



FIRCREST PLANNING/BUILDING DEPARTMENT STAFF REPORT

CASE NUMBER 22-03

Development Regulation Text Amendment

September 20, 2022, Planning Commission Meeting

PROPOSAL:

Alliance Residential proposes to amend the City's Form-based Code and Title 22 Land Development. The Development Regulation Text Amendment would modify:

- Text, tables, and graphics contained in the Form Based Code (FBC), adopted by reference in Chapter 22.57 FMC.
- Design Guidelines contained in Chapter 22.64 pertaining to usable open spaces.

AMENDMENT PROCESS:

The Planning Commission's action on a development regulation amendment takes the form of a recommendation to the City Council, which makes the final decision. Upon completion of a public hearing on this matter, the Commission should forward its recommendations to Council, which will conduct its own public hearing before making a final decision.

ENVIRONMENTAL DETERMINATION:

The City reviewed the Applicant's Environmental Checklist and issued a *Determination of Nonsignificance* for the proposed development regulation amendments on July 28, 2022. The environmental determination was issued with a 14-day comment/appeal period ending on August 10, 2022. No comments were received.

DEPARTMENT OF COMMERCE NOTIFICATION:

The City submitted a 60-day *Notice of Intent to Adopt a Development Regulation Amendment* to the Washington State Department of Commerce on July 31, 2022. The state agency comment period is scheduled to end on September 26, 2022. No comments have been received to date.

BACKGROUND:

On June 22, 2022, the City received four applications relating to the proposed Mildred Street "Prose" project. These included development regulation amendment, zoning map amendment, preliminary site plan review, and administrative design review applications. The Planning Commission has review authority for the development regulation amendment only. The Commission hosted study sessions on the proposed development regulation amendments on July 19, 2022, and August 16, 2022.

City Staff created a [central webpage](#), posted notices on the project site, and published several notices in the Tacoma Daily Index and on the City's project page. Notice for this Public Hearing was posted to the Official Newspaper, posted on the bulletin boards, and posted on the City website.

SUMMARY:

The applicant has submitted a revised redline amendment document that responds to Staff and Commission comments received at the study sessions. Changes include:

- Buildings C and D have been rotated so that parking will be accessed via 21st and 23rd Streets instead of 22nd.
- The streets running East-West at the North and South edges of the project site (21st and 23rd) have been extended to connect with 65th at the east edge of the site.
- The plaza in the SW quadrant of the parcel has been expanded.
- Angled parking has been provided on a public street ROW (65th Ave) in lieu of perpendicular parking being provided on a private parking lot driveway that was shown for the same area on prior site plans.
- Private open space provisions have been clarified.

REVIEW AND APPROVAL CRITERIA:

The proposal consists of development regulation (text) and Form-based code text amendments, each of which are Type V application proposals. The review and approval criteria are provided below:

FMC 22.78.004 Criteria for amendment approval.

Before the City Council may approve the amendment, each review authority shall adopt written findings showing that the following (applicable) criteria are met by the proposal:

- The proposed amendment is consistent with the goals, objectives, and policies of the comprehensive plan.
- The proposed amendment will promote, rather than detract from, public health, safety, morals, and general welfare.

STAFF REVIEW COMMENTS:

Staff makes the following comments after review of Exhibit 3. Any blue colored text in the redline amendments is a staff amendment or counterproposal.

- Regulating plan map revisions to include the park near the intersection of 66th Ave (planned) and 20th Street (planned), amend the street width and pavement type of 21st Street (planned), and amend the shopfront overlay for clarity.
- Amend MUU and MUN Development Standards language for interior ceiling height for clarity.

PUBLIC COMMENT:

Written comments were received from Bruce Bodine in support of the proposed amendments.

CONCLUSIONS:

The proposed amendments outlined in Exhibits 3 and 4, with the required staff revisions and recommendations noted above under 'Staff Review Comments', meet the criteria required (and listed above) for approval.

RECOMMENDATION:

Staff recommends the Planning Commission consider public comment at the September 20, 2022, public hearing and the findings and conclusions provided in the preliminary resolutions in Exhibits 1 and 2. If the Planning Commission reaches a consensus in making a recommendation to Council, it may take action to adopt the preliminary resolutions, with or without modifications.

RECOMMENDED MOTION NO. 1: I MOVE TO ADOPT RESOLUTION NO. LU 22-01, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS TO THE FIRCREST MUNICIPAL CODE, 22.64.027, USABLE OPEN SPACES

RECOMMENDED MOTION NO. 2: I MOVE TO ADOPT RESOLUTION NO. LU 22-02, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FIRCREST, WASHINGTON, RECOMMENDING THE ADOPTION OF AMENDMENTS, WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT, TABLES, AND GRAPHICS CONTAINED IN THE FORM-BASED CODE (FBC), ADOPTED BY REFERENCE IN CHAPTER 22.57 FMC

Jayne D. Westman

Administrative Services Director

September 15, 2022

Date

Exhibits:

1. [Preliminary Resolution No. 22-01, Form-Based Code Amendments](#)
2. [Preliminary Resolution No. 22-02, Title 22 Land Development Amendments](#)
3. [Draft Form-Based Code Amendments \(redline\)](#)
4. [Draft Land Development Code Amendments \(full application\)](#)
5. [SEPA DNS and Environmental Checklist](#)
6. [Public Comment Received](#)

**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 22-01
Case No. LU22-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF FIRCREST, WASHINGTON,
RECOMMENDING THE ADOPTION OF AMENDMENTS,
WITH THE REQUIRED STAFF REVISIONS, TO THE TEXT,
TABLES, AND GRAPHICS CONTAINED IN THE FORM-
BASED CODE (FBC), ADOPTED BY REFERENCE IN
CHAPTER 22.57 FMC**

WHEREAS, Community Character Goal 1 of the Fircrest Comprehensive Plan and its related policies state the City should continue to preserve, develop, and enhance informal community gathering places, such as plazas, mixed-use centers that include local cafes and coffee shops with comfortable outdoor seating, and spaces within parks; and

WHEREAS, Community Character Goal 4 and 5 of the Fircrest Comprehensive Plan and its related policies state the redevelopment should achieve the following:

- Development that exhibits the highest standards of urban design, architecture, and landscaping at the scale of the neighborhood, block, lot, and building.
- An increased focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space.
- Unique crosswalk treatments and frequent crosswalks that support a mix of commercial, residential, and other uses and activities such as outdoor café service
- Elements of design, proportion, rhythm, and massing that are desirable and appropriate for proposed structures and the site.
- Street designs result in active urban streets, accessible public spaces, and safe and convenient linkages for all users
- Building scale and orientation that are appropriate to the site; and

WHEREAS, the City reviewed the proposed code amendment at the request of the applicant; and

WHEREAS, there is an emphasis to provide a park-centric design that doubles the required Open Space requirement for parcels over 4 acres; and

WHEREAS, the amendment would provide design certainty and flexibility for future redevelopment; and

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WHEREAS, the Planning Commission conducted a public hearing on September 20, 2022, to accept public testimony and comment; and

WHEREAS, the Planning Commission has considered the criteria listed in Section 22.78.004 FMC:

- a. The proposed amendments are consistent with the goals, objectives, and policies of the comprehensive plan.
- b. The proposed amendments will promote, rather than detract from, the public health, safety, morals, and general welfare.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby adopts all the “whereas” sections of this resolution as findings and recommends to the City Council the following:

- **Section 1.** Amend the text, tables, and graphics contained in the Form Based Code (FBC), adopted by reference in Chapter 22.57 FMC as outlined in Exhibit No. 3

MOVED AND ADOPTED by the Planning Commission of the City of Fircrest on the ____ day of _____ 2022 by the following vote:

YES: ()

ABSENT: ()

APPROVED:

Shirley Schultz
Chair, Fircrest Planning Commission

ATTEST:

Jayne Westman
Administrative Services Director

Date

**CITY OF FIRCREST PLANNING COMMISSION
RESOLUTION NO. 22-02
Case No. LU22-03**

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF FIRCREST, WASHINGTON,
RECOMMENDING THE ADOPTION OF AMENDMENTS
TO THE FIRCREST MUNICIPAL CODE, 22.64.027, USABLE
OPEN SPACES**

WHEREAS, Community Character Goal 1 of the Fircrest Comprehensive Plan and its related policies state the City should continue to foster community cohesiveness that supports activity and community interaction and should explore opportunities for establishing new gathering places in the 19th and Mildred area.

WHEREAS, the City reviewed the proposed code amendment at the request of the applicant; and

WHEREAS, there is an emphasis to provide a park-centric design that doubles the required Open Space requirement for parcels over 4 acres; and

WHEREAS, the amendment would provide design certainty and flexibility for private open spaces; and

WHEREAS, the Planning Commission conducted a public hearing on September 20, 2022, to accept public testimony and comment; and

WHEREAS, the Planning Commission has considered the criteria listed in Section 22.78.004 FMC:

- a. The proposed amendments are consistent with the goals, objectives, and policies of the comprehensive plan.
- b. The proposed amendments will promote, rather than detract from, the public health, safety, morals, and general welfare.

THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Fircrest hereby adopts all the “whereas” sections of this resolution as findings and recommends to the City Council the following:

Section 1. Amend FMC 22.64.027 to read as follows:

22.64.027 Usable Open Spaces.

(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

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space specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.

MOVED AND ADOPTED by the Planning Commission of the City of Fircrest on the ____ day of _____ 2022 by the following vote:

YES: ()

ABSENT: ()

APPROVED:

Shirley Schultz
Chair, Fircrest Planning Commission

ATTEST:

Jayne Westman
Administrative Services Director

Date

Proposed Text Amendments

Fircrest Municipal Code

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

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 specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.

(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).

CITY OF FIRCREST

Form-Based Code

Adopted by Reference in FMC Chapter 22.57

Effective December 14, 2020



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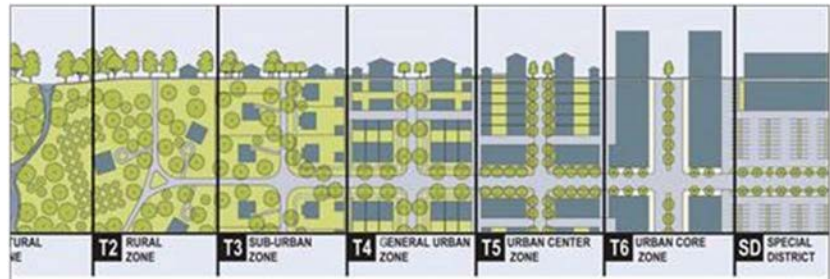
Introduction

Fircrest's Form-Based Code (FBC) is an alternative to conventional land use (zoning) regulations with an increased focus on the design of the public realm – the public space defined by the exterior of buildings and the surrounding streets and open space.

A key difference between a conventional use-based code and FBC is that an FBC does not result in zoning approvals based on units per acre or floor area ratio (FAR). Conventional density controls have not produced diversity or variety in living and working arrangements in a contextual manner and instead have resulted in uniformity of designs within zones. In contrast, an FBC deals with building types that differ in design and intensities of development.

BUILDING TYPES

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



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

TRANSECT

A Transect is the operating system for Fircrest's Form-Based Code. A Transect is an organizing framework for coding all elements of the built environment on a scale from rural to urban.

Differences in design and ecology vary – based on character and intensity of the place – and progress through a sequence of habitats from rural to urban core.

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

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

Fircrest's FBC includes:

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

I.1 PURPOSE AND APPLICATION

I.1A Intent of the FBC

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

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

I.1B Relationship to Comprehensive Plan

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

I.1C Relationship to Municipal Code

The FBC is adopted pursuant to Chapter 22.57 FMC and referred to as the "Fircrest Form-Based Code." The FBC provides the primary requirements for development and land use activity within the boundaries identified in the Regulating Plan in Figure RP.1 and other specified mixed-use neighborhoods. FBC standards augment and/or supersede existing regulations in Title 22 Land Development consistent with FMC 22.57.002.

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

I.2A Administration

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

Zoning and Regulating Plan

RP.1 ZONING DISTRICTS AND OVERLAYS

RP.1A Purpose and Establishment of Zoning Districts and Overlays

This section establishes the zoning districts and overlays to implement the Form-Based Code. Property and rights-of-way subject to the Form-Based Code shall be divided into the following zones and overlays, which shall be applied to all property as shown on Figure RP.1 or on the Fircrest Zoning Map.

RP.1B Zoning Districts and Overlays

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

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

RP.2 REGULATING PLAN

RP.2A Purpose and Establishment of Regulating Plan

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

- 1) Zoning Districts. Each zoning district is allocated standards in the following areas:
 - Building Placement
 - Allowed Building Types
 - Allowed Frontage Types
 - Building Height and Size
 - Allowed Encroachments into Required Yards
 - Parking Placement and Site Access
 - Required Parking
 - Allowed Land Uses
- 2) Shopfront Frontage Overlay. This overlay requires buildings to have shopfront frontage and a minimum floor-to-ceiling height. This requirement is to accommodate ground floor live-work, commercial, retail or other such non-residential activity on streets where the vision expects active, pedestrian-oriented streetscapes.
- 3) Regulating Plan Diagram. Each zoning district and overlay established by the Form-Based Code is identified on Figure RP.1 to show the boundaries of each zoning district, overlay, and the parcels within each boundary. Figure RP.1 is established as the zoning atlas for all property within the Form-Based Code boundaries.

Figure RP.1 Regulating Plan



Table RP.1 Summary of Zoning District

Zoning District Intent	Mixed-Use Urban	Mixed-Use Neighborhood
		
Desired Form	New buildings are block scale, up to seven stories above grade and 80 feet in height, located close to the front property line, with active ground floor activities. The building mass steps down to 45 feet when located adjacent to an MUN neighborhood. Building mass along the street edge should be articulated with balconies and terraces and the building base should include human	scaled detailing. New buildings are primarily house and small apartment scale, up to four stories above grade and 50 feet in height, located close to front property line, with active frontages along ground level. Building mass steps down to 35 feet when adjacent to residential districts.
Streetscape and Public Realm Improvements	Active streetscape providing continuity with adjacent areas. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees support interesting, safe, and comfortable walking environment.	Range of tree-lined walkable streets will continue adjacent street pattern while also providing opportunities for future development to extend the street grid. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees encourage interesting, safe, and comfortable walking environment, while yards, porches, stoop, and forecourt may extend privacy to residential frontages.
Parking	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structure. On-street public parking spaces are provided. Parking ratios are lower due to available transit and shared parking options.	Parking consists of on-site spaces located either behind buildings or in above- or underground parking structures. On-street public parking spaces are provided.
General Use	Buildings are occupied with ground floor retail, office, service, and other active uses along commercially viable corridors. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.	Buildings may be occupied with ground floor retail, office, service and other active uses. Residential uses on the ground floor should provide appropriate frontage that ensures privacy to the units. Units should be accessed directly from the street. Upper floors and the floor area behind shopfronts are flexible for a wide variety of office, lodging, and housing uses.

