foot minimum
Height:
 landing above sidewalk: 6-foot maximum
 landing below sidewalk: 6-foot maximum
with exceptions taken to allow for accessibility & grade driven variations.

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



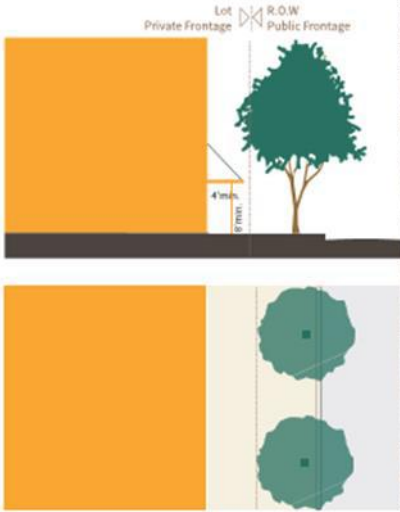
Shopfront

Description 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 includes 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 minimum

Awning Depth: 4-foot minimum
Setback from curb: 2-foot minimum
Height, clear: 8-foot maximum

- Design Standards**
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.

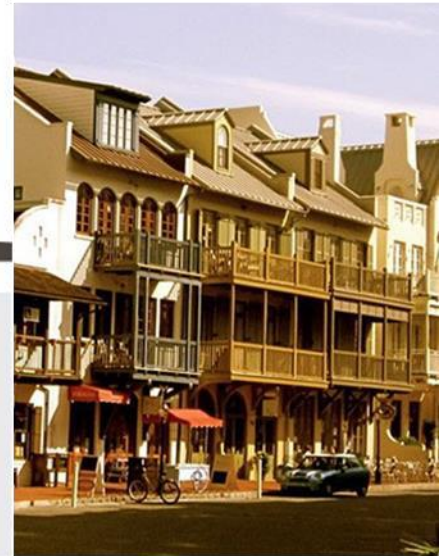
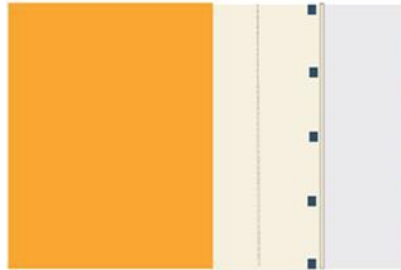
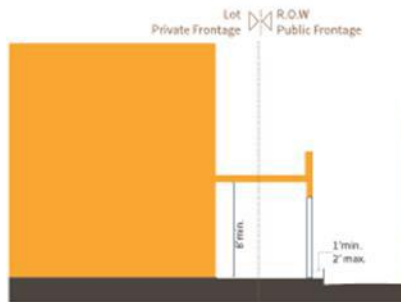


Gallery

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-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
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.

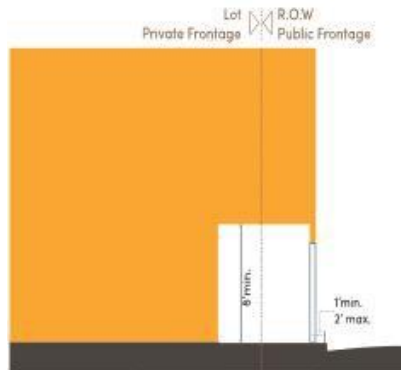


Arcade

Description Composed of a building with ground floor facades that align with the property line, and upper floors that project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass that 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-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
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

SS.1 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

This Section describes the standards for streets in FBC zones. These street standards are applicable for the transformation of existing streets and the creation of new streets in FBC zones. Additional street assemblies can be integrated into this Section when approved by the City.

SS.1C. Design objectives

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.

In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:

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.

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

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

The City shall determine the appropriate street type for new and modified streets based on the anticipated function of the street while taking into consideration the areawide context.

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.

