



PROSE FIRCREST

2119 MILDRED STREET, FIRCREST WA 98466

AUGUST 16TH, 2022



REGARDING TEXT AMENDMENT APPLICATION / FORM BASED CODE

CITY OF FIRCREST
PLANNING COMMISSION
STUDY SESSION 2

APPLICANT:
ALLIANCE RESIDENTIAL COMPANY
1900 N. NORTHLAKE WAY SUITE 237
SEATTLE WA 98103

ARCHITECT:
GRAVES + ASSOCIATES
3110 RUSTON WAY, SUITE E
TACOMA WA 98402



TEXT AMENDMENT
PLANNING COMMISSION STUDY SESSION 2
AGENDA FOR G + A PRESENTATION

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CITY OF FIRCREST
PLANNING COMMISSION
STUDY SESSION 2
August 16, 2022

PROSE
FIRCREST



PROJECT DESIGN AND GRAPHIC PRESENTATION STATUS





PROJECT DESIGN AND GRAPHIC PRESENTATION

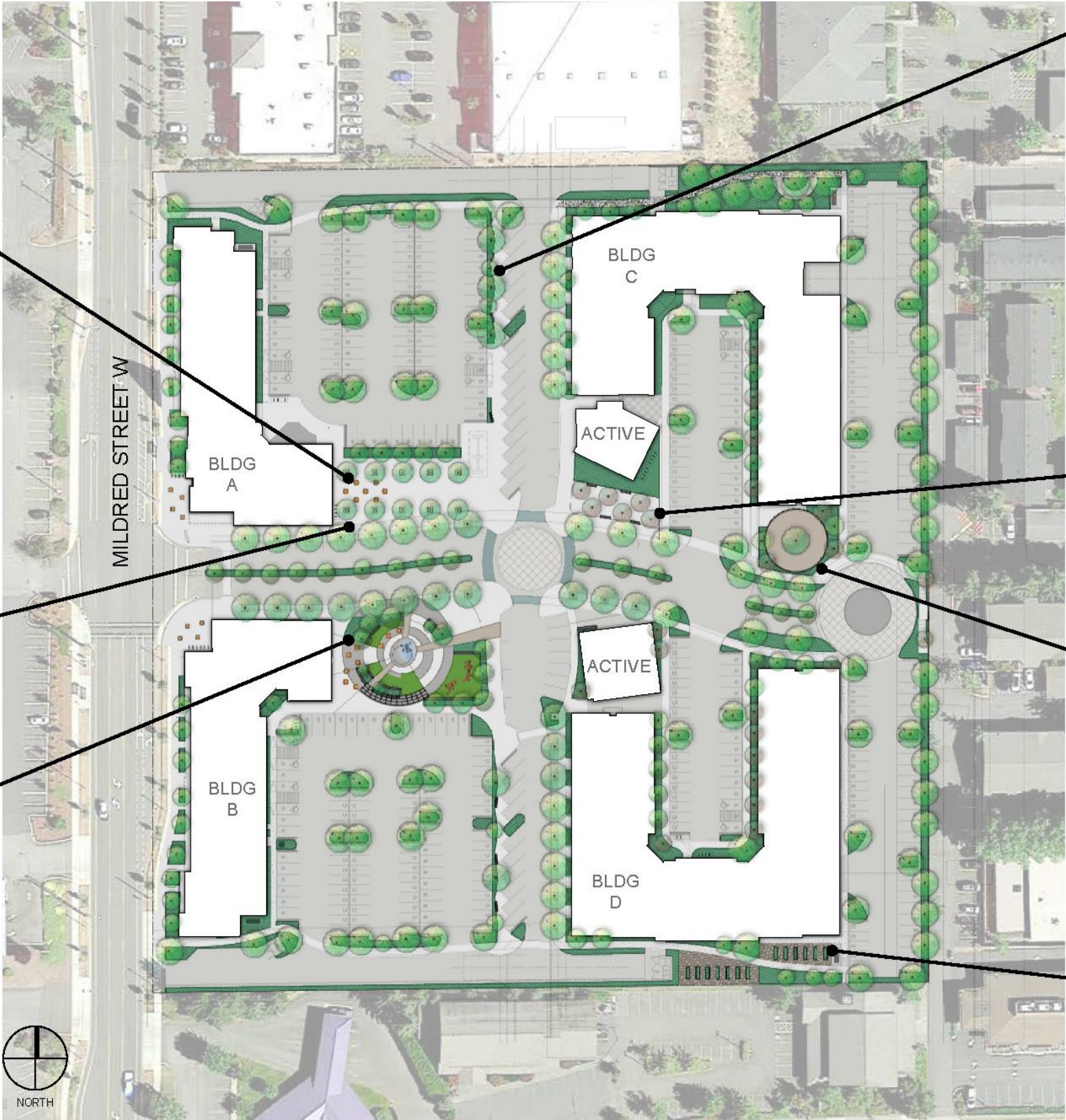




OPEN / FESTIVAL PLAZA



CENTRAL PLAZA



PARKING EXPERIENCE



OPEN SPACE



PET PARK AMENITY



COMMUNITY GARDEN



PROJECT DESIGN AND GRAPHIC PRESENTATION



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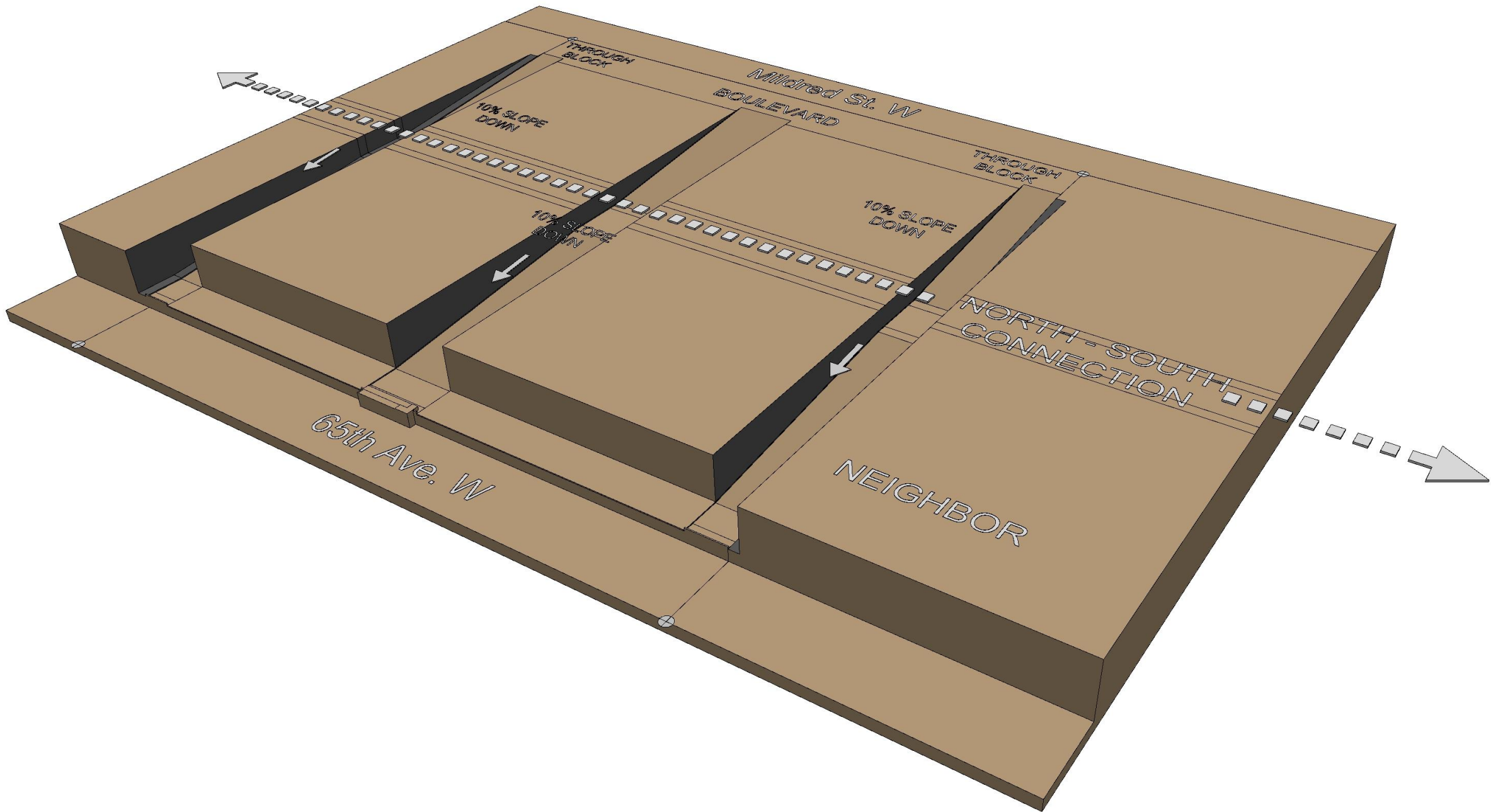
ALLIANCE
RESIDENTIAL COMPANY



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August 16, 2022

PROSE
FIRCREST





20,000 CUBIC YARDS

10

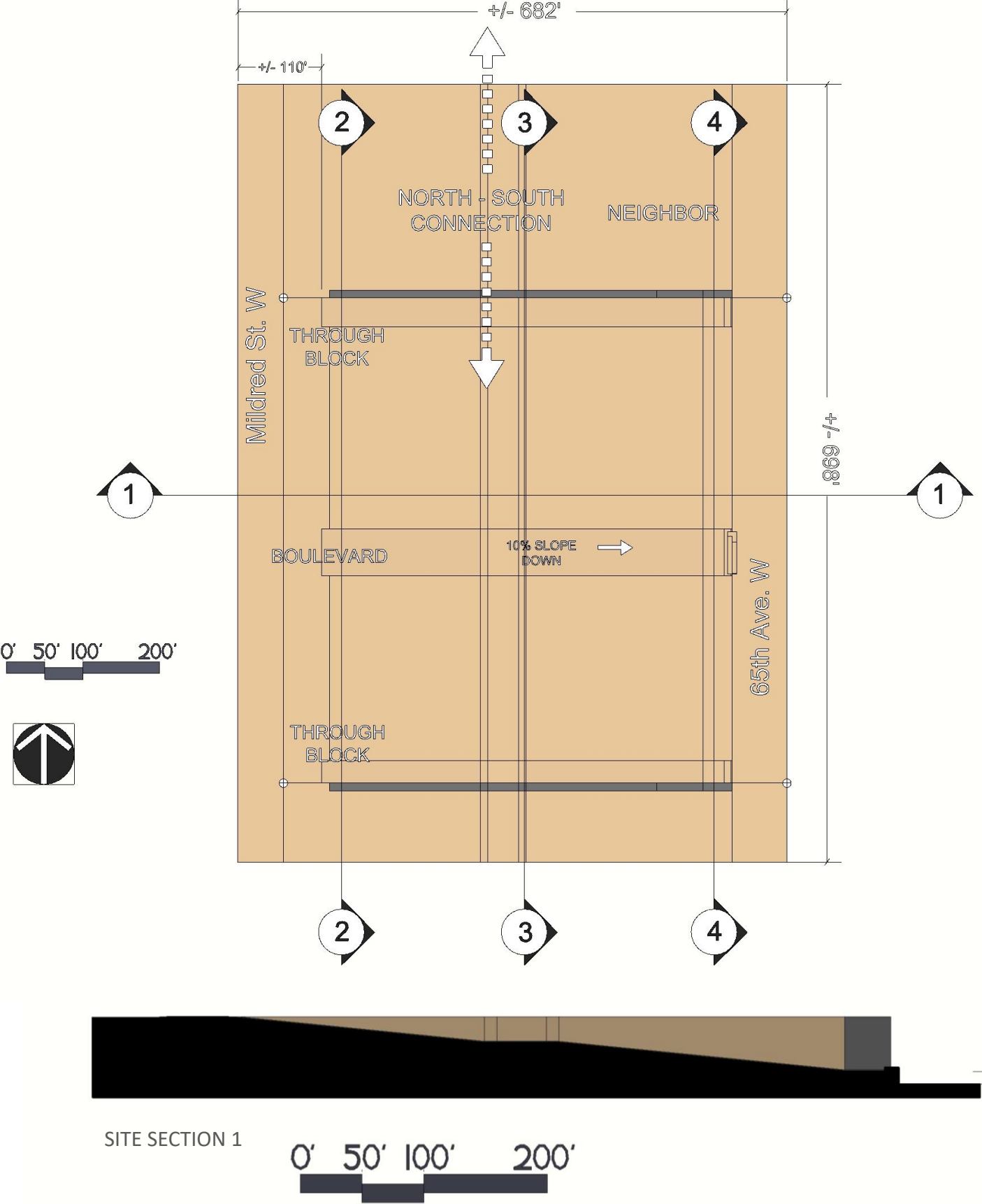
= 2,000 TRUCK LOADS



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August 16, 2022

**PROSE
FIRCREST**

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PROJECT DESIGN AND GRAPHIC PRESENTATION / SITE-CUT



SITE SECTION 2



SITE SECTION 3



SITE SECTION 4

STUDY SESSION 1

COMMENTS AND

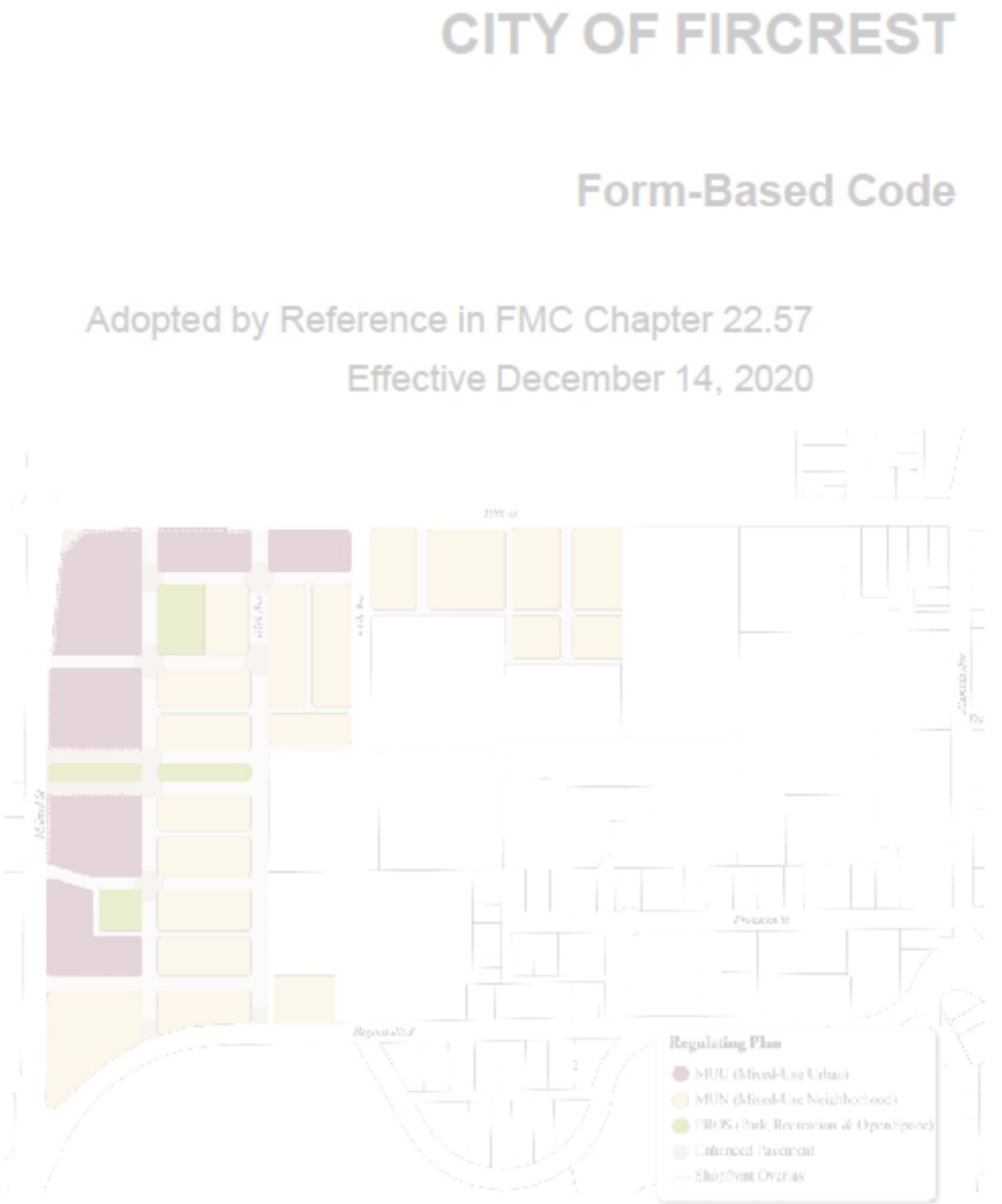
RESPONSE

1. CAMPUS VISION

2. PEDESTRIAN EXPERIENCE

3. TRANSITION ZONE

4. CONTEXT



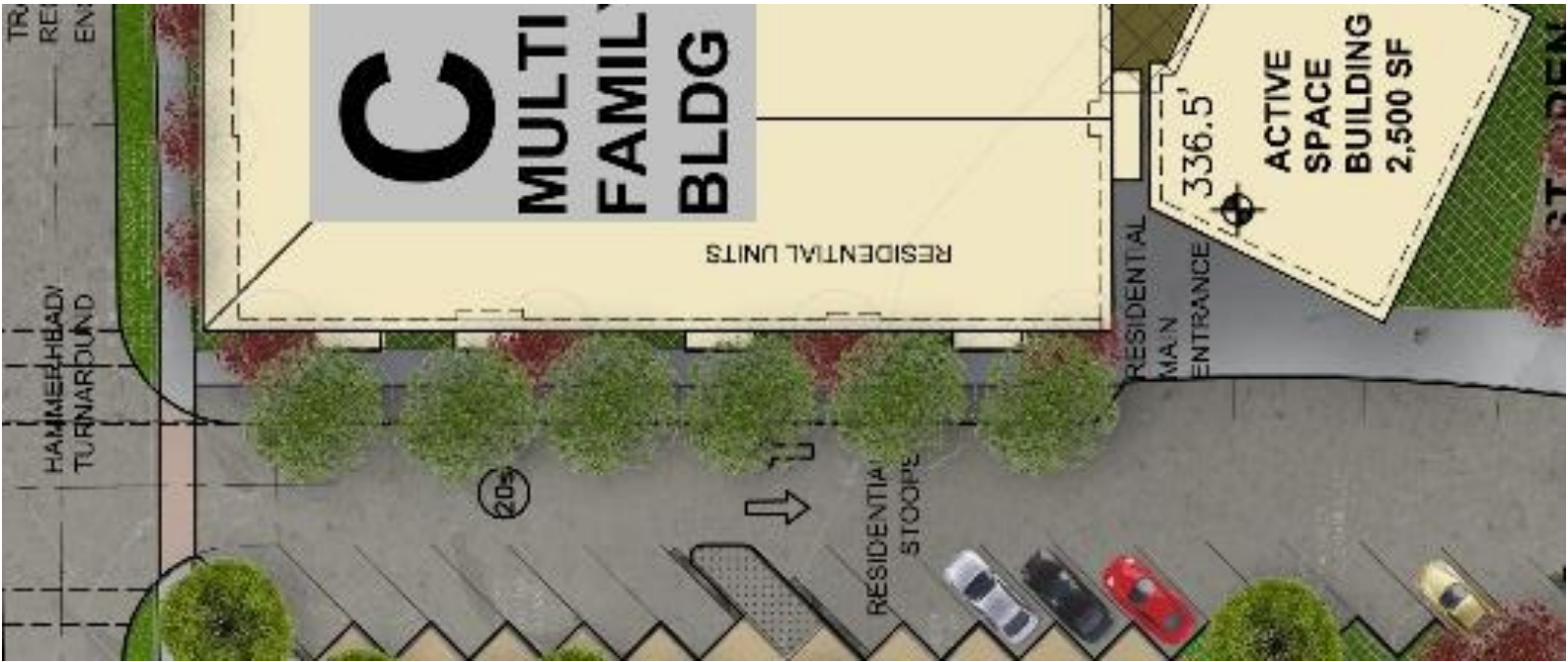
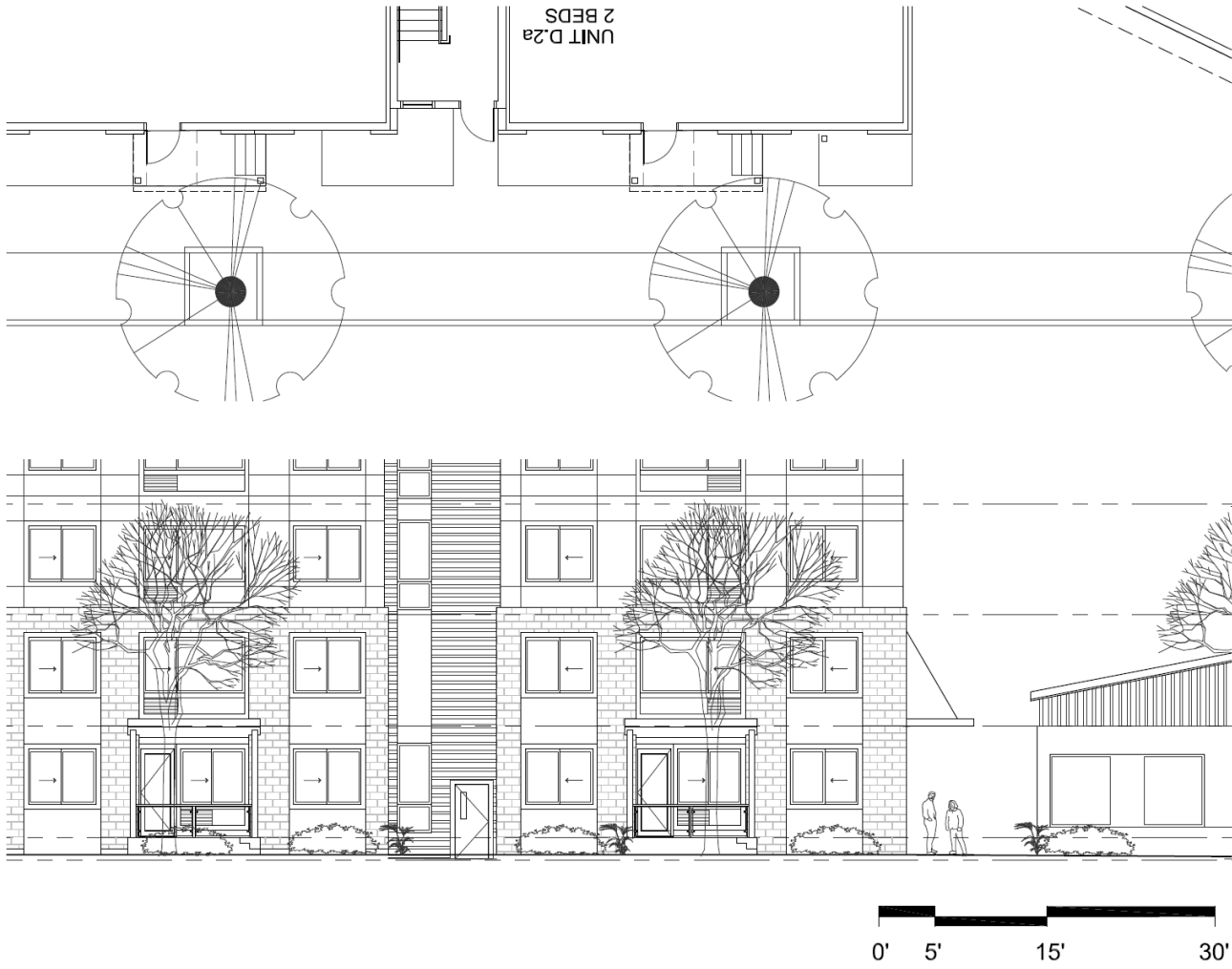
1. CAMPUS VISION