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

Development Standards by Zone

DS.1 DEVELOPMENT STANDARDS

Development standards are aimed at generating the individual buildings on a block that collectively with other buildings will shape the form of the public realm.

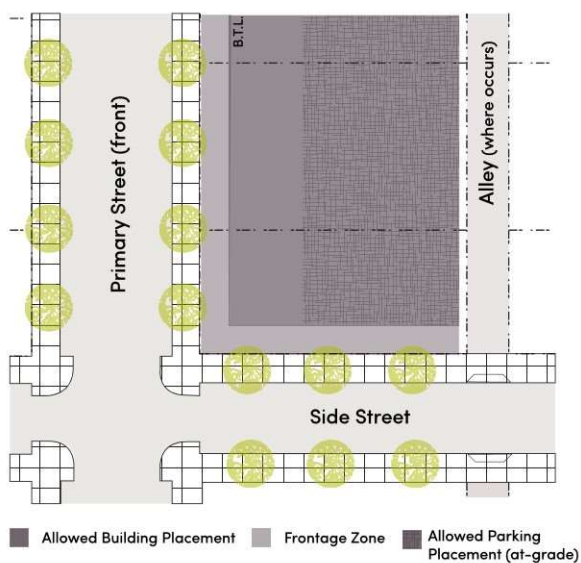
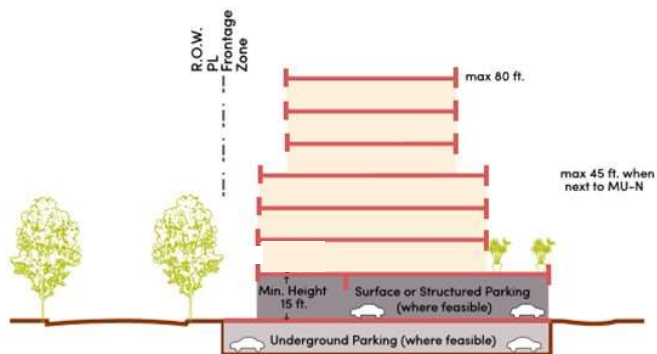
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and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

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

Architectural features such as porches, stoops, bay windows, balconies and cornices are allowed to project into the setback area. Balconies, cornices, awnings, stands selling magazines, fruits, vegetables, or flowers may project into the public right-of-way, subject to encroachment permit. Such encroachments animate street life. Encroachments should not affect pedestrian movement and maintenance of utilities.

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

MIXED-USE URBAN (MUU)



Building Placement

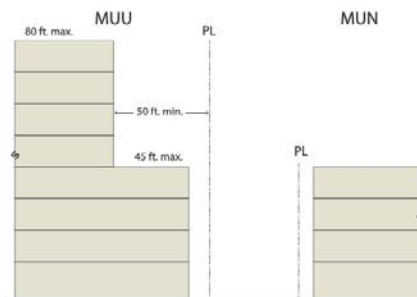
Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	
Primary street	0	10	–
Side street	0	10	–
Rear yard with alley	–	–	5
Rear yard without alley	–	–	15

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</u>	15-foot minimum
Ground Floor	

<u>Shopfront overlay non ground floor and non shopfront overlay floors</u>	<u>NA</u>
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Parking

See parking standards in FMC 22.60.003.

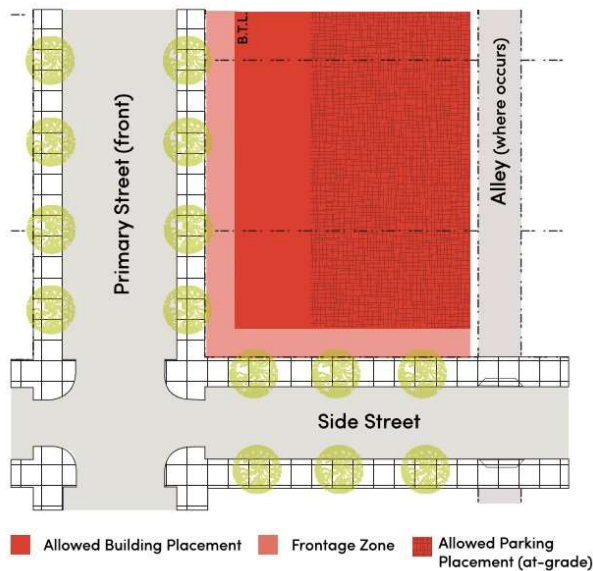
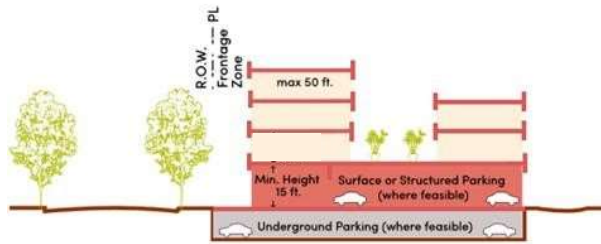
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

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

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

MIXED-USE NEIGHBORHOOD (MUN)



Building Placement

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

Allowed Frontages

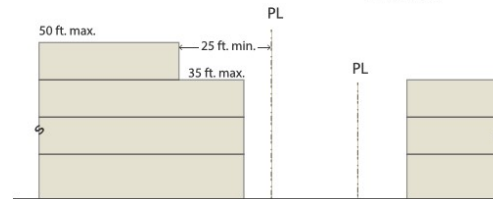
- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch & Fence
- Shopfront
- Stoop
- Front Yard

Allowed Building Types and Height

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

MUN

Residential Districts



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

Interior Ceiling Height

Shopfront Overlay Ground Floor 15-foot minimum

Shopfront overlay non ground floor and non shopfront overlay floors NA

Parking

See parking standards in FMC 22.60.003.

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

Encroachments

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

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

Building Standards

BS.1 BUILDING STANDARDS

BS.1A Purpose

This Section provides design standards for individual buildings to ensure that proposed development is consistent with the community’s vision for mixed-use areas as it pertains to building form, physical character, land use, and quality.

BS.1B Applicability

Each building shall be designed in compliance with the applicable general requirements in Section BS.2 and all applicable requirements of the International Building and Fire Codes.

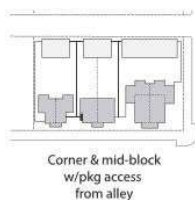
BS.1C Allowed Building Types by Zoning District

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

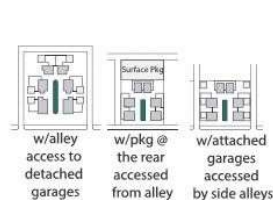
Building Type	Mixed-Use Neighborhood (MUN)	Mixed-Use Urban (MUU)
Multiplex	X	
Rosewalk/Bungalow court	X	
Row House	X	X
Live-Work	X	X
Court	X	X
Hybrid Court	X	X
Liner Building		X
Flex Building	X	X

Table BS.1 Building Types

House Scale Buildings



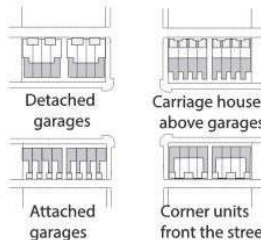
Corner & mid-block
w/pkg access
from alley



w/alley
access to
detached
garages

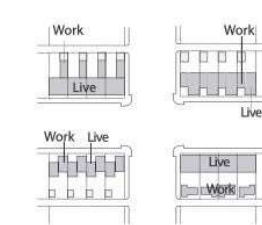
w/pkg @
the rear
accessed
from alley

w/attached
garages
accessed
by side
alleys



Detached
garages

Carriage houses
above garages



Work
Live

Work
Live

Work
Live

Live
Work

Multiplex

A *multiplex* is a residential building of 3 to 6 dwelling units respectively.

Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.

Multiplexes are not allowed on arterials.

Coding Criteria

Multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.

Typical height of the building is 2-3 stories.

Rosewalk & Bungalow Court

A *rosewalk* is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.

A *bungalow court* is comprised of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

Coding Criteria

The defining feature of these are the communal central open space. The lot width should be large enough to allow functional public and private open spaces and area for driveways or common parking.

The building size and massing of individual buildings is similar to a small-scale single dwelling unit.

Entrance to units shall be directly from the front yard or from the courtyard.

Row House

A *row house* is a building comprised of 5 or more attached 2- or 3-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.

Coding Criteria

The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.

Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.

Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and be screened by fence or wall to provide privacy.

Live-Work

A *live-work* is an integrated residence and work space located at street level, occupied and utilized by a single household in a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.

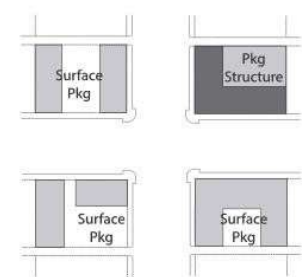
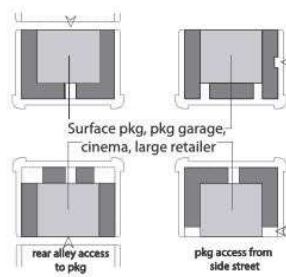
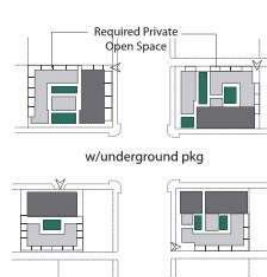
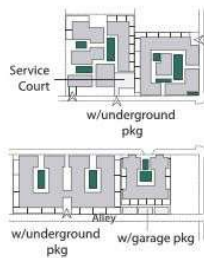
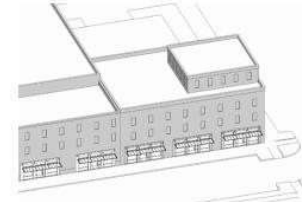
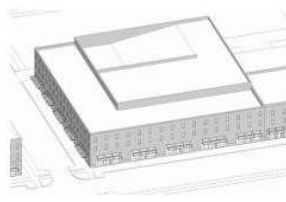
Coding Criteria

The floor to ceiling height of the work floor is typically about 15 feet. The main entrance to the street level work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.

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

Table BS.1 Building Types (continued)

Block Scale Buildings



Court

A *court* is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. The units may be arranged in 4 possible configurations: rowhouses, rowhouses over flats, flats, and flats over flats. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street.

Coding Criteria

The main entry to ground floor units should be directly 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 *hybrid court* is composed of two building types: the stacked dwelling and courtyard housing, arranged around a courtyard. This building type combines a point-access portion of the stacked dwelling with a walk-up portion of the courtyard housing building type. The building may be designed for occupancy by retail, service, or office uses on the ground floor, with upper floors also configured for those uses or for residences.

Coding Criteria

Stacked dwelling defines the street edge and the building mass tapers down to a courtyard building type. The main entrance to all ground floor units should be directly from the street. Entrance to the stacked dwelling element can be through a dedicated street level lobby, or through a dedicated podium lobby accessible from the street or through a side yard. Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor.

Liner Building

A *liner building* has a thin footprint that conceals parking garage or other large scale faceless building, such as a movie theater, or "big box" store to create a pedestrian friendly environment. The building can be designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses.

Coding Criteria

The main entrance to each ground floor storefront and the theater or big box retail is directly from the street. Entrance to the upper levels of the building is through a street level lobby accessible from the street or through a side yard. Interior upper level uses are accessed by a corridor.

Parking is accommodated in an underground garage, surface parking at the rear of the lot, parking tucked under from the back, or a combination of any of the above.

Flex Building

A *flex building* is a vertical mixed-use building typically of a single massing element, designed for occupancy by retail, service, or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. Second floor units may be directly accessed from the street through a stair. Upper floors are accessed through a street level lobby.

Coding Criteria

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

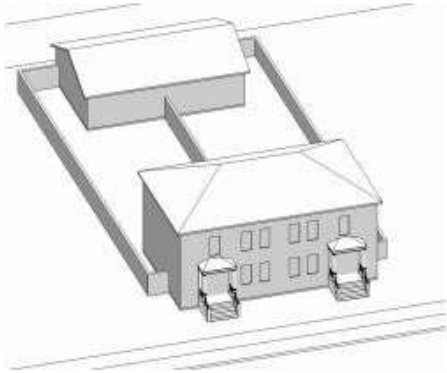
The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

BS.2 BUILDING TYPES (CONTINUED)

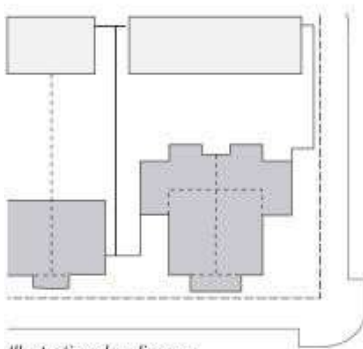
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BS.2.A Multiplex



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

- 1 **Description** A Multiplex Building Type is a medium-sized structure that consists of 3–6 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Multiplex Building Type has the appearance of a large-sized family home and is appropriately scaled to fit well within medium-density neighborhoods. This building type is important for providing missing middle housing and promoting walkability.
- 2 **Pedestrian Access** Main entrance location: Primary street
- 3 **Frontages** Porch
Stoop
Dooryard
- 4 **Vehicle Access & Parking** Parking spaces may be enclosed, covered, or open.
- 5 **Private Open Space**

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

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

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

BS.2 BUILDING TYPES (CONTINUED)

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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

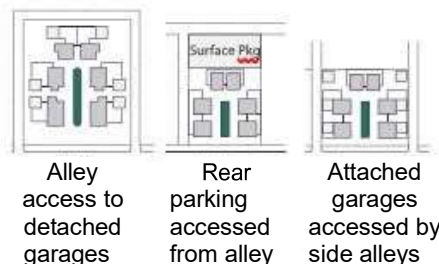
- | 4 Private Open Space | Width | Depth | Area |
|----------------------|----------------|----------------|-------------------------|
| | 8-foot minimum | 8-foot minimum | 100-square foot minimum |

- | 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)

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BS.2.C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

- 1 Description A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.
- 2 Pedestrian Access Main entrance location: Primary street
- 3 Frontages Porch
Stoop
Dooryard
- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.
- 5 Private Open Space

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

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

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BS.2.D Live-Work

- 1 Description A Live-Work Building Type is a small to medium-sized attached or detached structure that consists of single dwelling unit above and/or behind a flexible ground floor space that can be used for home-office uses such as residential, personal and general service, small-scale craft production or retail uses. Both the ground-floor flex space and the unit above are owned by one entity. This Type is typically located within medium-density neighborhoods or in a location that transitions from a neighborhood into a urban neighborhood street. It is especially appropriate for incubating neighborhood-serving retail and service uses and allowing neighborhood main streets to expand as the market demands. Garages must be located and accessed from the rear of the lot. The work space is accessed directly from the primary street, and the living space at the rear or above is accessed directly or indirectly from the working space.