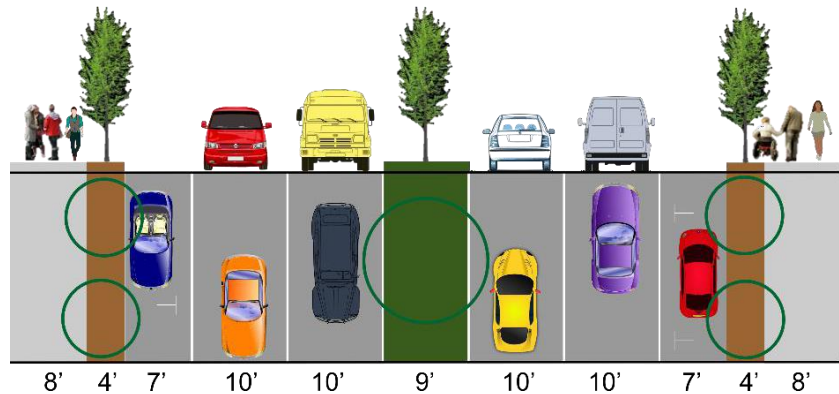
The street sections in this Section suggest quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment.

SS.1D. Design Departures

Minor departures from street section design elements are subject to administrative approval. The City may authorize departures when existing non-standard street frontage improvements effectively achieve the FBC's design objectives for the applicable street type, and the City determines that the costs of modifications required to ensure full compliance with the street section standards will exceed the benefits. The City may also authorize departures that will achieve the provision of comparable landscape amenities, parking stall counts, pedestrian walkway surfaces, and other features when the overall design is consistent with the intent of the specified street type.

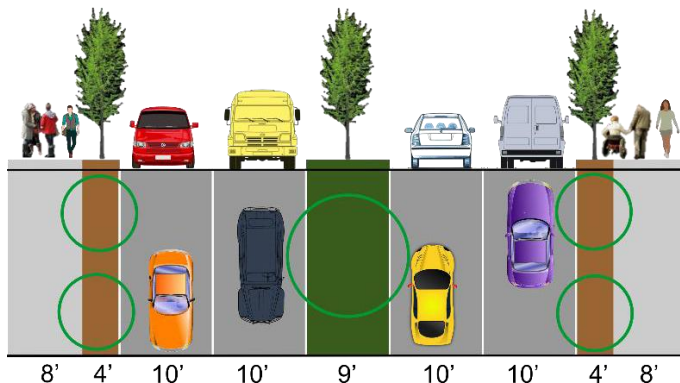
19th Street Shopfront

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
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



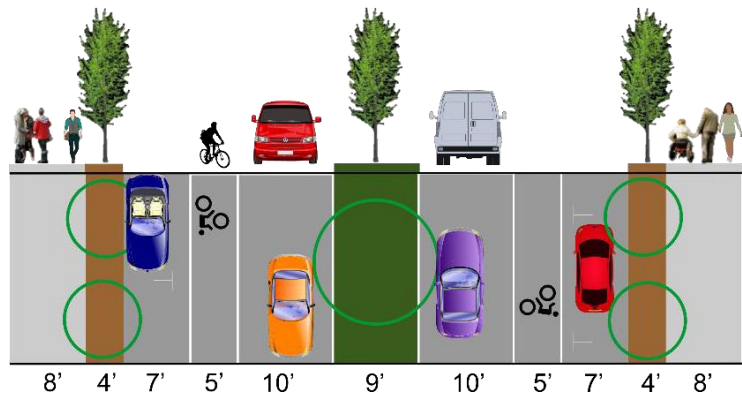
19th Street Non-Shopfront

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
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



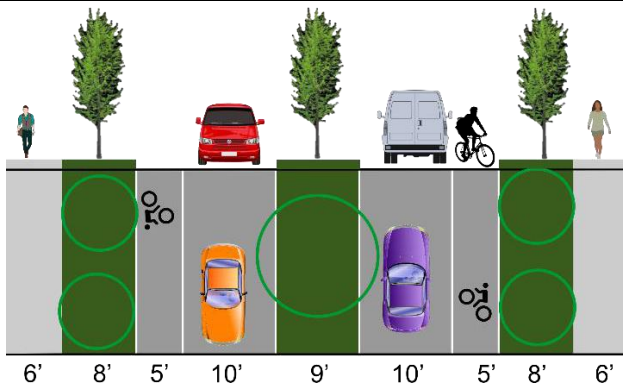
Mildred Street Shopfront

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
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