2. PEDESTRIAN EXPERIENCE



3. TRANSITION ZONE



4. CONTEXT





GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

JULY 8, 2022

Application for Departmental Regulatory Text Amendment

Project: Prose Fircrest

Applicant: Alliance Representative: Garrett Hodgins
Alliance Residential Company | Pacific Northwest
1900 N Northlake Way, Suite 237
Seattle, WA 98103
ghodgins@allresco.com

Architect: G + A Representative: Jon Graves
Jon Graves Architects & Planners PLLC/ DBA Graves + Associates
3110 Ruston Way, Suite E
Tacoma, WA 98402
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GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

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Land Use Application

Type of Project

Please check all that apply
and attach submittal sheet(s):

- ☐ Administrative Design Review
- ☐ Administrative Use Permit
- ☐ Boundary Line Adjustment
- ☐ Amendment – Comprehensive Plan
- ☒ Amendment – Zoning Regulations
- ☐ Amendment – Zoning Map *
- ☐ Conditional Use Permit *
- ☐ Conditional Use – Amendment *
- ☐ Detached Accessory Structure *
- ☐ Development Plan – Preliminary *
- ☐ Development Plan – Final
- ☐ Development Plan – Amendment*
- ☐ Plat Subdivision – Preliminary *
- ☐ Plat Subdivision – Final *
- ☐ Plat – Alteration/Vacation *
- ☐ Reasonable Use Exception
- ☐ SEPA Checklist
- ☐ Short Plat
- ☐ Site Plan Review – Minor
- ☐ Site Plan Review – Major *
- ☐ Site Plan Review – Final
- ☐ Site Plan Review – Amendment*
- ☐ Variance – Major *
- ☐ Variance – Minor *
- ☐ Variance – Sign
- ☐ Other:

*Pre-application conference
recommended

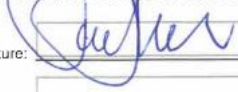


THE CITY OF FIRCREST
Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Applicant Name: Jon Graves Graves + Associates	
Address: 3110 Ruston Way Suite E, Tacoma WA 98402	
Representative (if different): 	
Phone: (253)272-4214	Email: jcgraves@gravesassoc.com
Property Owners (if different): Garrett Hodgins	
Phone: (206)350-4851	Email: ghodgins@alresco.com

Project Address: 2119 Mildred Street W, Fircrest WA 98466	
Brief Description of Project: Mixed Use with 389 residential units of various size/layouts with ground floor retail. Parks, recreation, open space, through street connections proposed. Parking is both surface & structured.	
Parcel Number(s): 0220112005	Site Area (square footage): 9.49 Acres
Land Use Designation: Commercial Mixed Use	Zoning Designation: MUU/MUN
Environmental sensitive areas on or within 150': <input checked="" type="radio"/> Yes <input type="radio"/> No	
Physical Characteristics of Site: 9.49 acre site, partially developed, with notable grade on east half	

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature:  Date: 5/27/2021

Signature: _____ Date: _____

7.8.2022

Jayne Westman | Administrative
Jeff Boers | Planning Consultant

A: City of Fircrest | 115 Ramsdell Street
P: 253-564-8901 | D: 253-238-4123
E: jwestman@cityoffircrest.net

Regarding: *Prose Fircrest/ Application for Text Amendments
Developmental Regulatory Change
2119 Mildred, Fircrest*

Ms. Westman and Mr. Boers,

On behalf of Alliance Residential, Graves + Associates is applying for text amendments related to a project proposed for 2119 Mildred, Fircrest WA. The attached text amendment proposal includes requested changes to the Fircrest Municipal Code (FMC) and the Fircrest Form Based Code (FBC). In addition to addressing these code text changes, we are applying independently for the related zoning map amendments.

Thank you for your continued assistance.

Sincerely,



Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

Deleted: Services Director

Commented [KR1]: 7/4/2022 JB COMMENT

Remove "Services Director" from Jayne Westman title and replace "Services Director" from Jeff Boers title and replace with "Consultant"

Commented [KR2R1]: 8/12/2022 G+A RESPONSE

Text revised to reflect preferred language.

STATUS: Complete

Deleted: Services Director

PROJECT OVERVIEW

The Applicant is currently pursuing a master plan for a mixed-use campus to be developed on approximately 9.49 acres at 2119 Mildred Street, Fircrest WA. With approvals to amend the subject FMC and FBC text and process associated entitlements, the Applicant intends to pursue construction through delivery of this mixed-use development plan. Schematic drawings have been advanced to the point that the Applicant understands the overall status of the proposal relative to compliance with applicable land use, building, and fire codes. The Applicant believes the campus plan solution adheres closely to the FMC and FBC regulations. Exceptions are taken for those site-specific conditions that drive consideration for minor divergence from the code and pursuit of text amendment modification.

Project concept overview:

- **4-building, multi-zoned campus plan/** The project campus proposed includes a 4-building development that embraces design conformance for two building fronting Mildred Street within the MUU zone, and two buildings in the eastern half of the property adhering to the intent of the MUN zone regulations. The pair of buildings fronting Mildred Street are mixed use including ground level commercial to meet or exceed the FBC shopfront overlay requirements. The building plan includes consideration for transitioning from the more urban MUU zone to the MUN zone.
- **Site geometry drives development generics/** The site geometry is generally a square in shape and lends itself to a park centric plan with direct primary access from the center of the Mildred frontage. "Park Centric" refers to an urban master plan that places a park, plaza, and/or open space in the center of a development. Placing a boulevard entrance in the center of the project's Mildred frontage aligns with a primary access to the development directly to the west across the street. The park centric plan is consistent with the zoning map proposed location for a public park within the center of the block. The Applicant is proposing an expanded central open space that includes a plaza where the zoning and regulating maps show the park along with a variety of surrounding and/or connecting outdoor community subspaces. The "Park Centric" concept intends to share outdoor amenities with all of the onsite residents and the community during daylight hours. The central open space is the key design feature intended to unify the development within the existing and future context.
- **Meeting housing needs/** The project includes close to 400 living units with a range of size, type, quality, and rent categories. A primary objective of the proposed development is to meet notable housing needs within the City of Fircrest and the region with a best quality development.
- **Adherence to the FBC/** The proposed development embraces the FBC pattern language relative to compliance with urban design vocabulary including meeting typology considerations for building, street, and landscape design elements. The Applicant hopes to demonstrate an exemplary solution that reflects the value added by the recently adopted City of Fircrest Form based code.
- **Connectivity/** Considerations for connectivity within the site and to adjacent parcels, and the City of Fircrest envisioned future transformation of the neighboring developments has been addressed with careful consideration for cross block connections, pedestrian pathway networks, and finish grade considerations.

- **Traffic Concurrency/** The proposed project will contribute to traffic along Mildred. The Applicant is working with the City of University Place to confirm traffic impacts and appropriate solutions for anticipated trip counts throughout the day associated with the three proposed Mildred Street vehicle access curb cuts. Mitigation measures will be vetted through the City of University Place and the City of Fircrest to ensure solutions are appropriate and properly integral.
- **Divergence from the FMC and FBC/** The proposed project has diverged from the zoning code and form-based code where site conditions include geometry, terrain, and existing neighboring conditions, merit. The primary proposed text amendments are related to:
 - (1) Existing driveways across Mildred Street that suggest the need to align proposed projects driveways for safety considerations
 - (2) Site utilization efficiencies that support a central boulevard access from the center of the Mildred frontage to the center of the proposed compass in lieu of alternative corner lot access that would require a diagonal route through the property to the center of the lot.
 - (3) Significant existing grades along the east half of the subject property that restrict the ability for east west roads to connect to existing grades of neighboring properties.
 - (4) Comprehensive adherence to FBC requirements is anticipated based on the current design solution. Departures and proposed text amendments to support such departures are primarily focused on refinement of appropriate site solutions with some additional building design consideration associated with frontage typologies.
 - (5) In summary, the project program fits well within the vision supported by FMC and FBC. It is the Applicant's opinion that the complexity of the project requires some minor clarification and modification of these applicable codes to maintain project continuity.

Exhibit 1. Existing and Proposed Regulating Plans.

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Exhibit 2. Current Site Plan.



Exhibit 3. Modified Regulating Plan Aerial Overlay.

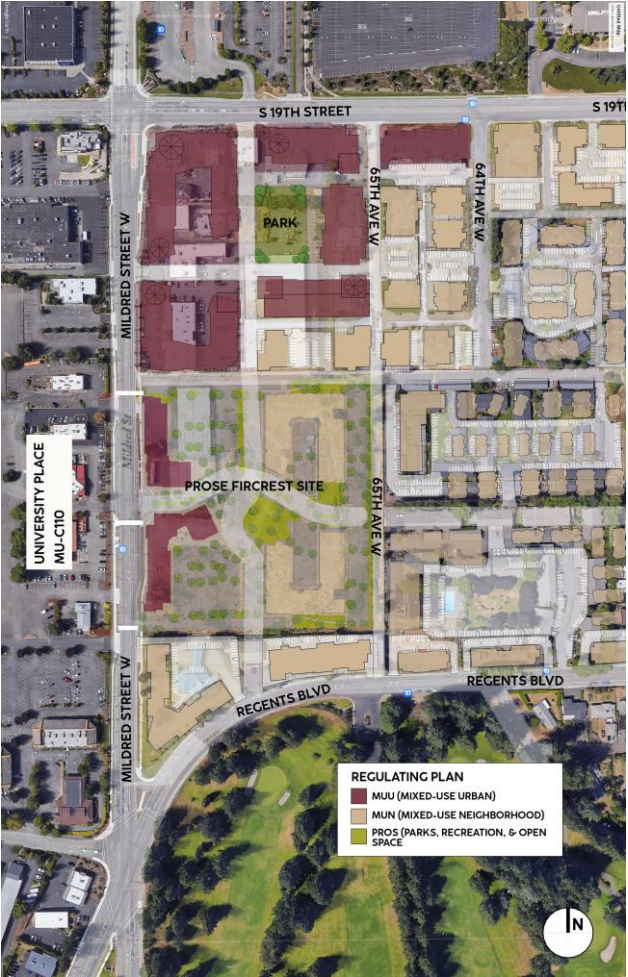


Exhibit 4. Open Space Plan



Exhibit 5. Landscaping Schematic Design & Inspirational Imagery



Exhibit 6. Building Massing Study.



Exhibit 7. Exterior Elevations Buildings A & B.



Exhibit 8. Exterior Elevations Buildings C & D.



Exhibit 9. Enlarged Street Front Facades Buildings A & B.



Exhibit 10. Proposed Traffic Flow Map.

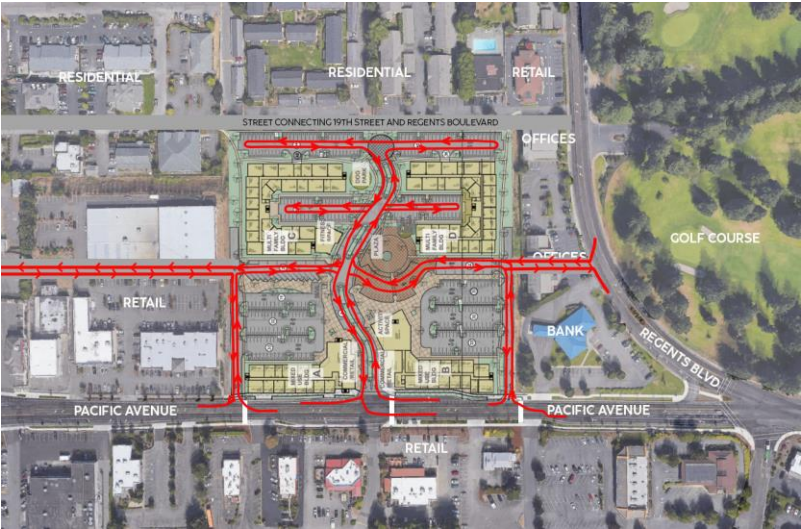
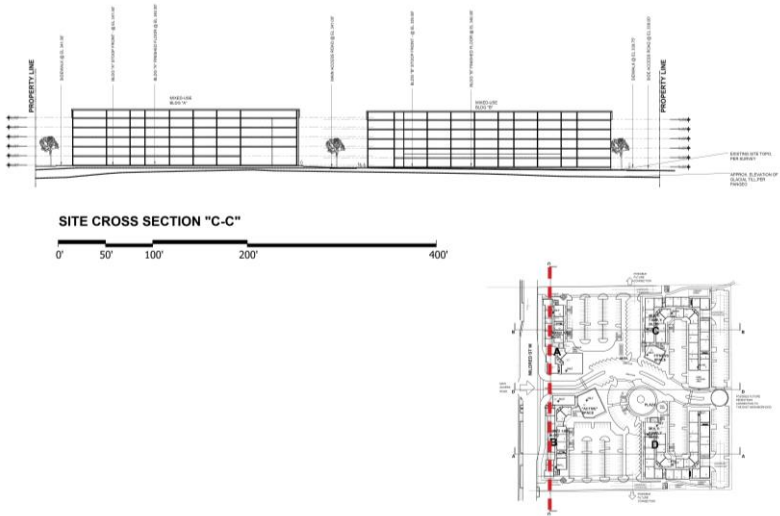


Exhibit 11. Site Section Along Mildred Frontage.



SITE TOPOLOGY
REV
OF

Exhibit 14. Site Section Through Buildings B & D.

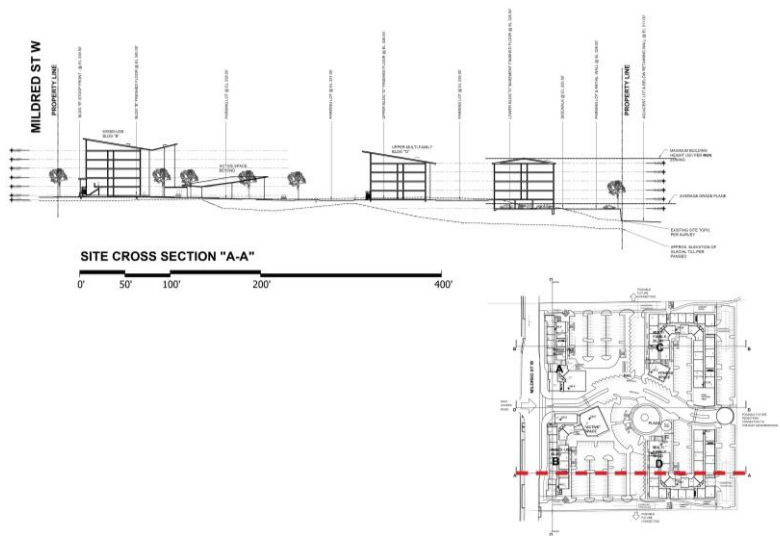
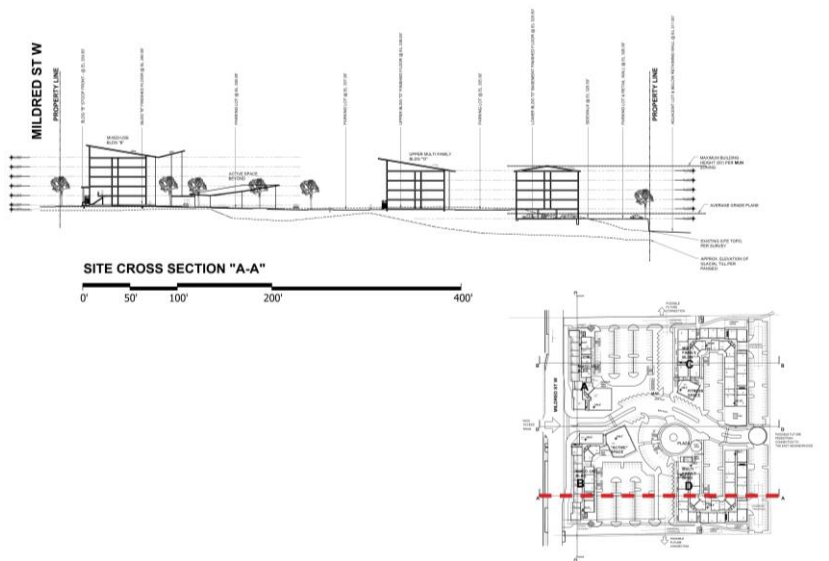


Exhibit 15. Site Section Through Buildings C & D.



APPROACH TAKEN TO THE PROPOSED TEXT AMENDMENTS:

The attached proposed text amendments take into consideration the Applicant's schematic design solution. Proposed text amendments are not intended to support a grant of unique privilege to support the Applicant's envisioned plan. The proposed text amendments include suggestions that will both support those modifications the Applicant's design team feel are detrimental to the integrity of the solution while suggesting changes to the FMC and FBC that refine the intent of these codes as applicable to all properties governed by these codes and potential amendments.

The amendments proposed shown as edits to the existing codes intend to cover elements that seem logical and practical revisions that should elevate the quality of the development to the intent of the code. While the FMC and FBC codes cover a range of regulations and pattern language in detail, specific site considerations do not necessarily allow the continuity of the building and/or site solutions to be maintained. This includes consideration for where primary vehicular access points should be located based on conventional traffic design considerations; how through block roadways can be supported within challenged grade conditions; flexibility in the ground level frontage types for multiple buildings that have different relationships to the public way; and building forms and site plan generics that reflect the geometry of the site within the context that may dictate the most appropriate pattern of buildings, green space, and pedestrian and vehicular thoroughfares.

This application includes a graphic presentation of the Applicant's project that intends to convey property specific considerations within the code constraints. The Applicant is prepared to provide additional graphical exhibits of the proposed project solution along with other Architectural solution examples from other projects. The Applicant's intent during the subsequent study sessions is to demonstrate the needs of the amendments relative to our project but also to demonstrate that any such amendments are a benefit to the value of the FMC and FBC as they pertain to the district as a continuous whole.

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 50-55 feet/ 4-5 stories above grade, depending on setbacks.
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.
Calculations resulting in a fraction shall be rounded to the nearest whole number with 0.50 being rounded up.	

Formatted Table

Commented [KR8]: 7/4/2022 JB COMMENT

Perhaps this should read: 50-55 feet/4-5 stories, depending on setback

Commented [KR9R8]: 8/12/2022 G+A REPSPONSE

Text revised to reflect suggested language

STATUS: Complete

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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 each individual unit using patios, balconies, and decks. **Requirements for individual residential units may be met in part or in full by 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 streets that are integrated into plazas centers that are typically open to vehicular traffic but become part of the restricted vehicle plaza area during special events.~~

Deleted: include

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(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.

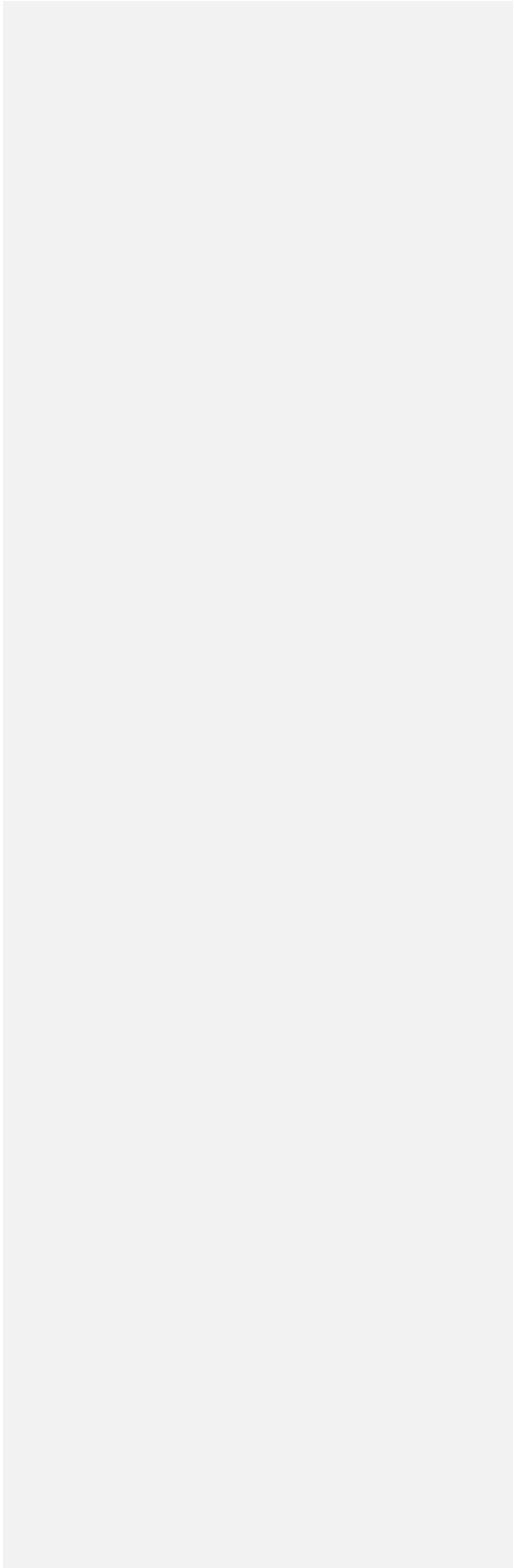
(2) A food, refreshment, coffee or espresso cart shall be located in the plaza during at least one-half of each working day.

(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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Street Standards 26

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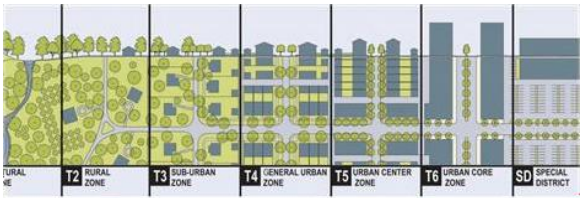
Introduction

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.

The Shopfront Overlay tends to be located in parts of a development that are anticipated to include the highest level of pedestrian activity. Requirements for the provision of Shopfront Overlay and the adherence to design requirements for this type of frontage is critical to the activation of pedestrian ways. A general floor to ceiling height is part of the envisioned Shopfront Overlay language.

- 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.

Cross block connections shown in the Regulating Plan shall be located to reflect actual conditions of the site development proposed. A street grid is identified in the Regulating Plan and is to be supported in the final solution. Configuration and locations of the boulevard and other secondary street configurations shall adhere as closely as possible to the regulatory plan. Exceptions to proposed departures from the Regulating plan based on physical constraints/feasibility shall be subject to administrative approval.

Commented [KR14]: 7/4/2022 JB COMMENT

Not sure what the intent is for the proposed shopfront overlay amendment below. Does it address a design issue? If not, is it necessary?

The first part of the text in RP.2A.3 is missing and needs to be added back in.

Will the code reader understand what a cross block connection is?

This reads too specifically to the Prose site, as it is the only site where a boulevard is proposed in the regulating plan. What are "exceptions to proposed deviations"?

This one needs work.

Commented [KR15R14]: 8/12/2022 G+A RESPONSE

RP.2A.3 has been added.

Language related to cross block connections has been removed to arrest confusion.

Prose site specific language has been removed and administrative approval for departures from Regulating Plan have been revised.