- 2 Pedestrian Access Main entrance location: Primary street
Ground floor space and upper unit shall have separate exterior entries.

- 3 Frontages Forecourt
Dooryard
Shopfront
Lightcourt
Gallery

- 4 Private Open Space

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

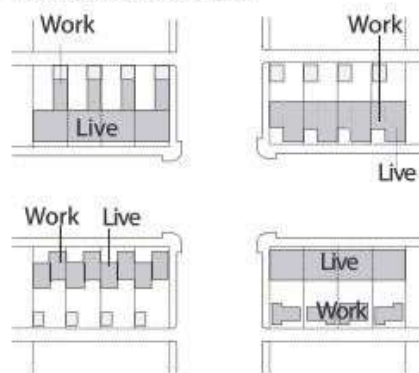
- 5 Building Size & Massing

Width per unit	
18-foot minimum	
36-foot maximum	

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



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of live-work



Illustrative photo of live-work

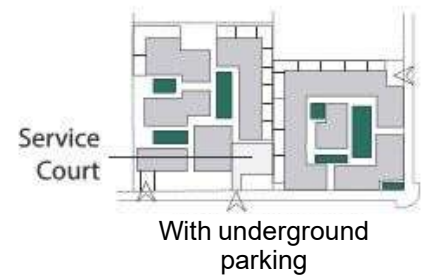
BS.2 BUILDING TYPES (CONTINUED)

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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.
- 7

Building Size & Massing

BS.2 BUILDING TYPES (CONTINUED)

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BS.2.F Hybrid Court

- 1 **Description** A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by residential, retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses.
- 2 **Pedestrian Access** The main entrance to all ground floor units should be directly from the street.

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

Access to units above the second level in the stacked dwelling element not accessed from the podium is through an interior, double-loaded corridor of at least 6 feet in width with recessed doors or seating alcoves/offsets at every 100 feet at a minimum.

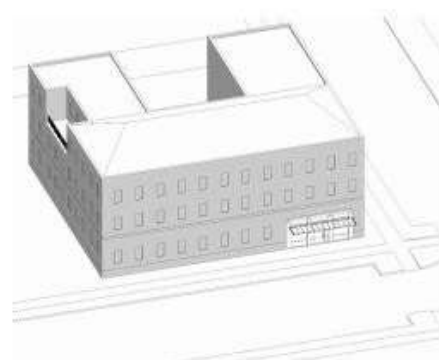
For other units, access is directly off a common courtyard or through stairs serving up to 3 dwellings.
- 3 **Frontages** Stoop
Dooryard
- 4 **Vehicle Access & Parking** Underground garage, surface parking, tuck under parking, or a combination of any of the above.
- 5 **Private Open Space**

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

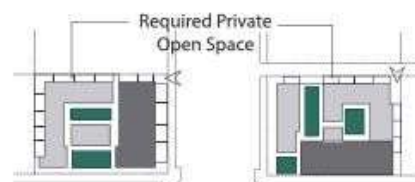
This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 **Common Courtyard**

Recommended width/depth/height ratio:	1:1 approximate
Width and depth:	20-foot minimum
- 7 **Building Size & Massing**

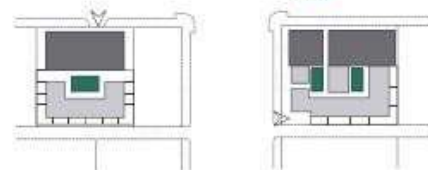
Width per unit:	18-foot minimum 36-foot maximum
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Illustrative axonometric diagram



With underground parking



Illustrative plan diagram

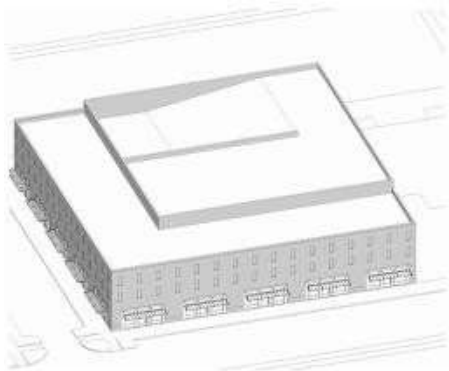


Illustrative photo of hybrid court

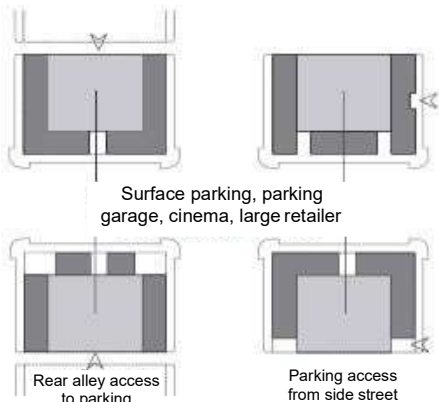
BS.2 BUILDING TYPES (CONTINUED)

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BS.2.G Liner



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of liner

- 1 **Description** A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- 2 **Lot Size** Width: 400-foot maximum
Depth: 150-foot maximum
- 3 **Pedestrian Access** Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 **Frontages** Forecourt
Shopfront
Gallery
Arcade
- 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. Private open space requirements may be alternatively met with open space designed for specific use by the residents. See OS.1.
- 7 **Shared Open Space** The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.

Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 20-foot minimum
- 8 **Building Size & Massing** Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break

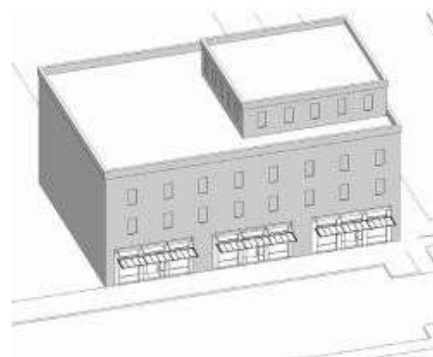
BS.2 BUILDING TYPES (CONTINUED)

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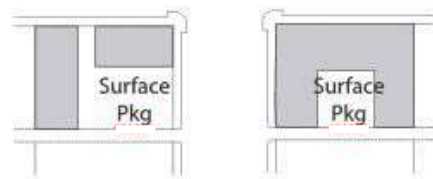
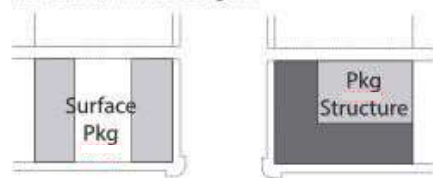
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BS.2.H Flex Building

- 1 Description A Flex Building Type is designed for occupancy by retail, service, office and/or office residential uses on the ground floor, with upper floors configured for a similar mix of uses. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.
- 2 Lot Size Width: 400-foot maximum
Depth: 150-foot maximum
- 3 Pedestrian Access Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4 Frontages Forecourt
Shopfront
Gallery
Arcade
Stoop
- 5 Vehicle Access & Parking Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.
- 6 Private Open Space Private open space is required for each residential unit and shall be no less than 50-square feet with a minimum dimension of 5 feet in each direction. Private open space requirements may be alternatively met with open space designed for specific uses by residents. See OS.1.
- 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
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



Illustrative plan diagram



Illustrative photo of flex building



Illustrative photo of flex building

Frontage Standards

FS.1 FRONTAGE STANDARDS

FS.1A Purpose

This Section sets forth the standards applicable to the development of private frontages. Private frontages are the components of a building that provide an important transition and interface between the public realm (street and sidewalk) and the private realm (yard or building). These standards supplement the standards for each zone that the frontage types are allowed within. For each frontage type, a description, a statement of the type's intent, and design standards are provided. These standards are intended to ensure that proposed development is consistent with the City's goals for building form, physical character, land use activity and quality.

FS.1B Applicability

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

FS.1C Allowed Building Types by Zoning District

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

TABLE FS.1 FRONTAGE TYPES

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

Porch & Fence: The facade is set back from the frontage line with an attached porch permitted to encroach. A fence at the frontage line maintains the demarcation of the yard while not blocking view into the front yard. The porches shall be no less than 8 feet deep.

Dooryard (Terrace): The facade is set back from the frontage line with an elevated garden or terrace permitted to encroach. This type can effectively buffer residential quarters from the sidewalk, while removing the private yard from public encroachment. The terrace is also suitable for cafes.

Stoop: The facade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance is usually an exterior stair and landing. This type is recommended for ground-floor residential use.

Forecourt: A portion of the facade is close to the frontage line and the central portion is set back. The forecourt with a large tree offers visual and environmental variety to the urban street streetscape. The forecourt may accommodate a vehicular drop-off.

Lightcourt: The facade is set back from the frontage line by a sunken light-courtyard. 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.

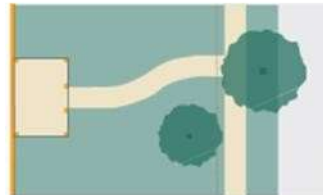
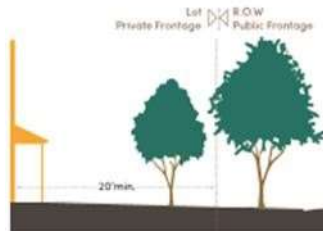
Arcade: The facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

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.

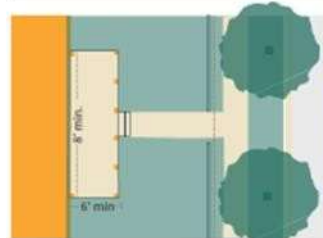
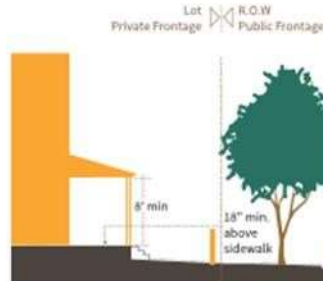


Porch & Fence

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.

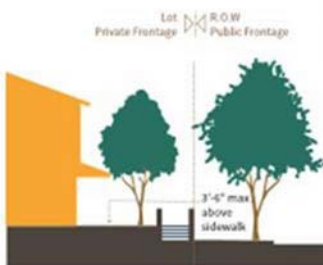


Dooryard (Terrace)

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.



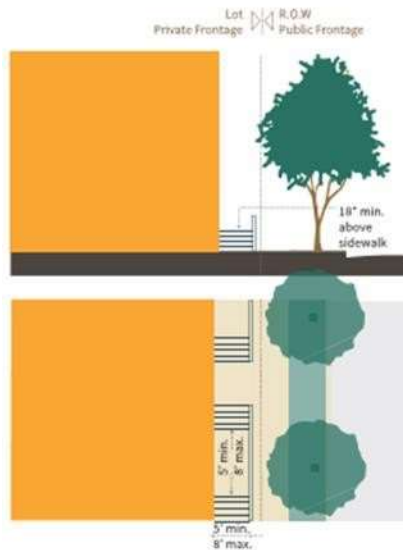
Stoop

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.

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.

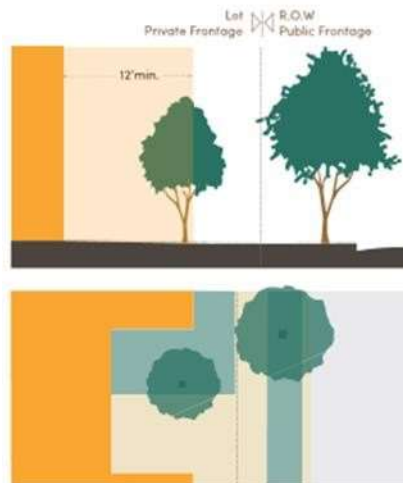


Forecourt

Description The main facade of the building is at or near the frontage line and a small percentage is set back, creating a small court space. The space may could be used as an entry court or shared garden space for apartment buildings, or as an additional shopping or restaurant seating area.

Size Width & Depth: 12-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.

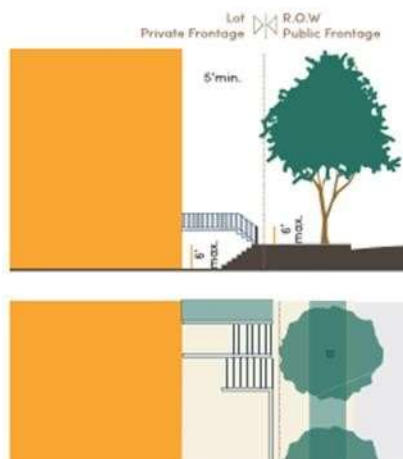


Lightcourt

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



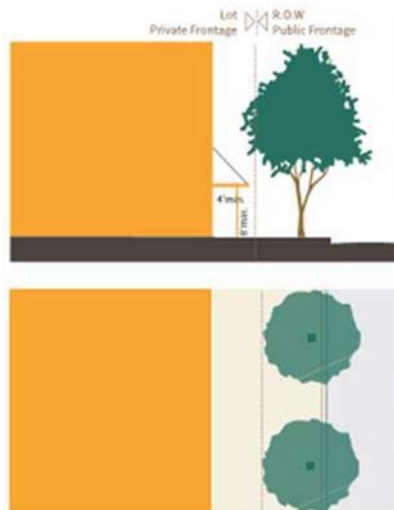
Shopfront

Description The main facade of the building is at or near the frontage line with an at-grade entrance along the public way. This Type is intended for retail use. It has substantial glazing at the sidewalk level and typically includes an awning that may overlap the sidewalk. It may be used in conjunction with other frontage types. An awning that extends over the sidewalk requires an encroachment permit.

Size Ground Floor Transparency:
75% of frontage minimum

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

- Design Standards**
1. Shopfront glass shall be clear without reflective glass frosting or dark tinting.
 2. Shopfront windows may have clerestory windows (horizontal panels) between the shopfront and second floor/top of single-story parapet. Glass in clerestory may be of a character to allow light, while moderating it such as stained glass, glass block, painted glass, or frosted glass.
 3. Shopfronts with accordion-style doors/windows or other operable windows that allow the space to open to the street are encouraged.
 4. Operable awnings are encouraged.