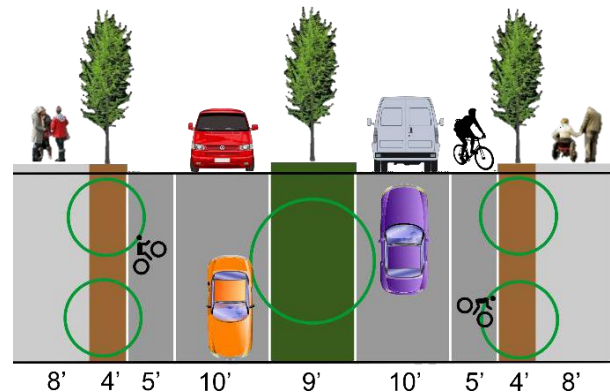
Mildred Street Non-Shopfront

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	8-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



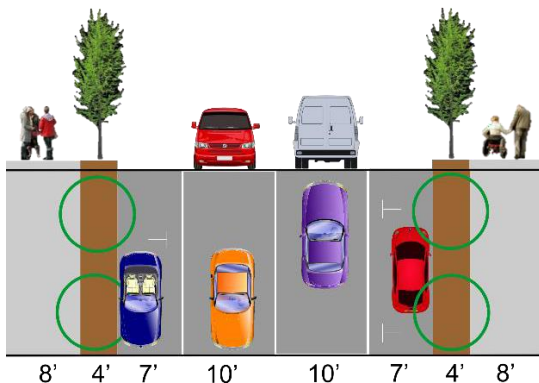
Regents Boulevard

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	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



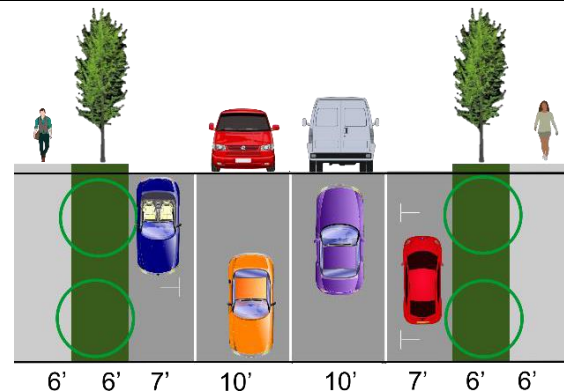
Local - Higher Intensity

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	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



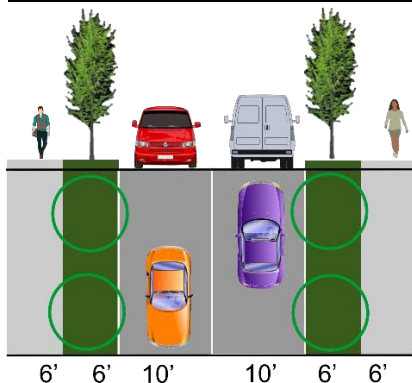
Local - Lower Intensity

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 shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit

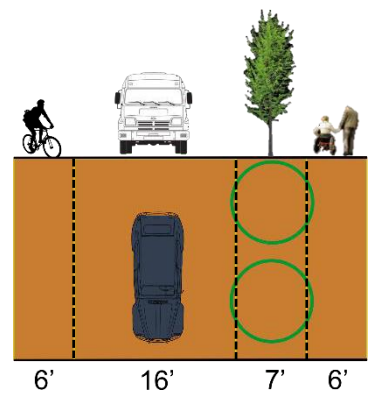


Local - Delivery

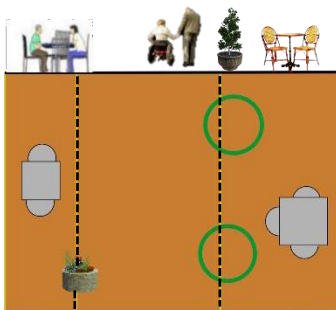
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	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