STATUS: Pending

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Figure RP.1 Regulating Plan



Table RP.1 Summary of Zoning District

Zoning District Intent	Mixed-Use Urban	Mixed-Use Neighborhood
		
Desired Form	<p>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.</p>	<p>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. Building may be increased by one story and height may be increased up to 55 feet if the building and site design exceeds the setback minimum requirements by notable additional setback increments.</p>
Streetscape and Public Realm Improvements	<p>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.</p>	<p>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.</p>
Parking	<p>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.</p>	<p>Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.</p>

Commented [KR16]: 7/4/2022 JB COMMENT

How about: A building may be increased by one story to five stories and its height may be increased by five feet to a maximum 55 feet if building setbacks are increased per the provisions in the Development Standards by Zone section of this code.

Commented [KR17R16]: 7/4/2022 G+A RESPONSE

Text has been revised to reflect suggested language

STATUS: Complete

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General Use	Buildings are occupied with ground floor retail, office, service, and other active uses along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.	Buildings may be occupied with ground floor retail, office, service and other active uses. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Ground level residential units in the MUN zone shall have front doors accessed directly from the public way. Alternatively, unit entries to ground floor units may be internal with direct access from a common lobby or porch to the public way. 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 access to the public way through a common lobby and functional porch or covered patio that supports interaction among residents and connection to the public realm. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.
--------------------	---	--

See Chapter 22.48 FMC and Chapter 22.50 FMC for more detailed information on uses and development standards.

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Commented [KR18]: 7/4/2022 JB COMMENT

Consider: "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 access to the public way through a common lobby and functional porch or covered patio that supports interaction among residents and connection to the public realm."

Commented [KR19R18]: 8/12/2022 G+A RESEPNSE

Text has been revised to reflect suggested language.

STATUS: Complete

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~~ and awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

The basis of the standards is the synoptic survey and community vision to create a specific place.

Commented [KR20]: 7/4/2022 JB COMMENT

Consider (for the second revised sentence): "Balconies, cornices, ~~arbors~~, ~~and~~ awnings, ~~and~~ stands selling magazines, fruits, vegetables, or flowers, may project into the public right-of-way, subject to encroachment permit."

Commented [KR21R20]: 8/12/2022 G+A RESPONSE

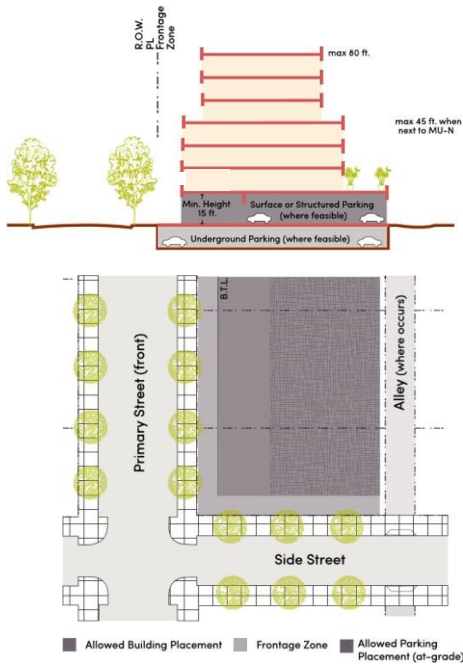
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MIXED-USE URBAN (MUU)



Building Placement

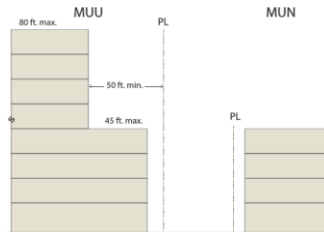
Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

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	
<u>Shopfront overlay ground level</u>	15-foot minimum
<u>Other uses within non-storefront overlay- taller than upper levels</u>	N/A
<u>Non-shopfront uses</u>	

Parking

See parking standards in FMC 22.60.003.

Street facing on grade parking

Parking garage levels 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	

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Commented [KR22]: 7/4/2022 JB COMMENT

Eliminate the part of the shopfront parking revision that references the other non-applicable uses.

For the street facing on-grade parking provision, use the same text proposed for the MUN zone.

Commented [KR23R22]: 8/12/2022 G+A Response

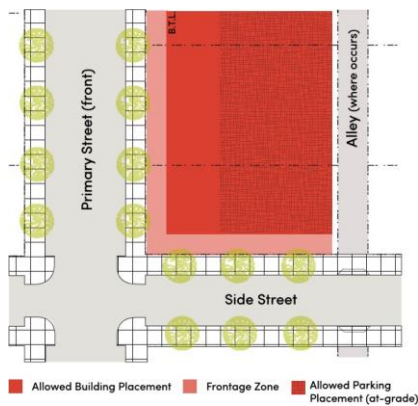
ASK: City to clarify comment

STATUS: Pending

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MIXED-USE NEIGHBORHOOD (MUN)



Building Placement

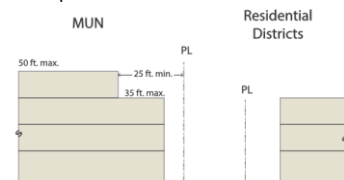
Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

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

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



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 every 20 feet of additional distance from such property line, a building within MUN may be increased by 2'6" in height for a max total of 55'. A building within MUN may be increased by one story if the total depth from the property line is 65' or greater.

Interior Ceiling Height	
Ground Floor	15-foot minimum
Shopfront Overlay	
Non-shopfront uses	N/A

Parking

See parking standards in FMC 22.60.003.

Street Facing on grade parking. Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

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

	Encroachment			Vertical
	Front/Side Street	Horizontal	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	

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Commented [KR24]: 7/4/2022 JB COMMENT

Under allowed building types and height, the text revision is difficult to comprehend. How about creating a separate graphic and text that is focused only on the additional story and 5 feet of height where that level of the building maintains at least a 65 foot distance from the property line? Otherwise it will be too confusing mixing the current language that constrains height with the proposed language that grants additional height.

Should the maximum height table be revised to show a range of heights from 50-55 feet for flex and court?

For interior height provision, eliminate the "other non-storefront uses" provision, which may not be necessary. Or, if this is retained, then change it to shopfront.

Commented [KR25R24]: 8/12/2022 JG RESPONSE

TBD/G+A to provide additional diagram consistent with final planning commission supported design solution.

Text has been revised to reflect suggested language regarding flex and court building types.

STATUS: Pending

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







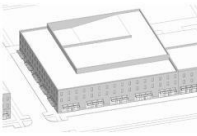


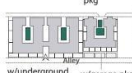


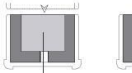

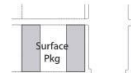
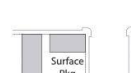
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

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				
				
				
				
Corner & mid-block w/pkg access from alley	w/alley access to detached garages w/pkg @ the rear accessed from alley w/attached garages accessed by side alleys	Detached garages Carriage houses above garages Attached garages Corner units front the street	Work Live Work Live	
Multiplex	Rosewalk & Bungalow Court	Row House	Live-Work	
<p>A <i>multiplex</i> is a residential building of 3 to 6 dwelling units respectively.</p> <p>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.</p> <p>Multiplexes are not allowed on arterials.</p> <p>Coding Criteria</p> <p>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.</p> <p>Typical height of the building is 2-3 stories.</p>	<p>A <i>rosewalk</i> 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.</p> <p>A <i>bungalow court</i> 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.</p> <p>Coding Criteria</p> <p>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.</p> <p>The building size and massing of individual buildings is similar to a small-scale single dwelling unit.</p> <p>Entrance to units shall be directly from the front yard or from the courtyard.</p>	<p>A <i>row house</i> 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.</p> <p>Coding Criteria</p> <p>The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.</p> <p>Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.</p> <p>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.</p>	<p>A <i>live-work</i> 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.</p> <p>Coding Criteria</p> <p>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.</p> <p>Each unit should have access to private open space. The private open space should be in the rear yard of each unit.</p>	

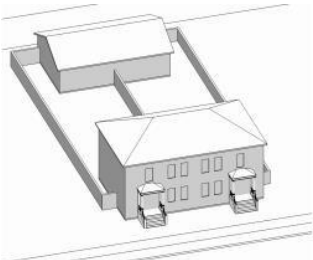
Table BS.1 Building Types (continued)

Block Scale Buildings			
			
			
 	 	 	 
Court 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. Coding Criteria 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. The open space is designed as a central court or partial, multiple, separated or interconnected courtyards.	Hybrid 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. Coding Criteria Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.	Liner Building A <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. Coding Criteria The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor. Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.	Flex Building 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. Coding Criteria The floor to ceiling height of the first floor is greater than the rest of the floors, typically about 15 feet to accommodate the unique needs of commercial space and increase the comfort of residential occupants and guests. The main entrance to each ground floor tenant bay <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.

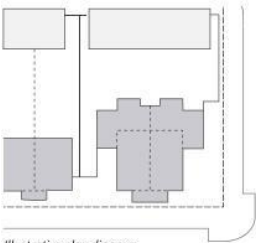
BS.2 BUILDING TYPES (CONTINUED)

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

- 5

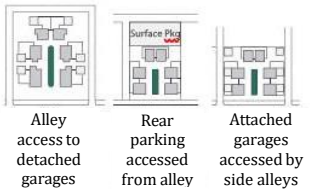
Common Courtyard

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 MUU

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 MUU

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

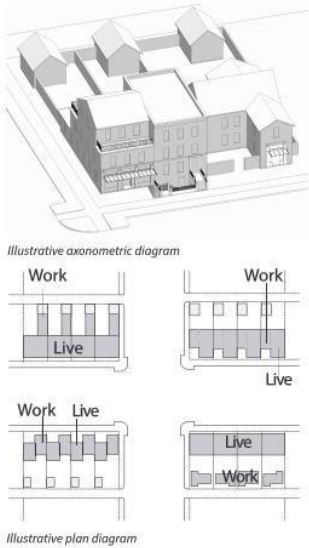
Private Open Space

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



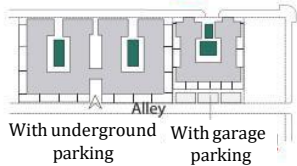
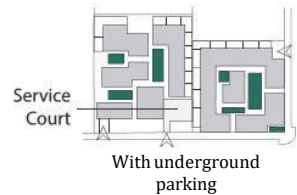
BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.E Court



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of court



Illustrative photo of 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.

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

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. ~~Direct access from the residential units shall be from the public street. Alternatively, access to the ground level residential may be from the common lobby fronting and accessed from the public pedestrian way.~~

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 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

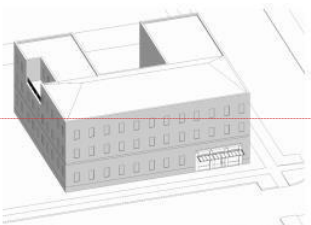
Vehicle Access & Parking

Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 5

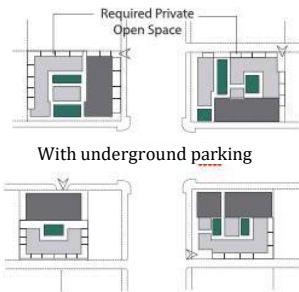
Private Open Space

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

This open space is exclusive of the courtyard



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of hybrid court

Commented [KR26]: 7/4/2022 JB COMMENT

Consider:

"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 fronting and accessed from the public street pedestrian way."

Commented [KR27R26]: 8/12/2022 G+A RESPONSE

Text has been revised to reflect suggested language

STATUS: Complete

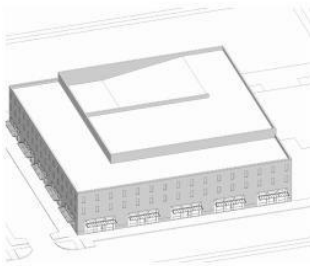
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BS.2 BUILDING TYPES (CONTINUED)

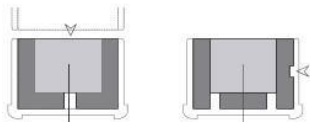
MUN MUU

BS.2.G Liner

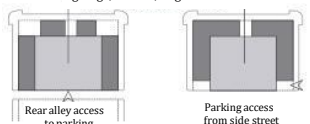
- 1 **Description** A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or "big box" store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- 2 **Lot Size** Width: 400-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
- 5 **Vehicle Access & Parking** Required parking is accommodated in an underground or above-ground garage, tucked 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.
- 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



Illustrative axonometric diagram



Surface parking, parking garage, cinema, large retailer



Rear alley access to parking

Parking access from side street

Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of liner

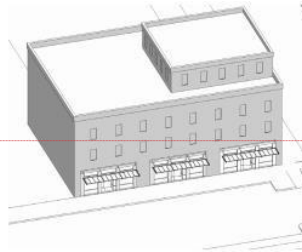
BS.2 BUILDING TYPES (CONTINUED)

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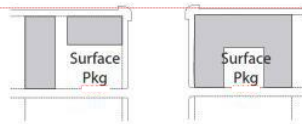
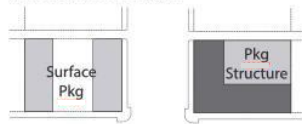
BS.2.H Flex Building

- 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. The City may approve alternative designs where direct access to first floor residential units adjacent to shopfront overlay is provided through a common lobby fronting and accessed from the public street pedestrian way. First 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 floors are accessed through a street level lobby but such lobby may be directly accessible from a side yard.
- 2 Lot Size Width: 400-foot maximum 150-foot maximum
Depth: 400-foot maximum
- 3 Pedestrian Access Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 Frontages Forecourt Gallery
Shopfront 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. In park/open space-centric campus plans that include the provision of central open space beyond 1.25 times the minimum. Private open space requirement may be met in part or in whole by the excess of open space provided. Where a project design includes 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 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.
Recommended width/depth/height ratio: 1:1 approximate 20-foot

Width and depth: minimum
- 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

Commented [KR28]: 7/4/2022 JB COMMENTS

For item 1 sentence 2, consider:

"The City may approve alternative designs where direct access to first floor residential units adjacent to shopfront overlay is provided through a common lobby fronting and accessed from the public street pedestrian way."

For item 6, consider:

"Where a project design includes 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 in lieu of private open space amenities such as private porches, decks and balconies."

Commented [KR29R28]: 8/12/2022 G+A RESPONSE

Text has been revised to reflect preferred language

STATUS: Complete

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Stoop

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Frontage Standards

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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.

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The Commission should consider the implications to be sure there would be no unintended consequences, perhaps on other sites. Will there be locations elsewhere in the FBC area where the frontage standards should apply on private frontages?

Commented [KR31R30]: 8/12/2022 G+A RESPONSE

Common porch is no longer being recommended as an added frontage standard.

STATUS: Pending

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



Common Porch: This type of treatment and articulation is best for serving multiple dwelling units utilizing one entry. In addition, it provides direct access to the pedestrian way as well as supporting an amenity space for users to ground floor living units.

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

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

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
- Design A short fence may be placed along the built-



Common Porch

- Description**

Common porches refer to treatment and articulation of lobbies serving multiple dwelling units. Such features shall be appointed with transparency of 40% or greater at the entry façade and shall be provided with a canopy overhanging roof of no less than 5' at the entry doorway. As an alternative to providing front door direct access to the public way from ground level living units, the common porch shall directly front such pedestrian way. Condition of such substitution for ground level direct access to living units, shall include a minimum of two additional first level design features that support pedestrian amenity characteristics including but not limited to benches, covered resting areas, and/or expanded green/ garden landscape features.
- Size**

Common lobby entrances shall include a double entry storefront system or single entry with sidelights.

The porch shall be a minimum of 5' of depth with full cover from weather
- Canopy**

Provide full canopy or awning cover of with a minimum of 5' of projection over the entry doors



Commented [KR32]: 7/4/2022 JB COMMENT

The common porch description, size and design standards will need refinement/ revision. Graphics and a photo will need to be added. The city requires a minimum porch depth of 8 feet to be useful as open space in some other areas/zones. A 5-foot awning may not provide much protection. It seems these standards could be reworked to ensure a usable common porch is the end result.

Can one of the other frontage types be reworked to incorporate a common porch, so that a new frontage type is unnecessary?

The street standards provision is going to need work. I don't think the street type should be based on use. Uses change over time. The key factor should be the street's function over time, taking into consideration the areawide context.

The language regarding admin approval needs some additional work, as well.

Commented [KR33R32]: 8/12/2022 G+A RESPONSE

Common porch is no longer being recommended as a added frontage standard.

STATUS: Complete

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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

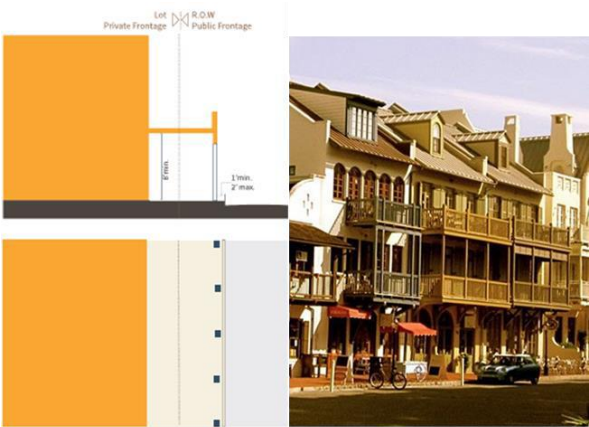
Awning Depth: 4-foot minimum
Setback from curb: 2-foot minimum
Height, clear: 8-foot maximum

- 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.



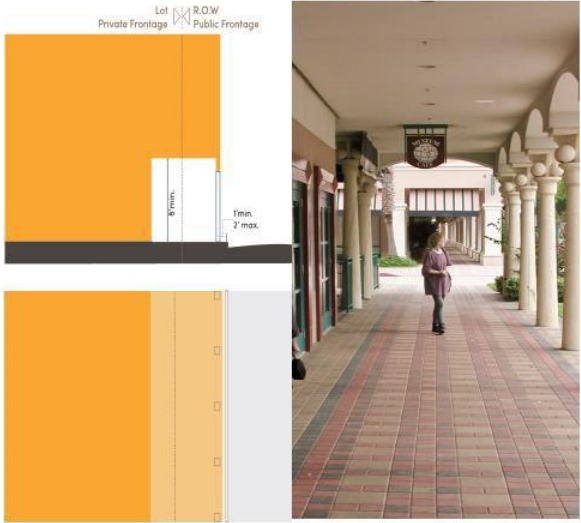
Gallery

- 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 BUILDING 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.

Street standards are not assigned to conditions within the site that require cross block improvements. The street type shall be selected based on anticipated use. The general cross section of the street type selected shall follow the types described in the representative street typology. Exceptions shall be granted for street width, parking types, landscaping and sidewalk cross sections with consideration of adjoining vehicular and pedestrian design features. Approval on deviations to street cross sections shall be subject to administrative approval.

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.

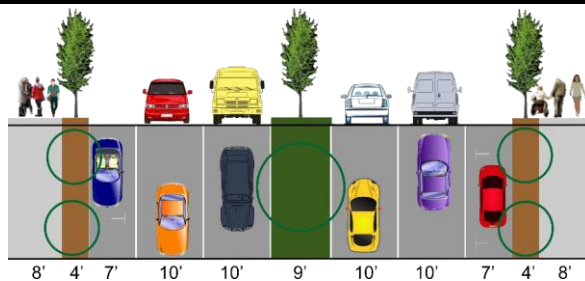
Livability: Providing good and inclusive places for all that support vital economic, cultural, and community activity.

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

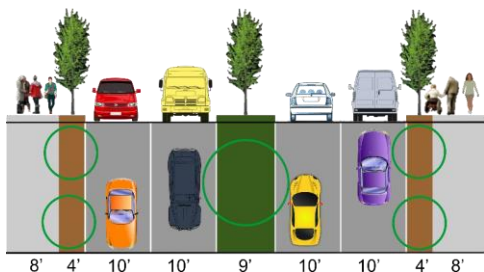
friendly environment.

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.

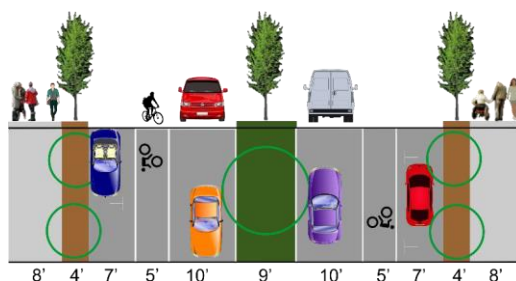
19th Street Shopfront			
Assembly		Transportation Way	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 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



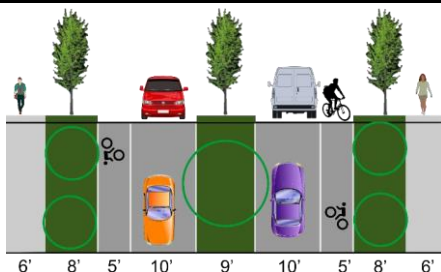
19th Street Non-Shopfront			
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	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



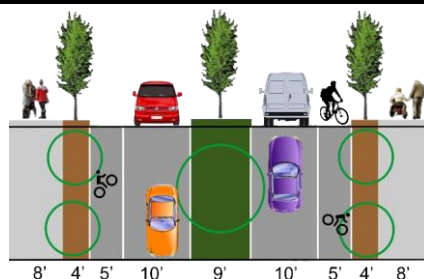
Mildred Street Shopfront			
Assembly		Transportation Way	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median 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



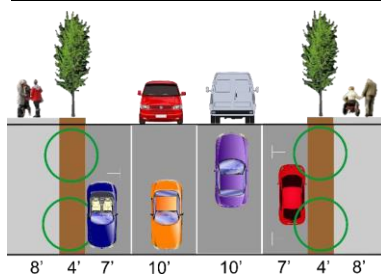
Mildred Street Non-Shopfront			
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	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



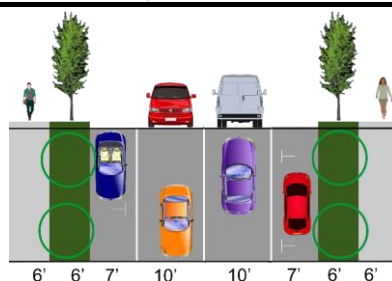
Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median 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



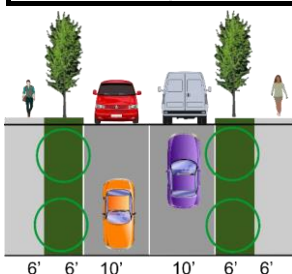
Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 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



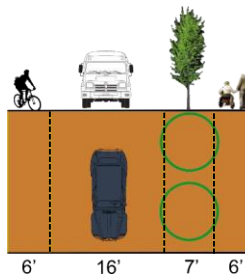
Local - Lower Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet 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



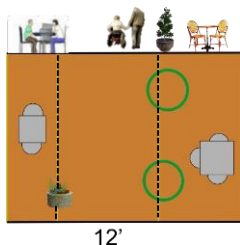
Local - Delivery			
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width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



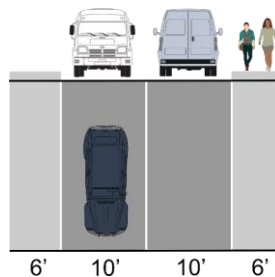
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	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 five percent of the project area as open space. *This open space shall consist of one or more of the open space types described in Table OS.1. Areas such as yards located within building setbacks and other open space fragments that are not improved with amenities described in this table do not count toward the minimum open space requirement.* The required open space shall be designed in compliance with the applicable requirements from Table OS.1. *Open space is considered vital to a large scale development. Site geometry may dictate a project solution with a central park and open space that serves all surrounding buildings. In such cases, the park and open space minimum requirements may very well be exceeded. In open centric development, excess open space may serve to offset private and common space requirements at a 1:1 ratio. Meeting private space requirements by excess open space is contingent on the provision of a minimum excess of open space and the provision of common and private open subspace provided as part of the open space design solution.*

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. 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.