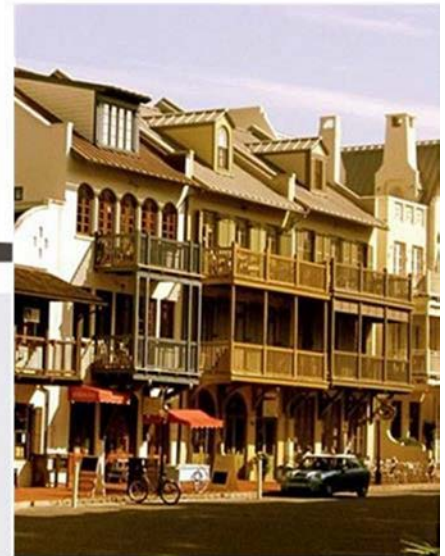
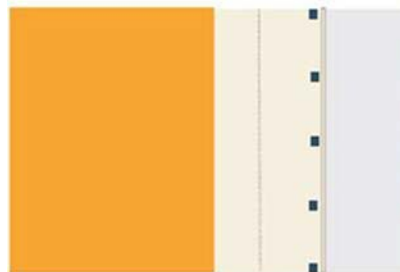
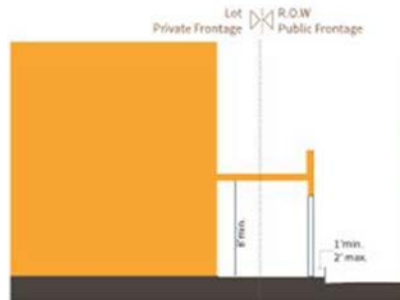


Gallery

Description A roof or deck projecting from the facade of a building, supported by columns located just behind the street curb. Galleries shelter the sidewalk with a roof or unenclosed, accessible, out-door space making them ideal for retail use. Galleries may be one- or two-stories in height, functioning as covered or uncovered porches at the second floor. Railing on top of the gallery is only required if the gallery roof is accessible as a deck.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Galleries shall be combined with the Shopfront frontage type.
 2. Galleries must have consistent depth along a frontage.
 3. Ceiling light is encouraged.
 4. Galleries may be entirely on private property or may encroach over the sidewalk in the public ROW, subject to approval of an encroachment permit.
 5. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building to which it is attached.
 6. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.

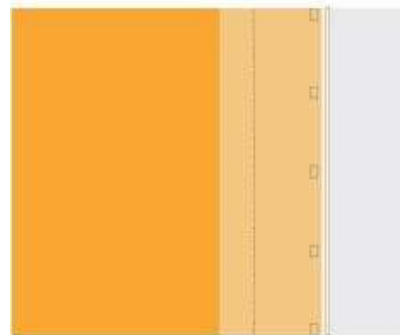
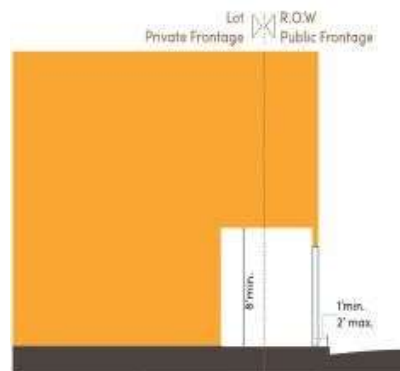


Arcade

Description Composed of a building with ground floor facades that align with the property line, and upper floors that project over the property line to cover the sidewalk. A colonnade structurally and visually supports the building mass that encroaches into the public right-of-way. Arcades contain ground-floor storefronts, making them ideal for retail use as the arcade shelters the pedestrian and shades the storefront glass, preventing glare that might obscure views of merchandise.

Size Depth: 8-foot minimum
Ground floor height: 16-foot minimum
Setback from curb: 1-foot min.; 2-foot max.

- Design Standards**
1. Arcades shall be combined with the Shopfront frontage type.
 2. Arcades may be entirely on private property or may encroach over the sidewalk in the public right-of-way, subject to approval of an encroachment permit.
 3. Column spacing and colonnade detailing, including lighting, shall be consistent with the style of the building.
 4. Columns shall be placed in relation to curbs so as to allow passage around and to allow for passengers of cars to disembark.



Street Standards

SS.1 STREET STANDARDS

SS.1A Purpose

This Section provides design standards to ensure that proposed development is consistent with the Comprehensive Plan's goals for an interconnected and walkable network of blocks and streets that support the intended physical character, land use activity, and quality.

Streets must not only provide for the efficient and safe movement of people, goods, and services, but must also facilitate great places that contribute to the look, feel, and experience of the 19th and Mildred mixed-use area and other neighborhoods. Minor modifications or exemptions to the application of street standards may be considered administratively for conditions compromised by grades, and/or the provision of parking structures with daylighted fronts facing public ways.

SS.1B Applicability

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

SS.1C. Design objectives

Streets are one of the most important elements in defining FBC character. Due to this important role in place-making, in addition to their contribution of a major percentage of public space, street standards must be considered alongside building form, building types, frontage types, civic spaces, and landscaping in creating urban environments.

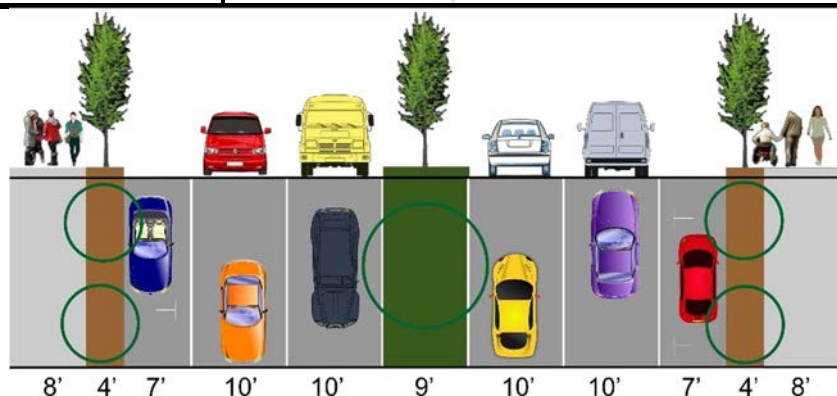
In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:

- a) Function: Ensuring essential access to premises for deliveries and servicing; effective use of curb space to support land use activities; and upgrading utilities under the roads to serve growing neighborhood needs.
- b) Mobility: Safe, efficient, and reliable movement supporting access of people and goods.
- c) Livability: Providing good and inclusive places for all that support vital economic, cultural, and community activity.

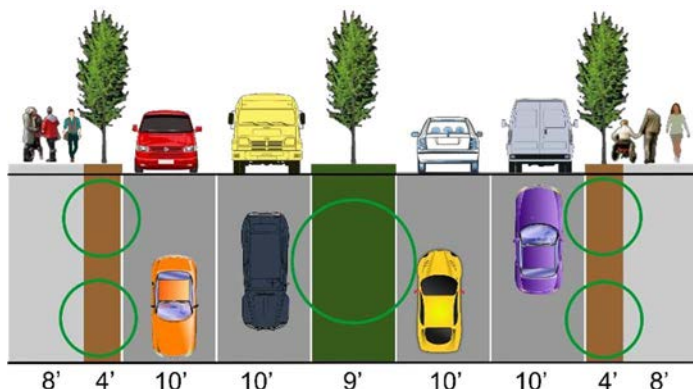
All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly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

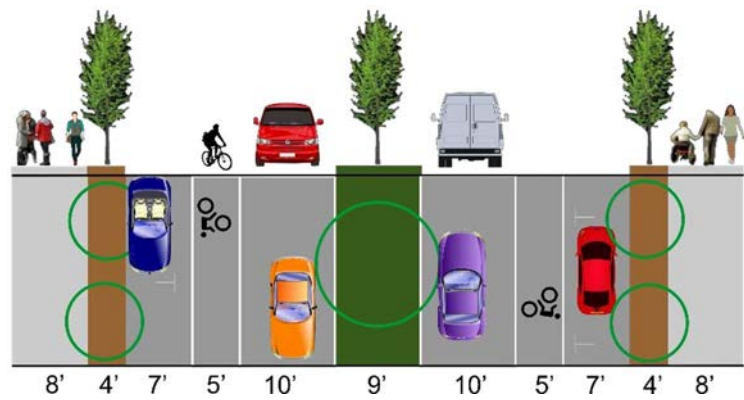


19th Street Non-Shopfront			
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width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



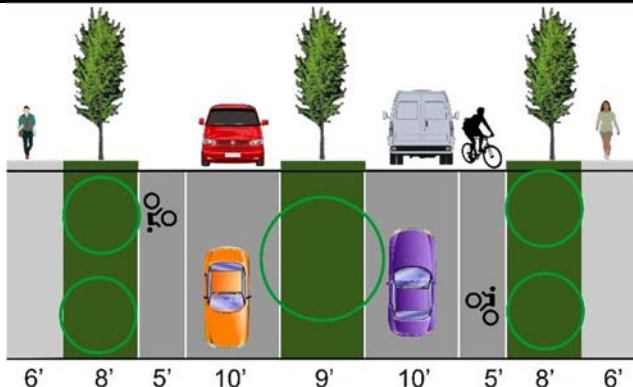
Mildred Street Shopfront

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

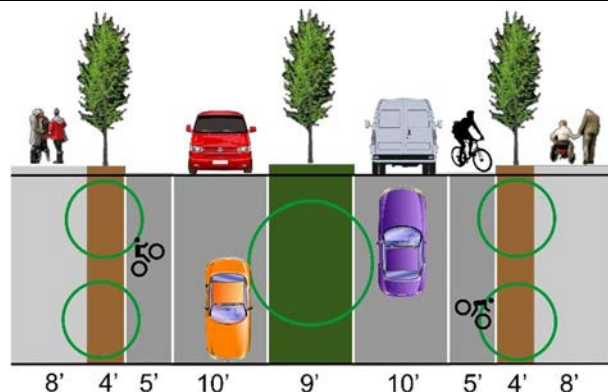


Mildred Street Non-Shopfront

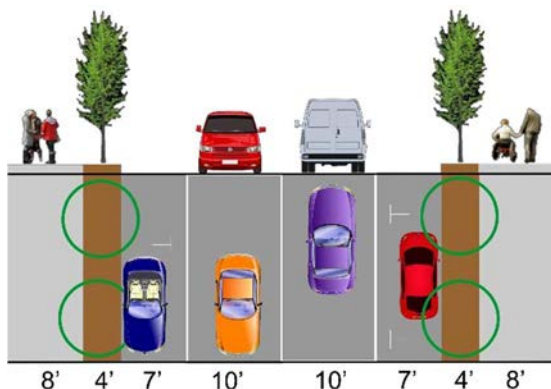
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	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



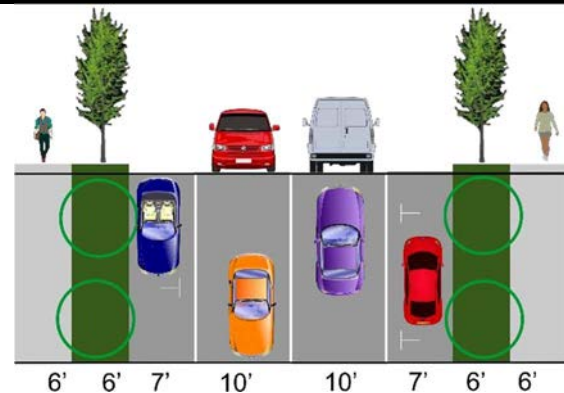
Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median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



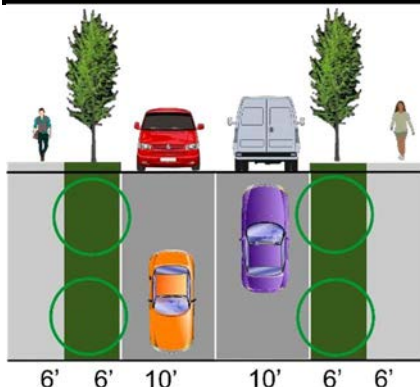
Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Angled , Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical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



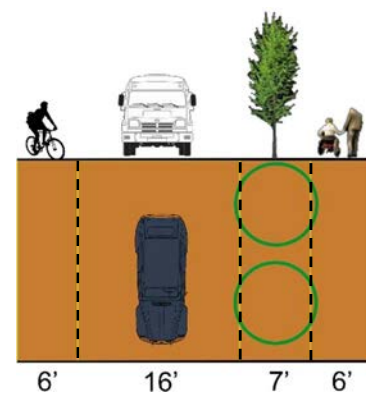
Local - Lower Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Angled, Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb;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



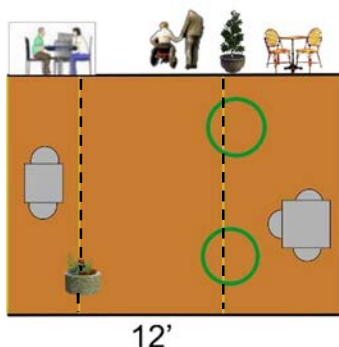
Local - Delivery			
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width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



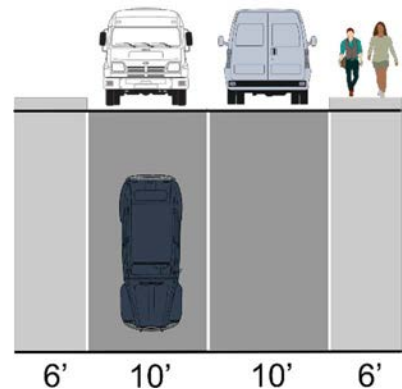
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	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



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 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. For projects that provide more than 10% public open space, the City may approve an open space plan that provides this additional public open space in lieu of a portion of the private open space required in BS.2.G.6 or BS.2.H.6. Unless part of the plaza, rambla, or promenade, sidewalks and planter strips located within a street right of way shall not count as open space when calculating minimum requirements.

Each project 4 acres or larger shall require an open space design plan application to demonstrate adherence to open space types and configurations consistent with OS.1 and OS.2. The 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 prepare or fund the preparation of a conceptual plan under the direction of the City. The City may opt to retain the services of a qualified firm to complete the plan with funding to be provided by the applicant.

TABLE OS.1 OPEN SPACE TYPES



























Open Space Type	Greenway				Green		Square	
Illustration								
Example of Intended Physical Character								
Description	A linear open space that can meet a variety of purposes, from recreational to environmental restoration.				An open space available for unstructured and limited amounts of structured recreation.		An open space available for civic purposes, unstructured and limited amounts of structured recreation.	
Size Frontage (minimum)	Variable Fronting lots encouraged to provide access and pleasant frontage.				1 acre to 15 acres 2 streets		½ acre to 5 acres 2 streets	
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, sings, 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	1/2 to 2 1/2 acres		4,000 sf to 1/2 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 further determined by OS.1D, or 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 Street (planned). ~~Urban green street with median, sidewalks, curbside parking located on 22nd Street (planned) east of Mildred.~~

The green street design concept would include a median containing plant materials with hardscape/paving where appropriate to support passive and active space including pedestrian corridor ~~a mix of paving and plant materials that support active spaces~~. The ~~design~~ street cross section should include a promenade/rambla filled with kiosks that sell newspapers, flowers, beverages, or other goods. These features could be located within an active median, or if the median is to be primarily passive, along one or both sides of the street within an adjoining plaza, square, or another type of FBC-identified open space areas. Space could be provided for street traders, performers, and seating for outdoor cafes. Areas should be designed to support programmed activities such as farmers markets and arts fairs. Notable sights and facilities should be located within the promenade, including water features, imaginative play areas, and covered spaces for popular meeting points. Suggestions for street furniture and street lighting to be used in the Ramblas/Promenade would be included. The concept would include a street tree plan and suggestions for street furniture and street lighting. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

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

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

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

The green, square or plaza design shall be a minimum of ½ acre in size. The 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.