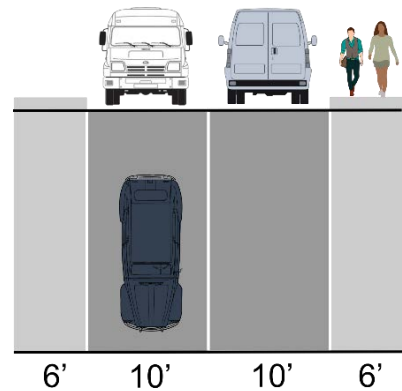


Local - Pedestrian			
Assembly		Transportation Way	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and 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		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 feet	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



16'

Open Space Standards

OS.1 OPEN SPACE STANDARDS

OS.1A Purpose

This Section provides a catalog of pre-approved Public Open Space types that are appropriate to use within walkable urban environments.

OS.1B Applicability

This section describes the guidelines for development of Public Open Spaces in the Form-Based Code Area.

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.

Additional Public Open Spaces can be integrated into this section as they are approved by the City.

OS.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.

OS.1D Open Space Required

Each project application that involves at least 4 acres shall be required to provide a minimum of **ten** percent of the project area as open space. The required open space shall be designed in compliance with the applicable requirements from Table OS.1. *Narrow strips of landscaping, walkways, or other areas that do not provide a substantial open space amenity or benefit will not count toward this requirement.*

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 RP.1. *In addition, open space shall be designed and provided in accordance with applicable urban design concept(s) listed in OS.2 but not shown as a Public Open Space Overlay.* 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 OS.1 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 recreational 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 Frontage (minimum)	Variable Fronting lots encouraged to provide access and pleasant frontage.		1 acre to 15 acres 2 streets		½ acre to 5 acres 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 facilities less than 5,000 square feet, benches, and paths.		Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities greater than 5,000 square feet, benches, and paths.	

TABLE OS.1 OPEN SPACE TYPES (CONT.)

Open Space Type	Plaza		Pocket Park		Playground		Community Garden			
Illustration										
Example of Intended Physical Character										
Description	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.			
Size	½ to 2 ½ acres		4,000 sf to ½ acre		No minimum or maximum		No minimum or maximum			
Frontage (minimum)	2 streets		1 street		1 street		1 street			
Typical Facilities	Passive recreation, accessory structure, drinking fountains, and paths.		Passive recreation, accessory structure, drinking fountains, and paths.		Accessory structure, drinking fountains, and paths.		Accessory structure, drinking fountains, and paths.			

OS.2 URBAN DESIGN CONCEPTS

In accordance with OS.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. *In addition, an urban design plan shall be prepared for open space facilities depicted below that are not shown as a Public Open Space Overlay, but nonetheless required to be developed when located within a project site.* 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 *promenade/ ramblas*, median, sidewalks and curbside parking located at Mildred Street West and 21st Street (planned) east of Mildred Street West. *The green street design concept would include a median that functions as a promenade/ramblas. The median could be designed as a landscaped feature with a promenade/ramblas flanking the boulevard on one or both sides of the vehicular way. The design should include opportunities for a pedestrian way 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. The promenade/ ramblas shall be connected to the green, square, or plaza located at the intersection of 22nd Street and 66th Avenue (see Urban Design Concept 3, below) where some of the urban amenities may be located. Suggestions for street furniture and street lighting to be used in the ramblas/promenade would be included. This open space should have a minimum area of ½ acre. 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. Design adaptability and flexibility are important for supporting a range of uses including seasonally driven urban activities. Visual and functional connections to the 22nd Street promenade/ramblas are required. This open space should have a minimum area of ½ acre. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.