Commented [KR34]: 7/12/2022 JB COMMENT

Consider adding after this sentence:

"This open space shall consist of one or more of the open space types described in Table OS.1. Areas such as yards located within building setbacks and other open space fragments that are not improved with amenities described in this table do not count toward the minimum open space requirement. "

Commented [KR35R34]: 8/12/2022 G+A RESPONSE

Text revised to reflect suggested language

STATUS: Complete

Commented [KR36]: 7/4/2022 JB COMMENT

The proposed text is somewhat difficult to understand and could be interpreted differently by each reader. While I understand the gist, some of the text may not be needed or may be in the wrong location. Some of what is expressed may be true for your project, but it may not be universal enough in terms of applicability to warrant its inclusion here.

Commented [KR37R36]: 8/12/2022 G+A RESPONSE
















ASK: What is perceived as site specific vs generic? G+A believe the language remains applicable to any/all sites that are park centric with an abundance of open space beyond minimum requirements.

STATUS: Pending

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	Variable				1 acre to 15 acres		½ acre to 5 acres		
Frontage (minimum)	Fronting lots encouraged to provide access and pleasant frontage.				2 streets		2 streets		
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths.				Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community 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. If an urban design concept has not been prepared and adopted, below, at time of project application, the applicant shall fund the preparation of a conceptual plan under the direction of the City that incorporates, at a minimum, the design elements described in the placeholder for each open space type below.

1.) Urban green street with median, sidewalks and curbside parking located at Mildred Street West and ~~22nd~~ 24th Street (planned).

The subject green street refers to the future boulevard entrance off of Mildred to the planned 21st street cross block connection. The following requirements may be met in a variety of ways with recognition that the boulevard, promenade, and associated characteristics will work in kind with the final cross section, location, and geometry of the green street. The green street design concept would include a median containing a mix of paving and plant materials that support active spaces. Alternatively the median may be a landscaped feature with the identified pedestrian promenade design features flanking the boulevard on one or more sides of the vehicular way. The design should include a promenade/ramblas in the center, one side, or both sides of the boulevard. 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 may be ultimately connected to plaza and park features that include some of the required urban features. Suggestions for street furniture and street lighting to be used in the Ramblas/Promenade would be included. The concept would include a street tree plan and suggestions for street furniture and street lighting. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

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

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

Commented [KR38]: 7/12/2022 JB COMMENT

This needs to be changed to 22nd St

Commented [KR39R38]: 8/12/2022 G+A RESPONSE

Text updated to reflect correct street name.

STATUS: Complete

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

The Subject green, square or plaza is envisioned for a location south of 22nd with final location to ensure central benefit for surrounding and connecting mixed uses, cross block connections, and pedestrian pathway networks. The final location is flexible with administrative approval of a proposed final location and geometry. 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. Adaptability and flexibility of use is of notable importance to ensure opportunity for a range of uses including seasonally driven urban activities. See Table OS.1 for minimum plaza size requirements. The pursuit of a park central plan that connects to secondary outdoor areas including a promenade and/or rambla is encouraged. The provision of a central green space within a park centric plan in excess of 1.25 x the minimum SF requirement with design elements connecting and central to all surrounding residential shall also meet in part or whole residential open and private space requirements in addition to meeting the Green space required criteria. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

Commented [KR40]: 7/12/2022 JB COMMENT

Consider:

Add "in vicinity,"
Remove " south"
Remove "west of"

Commented [KR41R40]: 8/12/2022 G+A RESPONSE

Text revised to reflect suggested language

STATUS: Complete

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FMC 22.78.004 CRITERIA FOR AMENDMENT APPROVAL:

The following narrative addresses the criteria for text amendment approval. The Applicant is prepared to support the foundation for such amendment through additional discussion, graphic exhibits, and supporting historical data presumably during study sessions. Please refer to the proposal graphics in the project overview section of this application for design exhibits.

(a) *The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan*

As part of the City of Fircrest (COF) comprehensive plan mission statement, preserving the residential scale and character of Fircrest; enhancing community recreational opportunities; increasing housing opportunity including range of housing types; pursuit of community/ pedestrian friendly safe streets; and working forward towards connectivity and continuity of cityscape seem to be clear objectives. The Applicant is proposing a solution that addresses housing need within a campus model that emphasizes a safe network of street, pedestrian, bicycle lanes. The concept includes a park centric urban development that emphasizes park and recreation for onsite residents and the community.

As part of the Growth Management Act, increasing diverse housing opportunity and open space for recreational opportunity are stated as primary objectives within the comprehensive plan. The Applicant's proposal is focused on the integration of proven residential / multi-family templates that are consistent with the GMA and specifically the typology of the COF Form Based Code.

Goal CC1 further underscores the importance within the comp plan for the provision of well-designed open space. The Applicant is prioritizing the provision of open space following traditional considerations for diverse gathering and recreational opportunity. This includes emphasis on primary and secondary landscape and hardscape treatments. In this particular case integrating a multi-dimensional plaza and surrounding network of garden, BBQ, play, and resting amenities. Light and air as a central design feature along with a wide range of opportunity for play, exercise, interaction, gatherings, small and large group functions, community events, and creative landscape treatments make for a solution that exceeds the FMC and FBC code minimums.

Goal CC4 emphasizes the need for developments to fit the context and are sensitive to the surrounding; sensitive to the human scaled development; substantiates a positive and creative identity; pursues high quality materials and systems; and pursues considerations for sustainability. The Applicant's proposal includes notable consideration for existing streets, anticipated future streets, analysis of grades and traffic patterns, and ultimately compatibility considerations for future connections to adjacent developments. This includes building mass, form, and scale that step up to the urban street and down to the surrounding more suburban neighbors.

Goal CC5 references the importance of smart street design which will include support of a safe, organized, convenient, and appropriate network of vehicular roadways with safe provision of bicycle and pedestrian ways. The proposed solution includes the integration of a boulevard, a central north-south through block street and supporting east-west connectors. All street types include consideration for pedestrian site accessibility; bicycle thoroughfares, appropriate roadway cross sections; and appropriate landscaping and sidewalk designs. Although East-West roadways proposed cannot connect to a north-south through block street along the east property boundary based on adhering to practical grade considerations, the proposed solution emphasizes the anticipated emphasis on a north-south central through block street that will connect to neighbors, 19th street, Regence Blvd, as well as connect the neighboring developments to the proposed central park. The refinement of the Boulevard cross section, shape, and location best supports a park centric master plan while offering a meandering path that is intended to slow vehicles, pedestrians, and bicyclists. The curvilinear form and the central location of the boulevard intends to support experiential considerations of the residents and the public visitors. Careful attention to ground level street front design has been a large part of the Applicant's consideration. Street activation is an emphasized part

of the ground level particularly fronting Mildred Street. A more casual, safe, and suburban street front and pedestrian way is proposed for buildings within the MUN zone.

Goal CC8 covers the need to pursue solutions that are compatible with the design of the abutting neighborhoods and build on the positives of such adjacencies. The Applicant has studied the proposed campus design within the context of the surrounding parcels including addressing the FBC and zoning code identified transformation of the abutting properties. The Applicant believes connectivity to adjacent parcels and the surrounding present and future street network is essential to a successful project. Emphasis on the north-south central through block street is of primary importance relative to a successful and convenient street system. The park is essential to activate the pedestrian core of the proposed development along with offering identity to this important north-south through block street. The campus proposal includes 2 buildings fronting Mildred that are within the MUU urban zone, and 2 buildings within the MUN zone that the design team consider the transitional zone. The 2 buildings within the MUN zone have been intentionally proposed to set back from the shared east boundary with the R-20 existing apartments for compatibility purposes. Pattern language hierarchies between the buildings and associated site design reflect careful on-site design relationships while adhering to the FMC and FBC requirements for sensitive transitions to neighboring properties. The existing site has a notable hillside on along the east property boundary. The neighbors to the east look at the side of a hill when viewing the subject parcel from below. The grades dictate that the Applicant responsibly terrace the transition to the east line. The grades are however too significant to make a gradual and natural transition from the subject property to the existing lower grades. Through street connectivity is not proposed as part of the project concept, however terracing the east portion of the site to make for a more palatable visual transition is part of the project solution.

- (b) *The proposed amendment will promote, rather than detract from, the public health, safety, morals, and general welfare/* The Amendments proposed to the FMC and the FBC address inconsistencies found in the code that are unrelated to the project proposal but are assumed to require correction for purposes of clarity and intended general use of the codes. The Amendments proposed to address characteristics of the streets intends to support site driven and function driven considerations that not only will be applicable to the subject property development but also part of considerations for adjacent future development within the bounds of the FMC and the FBC. Such clarification intends to meet the intent of the code relative to superior roadway design while offering additional language promoting flexibility within street types and street cross sections pursued. As part of the text amendment considerations applicable to streets, placement within a working grid and consideration for grades has been addressed. Proposed text amendments regarding building height, bulk, and scale relative to context compatibility are furthered by proposed text to grant bonus height and stories based on syntax. Proposed text amendment has been included to offer greater opportunity for storefront types and compatibility with ground level residential and commercial typologies. With this general range of text amendment recommendations, the Applicant's intent is to clarify and further support the intent of the FMC and FBC consistent with the intent of these codes to meet the directives of the Comp Plan mission statement and in turn protect the health, safety, and general welfare of the community.
- (c) *The proposed zoning is compatible with the uses and zoning of surrounding property (applicable to the FMC text amendments only)* The Applicant is proposing a solution that follows the intent of the FMC and the FBC with few exceptions. This includes the incorporation of through block connections; integration of pattern language consistent with the MUU and MUN zones; integration of pattern language that elevates the urban character of building frontage on Mildred; and integration of pattern language consistent with building solutions in the MUN zone that intend to bridge the form, density and scale of the surrounding R-20 and the MUU taller and denser development. Consistent with the Comprehensive plan, the FMC, and the FBC, the proposal integrates a vehicular and pedestrian grid that achieves on site connectivity while availing opportunity for connections to the current and future context. Sustainable solutions are a part of our development solution. Resolving traffic measures for the proposed site solution also addresses the current and future considerations for traffic flow onto Mildred as it affects the properties south, west, and north. Integrating a storm drainage system to support the campus to current standards will in turn reduce the dependency on the public storm system that currently serves 19th. The project proposal

integrates considerations for the use of bicycles, mass transit, and electrical vehicles reducing carbon emissions and footprint. While current developments to the north, south, and east within the City are underdeveloped relative to adherence to urban design considerations. The natural movement towards the highest and best use will see denser and taller development at the 19th and Mildred intersection, a high concentration of commercial on Mildred and 19th close to the intersection, walkable residential campuses presumably in the layer of development behind the buildings fronting the primary roadways, and inevitably merge with the project proposal development.

- (d) *The property is suited for the uses allowed in the proposed zoning classification (applicable to the FMC text amendments only)* The property is extremely suited to integrate and compliment the intent of the FMC code. Proposed amendments intend to further the ability of a project to conform to the intent of the code, not diverge from it. While criteria for supporting amendments to the code often ask the Applicant to explain what has changed since the adoption of the code, in most cases, the code cannot possibly reflect all real conditions. Grades, site geometries, utility system considerations, traffic considerations including offsite neighboring patterns, and market demands drive the 3-dimensional nature of projects. Municipal Codes and Form Based Codes are typically derived with focus on a two-dimensional map that generalizes the existing condition and the future pattern of development. This application intends to amend portions of the code to more specifically address real site conditions.
- (e) *A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest (applicable to the zoning map amendments and amendments to this title which require comprehensive plan amendment to ensure consistency under subsection (a) of this section).* Conditions in the context of the subject property have not notably changed to drive the requested amendments. It is the Applicant's understanding that the code has not been vetted by development and therefore the issues at hand are not about changes that might support consideration for changing the direction of the code but rather about refining the code to better serve the subject property and all properties subject to the newly adopted code.

Summary of proposed text amendment intent:

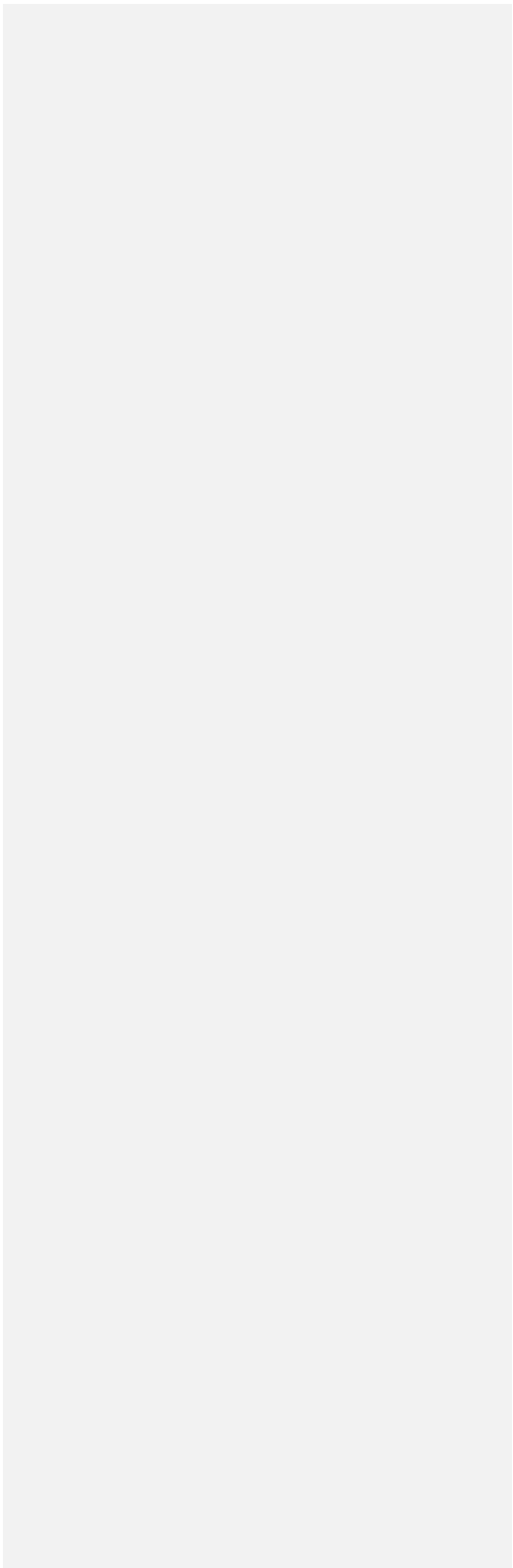
1. *The boulevard is proposed to move to a position fronting Mildred at the center point of the parcel east boundary.* The Applicant represents placing the Boulevard in the center of the Mildred frontage to be safer from the standpoint of traffic including distance from the intersection of 19th and alignments with existing opposing curb cuts on Mildred Street. The Applicant also represents that the geometry of the parcel yields a denser development using conventional building typologies with the Boulevard located in the center of the Mildred frontage.
2. *The shopfront overlay is proposed to be moved with the relocation of the boulevard.* The Applicant recognizes that shopfront overlay requirements intend to ensure a pedestrian activated pedestrian way where concentrated mixed use is anticipated. The Applicant is therefore proposing the same quantity of Shopfront overlay be relocated with the Boulevard.
3. *Street typing shall remain flexible based on the use and contribution to the proposal and connectivity envisioned to the adjacent parcels. Such type may include sharing requirements for the provision of the street, the abutting landscaping, and the abutting sidewalk depending on grades and anticipated shared use. Through block connectors are diagrammed in the FBC regulating plan.* The Applicant represents that existing site conditions, existing and future anticipated site relationships with neighboring developments, and existing grades drives a hierarchy of street applications and associated types. The Applicant is seeking flexibility in the application of streets based on existing conditions and practical anticipated connectivity. The Applicant seeks approval to emphasis the central north-south street as the primary connector to 19th and Regence Blvd including connecting the community the proposed central park. The Applicant represents that the west-east streets connect with the proposed primary north-south central street and terminate at the top of the steep grade east of site center.

The Applicant has confirmed that Emergency Vehicle Access grades should be restricted to 10% or less and therefore believe conventional road connectivity to a future north south street along the east boundary is impractical. The Applicant proposes to move the north south through block connector onto the eastern abutting property based on the consistent grades available to support this street's connection to 19th Street and Regence Boulevard. The Applicant further proposes to share the completion of landscape and sidewalk connections with abutting neighbors to the north and south given the intended contribution of these streets to deliveries and access for all properties.

4. *Through block streets may terminate without connecting to perpendicular streets if connectivity is challenged by grades.* The Applicant proposes to terminate through block streets running west to east without connecting to the eastern boundary north-south thru block given existing challenges with grade.
5. *Allowable frontage types shall include "Stoops" for Flex buildings.* The Applicant believe that Stoop front fits well with the Flex building attributes along an active commercial pedestrian way and recommend that this type be included in the allowed options for applicability.
6. *Allowable frontage types shall be expanded to include "Common Porches" for ground level residential within the MUN zone.* The Applicant is proposing residential multi-family for the two buildings within the MUN zone. The frontage types applicable to the Flex building type, (which seems clearly the most suitable building type), restricts ground level front door access to the sidewalk only. The Applicant believe that the front door access to the sidewalk of the anticipated type of street frontage will carry concern for security and safety and therefore propose to integrate a "Common Porch" frontage type that allows internally accessed units to connect with the pedestrian way through a common porch.
7. *Height and story bonuses are proposed to be integrated into the MUN restrictions based on formula's related to distance to shared neighboring properties with lower density designations.* The Applicant interprets the FBC relative to height, form, and scale to be governed by design considerations for transitions between denser and taller urban structures and existing or future moderate scaled neighborhoods. The current code provides a limitation on the building height in the MUN zone based on proximity to the shared property line with moderate scaled residential neighbors. The Applicant is seeking approval on bonus height and story increase based on setting buildings further away from a boundary between zones.
8. *Private area requirements may be met by excess common open space in park centric developments.* The Applicant believes that the site geometry supports a park centric campus. One that includes a central open space as the major design element. This concept typically includes and is proposed to exceed the FBC code requirement for size of a central plaza by more than 125% of the requirement. In the case of the proposal, the development includes open space that approaches 200% of the requirement. The Applicant is proposing that the code allow excess open space above 125% of the minimum requirement to be used to meet private open space requirements. While there is recognized benefit in the provision of patios and balconies, all 4 buildings in this case share frontage with the central open space feature and will benefit from the diverse recreational characteristics and opportunities.

With provision of the narrative identifying the general text amendments of consideration, the Applicant respectfully asks for support for the proposed amendments. The Applicant is otherwise prepared to provide additional information to substantiate the proposed changes.

APPENDIX



Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Troy Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE

JUNE 14, 2022 1 of 1
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Donald Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Gina Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

Gina Eaton
SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Ronald Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE

6/9/21
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
[Alliance – Fircrest](#) / [Code Amendment](#)
2. Name of applicant:
[Jon Graves](#)
3. Address and phone number of applicant and contact person:

Jon Graves | 253-272-4214
3110 Ruston Way Ste E, Tacoma, WA 98402

4. Date checklist prepared:
6/13/2022
5. Agency requesting checklist:
City of Fircrest
6. Proposed timing or schedule (including phasing, if applicable):
The proposed code amendment would be passed in summer 2022.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, a multifamily project would be constructed on the site
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - Geotechnical Recommendations – Pan Geo (Jon Rehkopf)
 - Phase I Environmental Site Assessment PES Environmental, Inc. (Dan Balbiani)
 - Cleanup Action Plan PES Environmental, Inc. (Dan Balbiani)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
A code amendment and a zoning map amendment, as well as an application for a multifamily building, will be reviewed by the city at the same time.
10. List any government approvals or permits that will be needed for your proposal, if known.
Commercial Building Permit or equivalent (including associated site development and utility permits), we will also need a zoning map amendment and a land use permit for the multifamily building.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The proposal is to amend the land use code to correct minor text issues discovered during the multifamily development process, to facilitate a multifamily building on the approximately 9.49 acre site.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans

required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposal will impact the entire zone, as it is proposing to change the language of the zoning code.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW
OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [N/A, applies to the entire zone.](#)

(circle one): Flat, rolling, hilly, steep slopes mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

[NA](#)

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

[N/A](#)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

[NA](#)

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

[NA; no fill is proposed as part of the code amendment.](#)

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

[No.](#)

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

[N/A](#)

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

[None. The ultimate project will comply with all erosion control ordinances and best practices.](#)

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

[None; the code amendment will not result in emissions.](#)

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

[The zone is generally in an urban area where auto emissions occur.](#)

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
None necessary, an ultimate project will comply with all applicable regulations.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

NA, the code amendment does not impact groundwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NA, the code amendment does not impact sewage/discharge.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A, the ultimate project will comply with applicable water regulations.

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

Various vegetation exists within the zoning designation.

- b. What kind and amount of vegetation will be removed or altered?

None, the code amendment does not involve the removal of vegetation.

- c. List threatened and endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None

- e. List all noxious weeds and invasive species known to be on or near the site.

None

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: ____
mammals: deer, bear, elk, beaver, other: ____
fish: bass, salmon, trout, herring, shellfish, other _____
[None.](#)

- b. List any threatened and endangered species known to be on or near the site.

[None](#)

- c. Is the site part of a migration route? If so, explain.

[The entire Puget Sound region is a part of the Pacific Flyway.](#)

- d. Proposed measures to preserve or enhance wildlife, if any:

[None](#)

- e. List any invasive animal species known to be on or near the site.

[None](#)

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

[None, the code amendment does not require energy usage.](#)

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [N/A](#)

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

[None](#)

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

[No. The code amendment has no impact to environmental health.](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

[N/A](#)

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The zoned area is generally an urban area with street noise.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, the code amendment will not create noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

NA, this amendment is not site specific.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No, NA

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

NA, not site specific

d. Will any structures be demolished? If so, what?

No, NA

e. What is the current zoning classification of the site?

Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).

f. What is the current comprehensive plan designation of the site?

Commercial Mix Use

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable; no shoreline

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

No project is proposed as a part of the code amendment.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land

uses and plans, if any:

Review of comprehensive plan policies, code amendment criteria, and discussion with City of Fircrest staff.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None, the code amendment would not provide any housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts anticipated

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The code amendment would allow for building to be as tall as 65'.
- b. What views in the immediate vicinity would be altered or obstructed?
Mt Rainier might be visible from MUN/MUU zone around 65', and an outcome of the code amendment could be to potentially obstruct views from structures of a similar height or smaller directly behind the development.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
The Fircrest design guideline remain and will be a part of any project reviewed.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
NA, no project is proposed
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None proposed

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The MUN/MUU zone is located near shopping, restaurants, and other retail/commercial spaces.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A, no project proposed.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
No, NA

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No, NA

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NA

14. *Transportation* [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

NA, not site specific

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The City of Fircrest is served by the Pierce Transit Connection Center and is otherwise well-served by Pierce Transit.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

NA

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NA

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

NA, no trips generated by the code amendment.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None; compliance with applicable concurrency and other transportation requirements will be required as part of project-level review.

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None.

b. Proposed measures to reduce or control direct impacts on public services, if any.

NA

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

NA

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____  _____

Name of signee _____ Jon Graves _____

Position and Agency/Organization _____ Principal Architect/G+A _____

Date Submitted: _____ 6-21-2022 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It is very unlikely that a code amendment will increase such discharges. To the extent that a code amendment would facilitate a future project, any such impacts would be reviewed under SEPA for that project at the appropriate time and appropriately mitigated.

Proposed measures to avoid or reduce such increases are:

Future compliance of a project with SEPA review and all applicable City, State, and Federal regulations.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Highly unlikely; the proposal seeks to modify slightly the existing zoning code.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None; a future project may provide additional landscaping that does not currently exist in this area.