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. 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.

- (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. With the 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 **and associated parking configurations** based on existing conditions and practical anticipated **and envisioned use and connectivity**. 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. ***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.
5. ***Private area requirements may be met by provision of 10% 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 is consistent with the current regulating plan. The Applicant has proposed to clarify as part of OS.1 text amendment that a 10% OS requirement is mandatory for projects of 4 acres or larger. This would replace the 5% currently identified in the code. As a consequence of providing 10% OS, the Applicant has also proposed additional text to allow the private and public open space requirements to be met.** While there is recognized benefit in the provision of **decks, patios and balconies**, all 4 buildings in this case share frontage with the central open space feature **and multiple green space amenities** 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.

September 2, 2022

Attn.

**Jeff Boers &
Jayne Westman
City of Fircrest
Planning & Building Department
115 Ramsdell Street,
Fircrest, WA 98466**

REGARDING: Alliance Prose Regulatory Text Amendments Case #22-03 Comments

Dear Mr. Boers & Ms. Westman:

Please see the following G+A responses per your comments issued for regulatory text amendments. The responses address the comments in the order in which they were received. Please note that the quantity of comments precludes attaching the comments and the applicant's response in the margin of the text amendment. Please note the references added alternatively to identify the applicable FBC sections.

I. City of Fircrest Comments Received via email 7/5/2022 from Jeff Boers

- 1. City Comment 22.48.007 Perhaps this should read: 50-55 feet/4-5 stories, depending on setback**

G+A Response: The applicant has confirmed that the additional height is not required to support a revised proposed building solution within the MUN district. The current proposed scheme will not seek further applicable code text amendment.

- 2. City Comment: BS.2.F, 2 Pedestrian Access The main entrance to all ground floor units should be directly from the street. The City may approve alternative designs where direct access to ground floor residential units is provided through a common lobby fronting and accessed from the public street pedestrian way.**

G+A Response: Applicant is no longer seeking additional frontage type.

- 3. City Comment: BS.2.F, 6 Common Courtyard 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.**

G+A Response: Per city direction, applicant is proposing to remove the OS overlay/designations from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. The text amendment further identifies methods for meeting common and private space requirements. The Applicant no longer is seeking approval to use excess common space by calculation to meet private space requirements.

4. City Comment: *BS.2.H, 1 Description 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.*

G+A Response: Applicant no longer seeks text amendment for common porch

II. City of Fircrest Comments Received via email 8/11/2022 from Jeff Boers

1. City Comment: *Table RP.1, Desired Form- For project sites greater than 5 acres, portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex and single-family building types may be up to five stories and 55 feet in height*

G+A Response: Applicant is no longer seeking additional height allowance.

2. City Comment: *Table RP.1, General Use/ Generally, ground level residential units shall have front doors accessed directly from the public way. The City may approve alternative designs where ground floor units are provided direct access to the public way through a common lobby and porch or covered patio that provides an area in which to congregate and supports interaction among residents and connection to, and activation of, the public realm*

G+A Response: Applicant is no longer seeking alternative frontage type text amendments regarding direct access from living units to the street on the ground level. the Applicant continues to seek approval of text amendment that allows a stoop to be an acceptable frontage type for flex buildings in both MUU/MUN districts.

3. City Comment: *Allowed Building Types and Height For project sites greater than 5 acres, the maximum height may be increased to 55 feet for those portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex or single-family building types.*

G+A Response: Applicant no longer seeks additional height allowance.

4. City Comment: **BS.2.F, Pedestrian Access** *The main entrance to all ground floor units should be directly from the street. The City may approve alternative designs where direct access to ground floor residential units is provided through a common lobby fronting and accessed from the public street pedestrian way.*

G+A Response: Applicant is no longer seeking additional frontage type.

5. City Comment: **BS.2.F, Pedestrian Access/** *The City may approve alternative designs where direct access to the ground floor residential units is provided through a common lobby/porch or covered patio fronting and accessed from the public street pedestrian way*

G+A Response: Applicant is no longer seeking additional frontage type.

6. City Comment: **BS.2.F, Common Courtyard/** *The City may approve alternative designs where direct access to the ground floor residential units is provided through a common lobby/porch or covered patio fronting and accessed from the public street pedestrian way*

G+A Response: Applicant is no longer seeking additional frontage type.

7. City Comment: BS.2.G, add language/ Frontages ...or any combination of the above

G+A Response: Applicant is no longer seeking additional frontage type.

8. City Comment: BS.2.F, Private Open Space Where a project design provides shared open space including a centrally located green, square, or plaza that exceeds the minimum open space requirement by at least 125%, the City may approve alternative designs that rely on common open space amenities for a portion of the units in lieu of private open space amenities such as private porches, decks and balconies.

G+A Response: Applicant is proposing to remove the OS requirements from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. The text amendment further identifies methods for meeting common and private space requirements. The Applicant no longer is seeking approval to use excess common space by calculation to meet private space requirements.

9. City Comment: BS.2.H, Description Ground floor residential units adjacent to shopfront overlay may be accessed from a common lobby accessed directly from the pedestrian way

G+A Response: Applicant no longer seeks text amendment for common porch

10. City Comment: SS.1C The City shall determine the appropriate street type for new and modified streets based on the anticipated function of the street while taking into consideration the areawide context

G+A Response: Per staff recommendation the code identifies the appropriate street type based on the envisioned use of the street over time and further recognizes minor modifications as deemed appropriate. The Applicant has deleted associated text change.

11. City Comment: SS.1D. Design Departures Minor departures from street section design elements are subject to administrative approval. The City may authorize departures when existing non-standard street frontage improvements effectively achieve the FBC's design objectives for the applicable street type, and the City determines that the costs of modifications required to ensure full compliance with the street section standards will exceed the benefits. The City may also authorize departures that will achieve the provision of comparable landscape amenities, parking stall counts, pedestrian walkway surfaces, and other features when the overall design is consistent with the intent of the specified street type.

G+A Response: The Applicant has deleted proposed text amendment and agrees with the staff that current language exists to allow for appropriate administrative approval on street design.

12. City Comment: OS.1D Open Space Required 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

G+A Response: Applicant is proposing to remove the OS overlay/designations from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. the proposed amendment clarifies the basis for calculating OS including identifying those elements that are not counted towards OS.

13. City Comment: **OS.2 Urban Design Concepts/** please add promenade/ramblas

G+A Response: Supported language has been added at staffs request.

14. City Comment: **OS.2 Urban Design Concepts** The green street design concept would include a median that functions as a promenade/ramblas. The median could be designed as a landscaped feature with a promenade/ramblas flanking the boulevard on one or both sides of the vehicular way. The design should include opportunities for a pedestrian way

G+A Response: The Applicant has added staff recommended text amendment regarding the definition of green street design with further description of the application within the proposed primary street access to the site.

15. City Comment: **OS.2 Urban Design Concepts** The promenade/ ramblas shall be connected to the green, square, or plaza located at the intersection of 22nd Street and 66th Avenue (see Urban Design Concept 3, below) where some of the urban amenities may be located

G+A Response: The Applicant has retained the plaza location, size, and configuration of the plaza within the proposed design and has further advanced OS.@ descriptions of the associated Green street composition.

16. City Comment: **OS.2 Urban Design Concepts** Add "in vicinity,"; Remove " south"; Remove "west of"

G+A Response: The Applicant has revised the OS.2 descriptions at staffs direction to maintain the intent of the collective green space requirements with consideration for the proposed relocation and reconfiguration of the primary street access to the site.

17. City Comments: **OS.2 Urban Design Concepts** The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian - scale lighting, and landscape features that provide visual access to the space and support active and passive uses. Design adaptability and flexibility are important for supporting a range of uses including seasonally driven urban activities. Visual and functional connections to the 22nd Street promenade/ramblas are required. This open space should have a minimum area of ½ acre. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans

G+A Response: The Applicant has modified the proposed working site plan to retain the location, configuration, and size of the plaza within a modified context driven by the relocation of the primary vehicular (boulevard) access into the site.

III. City of Fircrest comments received via email on 08/16/2022

1. (08/16/2022) **FMC 22.48.007** – The maximum height/number of stories limits would be increased in the MUN zone by 5 feet and/or one story. The intent is to allow increased height/stories in the FBC's MUN zone where a building is set back at least 65 feet from a property line that abuts a zone that allows a duplex or SFD. This ties in with a similar proposed revision to the FBC.
-

City Additional Response (08/16/2022): Staff recommends minor revisions to clarify the intent.

G+A Response: The applicant has confirmed that the additional height is not required to support a revised proposed building solution within the MUN district. The current proposed scheme will not seek further applicable code text amendment.

2. (08/16/2022) **FMC 22.64.027** – This design guideline would be revised to explicitly allow common open space to be used in lieu of private open space such as patios, balconies, and decks.

City Response (08/16/2022): The current provision is a guideline (recommendation). The amendment would apply to all multifamily development in the city. Staff recommends minor revisions.

G+A Response: The applicant believes that there are reasonable alternates to meeting private open space requirements that include but are not limited to designated resident common space, however, the abundance of open space beyond the designated plaza/common open space requirement is believed to offer additional alternatives to meeting private residential open space requirements. See text amendment proposed to OS.1D that confirms a recommended increase of OS from 5% to 10%. The Applicant has proposed language in OS.1 that increases the 5% to the 10% with the understanding that a reasonable portion of the total OS will be used by residents and should satisfy all or a majority of common and private space requirement.

3. (08/16/2022) **FMC 22.64.031(i)** – This guideline would be revised to allow streets and plazas to be integrated so that pavement may be used for multiple purposes.

City Response (08/16/2022): The current provision reads as a prohibition. Changes would apply to all plazas and provide the ability to activate them for special events. Staff recommends minor revisions.

G+A Response: The applicant specifically revised their open space configuration in response to recommendations by the staff and planning commission. It is conceivable that streets may be closed off for special events however the applicant has modified the plaza and OS configuration and now does not include an assumed street area as part of such designated area.

Proposed FMC 22.57 Form Based Code amendments

1. (08/16/2022) **RP.2A (2)** – Language is proposed to be added to the shopfront overlay intent statement.

City Response (08/16/2022): Staff is unclear as to the intent, benefit, or implications of this change – and recommends it be deleted.

G+A Response: The Applicant maintains that the FBC requires the minimum floor to ceiling height in the Shopfront Overlay areas and does not mandate the floor to ceiling height minimums in other frontages. Although City staff has confirmed that the mandate is only applicable to shopfront overlay frontages, the applicant is proposing to clearly confirm in the

MUN and MUU sections of the code that non shopfront overlay uses floor to ceiling minimums are not mandated.

2. (08/16/2022) **RP.2A (3)** – Text would elaborate on cross block connections shown in the regulating plan.

City Response (08/16/2022): The proposed language would authorize staff to approve departures from the street grid shown in the regulating plan. Currently, FMC 22.57.007 authorizes Staff to approve minor departures from the street grid when certain criteria are met. end revisions to this amendment. Staff recommends continued reliance on FMC 22.57.007 and the deletion of the proposed amendment.

G+A Response: The staff recommends that minor modifications to the street grid as a result of governing conditions is covered within the language of the code. The Applicant has deleted the added language.

3. (08/16/2022) **Figure RP.1** – The regulating plan map (and zoning map) needs to be amended to reflect the proposed site plan for the Prose development. This would entail shifting street locations and eliminating alleys. It would also affect zoning classification boundaries.

City Response (08/16/2022): Staff recommends eliminating the PROS zoned areas from the Alliance Prose site in their entirety. This would remove potential future constraints on open space locations within the project site if the final design were to be reconfigured. City support for this approach is predicated on additional amendments being made to the FBC text, which will be discussed later in this document.

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

G+A Response: Applicant is agreeable to and has proposed eliminating reference to the open space requirements in both the regulating plan and the zoning map with added language within the text sections that dictate the size and location of such contributory design features within the OS.1 and OS.2 sections of the code.

4. (08/16/2022) **Table RP.1** – Text would be added to allow additional building height and story in the MUN zone when a greater setback is maintained.

City Response (08/16/2022): Staff recommends revisions to clarify the intent of this amendment.

G+A Response: Applicant is no longer seeking additional height or exemptions from direct unit access from the pedestrian way.

5. (08/16/2022) **Table RP.1** – Text would be added to explicitly allow ground floor units to access the street through a common lobby/porch instead of through individual entrances.

City Response (08/16/2022): This revision could have a profound effect on how residential units relate to the public sidewalk and street. Staff recommends revisions.

G+A Response: Applicant is no longer seeking additional height or exemptions from direct unit access from the pedestrian way.

6. (08/16/2022) **Development standards by zone -- DS.1** – Text would add arbors, trellises, and canopies to the list of architectural features allowed to encroach into the setback.

City Response (08/16/2022): This amendment would provide greater design flexibility. Staff recommends minor revisions.

G+A Response: Suggested text has been removed.

7. (08/16/2022) **Development standards by zone – MUU** – Text would modify interior ceiling height provisions and revise parking garage standards.

City Response (08/16/2022): Staff recommends the minimum interior ceiling height be called out for the shopfront ground level (as is currently the case). Staff does not see the value of specifying that minimums do not apply to other floors, as this should be understood. Staff recommends all parking garage floors be level to accommodate redevelopment for another use, not just the floor at grade level. Staff recommends these revisions.

G+A Response: Applicant appreciates the confirmation from staff regarding the minimum mandatory floor to ceiling heights in the shopfront overlay area. The Applicant has however elected to recommend the additional notation on the MUN and MUU zone descriptions confirming that mandated minimums are not required in non-shopfront overlay frontages.

8. (08/16/2022) **Development standards by zone -- MUN** – Text would add a “common porch” frontage type, revise the building height and story limits, modify interior ceiling height provisions, and revise parking garage standards.

City Response (08/16/2022): Staff recommends revisions to the text permitting five feet of additional height, The illustration for this provision will need to be revised to match the text. Additional information is needed to understand the benefits and ramifications from adding a common porch frontage type. The revised design concepts being presented by the applicant at the August 16 study session suggest that stoops will be used in lieu of a common porch for Buildings C and D. If this is the case, Staff questions whether there is a need to add a common porch frontage type.