3. How would the proposal be likely to deplete energy or natural resources?

Highly unlikely; a code amendment would not deplete energy or resources.

Proposed measures to protect or conserve energy and natural resources are:

None, a future project would be subject to the WA State Energy code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not likely.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None; the project would be required to comply with any applicable regulations preserving and protecting such areas.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The code amendment is a modest amendment to the zoning code to correct some inconsistencies within the code and to affect the outcome the City intended through its form-based code. The code amendment has been reviewed against the applicable

Comprehensive Plan policies and zoning code amendment requirements to ensure that it is consistent with the Comp Plan and the intent of the form-based code.

Proposed measures to avoid or reduce shoreline and land use impacts are:

See above, the code amendment is consistent with land use plans.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not likely. Any future project would be reviewed for transportation impacts.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflict exists.



P.O. Box 1543 - 19738 - 144th Ave. N.E.
Woodinville, Washington 98072
A WASHINGTON CORPORATION

HYDRANT FLOW TEST REPORT

Project: Prose Fircrest Date/Time: 4/26/2022, 9:00 AM
Address: 2119 Mildred St W Performed by: Tom Rice, AFP
Fircrest WA 98466 Witnessed by: Jeff Davis, City of Fircrest

Test #1 (12" main)

Non-Flowing Hydrant

Location: 1501 Regents Blvd W
Elevation:¹ 328 feet
Static: 55 psi
Residual: 52 psi

Flowing Hydrant

Location: Southwest corner of Regents Blvd W and Arondale Dr
Elevation: 307 feet
Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)
Pitot: 18 psi (each hose)
Flow² (Q_f): 716 gpm x 2 = 1432 gpm
Flow @ 20 psi (Q_r) = Q_f (h_r / h_f)^{0.54} (h_r = pressure drop to 20 psi; h_f = measured pressure drop)
$$Q_r = 1432(35/3)^{0.54} = 5396.3$$

The estimated flow³ at a residual of 20 psi is **5396.3 gpm**

¹ All elevations are approximate based on Google Earth and are not a substitute for a proper survey.

² Per FM-Approved Hose Monster flow chart.

³ This value is an estimate derived using the calculation procedures in NFPA 291 "Recommended Practice for Water Flow Testing and Marking of Hydrants." Due to daily fluctuations in the water system the actual flow may vary.

Test #2 (6" main)

Non-Flowing Hydrant

Location: 1345 Regents Blvd W (NE corner of Fircrest Apartment Homes parking lot)

Elevation: 306 feet

Static: 63 psi

Residual: 42 psi

Flowing Hydrant

Location: 1375 Regents Blvd W (parking lot of Cost Less pharmacy)

Elevation: 314 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 7 psi (hose #1), 6 psi (hose #2)

Flow⁴ (Q_f): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

Flow @ 20 psi (Q_r) = $Q_f = 861(43/21)^{0.54} = 1267.8$

The estimated flow³ at a residual of 20 psi is **1267.8 gpm**

⁴ Calculated using $Q=29.84c_d d^2 \sqrt{p}$ where c_d = coefficient of discharge (0.906) and d = orifice diameter in inches (2.5)





Public Works Department
Location: 120 Ramsdell St • Fircrest, WA 98466 • Ph: (253) 564-8900 •
Fax: (253) 564-3640 • Email: swalston@cityoffircrest.net

CERTIFICATE OF WATER AVAILABILITY

PART A to be Completed by Applicant

Project Address: 2119 Mildred Street Parcel #: 0220112005

Related Permit #(s): TBD (If available)

Applicant Name: Garrett Hodgins - Alliance Residential Company

Applicant Contact #: 206.462.0142 Email: ghodgins@allresco.com

Proposed water usage: 1-2 (number of connections)

Customer type (check one) ☐ Residential ☐ Multi-Family ☐ Commercial
☒ Other: Mixed Use

I, the undersigned or my appointed representative, have requested the City of Fircrest to certify willingness and ability to provide the indicated service(s). I have read and understand the information provided by the City of Fircrest on this Certificate and acknowledge that the proposed project may require improvements to the water and/or sewer system which would incur my financial obligation. Prior to final approval for construction of the water and/or sewer facilities, it is understood that a legal contract between myself and the City of Fircrest which specifies the terms of water service, operational responsibility, and financial obligation may be required.

Signature: [Signature] Date: 5/19/2022

Address: 1100 N Northlake Way Suite 236 City, State: Seattle, WA

PART B to be Completed by Water Purveyor

TO BE COMPLETED BY WATER SYSTEM OFFICIAL

System/Purveyor: City of Fircrest

✓ Check One:

☒ The above system will provide water service to the project address requested above.

☐ The above system will **NOT** provide water service to the projected address requested above.

Reason: _____

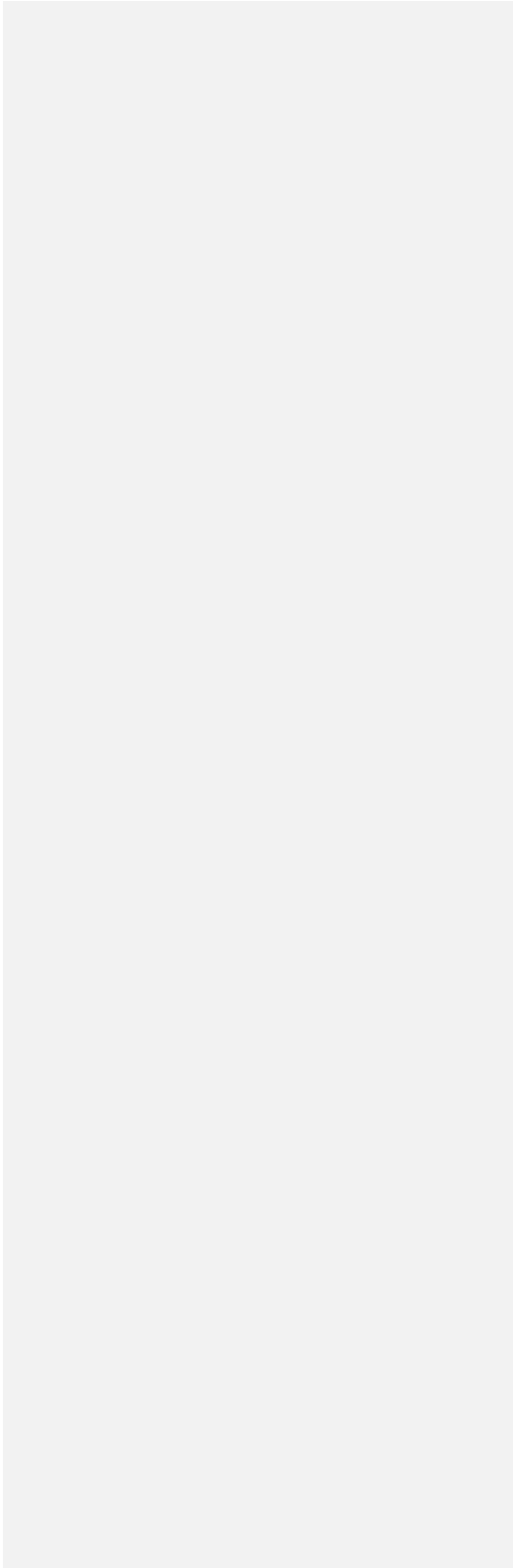
Water System Official: Tyler Benis Phone: (253) 564-8900

Title: Public Works Director

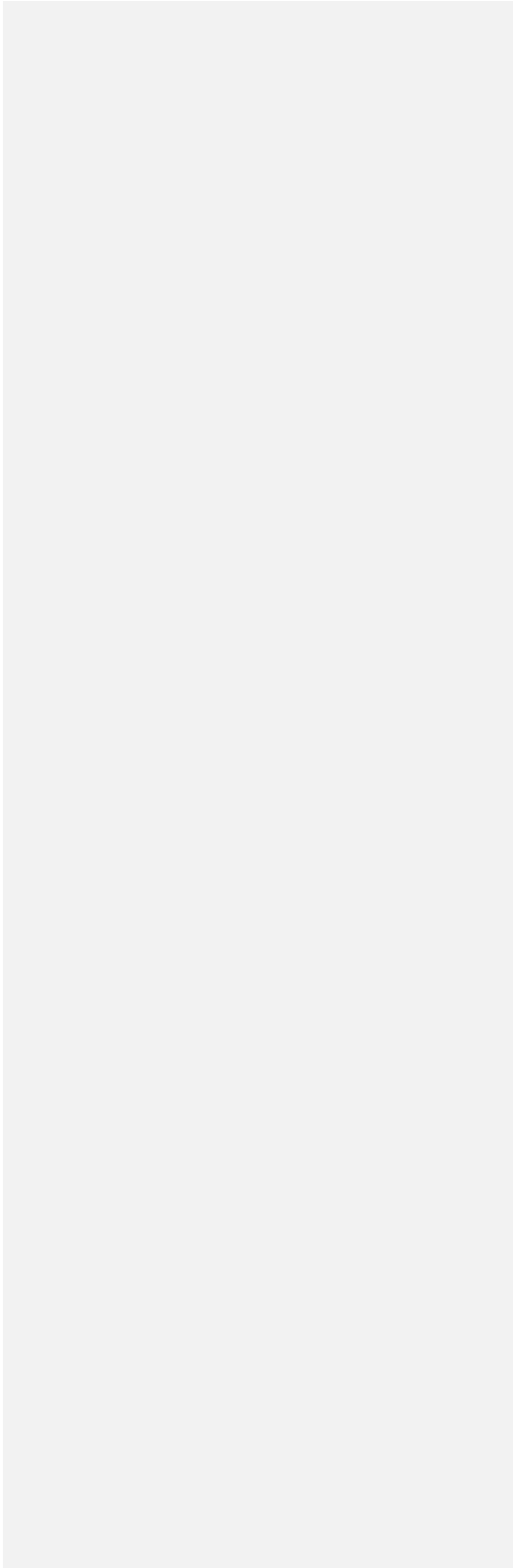
Signature: [Signature] Date: 5/19/2022

Should the Development Permit related to this Certificate expire, this Certificate also expires.

Placeholder: Certificate of Sewer Availability



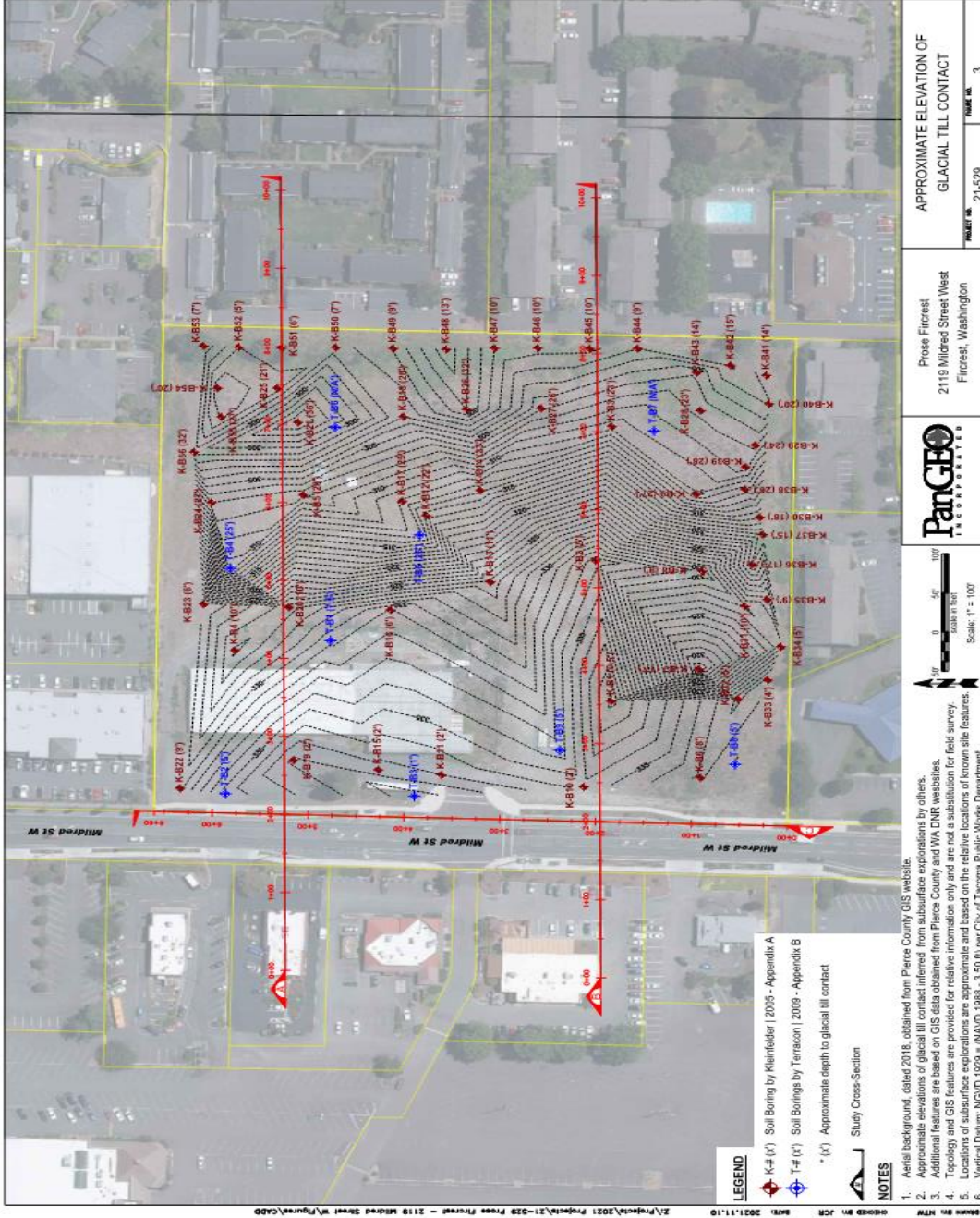
Placeholder: Traffic Concurrency, preliminary draft, or similar

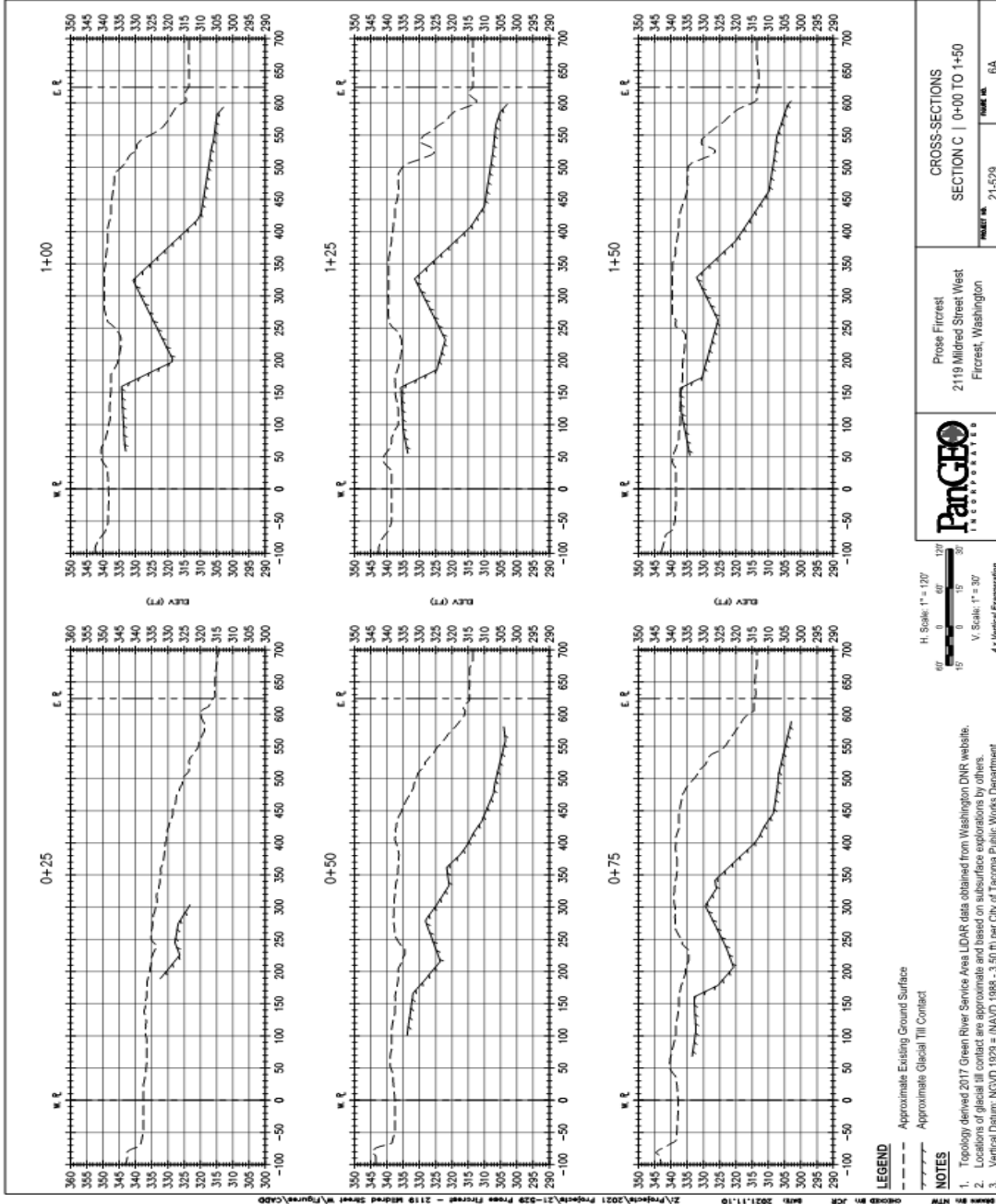


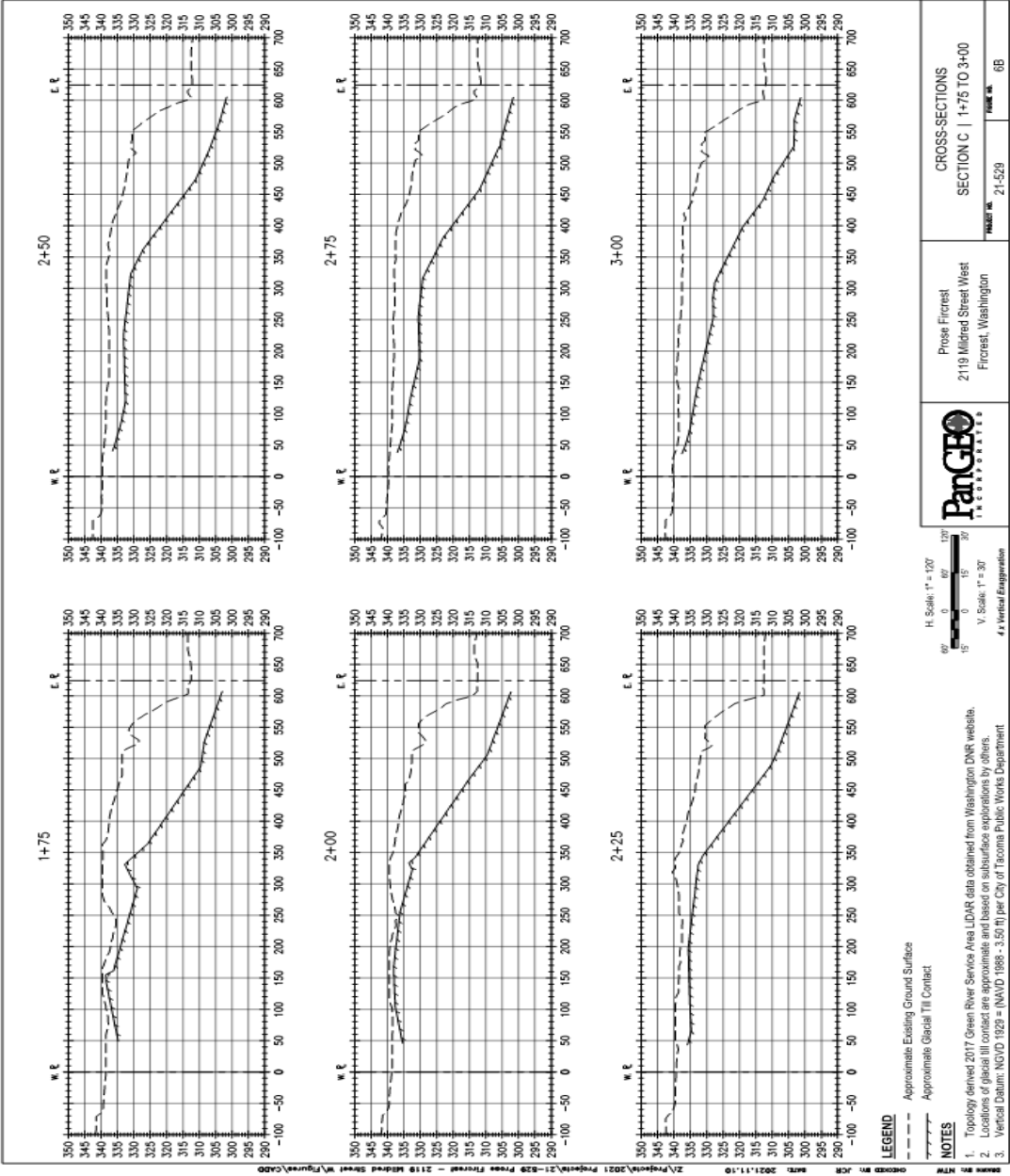
Legal Description of Project Site

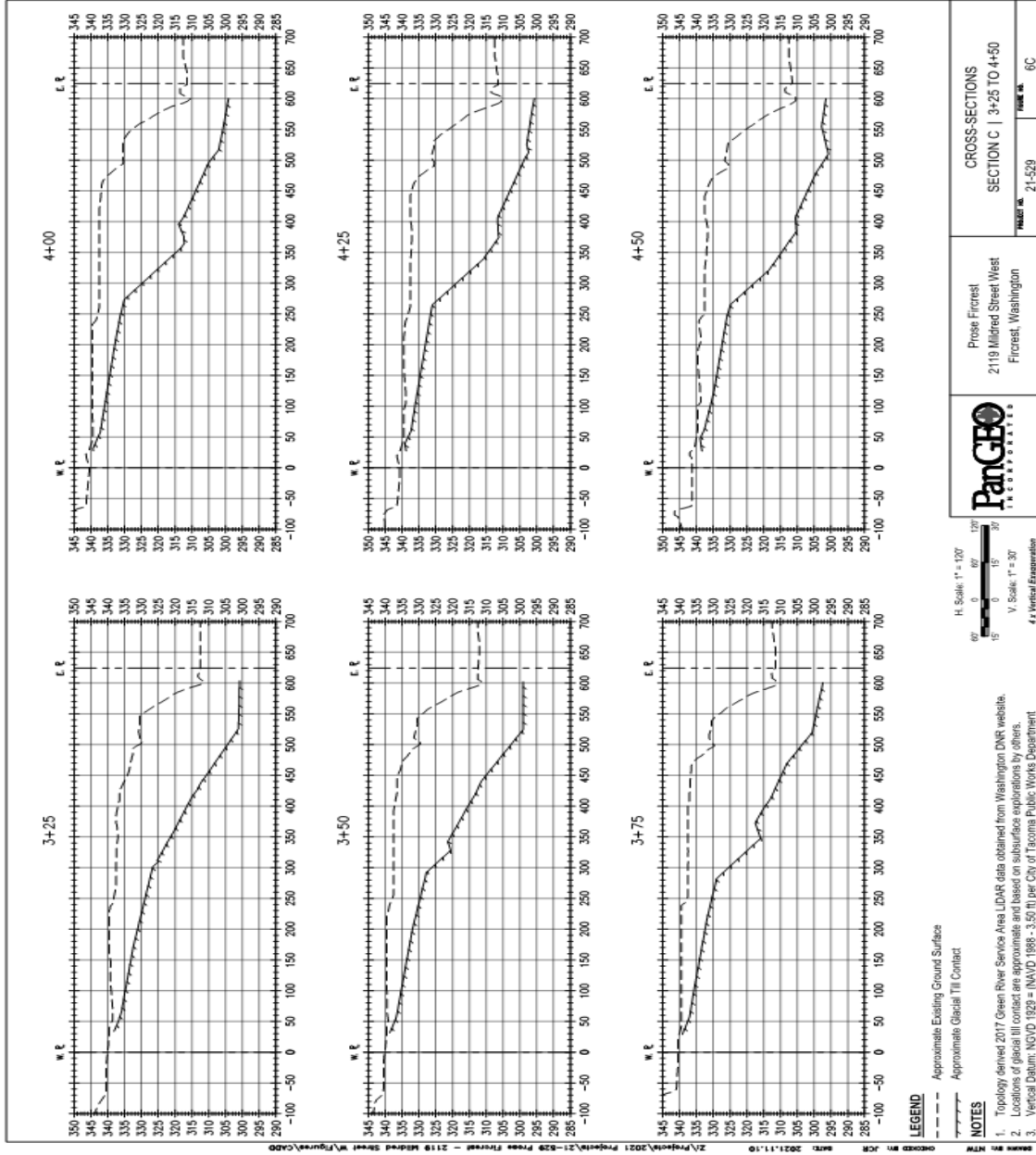
Legal Address: 2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD









LEGEND

- Approximate Existing Ground Surface
- Approximate Glacial Till Contact

NOTES

- Topography derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
- Locations of glacial till contact are approximate and based on subsurface explorations by others.
- Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department

H. Scale: 1" = 100'



V. Scale: 1" = 30'

4 x Vertical Exaggeration

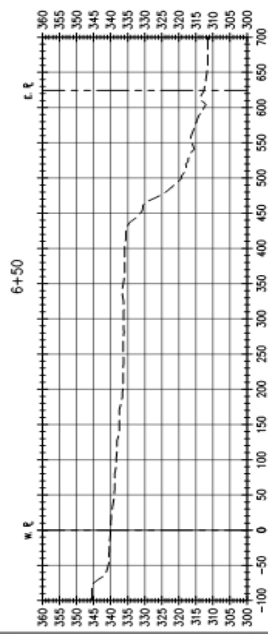
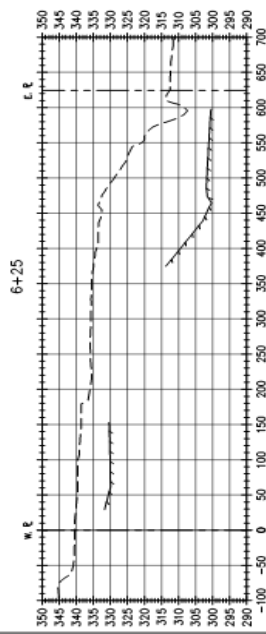


Prose Fireseat
2119 Midred Street West
Fireseat, Washington

CROSS-SECTIONS
SECTION C | 3+25 TO 4+50

PROJECT NO. 21-529

6C



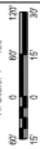
LEGEND

Approximate Existing Ground Surface

Approximate Glacial Till Contact

NOTES

1. Topology derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department

H. Scale: $1^{\circ} = 120'$ 

4 x Vertical Evaporation

Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS

SECTION C | 6+25 TO 6+50

6E
Faintly visible text, possibly a page number or reference code.

6E



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

JUNE 13, 2022

Application for Zoning Amendment

Project: Prose Fircrest

Applicant: Alliance Representative: Garrett Hodgins
Alliance Residential Company | Pacific Northwest
1900 N Northlake Way, Suite 237
Seattle, WA 98103
ghodgins@allresco.com

Architect: G + A Representative: Jon Graves
Jon Graves Architects & Planners PLLC/ DBA Graves + Associates
3110 Ruston Way, Suite E
Tacoma, WA 98402
jcgraves@gravesassoc.com



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

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Land Use Application

Type of Project

Please check all that apply
and attach submittal sheet(s):

- ☐ Administrative Design Review
- ☐ Administrative Use Permit
- ☐ Boundary Line Adjustment
- ☐ Amendment – Comprehensive Plan
- ☒ Amendment – Zoning Regulations
- ☐ Amendment – Zoning Map *
- ☐ Conditional Use Permit *
- ☐ Conditional Use – Amendment *
- ☐ Detached Accessory Structure *
- ☐ Development Plan – Preliminary *
- ☐ Development Plan – Final
- ☐ Development Plan – Amendment*
- ☐ Plat Subdivision – Preliminary *
- ☐ Plat Subdivision – Final *
- ☐ Plat – Alteration/Vacation *
- ☐ Reasonable Use Exception
- ☐ SEPA Checklist
- ☐ Short Plat
- ☐ Site Plan Review – Minor
- ☐ Site Plan Review – Major *
- ☐ Site Plan Review – Final
- ☐ Site Plan Review – Amendment*
- ☐ Variance – Major *
- ☐ Variance – Minor *
- ☐ Variance – Sign
- ☐ Other:

*Pre-application conference
recommended

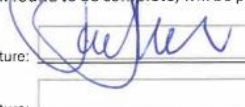


THE CITY OF FIRCREST
Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8902
www.cityoffircrest.net

Applicant Name: Jon Graves Graves + Associates	
Address: 3110 Ruston Way Suite E, Tacoma WA 98402	
Representative (if different): <input type="text"/>	
Phone: (253)272-4214	Email: jcgraves@gravesassoc.com
Property Owners (if different): Garrett Hodgins	
Phone: (206)350-4851	Email: ghodgins@allresco.com

Project Address: 2119 Mildred Street W, Fircrest WA 98466	
Brief Description of Project: Mixed Use with 389 residential units of various size/layouts with ground floor retail. Parks, recreation, open space, through street connections proposed. Parking is both surface & structured.	
Parcel Number(s): 0220112005	Site Area (square footage): 9.49 Acres
Land Use Designation: Commercial Mixed Use	Zoning Designation: MUU/MUN
Environmental sensitive areas on or within 150': <input checked="" type="radio"/> Yes <input type="radio"/> No	
Physical Characteristics of Site: 9.49 acre site, partially developed, with notable grade on east half	

I certify that all of the information submitted in this application including any supplemental information is true and complete to the best of my knowledge and I acknowledge that willful misrepresentation of information will result in the cancellation of this permit application. I have read this application in its entirety and understand that my submittal will be reviewed for completeness and, if found to be complete, will be processed in accordance with FMC 22.05.

Signature:  Date: 5/27/2021

Signature: Date:

Zoning Amendment Submittal

Submittal Items

Please include the following:

- ☐ Land Use Application
- ☐ For zoning map amendments, submit 2 sets of accurate map and legal description of the subject property
- ☐ For development regulation amendments (text), identify each chapter, section, paragraph, sentence and word subject to the amendment request and provide the exact text changes which are being proposed.
- ☐ Verified statement that property affected is in the exclusive ownership of the applicant or has consent of all owners
- ☐ Intake fee: \$500
- ☐ Deposit: \$2000

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.



THE CITY OF FIRCREST
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115 Ramsdell St Fircrest WA 98466
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For map amendments

Existing Zoning Classification: Parks, Recreation, & Open Space (PROS)

Proposed Zoning Classification: Same

Site Area (sq. ft. or acres): 9.49 acres

Parcel Number(s): 0220112005

Zoning of Adjacent parcels:
City of University Place: Mixed Use Center (west)
City of Fircrest:
Mixed Use Urban (north)
Mixed Use Neighborhood (north, south)
Residential 30 (east)

Please demonstrate how the proposal is compliant with the following criteria: (An answer of YES is not sufficient; Use additional sheet, if necessary)

How is the proposed amendment consistent with the goals, objectives and policies of the comprehensive plan:

See attached narrative addressing criteria for amendment approval.
Reference section FMC 22.78.004 Criteria for amendment approval.

How will the proposed amendment promote, rather than detract from, the public health, safety, morals and general welfare:

See attached narrative addressing criteria for amendment approval.
Reference section FMC 22.78.004 Criteria for amendment approval.

For complete the complete code, please see FMC Chapter [22.78](#).

What change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest:

See attached narrative addressing criteria for amendment approval.
Reference section FMC 22.78.004 Criteria for amendment approval.

How is the proposed zoning compatible with the uses and zoning of surrounding property (required only for zoning map amendments):

See attached narrative addressing criteria for amendment approval.
Reference section FMC 22.78.004 Criteria for amendment approval.

How is the property suited for the uses allowed in the proposed zoning classification (required only for zoning map amendments).

See attached narrative addressing criteria for amendment approval.
Reference section FMC 22.78.004 Criteria for amendment approval.

5.13.2022

Jayne Westman | **Administrative**
Jeff Boers | Planning Services Director
A: City of Fircrest | 115 Ramsdell Street
P: 253-564-8901 | D: 253-238-4123
E: jwestman@cityoffircrest.net

Regarding: *Prose Fircrest/ Application for zoning amendment*
2119 Mildred, Fircrest

Ms. Westman and Mr. Boers,

On behalf of Alliance Residential, Graves + Associates is applying for zoning code and map amendment related to a project proposed for 2119 Mildred, Fircrest WA. The attached proposed amendment includes proposed changes to the zoning map and revisions pertaining to roadway configurations and locations within our project site boundaries. In addition to addressing these proposed changes, we are applying independently for related FMC and FBC text amendments through the Developmental Regulation Amendment process.

Thank you for your continued assistance.

Sincerely,



Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

Commented [KR1]: 7/4/2022 JB COMMENT

Remove "Services Director" from Jayne Westman title and replace "Services Director" form Jeff Boers title and replace with "Consultant"

Commented [KR2R1]: 8/12/2022 G+A RESPONSE

Text revised to reflect suggested language.

STATUS: Complete

PROJECT OVERVIEW

The Applicant is currently pursuing a master plan for a mixed-use campus to be developed on approximately 9.49 acres at 2119 Mildred Street, Fircrest WA. With approvals to amend the subject FMC and FBC text and process associated entitlements, the Applicant intends to pursue construction through delivery of this mixed-use development plan. Schematic drawings have been advanced to the point that the Applicant understands the overall status of the proposal relative to compliance with applicable land use, building, and fire codes. The Applicant believes the campus plan solution adheres closely to the FMC, FBC, the regulating plan, and the zoning map regulations. Exceptions are taken for those site-specific conditions that drive consideration for placement of access roadways; configuration of through block connections; and in particular the location of the Boulevard and central park.

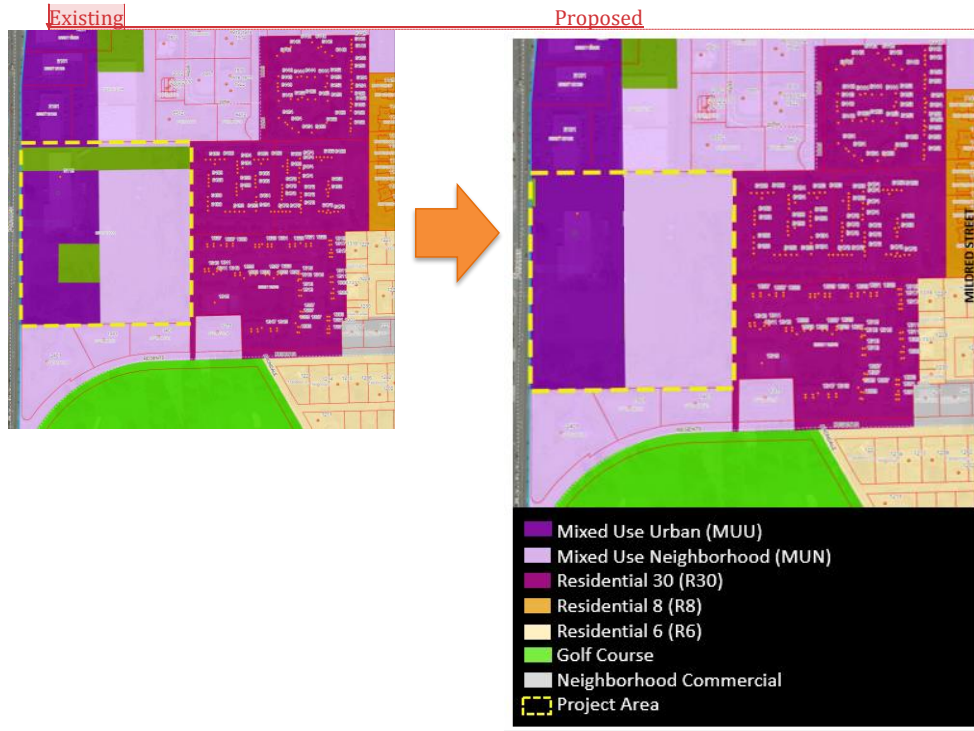
Project concept overview:

- **4-building, multi-zoned campus plan/** The project campus proposed includes a 4-building development that embraces design conformance for two building fronting Mildred Street within the MUU zone, and two buildings in the eastern half of the property adhering to the intent of the MUN zone regulations. The pair of buildings fronting Mildred Street are mixed use including ground level commercial to meet or exceed the FBC shopfront overlay requirements. The building plan includes consideration for transitioning from the more urban MUU zone to the MUN zone.
- **Site geometry drives development generics/** The site geometry is generally a square in shape and lends itself to a park centric plan with direct primary access from the center of the Mildred frontage. "Park Centric" refers to an urban master plan that places a park, plaza, and/or open space in the center of a development. Placing a boulevard entrance in the center of the project's Mildred frontage aligns with a primary access to the development directly to the west across the street. The park centric plan is consistent with the zoning map proposed location for a public park within the center of the block. The Applicant is proposing an expanded central open space that includes a plaza where the zoning and regulating maps show the park along with a variety of surrounding and/or connecting outdoor community subspaces. The "Park Centric" concept intends to share outdoor amenities with all of the onsite residents and the community during daylight hours. The central open space is the key design feature intended to unify the development within the existing and future context.
- **Meeting housing needs/** The project includes close to 400 living units with a range of size, type, quality, and rent categories. A primary objective of the proposed development is to meet notable housing needs within the City of Fircrest and the region with a best quality development.
- **Adherence to the FBC/** The proposed development embraces the FBC pattern language relative to compliance with urban design vocabulary including meeting typology considerations for building, street, and landscape design elements. The Applicant hopes to demonstrate an exemplary solution that reflects the value added by the recently adopted City of Fircrest Form based code.
- **Connectivity/** Considerations for connectivity within the site and to adjacent parcels, and the City of Fircrest envisioned future transformation of the neighboring developments has been addressed with careful consideration for cross block connections, pedestrian pathway networks, and finish grade considerations.
- **Traffic Concurrency/** The proposed project will contribute to traffic along Mildred. The Applicant is working with the City of University Place to confirm traffic impacts and appropriate solutions for anticipated trip counts throughout the day associated with the three proposed Mildred Street

vehicle access curb cuts. Mitigation measures will be vetted through the City of University Place and the City of Fircrest to ensure solutions are appropriate and properly integral.

- ***Divergence from the FMC and FBC/*** The proposed project has diverged from the zoning code and form-based code where site conditions include geometry, terrain, and existing neighboring conditions, merit. The primary proposed text amendments are related to:
 - (1) Existing driveways across Mildred Street that suggest the need to align proposed projects driveways for safety considerations
 - (2) Site utilization efficiencies that support a central boulevard access from the center of the Mildred frontage to the center of the proposed compass in lieu of alternative corner lot access that would require a diagonal route through the property to the center of the lot.
 - (3) Significant existing grades along the east half of the subject property that restrict the ability for east west roads to connect to existing grades of neighboring properties.
 - (4) Comprehensive adherence to FBC requirements is anticipated based on the current design solution. Departures and proposed text amendments to support such departures are primarily focused on refinement of appropriate site solutions with some additional building design consideration associated with frontage typologies.
 - (5) In summary, the project program fits well within the vision supported by FMC and FBC. It is the Applicant's opinion that the complexity of the project requires some minor clarification and modification of these applicable codes to maintain project continuity.

Exhibit 1. Existing & Proposed Zoning Maps.



Commented [KR3]: 7/28/2022 JB COMMENT

1. The proposed revision to the zoning map are problematic in that the proposed boundaries are tied directly to a preliminary site plan that will likely change before it is approved. The proposed boundaries are unmanageable due to their complex configuration. The zoning map boundaries should be simplified before this application goes to the hearing examiner.

Commented [KR4R3]: 8/14/2022 G+A RESPONSE

Final revision to graphics shall be consistent with city Planning Commission supported design

STATUS: Draft revision

Commented [KR6R5]: 8/14/2022 G+A RESPONSE

Final revisions to graphics shall be consistent with city planning commission approved design

STATUS: Draft revision

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Exhibit 2 Existing and Proposed Regulating Plans.



Commented [KR7]: 7/28/2022 JB COMMENT

4. The City requests you provide accurate calculations for square footage and percentage of site for the two PROS areas on the adopted plan. If numbers vary considerably from the 10% + ballpark estimate, the City's recommended minimum could be revised.

Commented [KR8R7]: 8/14/2022 G+A RESPONSE
Current calculations indicate percentage of PROS provided is _____%, totaling _____sf.

STATUS: Pending

Commented [KR9]: 7/28/2022 JB COMMENT

2. The City proposes 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 require them to be reconfigured or relocated. City support for this approach would be predicated on additional amendments being made to the FBC text, per the comments in the following section

Commented [KR10R9]: 8/14/2022 G+A RESPONSE
G+A proposes to remove PROS from map. See OS.2 for added language.

STATUS: Draft revision

Commented [KR11]: 7/28/2022 JB COMMENT

3.Consistent with comment 2 above, the zoning map (and regulating plan map) would show the boundary between the MUN and MUU districts at the centerline of 66th Avenue. A description of the proposed boundaries should be provided.

Commented [KR12R11]: 8/14/2022 G+A RESPONSE
G+A proposes to remove PROS from map. See OS.2 for added language.

STATUS: Draft revision

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Exhibit 3. Current Site Plan.



Exhibit 4. Modified Regulating Plan Aerial Overlay.

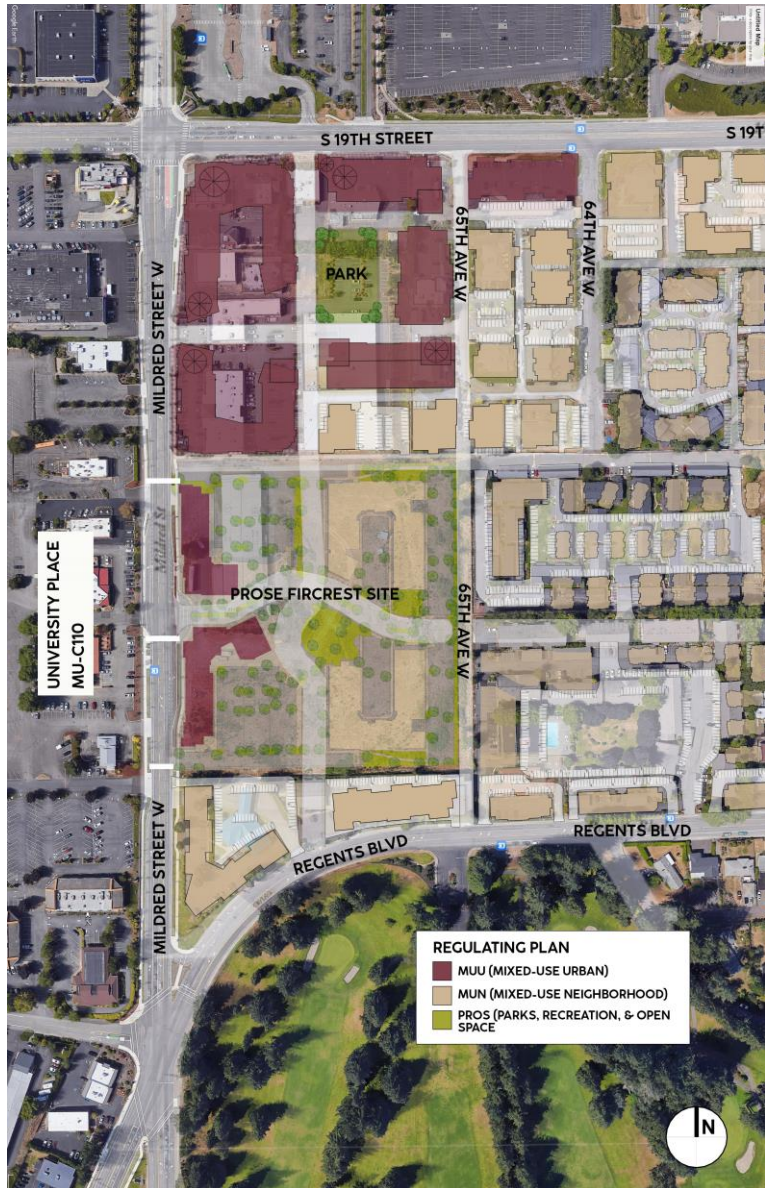


Exhibit 5. Open Space Plan



Exhibit 6. Landscaping Schematic Design & Inspirational Imagery



Exhibit 7. Building Massing Study.



Exhibit 8. Exterior Elevations Buildings A & B.



Exhibit 9. Exterior Elevations Buildings C & D.



Exhibit 10. Enlarged Street Front Facades Buildings A & B.



Exhibit 11. Proposed Traffic Flow Map.



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Exhibit 12. Site Section Along Mildred Frontage.

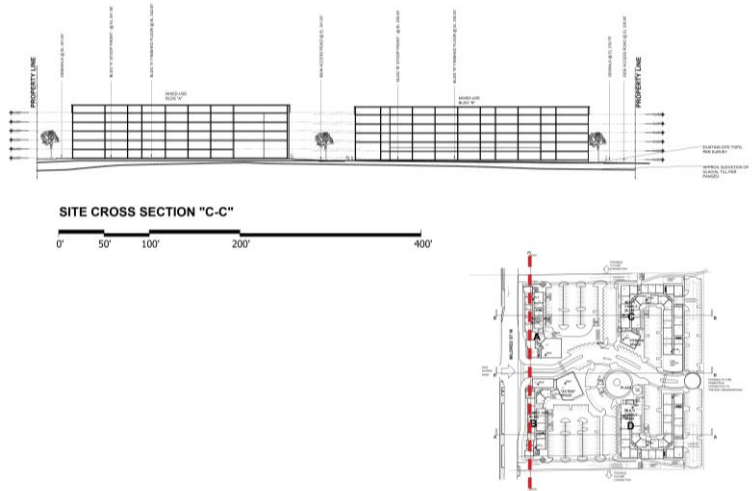


Exhibit 13. Site Section Through Main Boulevard.

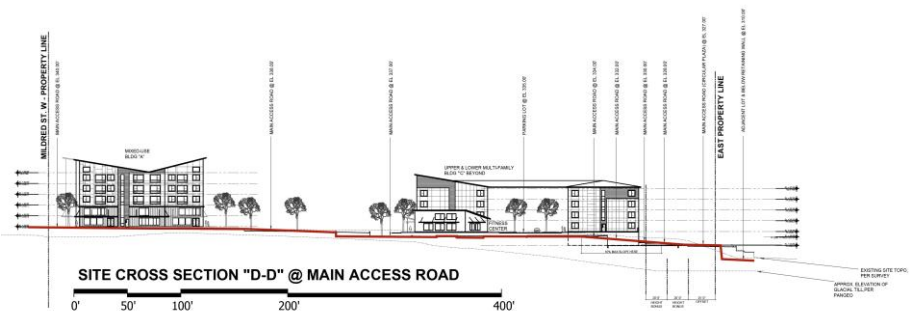


Exhibit 14. Site Section Through Buildings B & D.