G+A Response: Applicant no longer seeks amendment to text to qualify building height or common porches. The applicant does, however, continue to seek approval of the ability to use stoops as an acceptable frontage type for flex buildings at ground level.

9. (08/16/2022) **Table BS.1 Building Types** – Text would explicitly allow live-work units to be fully occupied for residential or commercial purposes in addition to the more typical joint use occupancy.

City Response (08/16/2022): Text would provide greater flexibility as to how live-work units could be used and occupied. Depending on the market and perhaps other factors, a sizable

share of the units could become residential-only occupancy, which would be a departure from the original intent. The Commission should consider the potential ramifications of this change.

G+A Response: Applicant no longer seeks amendment to text affiliated with Live-Work.

10. (08/16/2022) **Table BS.1 Building Types** – “common access lobby” would be added to coding criteria for flex buildings.

City Response (08/16/2022): The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code.

G+A Response: Applicant no longer seeks amendment to text to include the new “common porch” frontage type.

11. (08/16/2022) **BS.2 Building Types** – BS.2.D description language would be modified for live-work unit type consistent with the proposed language in BS.1.

City Response (08/16/2022): The Commission should consider the potential ramifications of this change.

G+A Response: Applicant is no longer seeking approval on this text amendment to Live-Work.

12. (08/16/2022) **BS.2 Building Types** – BS.2.F description language would be modified for hybrid court type to allow ground floor residential units to access public pedestrian pathways from common lobbies.

City Response (08/16/2022): The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code. The Commission should consider the potential ramifications of this change. If the Commission is supportive of this change, staff recommends revisions.

G+A Response: Applicant is no longer seeking additional frontage type.

13. (08/16/2022) **BS.2 Building Types** – Staff proposes amending BS.2.G open space language to provide flexibility to allow shared open space in lieu of requiring all units to have private space.

City Response (08/16/2022): The intent is to match the language for flex buildings the applicant is proposing to amend.

G+A Response: Per staff recommendation, the applicant is amending BS.2.G consistent with proposed edits to BS.2.H.

14. (08/16/2022) **BS.2 Building Types** – BS.2.H description language would be modified for flex building type relating to access to pedestrian ways. “Stoop” would be added as an allowed frontage type. Private open space requirements could be met through the provision of common open space in excess of the minimum open space requirement.

City Response (08/16/2022): The intent is to synchronize the text in these provisions with other

proposed revisions elsewhere in the code. The Commission should consider the potential ramifications of this change such as less private open space being provided for units. Staff recommends minor revisions.

G+A Response: Applicant has amended the proposed options for meeting private open space in all similar building types. The applicant has also proposed corresponding language in OS.1 regarding common and private open space

15. (08/16/2022) **FS.1A Frontage Standards** – Text would be added to declare that frontage standards only apply to frontages facing the public realm. Frontages not facing the public realm would not be subject to frontage standards.

City Response (08/16/2022): The Commission should consider whether this change would result in any undesirable unintended consequences

G+A Response: Based on the staff recommendation, the applicant concurs that the first sentence in the FS.1A section of the code confirms that the frontage types apply to the transition between the private and the public realm and therefore additional language is not required to clarify that the frontage standards apply solely to frontages along the public way.

16. (08/16/2022) **Table FS.1 Frontage Types** – A “common porch” frontage type would be added.

City Response (08/16/2022): The Commission should consider whether an additional frontage type is warranted. If the applicant’s design for Buildings C and D uses a “stoop” frontage next to 66th in lieu of a “common porch” frontage, then there may not be a need for further consideration of this amendment.

G+A Response: Applicant no longer seeks support of common porch

17. (08/16/2022) **FS.1C Stoop** – Proposed language would modify requirements for stoop dimensions.

City Response (08/16/2022): Proposed language would provide flexibility for adjusting designs in consideration of accessibility and grade challenges. Staff recommends the same language be added to the porch and fence, dooryard, and light court types.

G+A Response: The Applicant believes the intent of the code relative to defining working stoops is adequate and may be met within the bounds of the code references and/or any administrative interpretations of requirements affected by particular site conditions.

18. (08/16/2022) **Street Standards SS.1B Applicability** – New text would direct the City to select a street type based on anticipated use. It would explicitly authorize staff to approve deviations from various street standards.

City Response (08/16/2022): The street type should not be based on anticipated use, as uses will change over time. Instead, the key factor should be the street's anticipated function over time, taking into consideration the areawide context. Staff recommends this language be deleted. Staff also recommends the proposed language relating to administrative approval of deviations be revised and relocated to SS.1C and a new section SS.1D Design Departures.

G+A Response: The Applicant has modified the proposed site plan to follow succinct roadway types that are applicable to the anticipated function of the street overtime. Parking and greenway exceptions are however covered in proposed text amendments within SS.1B

19. (08/16/2022) **OS.1D Open Space Required** – The applicant proposes adding text pertaining to the provision of private versus public open space. Staff proposes changing the minimum percentage of open space on larger sites from 5% to 10% and clarifying that narrow strips of landscaping will not count toward this requirement.

City Response (08/16/2022): The applicant's proposed text is somewhat difficult to understand and could be interpreted differently by each reader. Staff recommends it be deleted.

G+A Response: Applicants proposed text in OS.1D includes the increase in OS requirement to 10%. The Applicants text amendment includes clarification on calculating the OS. The Applicant also includes proposed clarification on the OS use as part of both common and private space requirements.

20. (08/16/2022) **OS.2 Urban Design Concepts (1) and (3)** – The regulating plan is proposed to be modified by shifting the green street from the north property line at 21st Street towards the center of the site at 22nd Street. The location of the green/square/plaza (concept 3) would also be shifted. Revisions to the descriptions for these two open space areas are proposed.

City Response (08/16/2022): Staff supports the relocations of these open space areas and recommends revisions to the descriptions for concept 1 and 3. Staff also recommends adding text to the first paragraph to require an urban design plan to be prepared for open space facilities depicted in concepts 1, 2 or 3 regardless of whether they are shown as a Public Open Space Overlay. This would support the idea of removing the PROS zone from the regulating plan map as discussed for Figure RP.1 on page 2 of this document. Removal of the PROS zones from the map without adding some language could lead to the concept design not being required otherwise.

G+A Response: Confirmed. Applicant has removed PROS from Regulating Plan and has proposed alternative language for the open space requirement within OS.2 language.



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

**September 14, 2022 (revised from application 9.9.22)
(revised from original application 6.10.22)**

Application for Departmental Regulatory Text Amendment

Project: Prose Fircrest

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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@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': ☒ Yes ☐ 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:

5/27/2011

Signature:

Date:

9.2.2022

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.

The attached application reflects changes to the original application as a result of interim review and comments received by city staff and the planning commission.

Please note that our schematic site plan has evolved notably from the original design as a result of city staff review and comment, the planning commission study sessions, and those revisions the applicant believe work more affectively to meet project objectives and the intent of the FBC and zoning codes.

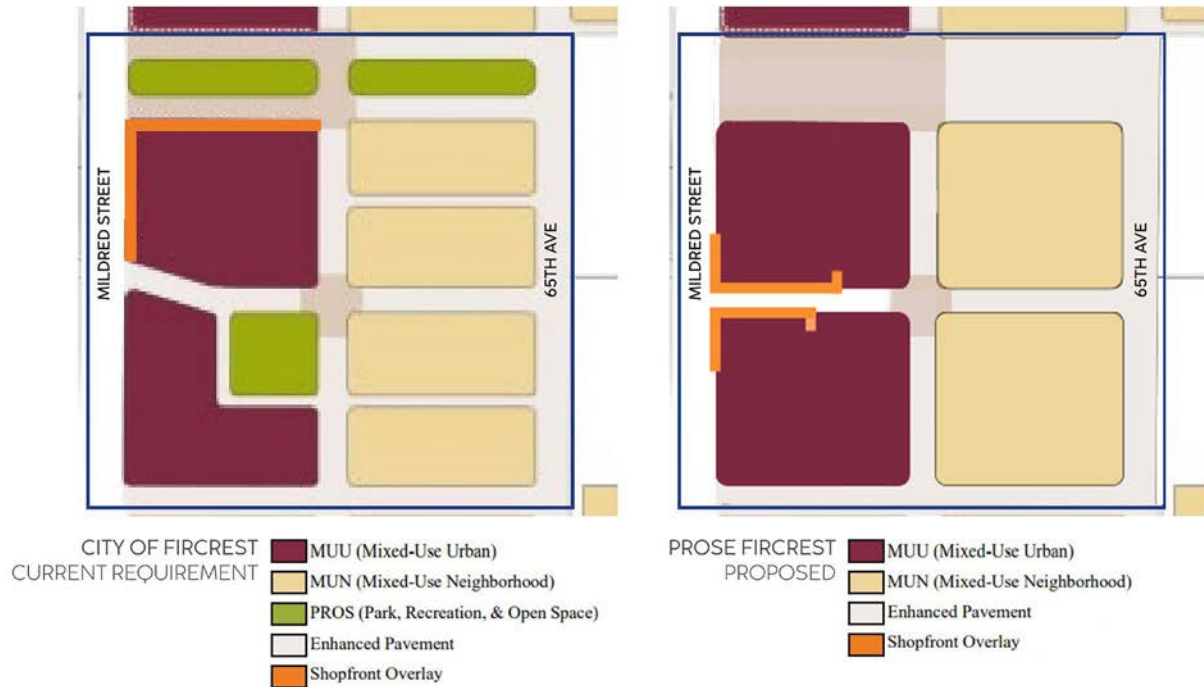
Thank you for your continued assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Graves', with a long horizontal flourish extending to the right.

Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

EX 1: Graphic Comparison Regulating Plan (Current and Proposed)



Expanded View



Shopfront Overlay

Summary

Required* (façade in linear feet)	460
Proposed (façade in linear feet)	
Building A	295
Building B	248
Total Provided	543
Surplus (façade in linear feet)	83

EX 2: Current Site Plan



EX 3: Ciculation and Connectivity



EX 4: Massing



EX 5: Modified Regulating Plan Aerial Overlay



The site plan illustrates a development bounded by Mildred Street to the west and 65th Avenue (Future) to the east. The plan includes four mixed-use buildings (A, B, C, and D) and several open spaces. Building A (top left) is a mixed-use building with commercial/retail space. Building B (bottom left) is a mixed-use building with commercial/retail space and an amenity space. Building C (top right) is a mixed-use building. Building D (bottom right) is a mixed-use building. The plan also shows a large open space plaza in the center, a greenway running along the 22nd Street frontage, and another greenway running along the 65th Avenue frontage. The plan includes various setbacks, easements, and future connections. The plan is divided into two municipal zones (MUU and MUN) by 66th Avenue West. The plan also shows future primary and through block connections.

EX 7: Landscape Plans and Imagery



CENTRAL PLAZA



CENTRAL PLAZA



CENTRAL PLAZA



OPEN SPACE AMENITY



OPEN SPACE AMENITY



OPEN SPACE AMENITY

EX 8: Plaza Detail and Imagery



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)

22.64.027 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 specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.**

(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).

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. 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.

- (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. With the 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 **and associated parking configurations** based on existing conditions and practical anticipated **and envisioned use and connectivity**. 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. *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.
5. *Private area requirements may be met by **provision of 10% 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 is consistent with the current regulating plan. The Applicant has proposed to clarify as part of OS.1 text amendment that a 10% OS requirement is mandatory for projects of 4 acres or larger. This would replace the 5% currently identified in the code. As a consequence of providing 10% OS, the Applicant has also proposed additional text to allow the private and public open space requirements to be met.** While there is recognized benefit in the provision of **decks, patios and balconies**, all 4 buildings in this case share frontage with the central open space feature **and multiple green space amenities** 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.

September 2, 2022

Attn.

**Jeff Boers &
Jayne Westman
City of Fircrest
Planning & Building Department**
115 Ramsdell Street,
Fircrest, WA 98466

REGARDING: Alliance Prose Regulatory Text Amendments Case #22-03 Comments

Dear Mr. Boers & Ms. Westman:

Please see the following G+A responses per your comments issued for regulatory text amendments. The responses address the comments in the order in which they were received. Please note that the quantity of comments precludes attaching the comments and the applicant's response in the margin of the text amendment. Please note the references added alternatively to identify the applicable FBC sections.

I. City of Fircrest Comments Received via email 7/5/2022 from Jeff Boers

1. City Comment 22.48.007 Perhaps this should read: 50-55 feet/4-5 stories, depending on setback

G+A Response: The applicant has confirmed that the additional height is not required to support a revised proposed building solution within the MUN district. The current proposed scheme will not seek further applicable code text amendment.

2. City Comment: BS.2.F, 2 Pedestrian Access The main entrance to all ground floor units should be directly from the street. The City may approve alternative designs where direct access to ground floor residential units is provided through a common lobby fronting and accessed from the public street pedestrian way.

G+A Response: Applicant is no longer seeking additional frontage type.

3. City Comment: BS.2.F, 6 Common Courtyard 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.

G+A Response: Per city direction, applicant is proposing to remove the OS overlay/designations from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. The text amendment further identifies methods for meeting common and private space requirements. The Applicant no longer is seeking approval to use excess common space by calculation to meet private space requirements.

4. City Comment: *BS.2.H, 1 Description 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.*

G+A Response: Applicant no longer seeks text amendment for common porch

II. City of Fircrest Comments Received via email 8/11/2022 from Jeff Boers

1. City Comment: *Table RP.1, Desired Form- For project sites greater than 5 acres, portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex and single-family building types may be up to five stories and 55 feet in height*

G+A Response: Applicant is no longer seeking additional height allowance.

2. City Comment: *Table RP.1, General Use/ Generally, ground level residential units shall have front doors accessed directly from the public way. The City may approve alternative designs where ground floor units are provided direct access to the public way through a common lobby and porch or covered patio that provides an area in which to congregate and supports interaction among residents and connection to, and activation of, the public realm*

G+A Response: Applicant is no longer seeking alternative frontage type text amendments regarding direct access from living units to the street on the ground level. the Applicant continues to seek approval of text amendment that allows a stoop to be an acceptable frontage type for flex buildings in both MUU/MUN districts.

3. City Comment: *Allowed Building Types and Height For project sites greater than 5 acres, the maximum height may be increased to 55 feet for those portions of flex or court type buildings located more than 65 feet from an adjacent residential district that allows duplex or single-family building types.*

G+A Response: Applicant no longer seeks additional height allowance.

4. City Comment: **BS.2.F, Pedestrian Access** *The main entrance to all ground floor units should be directly from the street. The City may approve alternative designs where direct access to ground floor residential units is provided through a common lobby fronting and accessed from the public street pedestrian way.*

G+A Response: Applicant is no longer seeking additional frontage type.