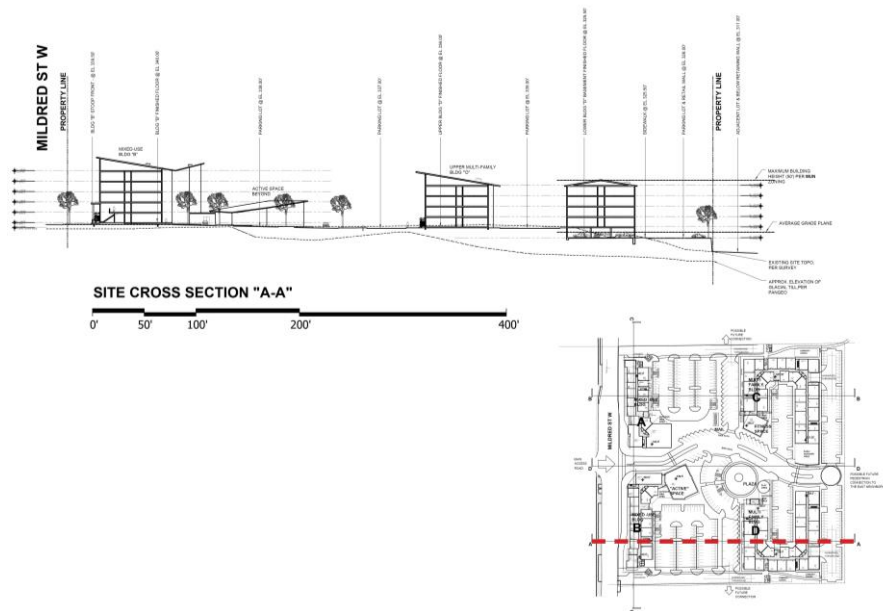
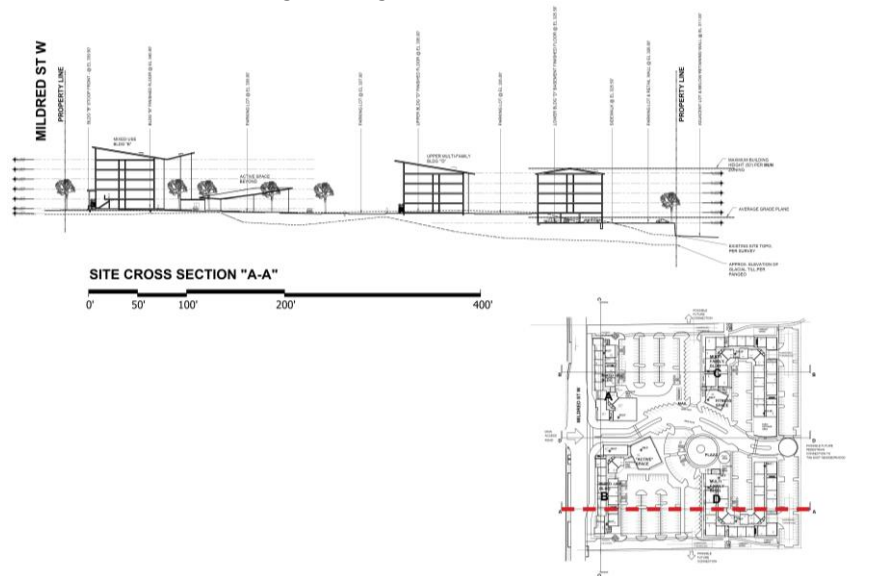


Exhibit 15. Site Section Through Buildings C & D.



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 do 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.

Commented [KR13]: 7/28/2022 JB COMMENT

6. Proposed revised text at OS.1D and OS.2 are provided in separate documents – one a redline version and the other a clean “final” version.

Commented [KR14R13]: 8/14/2022 G+A RESPONSE

Comments related to OS.1D and OS.2 have been added as inserts and can be seen on pages 24-25.

STATUS: Complete

Commented [KR15]: 7/28/2022 JB COMMENT

3. The adopted FBC text in Section OS.1D requires a minimum of 5% of site area to be open space. The two PROS green spaces on the adopted regulating plan and the zoning map represent more than 10% of the project site. It is the City’s expectation that if these two areas are relocated and reconfigured per the text amendment application, the area of each of these revised open spaces should be comparable to, or at least approach, the PROS areas shown on the adopted regulating plan.

Commented [KR16R15]: 8/14/2022 G+A RESPONSE:

ASK: Percentage called out is 5% but contradicts 10% shown in FBC text. Please clarify which is applicable or where the 5% requirement is coming from.

STATUS: Pending

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 openspace 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 Frontage (Minimum)	½ to 2 ½ acres 2 streets		4,000 sf to ½ acre 1 street		No minimum or maximum 1 street		No minimum or maximum 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 located east of Mildred Street West on 22nd Street (planned).

The green street design concept would include a median that functions as a promenade/ramblas containing a mix of paving and plant materials that support active spaces. Alternatively, 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 should 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 promenade/ramblas 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.

Commented [KR17]: 7/28/2022 JB COMMENT

5. The City recommends inserting text at OS.1D and OS.2 to make explicit a requirement that an urban design concept be prepared for three open space areas, whether these are shown on the regulating plan (and zoning map).

Commented [KR18R17]: 8/14/2022 G+A RESPONSE

Requirements for specific open space including the plaza and market are forthcoming language to approve generic language applicable to other similar city areas.

STATUS: Pending

Commented [KR19]: 7/28/2022 JB COMMENT

1. The Urban Design Concepts described in Section OS.2 should be revised to become more explicit as to City expectations for the 22nd Street promenade/ramblas and the 22nd and 66th plaza. The final text needs to provide sufficient flexibility to accommodate a revised site plan while being definitive enough to ensure that large-scale open spaces are developed – without the precise locations of the two areas being shown on the regulating plan.

Commented [KR20R19]: 8/14/2022 G+A RESPONSE

Agreed. Requirements for specific open space requirements and application for plan approval forthcoming.

STATUS: Pending

Commented [KR21]: 7/28/2022 JB COMMENT

2. The City proposes a ½ acre minimum area requirement be added to the descriptions provided in OS.2 for the plaza and for the promenade/ramblas. This would ensure these facilities fulfil many of the same functions envisioned for the current regulating plan

Commented [KR22R21]: 8/14/2022 G+A RESPONSE

G+A to provide additional clarification on open space as it pertains to meeting the various categories of the requirements with additional identified excess that may serve as trade off to the other space requirements.

Commented [KR23]: 7/28/2022 JB COMMENT

See Insert

STATUS: Complete

Commented [KR24]: 7/28/2022 JB COMMENT

See Insert

STATUS: Complete

3.) Green, square, or plaza located at intersection of 22nd Street (planned) and 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 encouraged. 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.

Commented [KR25]: 7/28/2022 JB COMMENT

See Insert

STATUS: Complete

Approach taken to the proposed zoning amendments:

The attached proposed zoning amendments take into consideration the Applicant's schematic design solution. Proposed amendments are not intended to support a grant of unique privilege to support the Applicant's envisioned plan. The proposed zoning amendments include suggestions that will both support those modifications the Applicant's design team feel are detrimental to the integrity of the solution while suggesting changes to the FMC that refine the intent of applicable zones to all properties governed by this zoning and potential zoning amendments.

The amendments proposed shown as edits to the existing intend to cover elements that seem logical and practical revisions that should elevate the quality of the development to the intent of the code.

This application includes a graphic presentation of the Applicant's project that intends to convey property specific considerations within the code constraints. The Applicant is prepared to provide additional graphical exhibits of the proposed project solution along with other Architectural solution examples from other projects. The Applicant's intent during the subsequent review and answer sessions is to demonstrate the needs of the amendments relative to our project but also to demonstrate that any such amendments are a benefit to the value of the FMC as they pertain to the district as a continuous whole.

FMC 22.78.004 Criteria for amendment approval:

The following narrative addresses the criteria for zoning amendment approval. The Applicant is prepared to support the foundation for such amendment through additional discussion, graphic exhibits, and supporting historical data presumably during the hearing process.

(a) The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan

As part of the City of Fircrest (COF) comprehensive plan mission statement, preserving the residential scale and character of Fircrest; enhancing community recreational opportunities; increasing housing opportunity including range of housing types; pursuit of community/ pedestrian friendly safe streets; and working forward towards connectivity and continuity of cityscape seem to be clear objectives. The Applicant is proposing a solution that addresses housing need within a campus model that emphasizes a safe network of street, pedestrian, bicycle lanes. The concept includes a park centric urban development that emphasizes park and recreation for onsite residence and the community. **The project proposal includes moving the central park to the east and to the north into a centering position. The project proposal includes moving the boulevard entrance to the site to the center of the Mildred frontage and connecting Mildred to all four of the residential buildings along with a direct connection to the park and additional open space. The proposed map amendment reflects this change.**

As part of the Growth Management Act, increasing diverse housing opportunity and open space for recreational opportunity are stated as primary objectives within the comprehensive plan. The Applicant's proposal is focused on the integration of proven residential / multi-family templates that are consistent with the GMA and specifically the typology of the COF Form Based Code.

Goal CCI further underscores the importance within the comp plan for the provision of well-designed open space. The Applicant is prioritizing the provision of open space following traditional considerations for diverse gathering and recreational opportunity. This includes emphasis on primary and secondary landscape and hardscape treatments. In this case integrating a multi-dimensional plaza and surrounding network of garden, BBQ, play, and resting amenities. Light and air as a central design feature along with a wide range of opportunity for play, exercise, interaction, gatherings, small and large group functions, community events, and creative landscape treatments make for a solution that exceeds the FMC and FBC code minimums.

Goal CC4 emphasizes the need for developments to fit the context and are sensitive to the surrounding; sensitive to the human scaled development; substantiates a positive and creative identity; pursues high quality materials and systems; and pursues considerations for sustainability. The Applicant's proposal includes notable consideration for existing streets, anticipated future streets, analysis of grades and traffic patterns, and ultimately compatibility considerations for future connections to adjacent developments. This includes building mass, form, and scale that step up to the urban street and down to the surrounding more suburban neighbors.

Goal CC5 references the importance of smart street design which will include support of a safe, organized, convenient, and appropriate network of vehicular roadways with safe provision of bicycle and pedestrian ways. The proposed solution includes the integration of a boulevard, a central north south through block street and supporting east west connectors. All street types include consideration for pedestrian site accessibility; bicycle thoroughfares, appropriate roadway cross sections; and appropriate landscaping and sidewalk designs. Although East-West roadways proposed cannot connect to a north south through block street along the east property boundary based on adhering to practical grade considerations, the proposed solution emphasizes the anticipate emphasis on a north south central through block street that will connect to neighbors, 19th street, Regence Blvd, as well as connect the neighboring developments to the proposed central park. The refinement of the Boulevard cross section, shape, and location best supports a park centric master plan while offering a meandering path that is intended to slow vehicles, pedestrians, and bicyclists. The curvilinear form and the central location of the boulevard intends to support experiential considerations of the residents and the public visitors. Careful attention to ground level street front design has been a large part of the Applicant's consideration. Street activation is an emphasized part of the ground level particularly fronting Mildred Street. A more casual, safe, and suburban street front and pedestrian way is proposed for buildings within the MUN zone. Item 2 of the proposed zoning map amendment is in reference to moving the

north south thru block street connector diagrammed for the subject property along the east boundary to the adjacent parcel where contours allow a more direct and practical connection to north to 19th and south to Regence Boulevard. **As part of this proposed zoning amendment, the west-east through block connectors will terminate at the top of the steep slope and not extend to the north south planned through block street. Consistent with the conclusion that the grades preclude connecting west-east streets to the lower elevations of the neighbors to the east, this application requests approval on placing the primary dependency on the grid connections on the proposed north south central street**

Goal CC8 covers the need to pursue solutions that are compatible with the design of the abutting neighborhoods and build on the positives of such adjacencies. The Applicant has studied the proposed campus design within the context of the surrounding parcels including addressing the FBC and zoning code identified transformation of the abutting properties. The Applicant believes connectivity to adjacent parcels and the surrounding present and future street network is essential to a successful project. Emphasis on the north south central through block street is of primary importance relative to a successful and convenient street system. The park is essential to activate the pedestrian core of the proposed development along with offering identity to this important north south through block street. The campus proposal includes 2 buildings fronting Mildred that are within the MUU urban zone, and 2 buildings within the MUN zone that we consider the transitional zone. The 2 buildings within the MUN zone have been intentionally proposed to set back from the shared east boundary with the R-20 existing apartments for compatibility purposes. Pattern language hierarchies between the buildings and associated site design reflect careful on-site design relationships while adhering to the FMC and FBC requirements for sensitive transitions to neighboring properties. The existing site has a notable hillside on along the east property boundary. The neighbors to the east look at the side of a hill when viewing the subject parcel from below. The grades dictate that the Applicant responsibly terrace the transition to the east line. The grades are however too significant to make a gradual and natural transition from the subject property to the existing lower grades. Though street connectivity is not proposed as part of the project concept, terracing the east portion of the sited to make for a more palatable visual transition is part of the project solution.

(b) The proposed amendment will promote, rather than detract from, the public health, safety, morals, and general welfare/ The Amendments proposed to the FMC and the FBC address some inconsistencies found in the code that are unrelated to the project proposal but are assumed to require correction for purposes of clarity and intended general use of the codes. The Amendments proposed to address characteristics of the streets intends to support site driven and function driven considerations that not only will be applicable to the subject property development but also part of considerations for adjacent future development within the bounds of the FMC and the FBC. Such clarification intends to meet the intent of the code relative to superior roadway design while offering additional language promoting flexibility within street types and street cross sections pursued. As part of the text amendment considerations applicable to streets, placement within a working grid and consideration for grades has been addressed. Proposed text amendments regarding building height, bulk, and scale relative to context compatibility are furthered by proposed text to grant bonus height and stories based on syntax. Proposed text amendment has been included to offer greater opportunity for storefront types and compatibility with ground level residential and commercial typologies. With this general range of text amendment

(c) The proposed zoning is compatible with the uses and zoning of surrounding property (applicable to the FMC text amendments only) The Applicant is proposing a solution that follows the intent of the FMC and the FBC with few exceptions. This includes the incorporation of through block connections; integration of pattern language consistent with the MUU and MUN zones; integration of pattern language that elevates the urban character of building frontage on Mildred; and integration of pattern language consistent with building solutions in the MUN zone that intend to bridge the form, density and scale of the surrounding R-20 and the MUU taller and denser development. Consistent with the Comprehensive plan, the FMC, and the FBC, the proposal integrates a vehicular and pedestrian grid that achieves on site connectivity while availing opportunity for connections to the current and future context. Sustainable solutions are a part of our development solution. Resolving traffic measures for the proposed site solution also addresses the current and future considerations for traffic flow onto Mildred as it affects the properties south, west, and north. Integrating a storm drainage system to support the campus to current standards will in turn reduce the dependency on the public storm system that currently serves 19th. The project proposal integrates considerations for the use of bicycles, mass transit, and electrical vehicles reducing carbon emissions and footprint. While current developments to the north, south, and east within the City are underdeveloped

relative to adherence to urban design considerations. The natural movement towards the highest and best use will see denser and taller development at the 19th and Mildred intersection, a high concentration of commercial on Mildred and 19th close to the intersection, walkable residential campuses presumably in the layer of development behind the buildings fronting the primary roadways, and inevitably merge with the project proposal development.

- (d) *The property is suited for the uses allowed in the proposed zoning classification (applicable to the FMC text amendments only)* The property is extremely suited to integrate and compliment the intent of the FMC code. Proposed amendments intend to further the ability of a project to conform to the intent of the code, not diverge from it. While criteria for supporting amendments to the code often ask the Applicant to explain what has changed since the adoption of the code, in most cases, the code cannot possibly reflect all real conditions. Grades, site geometries, utility system considerations, traffic considerations including offsite neighboring patterns, and market demands drive the 3-dimensional nature of projects. Municipal Codes and Form Based Codes are typically derived with focus on a two-dimensional map that generalizes the existing condition and the future pattern of development. This application intends to amend portions of the code to address real site conditions more specifically.
- (e) *A change of conditions has occurred within the neighborhood or community since adoption of the comprehensive plan, this title, and amendments thereto, to warrant a determination that the proposed amendment is in the public interest (applicable to the zoning map amendments and amendments to this title which require comprehensive plan amendment to ensure consistency under subsection (a) of this section).* Conditions in the context of the subject property have not notably changed to drive the requested amendments. It is the Applicant's understanding that the code has not been vetted by development and therefore the issues at hand are not about changes that might support consideration for changing the direction of the code but rather about refining the code to better serve the subject property and all properties subject to the newly adopted code.

Summary of proposed zoning amendments:

1. *The zoning map shall be modified to re-center the park. (See the current and proposed zoning map exhibits in the project overview narrative).* Consistent with above, the Applicant believes the site geometry dictates a park centric design solution. The centering of the concentrated open space and the direct connection from a boulevard to the central open space allows the usable site area to yield more commercial and living units within conventional building modules and typology. Note that the shopfront overlay is proposed in the same or greater quantity to move with the throat of the boulevard entrance along Mildred. This proposal for relocating the Shopfront overlay with the boulevard intends to maintain or magnify pedestrian thoroughfare activity.
2. *The zoning map shall be modified to re-distribute the open space currently shown in the zoning map as a band along the north property line to ribbons of open space surrounding the central park. (See the current and proposed zoning map exhibits in the project overview narrative).* The Applicant represents that a serpentine boulevard without open space between lanes is a more user-friendly path network system and the redistribution of the open space to other parts of the site a more appropriate way to achieve usable private and common open and green space
3. *To address FMC restrictions on the relocation or reconfiguration of through block connections, the Applicant requests approval on terminating the secondary streets on the north and south boundaries at the top of the incline and the relocated Boulevard at a drive terrace with terrace elevation averaging between 10 & 15' above adjacent grades.* The Applicant concludes that street connectivity is challenged by existing grades on the eastern half of the site that precludes through block street connections within the conventional threshold of 10% grades. Diagrammatically making such connection from Mildred to the eastern property line would require commencing the slope at or near the Mildred west property boundary.

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Troy Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE

JUNE 14, 2022 10P1
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

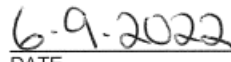
(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, **Donald Eaton**, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE


DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Gina Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.

Gina Eaton
SIGNATURE

6-9-2022
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

Property Owner Free Consent Form – 2119 Mildred Street West; Fircrest WA

PROPERTY OWNER'S AUTHORIZATION:

I, Ronald Eaton, being duly sworn, attest that I am a property owner owning property shown on the accompanying map, and that I authorize the submittal of all entitlement/permitting documents for the subject property to the City of Fircrest for preliminary approval.


SIGNATURE

6/9/22
DATE

Notary (If Available)

SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

(Notary Seal)

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:
[Alliance – Fircrest / Zoning Map Amendment](#)
2. Name of applicant:
[Jon Graves](#)
3. Address and phone number of applicant and contact person:
[Jon Graves | 253-272-4214](#)
[3110 Ruston Way Ste E, Tacoma, WA 98402](#)
4. Date checklist prepared:
[6/13/2022](#)
5. Agency requesting checklist:
[City of Fircrest](#)
6. Proposed timing or schedule (including phasing, if applicable):
[Map Amendment would occur in Summer/Fall 2022..](#)
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
[Yes, a code amendment to amend the zoning code is being reviewed concurrently with this map change. IN addition, a permit application for a multifamily project will be submitted to the City of Fircrest.](#)
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - [Geotechnical Recommendations – Pan Geo \(Jon Rehkopf\)](#)
 - [Phase I Environmental Site Assessment PES Environmental, Inc. \(Dan Balbiani\)](#)
 - [Cleanup Action Plan PES Environmental, Inc. \(Dan Balbiani\)](#)
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

See answer to #7.

10. List any government approvals or permits that will be needed for your proposal, if known.

Commercial Building Permit or equivalent (including associated site development and utility permits), code amendment.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The zoning map amendment would adjust slightly the boundary/area covered by the PROS zone, as well as adjust slightly the proposed circulation network shown on the zoning map.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed zoning map change occurs at 2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Section 11 Township 20 Range 02 Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS R/W FOR RD

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site: Generally flat or rolling, only has a small area of steep slopes

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?
Steepest slope approximately 56%
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Approximately 5-10 feet of fill on the western half of the site over dense glacial till. Approximately 25-30 feet of fill on the eastern half of the site over dense glacial till. Fill consists of gravel with sand, silty sand, etc.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface indications of unstable soils.
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
NA, the zoning map change would not fill or excavate.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No, NA
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
No, NA
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known, the site is an urban area with urban type emissions (auto) nearby.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies within the immediate vicinity of the site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None, NA

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NA

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No, NA

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, NA

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, the zoning map change will not discharge any water.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None, NA

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

No, NA

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, NA

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☐ shrubs
☐ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

[None](#)

- c. List threatened and endangered species known to be on or near the site.

[None known on or near site.](#)

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

[None](#)

- e. List all noxious weeds and invasive species known to be on or near the site.

[None known on or near site.](#)

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, [other](#): x ([pigeon, crow](#))

mammals: deer, bear, elk, beaver other x (rodent, raccoon, possum)
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.
[None known on or near site.](#)

- c. Is the site part of a migration route? If so, explain.
[Yes, the entire Puget Sound region is a part of the Pacific Flyway](#)

- d. Proposed measures to preserve or enhance wildlife, if any:
[None proposed as part of the zoning map change.](#)

- e. List any invasive animal species known to be on or near the site.
[None known on or near site.](#)

6. Energy and Natural Resources [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
[None, NA](#)
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
[No, the zoning map amendment will not impact any use of solar.](#)
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
[None, NA](#)

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
[No.](#)

- 1) Describe any known or possible contamination at the site from present or past uses.

The property was formerly operated for the design and manufacture of marine automatic pilots and other marine navigational aids (e.g., compasses) from approximately 1957 to 2000. As indicated previously, between the years 1972 and 2000, soil fill was deposited throughout the central and eastern portions of the site. During the course of operations at the property, there have been documented releases of certain VOCs, primarily perchloroethene (PCE) to the ground east of the existing building. In addition, a release of paraffin oil from the north adjoining property affected soil near the northern end of the property. Cleanup actions were performed in 1993, 2000, and 2012 to remove and properly dispose of all of the contaminated soil above the applicable cleanup levels in the affected areas. Low concentrations (below cleanup levels) of PCE and paraffin oil may be present in these areas. Perched groundwater in the vicinity and down gradient of these areas did not contain contamination (PCE and/or paraffin oil) at concentrations exceeding cleanup levels. The results of these cleanup actions were reported to the Washington Department of Ecology (Ecology) under its Voluntary Cleanup Program (VCP). Ecology issued an opinion letter in July 2015, indicating that the site meets the cleanup standards for PCE and petroleum hydrocarbons in soil.

Previous investigations of the fill material present in the central and eastern portions of the property indicated the presence of arsenic at concentrations exceeding the CUL predominantly at depths of 15 feet or greater and widely dispersed. The property is located in the Tacoma Smelter Plume (Asarco Area Wide Contamination Plume) and the presence of arsenic at the property is attributed to the historic operation of the Asarco Smelter Plant. The investigation also found arsenic in perched groundwater in 2 of the 6 wells tested at concentrations slightly exceeding the cleanup level. In Ecology's July 2015 opinion letter, Ecology stated that the source of the arsenic is likely attributed to the former operation of the Tacoma Asarco Smelter Plant and the fill material that was imported to the subject property as part of historical grading activities.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and

in the vicinity.

No development is proposed as part of the zoning map amendment.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None, NA

- 4) Describe special emergency services that might be required.

None, NA.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None, all environmental issues will be addressed per federal, local, and state regulations with a future multifamily project.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Noise from adjacent residential uses; minimal street noise from Mildred St.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None, NA

- 3) Proposed measures to reduce or control noise impacts, if any:

None, NA

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site is current undeveloped. Adjacent properties to north, south, and west are commercial. Zoning east of property is residential.

- b. Has the project site been used as working farmlands or working forest lands?
If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?
If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
No
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No
- c. Describe any structures on the site.
Structure remaining from industrial use fronts ROW. Two small sheds are located centrally.
- d. Will any structures be demolished? If so, what?
None, NA
- e. What is the current zoning classification of the site?
Current zoning is split Mix Use Urban/Mix Use Neighborhood (MUU/MUN).
- f. What is the current comprehensive plan designation of the site?
Commercial Mix Use
- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable; no shoreline
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
No
- i. Approximately how many people would reside or work in the completed project?
None, NA
- j. Approximately how many people would the completed project displace?
None

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The zoning map amendment has been reviewed for consistency with the Comprehensive Plan and Fircrest regulations, and the project team has discussed with City of Fircrest staff.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, NA
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None, NA
- c. Proposed measures to reduce or control housing impacts, if any:
None, NA

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
None, NA
- b. What views in the immediate vicinity would be altered or obstructed?
None, NA
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None, NA

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None, NA
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, NA

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Property is located near shopping, restaurants, and other retail/commercial spaces.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, the slight boundary change to the PROS zone would not decrease the amount of open space to be provided, it just shifts where it can be provided in relation to a future potentially proposed project.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None, NA

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
None, NA
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there

any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None, NA

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None, NA

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None, NA

14. *Transportation* [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Site is currently served by Mildred with extensions proposed east/west connection

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Site is currently about 800' from Pierce Transit Connection Center. Busses to nearly every part of the city can be caught at this location. In addition, route 53 stops within a few feet of proposed development site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Currently there are 7 stalls. Any future potential project would comply with parking requirements; the current proposal does not include any impact to current parking.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

None, NA

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

None, NA

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None, NA

- b. Proposed measures to reduce or control direct impacts on public services, if any.

None, NA

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,

other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, NA

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____ Jon Graves _____

Position and Agency/Organization _____ Principal Architect/G+A _____

Date Submitted: _____ 6-21-2022 _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

It would not result in any of these discharges.

Proposed measures to avoid or reduce such increases are:

None, any future project would address these issues at the appropriate review timeline.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

It would not impact plants, animals, fish, or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None, any future project would address these issues as applicable.

3. How would the proposal be likely to deplete energy or natural resources?

It would not

Proposed measures to protect or conserve energy and natural resources are:

Any future project would comply with the WA State Energy Code.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal would change the PROS zone boundary, but would not impact the amount of open space provided. None of the other issues would be impacted.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The proposal would maintain the amount of open space provided in a future project.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal has been reviewed for consistency with the Fircrest comp plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Compliance with zoning map change procedures.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

It would not increase either demand.

Proposed measures to reduce or respond to such demand(s) are:

None.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It does not conflict with any such laws.



P.O. Box 1543 - 19738 - 144th Ave. N.E.
Woodinville, Washington 98072
A WASHINGTON CORPORATION

HYDRANT FLOW TEST REPORT

Project: Prose Fircrest Date/Time: 4/26/2022, 9:00 AM
Address: 2119 Mildred St W Performed by: Tom Rice, AFP
 Fircrest WA 98466 Witnessed by: Jeff Davis, City of Fircrest

Test #1 (12" main)

Non-Flowing Hydrant

Location: 1501 Regents Blvd W
Elevation:¹ 328 feet
Static: 55 psi
Residual: 52 psi

Flowing Hydrant

Location: Southwest corner of Regents Blvd W and Arondale Dr
Elevation: 307 feet
Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)
Pitot: 18 psi (each hose)
Flow² (Q_f): 716 gpm x 2 = 1432 gpm
Flow @ 20 psi (Q_r) = Q_f (h_r / h_f)^{0.54} (h_r = pressure drop to 20 psi; h_f = measured pressure drop)
$$Q_r = 1432(35/3)^{0.54} = 5396.3$$

The estimated flow³ at a residual of 20 psi is **5396.3 gpm**

¹ All elevations are approximate based on Google Earth and are not a substitute for a proper survey.

² Per FM-Approved Hose Monster flow chart.

³ This value is an estimate derived using the calculation procedures in NFPA 291 "Recommended Practice for Water Flow Testing and Marking of Hydrants." Due to daily fluctuations in the water system the actual flow may vary.

Test #2 (6" main)

Non-Flowing Hydrant

Location: 1345 Regents Blvd W (NE corner of Fircrest Apartment Homes parking lot)

Elevation: 306 feet

Static: 63 psi

Residual: 42 psi

Flowing Hydrant

Location: 1375 Regents Blvd W (parking lot of Cost Less pharmacy)

Elevation: 314 feet

Orifice Size: (2) 2-1/2" Hose Monsters (no insert used)

Pitot: 7 psi (hose #1), 6 psi (hose #2)

Flow⁴ (Q_t): 447 gpm (hose #1) + 414 gpm (hose #2) = 861 gpm

Flow @ 20 psi (Q_r) = $Q_t = 861(43/21)^{0.54} = 1267.8$

The estimated flow³ at a residual of 20 psi is **1267.8 gpm**

⁴ Calculated using $Q=29.84c_d d^2 \sqrt{p}$ where c_d = coefficient of discharge (0.906) and d = orifice diameter in inches (2.5)





Public Works Department
Location: 120 Ramsdell St • Fircrest, WA 98466 • Ph: (253) 564-8900 •
Fax: (253) 564-3640 • Email: v.walston@cityoffircrest.net

CERTIFICATE OF WATER AVAILABILITY

PART A to be Completed by Applicant

Project Address: 2119 Mildred Street Parcel #: 0220112005

Related Permit #(s): TBD (If available)

Applicant Name: Garrett Hodgins - Alliance Residential Company

Applicant Contact #: 206.462.0142 Email: ghodgins@allresco.com

Proposed water usage: 1-2 (number of connections)

Customer type (check one) ☐ Residential ☐ Multi-Family ☐ Commercial
☒ Other: Mixed Use

I, the undersigned or my appointed representative, have requested the City of Fircrest to certify willingness and ability to provide the indicated service(s). I have read and understand the information provided by the City of Fircrest on this Certificate and acknowledge that the proposed project may require improvements to the water and/or sewer system which would incur my financial obligation. Prior to final approval for construction of the water and/or sewer facilities, it is understood that a legal contract between myself and the City of Fircrest which specifies the terms of water service, operational responsibility, and financial obligation may be required.

Signature: [Signature] Date: 5/19/2022

Address: 1100 N Northlake Way Suite 236 City, State: Seattle, WA

PART B to be Completed by Water Purveyor

TO BE COMPLETED BY WATER SYSTEM OFFICIAL

System/Purveyor: City of Fircrest

✓ Check One:

- ☒ The above system will provide water service to the project address requested above.
☐ The above system will **NOT** provide water service to the projected address requested above.
Reason: _____

Water System Official: Tyler Bamis Phone: (253) 564-8900

Title: Public Works Director

Signature: [Signature] Date: 5/19/2022

Should the Development Permit related to this Certificate expire, this Certificate also expires.

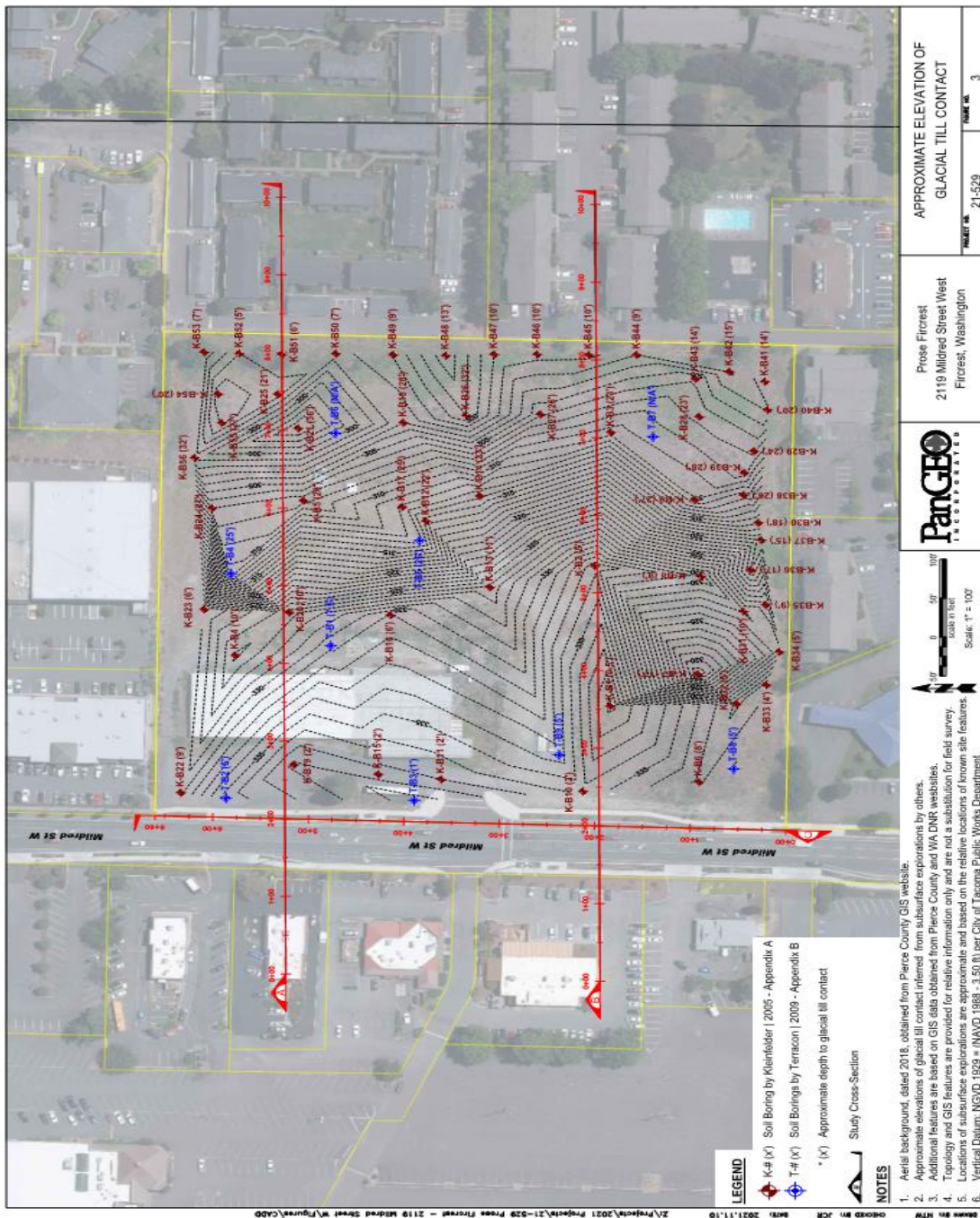
Placeholder: Certificate of Sewer Availability

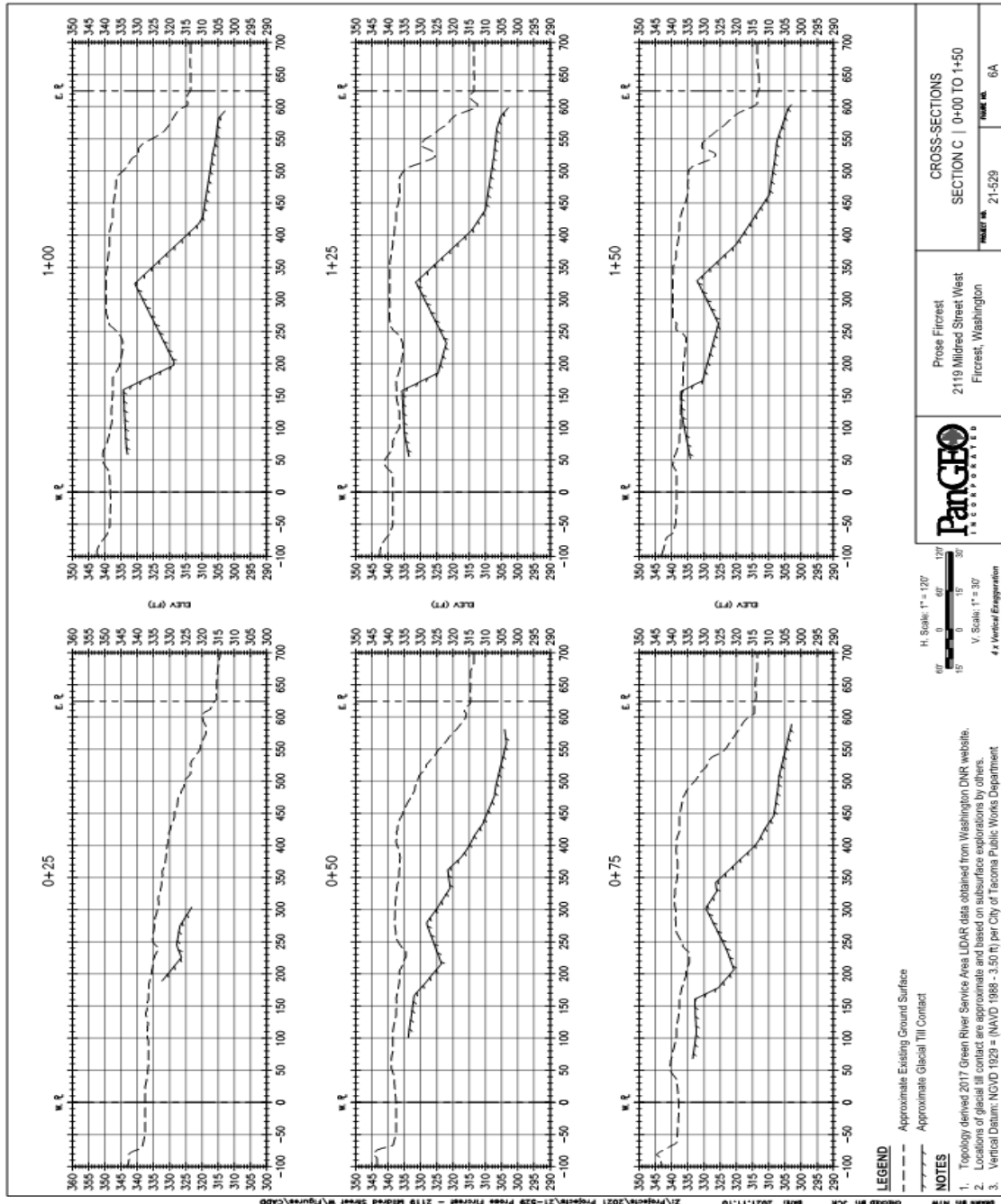
Placeholder: Traffic Concurrency, preliminary draft, or similar

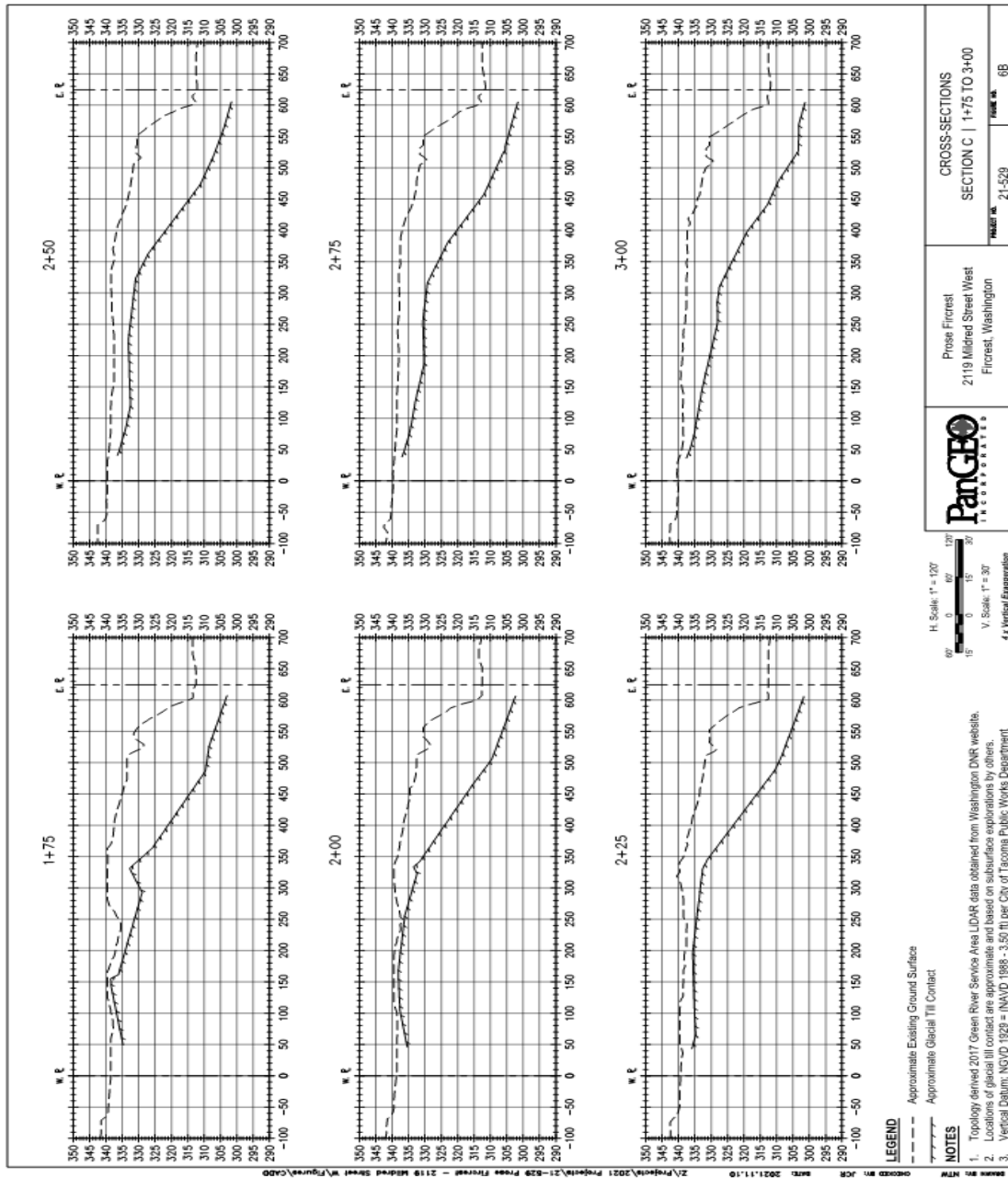
Legal Description of Project Site

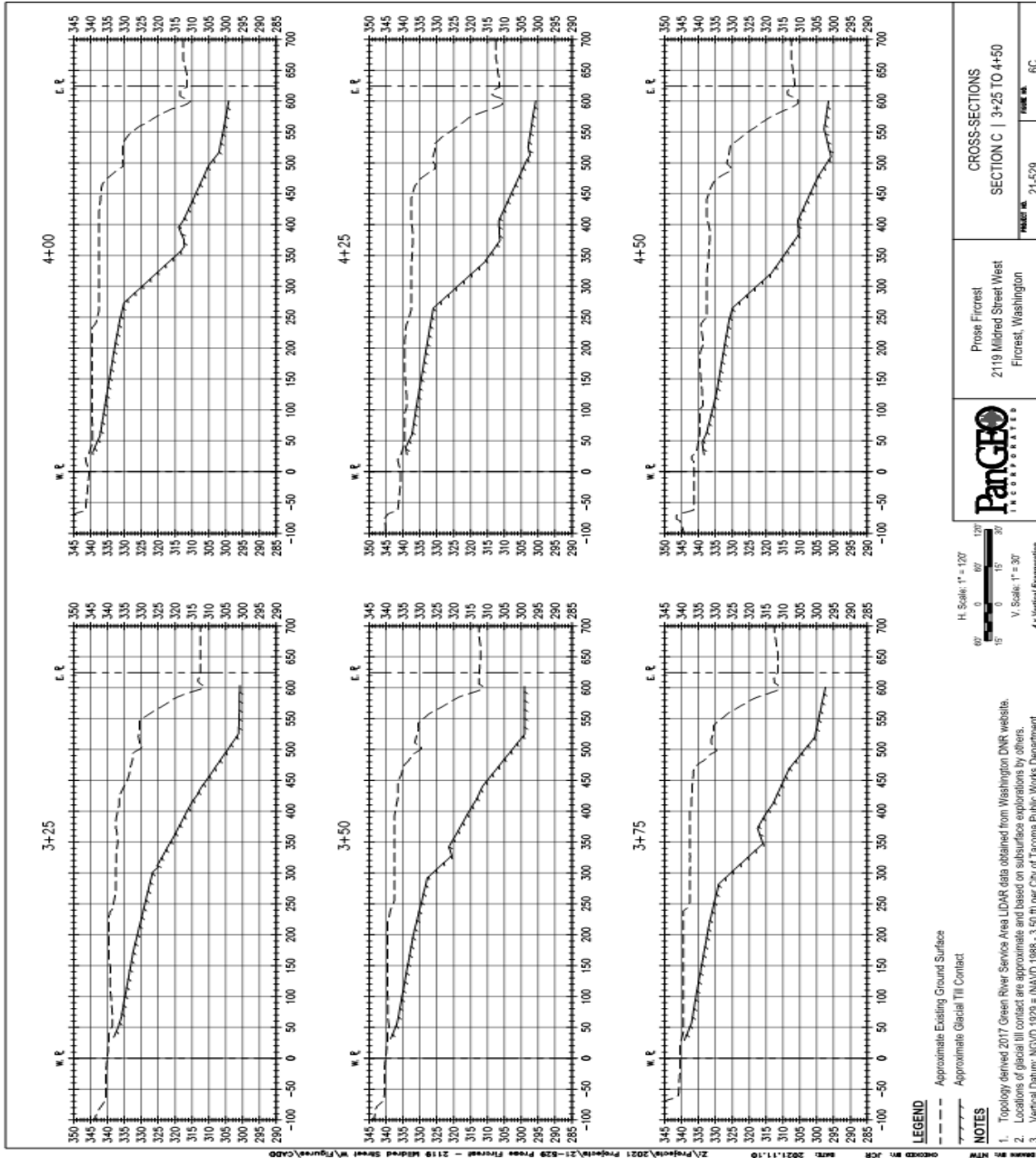
Legal Address: 2119 Mildred Street W, Fircrest, WA 98466.

Legal Description: Legal Description: Section 11 Township 20 Range 02
Quarter 22 : SW OF NW OF NW SUBJ TO CY OF TAC EASE LESS
R/W FOR RD









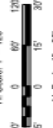
LEGEND

- Approximate Existing Ground Surface
- Approximate Glacial Till Contact

NOTES

- Topography derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
- Locations of glacial till contact are approximate and based on subsurface explorations by others.
- Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department

H. Scale: 1" = 120'



V. Scale: 1" = 30'

4 x Vertical Exaggeration



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 3+25 TO 4+50

DATE: 21-529
PAGE: 6C