5. City Comment: **BS.2.F, Pedestrian Access/** *The City may approve alternative designs where direct access to the ground floor residential units is provided through a common lobby/porch or covered patio fronting and accessed from the public street pedestrian way*

G+A Response: Applicant is no longer seeking additional frontage type.

6. City Comment: **BS.2.F, Common Courtyard/** *The City may approve alternative designs where direct access to the ground floor residential units is provided through a common lobby/porch or covered patio fronting and accessed from the public street pedestrian way*

G+A Response: Applicant is no longer seeking additional frontage type.

7. City Comment: BS.2.G, add language/ Frontages ...or any combination of the above

G+A Response: Applicant is no longer seeking additional frontage type.

8. City Comment: BS.2.F, Private Open Space Where a project design provides shared open space including a centrally located green, square, or plaza that exceeds the minimum open space requirement by at least 125%, the City may approve alternative designs that rely on common open space amenities for a portion of the units in lieu of private open space amenities such as private porches, decks and balconies.

G+A Response: Applicant is proposing to remove the OS requirements from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. The text amendment further identifies methods for meeting common and private space requirements. The Applicant no longer is seeking approval to use excess common space by calculation to meet private space requirements.

9. City Comment: BS.2.H, Description Ground floor residential units adjacent to shopfront overlay may be accessed from a common lobby accessed directly from the pedestrian way

G+A Response: Applicant no longer seeks text amendment for common porch

10. City Comment: SS.1C The City shall determine the appropriate street type for new and modified streets based on the anticipated function of the street while taking into consideration the areawide context

G+A Response: Per staff recommendation the code identifies the appropriate street type based on the envisioned use of the street over time and further recognizes minor modifications as deemed appropriate. The Applicant has deleted associated text change.

11. City Comment: SS.1D. Design Departures Minor departures from street section design elements are subject to administrative approval. The City may authorize departures when existing non-standard street frontage improvements effectively achieve the FBC's design objectives for the applicable street type, and the City determines that the costs of modifications required to ensure full compliance with the street section standards will exceed the benefits. The City may also authorize departures that will achieve the provision of comparable landscape amenities, parking stall counts, pedestrian walkway surfaces, and other features when the overall design is consistent with the intent of the specified street type.

G+A Response: The Applicant has deleted proposed text amendment and agrees with the staff that current language exists to allow for appropriate administrative approval on street design.

12. City Comment: OS.1D Open Space Required 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

G+A Response: Applicant is proposing to remove the OS overlay/designations from the regulating map and the zoning map and has provided a text description of the OS requirement within OS.1 and OS.2. the proposed amendment clarifies the basis for calculating OS including identifying those elements that are not counted towards OS.

13. City Comment: **OS.2 Urban Design Concepts/** please add promenade/ramblas

G+A Response: Supported language has been added at staffs request.

14. City Comment: **OS.2 Urban Design Concepts** The green street design concept would include a median that functions as a promenade/ramblas. The median could be designed as a landscaped feature with a promenade/ramblas flanking the boulevard on one or both sides of the vehicular way. The design should include opportunities for a pedestrian way

G+A Response: The Applicant has added staff recommended text amendment regarding the definition of green street design with further description of the application within the proposed primary street access to the site.

15. City Comment: **OS.2 Urban Design Concepts** The promenade/ ramblas shall be connected to the green, square, or plaza located at the intersection of 22nd Street and 66th Avenue (see Urban Design Concept 3, below) where some of the urban amenities may be located

G+A Response: The Applicant has retained the plaza location, size, and configuration of the plaza within the proposed design and has further advanced OS.@ descriptions of the associated Green street composition.

16. City Comment: **OS.2 Urban Design Concepts** Add "in vicinity,"; Remove " south"; Remove "west of"

G+A Response: The Applicant has revised the OS.2 descriptions at staffs direction to maintain the intent of the collective green space requirements with consideration for the proposed relocation and reconfiguration of the primary street access to the site.

17. City Comments: **OS.2 Urban Design Concepts** The green, square or plaza design concept would create informal community gathering places by providing comfortable seating opportunities with multi-seasonal amenities, such as canopies or other cover from the elements and heating during periods of cooler temperatures. Designs should include character-defining materials and accessories, art elements or water features, wayfinding elements, pedestrian - scale lighting, and landscape features that provide visual access to the space and support active and passive uses. Design adaptability and flexibility are important for supporting a range of uses including seasonally driven urban activities. Visual and functional connections to the 22nd Street promenade/ramblas are required. This open space should have a minimum area of ½ acre. An overall illustrative site plan, sections, and renderings are required to be provided. Photos of similar successful projects may support or supplement the plans

G+A Response: The Applicant has modified the proposed working site plan to retain the location, configuration, and size of the plaza within a modified context driven by the relocation of the primary vehicular (boulevard) access into the site.

III. City of Fircrest comments received via email on 08/16/2022

1. (08/16/2022) **FMC 22.48.007** – The maximum height/number of stories limits would be increased in the MUN zone by 5 feet and/or one story. The intent is to allow increased height/stories in the FBC's MUN zone where a building is set back at least 65 feet from a property line that abuts a zone that allows a duplex or SFD. This ties in with a similar proposed revision to the FBC.
-

City Additional Response (08/16/2022): Staff recommends minor revisions to clarify the intent.

G+A Response: The applicant has confirmed that the additional height is not required to support a revised proposed building solution within the MUN district. The current proposed scheme will not seek further applicable code text amendment.

2. (08/16/2022) **FMC 22.64.027** – This design guideline would be revised to explicitly allow common open space to be used in lieu of private open space such as patios, balconies, and decks.

City Response (08/16/2022): The current provision is a guideline (recommendation). The amendment would apply to all multifamily development in the city. Staff recommends minor revisions.

G+A Response: The applicant believes that there are reasonable alternates to meeting private open space requirements that include but are not limited to designated resident common space, however, the abundance of open space beyond the designated plaza/common open space requirement is believed to offer additional alternatives to meeting private residential open space requirements. See text amendment proposed to OS.1D that confirms a recommended increase of OS from 5% to 10%. The Applicant has proposed language in OS.1 that increases the 5% to the 10% with the understanding that a reasonable portion of the total OS will be used by residents and should satisfy all or a majority of common and private space requirement.

3. (08/16/2022) **FMC 22.64.031(i)** – This guideline would be revised to allow streets and plazas to be integrated so that pavement may be used for multiple purposes.

City Response (08/16/2022): The current provision reads as a prohibition. Changes would apply to all plazas and provide the ability to activate them for special events. Staff recommends minor revisions.

G+A Response: The applicant specifically revised their open space configuration in response to recommendations by the staff and planning commission. It is conceivable that streets may be closed off for special events however the applicant has modified the plaza and OS configuration and now does not include an assumed street area as part of such designated area.

Proposed FMC 22.57 Form Based Code amendments

1. (08/16/2022) **RP.2A (2)** – Language is proposed to be added to the shopfront overlay intent statement.

City Response (08/16/2022): Staff is unclear as to the intent, benefit, or implications of this change – and recommends it be deleted.

G+A Response: The Applicant maintains that the FBC requires the minimum floor to ceiling height in the Shopfront Overlay areas and does not mandate the floor to ceiling height minimums in other frontages. Although City staff has confirmed that the mandate is only applicable to shopfront overlay frontages, the applicant is proposing to clearly confirm in the

MUN and MUU sections of the code that non shopfront overlay uses floor to ceiling minimums are not mandated.

2. (08/16/2022) **RP.2A (3)** – Text would elaborate on cross block connections shown in the regulating plan.

City Response (08/16/2022): The proposed language would authorize staff to approve departures from the street grid shown in the regulating plan. Currently, FMC 22.57.007 authorizes Staff to approve minor departures from the street grid when certain criteria are met. end revisions to this amendment. Staff recommends continued reliance on FMC 22.57.007 and the deletion of the proposed amendment.

G+A Response: The staff recommends that minor modifications to the street grid as a result of governing conditions is covered within the language of the code. The Applicant has deleted the added language.

3. (08/16/2022) **Figure RP.1** – The regulating plan map (and zoning map) needs to be amended to reflect the proposed site plan for the Prose development. This would entail shifting street locations and eliminating alleys. It would also affect zoning classification boundaries.

City Response (08/16/2022): Staff recommends eliminating the PROS zoned areas from the Alliance Prose site in their entirety. This would remove potential future constraints on open space locations within the project site if the final design were to be reconfigured. City support for this approach is predicated on additional amendments being made to the FBC text, which will be discussed later in this document.

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

G+A Response: Applicant is agreeable to and has proposed eliminating reference to the open space requirements in both the regulating plan and the zoning map with added language within the text sections that dictate the size and location of such contributory design features within the OS.1 and OS.2 sections of the code.

4. (08/16/2022) **Table RP.1** – Text would be added to allow additional building height and story in the MUN zone when a greater setback is maintained.

City Response (08/16/2022): Staff recommends revisions to clarify the intent of this amendment.

G+A Response: Applicant is no longer seeking additional height or exemptions from direct unit access from the pedestrian way.

5. (08/16/2022) **Table RP.1** – Text would be added to explicitly allow ground floor units to access the street through a common lobby/porch instead of through individual entrances.

City Response (08/16/2022): This revision could have a profound effect on how residential units relate to the public sidewalk and street. Staff recommends revisions.

G+A Response: Applicant is no longer seeking additional height or exemptions from direct unit access from the pedestrian way.

6. (08/16/2022) **Development standards by zone -- DS.1** – Text would add arbors, trellises, and canopies to the list of architectural features allowed to encroach into the setback.

City Response (08/16/2022): This amendment would provide greater design flexibility. Staff recommends minor revisions.

G+A Response: Suggested text has been removed.

7. (08/16/2022) **Development standards by zone – MUU** – Text would modify interior ceiling height provisions and revise parking garage standards.

City Response (08/16/2022): Staff recommends the minimum interior ceiling height be called out for the shopfront ground level (as is currently the case). Staff does not see the value of specifying that minimums do not apply to other floors, as this should be understood. Staff recommends all parking garage floors be level to accommodate redevelopment for another use, not just the floor at grade level. Staff recommends these revisions.

G+A Response: Applicant appreciates the confirmation from staff regarding the minimum mandatory floor to ceiling heights in the shopfront overlay area. The Applicant has however elected to recommend the additional notation on the MUN and MUU zone descriptions confirming that mandated minimums are not required in non-shopfront overlay frontages.

8. (08/16/2022) **Development standards by zone -- MUN** – Text would add a “common porch” frontage type, revise the building height and story limits, modify interior ceiling height provisions, and revise parking garage standards.

City Response (08/16/2022): Staff recommends revisions to the text permitting five feet of additional height, The illustration for this provision will need to be revised to match the text. Additional information is needed to understand the benefits and ramifications from adding a common porch frontage type. The revised design concepts being presented by the applicant at the August 16 study session suggest that stoops will be used in lieu of a common porch for Buildings C and D. If this is the case, Staff questions whether there is a need to add a common porch frontage type.

G+A Response: Applicant no longer seeks amendment to text to qualify building height or common porches. The applicant does, however, continue to seek approval of the ability to use stoops as an acceptable frontage type for flex buildings at ground level.

9. (08/16/2022) **Table BS.1 Building Types** – Text would explicitly allow live-work units to be fully occupied for residential or commercial purposes in addition to the more typical joint use occupancy.

City Response (08/16/2022): Text would provide greater flexibility as to how live-work units could be used and occupied. Depending on the market and perhaps other factors, a sizable

share of the units could become residential-only occupancy, which would be a departure from the original intent. The Commission should consider the potential ramifications of this change.

G+A Response: Applicant no longer seeks amendment to text affiliated with Live-Work.

10. (08/16/2022) **Table BS.1 Building Types** – “common access lobby” would be added to coding criteria for flex buildings.

City Response (08/16/2022): The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code.

G+A Response: Applicant no longer seeks amendment to text to include the new “common porch” frontage type.

11. (08/16/2022) **BS.2 Building Types** – BS.2.D description language would be modified for live-work unit type consistent with the proposed language in BS.1.

City Response (08/16/2022): The Commission should consider the potential ramifications of this change.

G+A Response: Applicant is no longer seeking approval on this text amendment to Live-Work.

12. (08/16/2022) **BS.2 Building Types** – BS.2.F description language would be modified for hybrid court type to allow ground floor residential units to access public pedestrian pathways from common lobbies.

City Response (08/16/2022): The intent is to synchronize the text in this provision with other references to “common access lobby” added elsewhere in the code. The Commission should consider the potential ramifications of this change. If the Commission is supportive of this change, staff recommends revisions.

G+A Response: Applicant is no longer seeking additional frontage type.

13. (08/16/2022) **BS.2 Building Types** – Staff proposes amending BS.2.G open space language to provide flexibility to allow shared open space in lieu of requiring all units to have private space.

City Response (08/16/2022): The intent is to match the language for flex buildings the applicant is proposing to amend.

G+A Response: Per staff recommendation, the applicant is amending BS.2.G consistent with proposed edits to BS.2.H.

14. (08/16/2022) **BS.2 Building Types** – BS.2.H description language would be modified for flex building type relating to access to pedestrian ways. “Stoop” would be added as an allowed frontage type. Private open space requirements could be met through the provision of common open space in excess of the minimum open space requirement.

City Response (08/16/2022): The intent is to synchronize the text in these provisions with other

proposed revisions elsewhere in the code. The Commission should consider the potential ramifications of this change such as less private open space being provided for units. Staff recommends minor revisions.

G+A Response: Applicant has amended the proposed options for meeting private open space in all similar building types. The applicant has also proposed corresponding language in OS.1 regarding common and private open space

15. (08/16/2022) **FS.1A Frontage Standards** – Text would be added to declare that frontage standards only apply to frontages facing the public realm. Frontages not facing the public realm would not be subject to frontage standards.

City Response (08/16/2022): The Commission should consider whether this change would result in any undesirable unintended consequences

G+A Response: Based on the staff recommendation, the applicant concurs that the first sentence in the FS.1A section of the code confirms that the frontage types apply to the transition between the private and the public realm and therefore additional language is not required to clarify that the frontage standards apply solely to frontages along the public way.

16. (08/16/2022) **Table FS.1 Frontage Types** – A “common porch” frontage type would be added.

City Response (08/16/2022): The Commission should consider whether an additional frontage type is warranted. If the applicant’s design for Buildings C and D uses a “stoop” frontage next to 66th in lieu of a “common porch” frontage, then there may not be a need for further consideration of this amendment.

G+A Response: Applicant no longer seeks support of common porch

17. (08/16/2022) **FS.1C Stoop** – Proposed language would modify requirements for stoop dimensions.

City Response (08/16/2022): Proposed language would provide flexibility for adjusting designs in consideration of accessibility and grade challenges. Staff recommends the same language be added to the porch and fence, dooryard, and light court types.

G+A Response: The Applicant believes the intent of the code relative to defining working stoops is adequate and may be met within the bounds of the code references and/or any administrative interpretations of requirements affected by particular site conditions.

18. (08/16/2022) **Street Standards SS.1B Applicability** – New text would direct the City to select a street type based on anticipated use. It would explicitly authorize staff to approve deviations from various street standards.

City Response (08/16/2022): The street type should not be based on anticipated use, as uses will change over time. Instead, the key factor should be the street's anticipated function over time, taking into consideration the areawide context. Staff recommends this language be deleted. Staff also recommends the proposed language relating to administrative approval of deviations be revised and relocated to SS.1C and a new section SS.1D Design Departures.

G+A Response: The Applicant has modified the proposed site plan to follow succinct roadway types that are applicable to the anticipated function of the street overtime. Parking and greenway exceptions are however covered in proposed text amendments within SS.1B

19. (08/16/2022) **OS.1D Open Space Required** – The applicant proposes adding text pertaining to the provision of private versus public open space. Staff proposes changing the minimum percentage of open space on larger sites from 5% to 10% and clarifying that narrow strips of landscaping will not count toward this requirement.

City Response (08/16/2022): The applicant's proposed text is somewhat difficult to understand and could be interpreted differently by each reader. Staff recommends it be deleted.

G+A Response: Applicants proposed text in OS.1D includes the increase in OS requirement to 10%. The Applicants text amendment includes clarification on calculating the OS. The Applicant also includes proposed clarification on the OS use as part of both common and private space requirements.

20. (08/16/2022) **OS.2 Urban Design Concepts (1) and (3)** – The regulating plan is proposed to be modified by shifting the green street from the north property line at 21st Street towards the center of the site at 22nd Street. The location of the green/square/plaza (concept 3) would also be shifted. Revisions to the descriptions for these two open space areas are proposed.

City Response (08/16/2022): Staff supports the relocations of these open space areas and recommends revisions to the descriptions for concept 1 and 3. Staff also recommends adding text to the first paragraph to require an urban design plan to be prepared for open space facilities depicted in concepts 1, 2 or 3 regardless of whether they are shown as a Public Open Space Overlay. This would support the idea of removing the PROS zone from the regulating plan map as discussed for Figure RP.1 on page 2 of this document. Removal of the PROS zones from the map without adding some language could lead to the concept design not being required otherwise.

G+A Response: Confirmed. Applicant has removed PROS from Regulating Plan and has proposed alternative language for the open space requirement within OS.2 language.

Please see Appendix 1 for COF clarifications to 5/13/ 2022 G+A questions regarding code clarifications.

If you have any questions regarding our response, please don't hesitate to reach out.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Graves', with a long horizontal flourish extending to the right.

Jon Graves
OWNER, MEMBER, ARCHITECT/ GRAVES + ASSOCIATES

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 10P1
DATE

Notary (If Available)

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

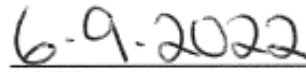
(Notary Seal)

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)

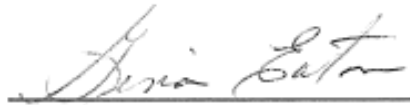
SUBSCRIBED AND SWORN TO ME THIS _____ DAY OF _____, 20 _____

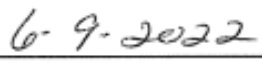
(Notary Seal)

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.


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, **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](#) / [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 Fircrest WA 98466	Performed by:	Tom Rice, AFP
		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: vwalston@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 Bemis

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.

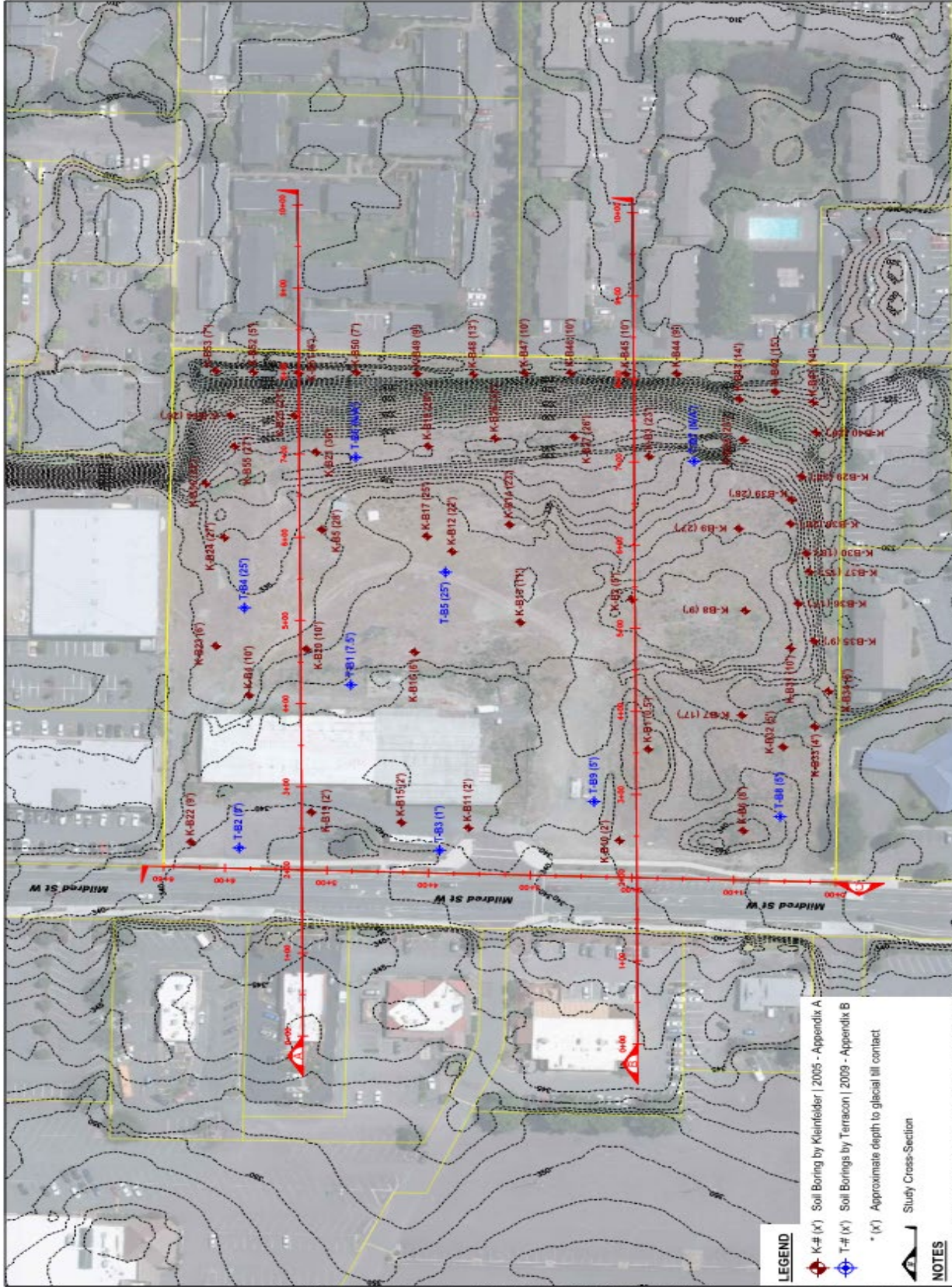
Placeholder: Certificate of Sewer Availability

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

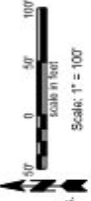
- K-# (X) Soil Boring by Kleinfelder | 2005 - Appendix A
- T-# (X) Soil Borings by Terracon | 2009 - Appendix B

* (X) Approximate depth to glacial till contact

Study Cross-Section

NOTES

1. Aerial background, dated 2018, obtained from Pierce County GIS website.
2. Topology derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
3. Additional features are based on GIS data obtained from Pierce County and WA DNR websites.
4. Topology and GIS features are provided for relative information only and are not a substitution for field survey.
5. Locations of subsurface explorations are approximate and based on the relative locations of known site features.
6. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department



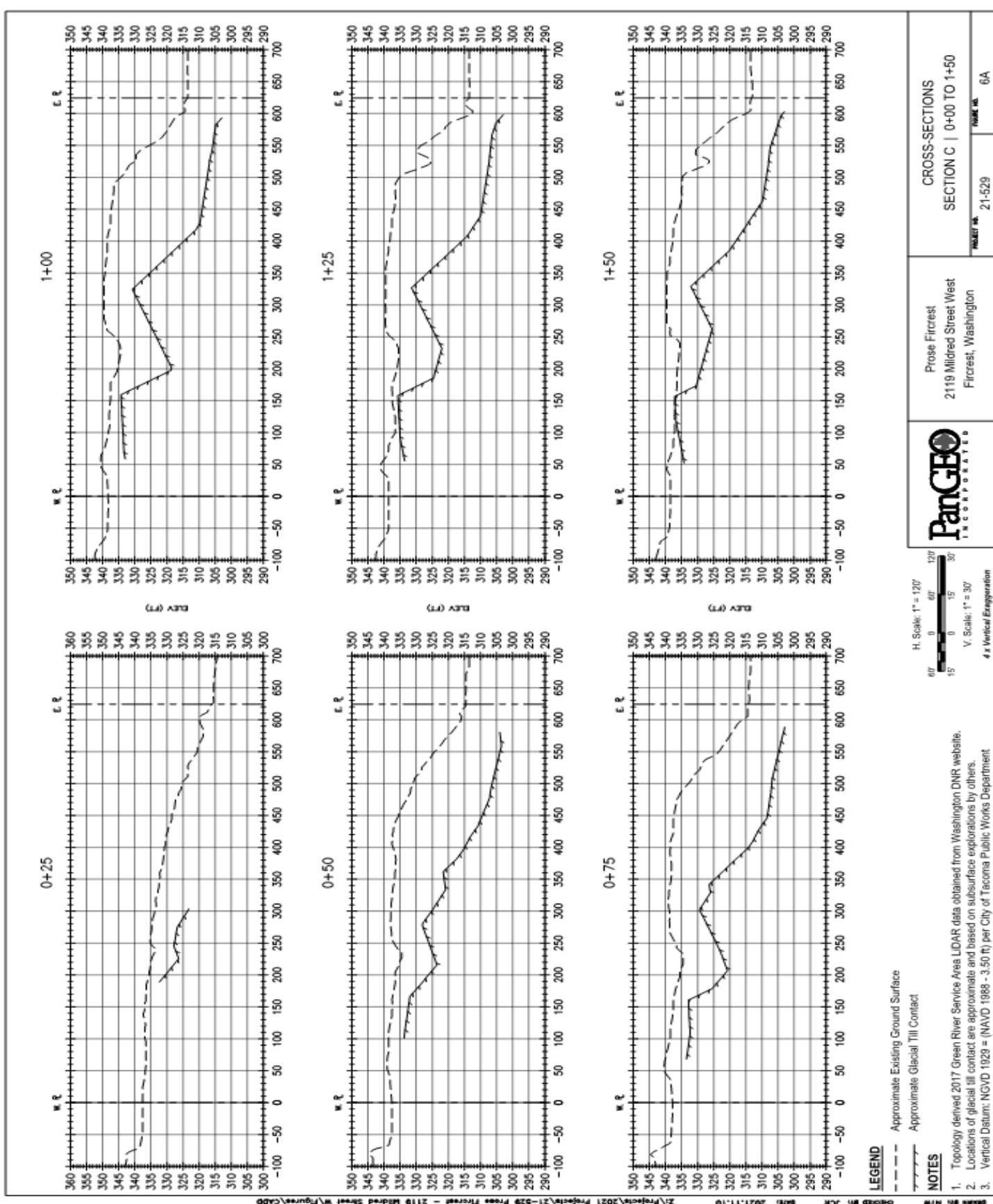
Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

SITE AND EXISTING EXPLORATION PLAN

PROJECT NO. 21-529
PAGE NO. 2



<p>APPROXIMATE ELEVATION OF GLACIAL TILL CONTACT</p> <p>PROJECT NO. 21-529</p> <p>FIGURE NO. 3</p>	<p>Prose Fircrest 2119 Mildred Street West Fircrest, Washington</p>	<p>PanGEO INCORPORATED</p> <p>Scale: 1" = 100'</p>	<p>NOTES</p> <ol style="list-style-type: none"> 1. Aerial background, dated 2018, obtained from Pierce County GIS website. 2. Approximate elevations of glacial till contact inferred from subsurface explorations by others. 3. Additional features are based on GIS data obtained from Pierce County and WA DNR websites. 4. Topology and GIS features are provided for relative information only and are not a substitution for field survey. 5. Locations of subsurface explorations are approximate and based on the relative locations of known site features. 6. Vertical Datum: NGVD 1928 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department.
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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" = 120'



V. Scale: 1" = 30'

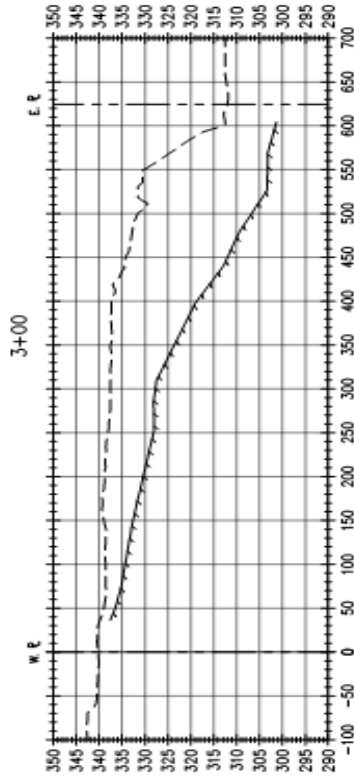
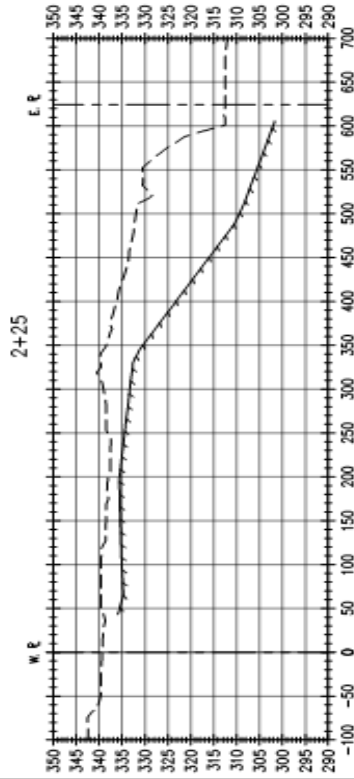
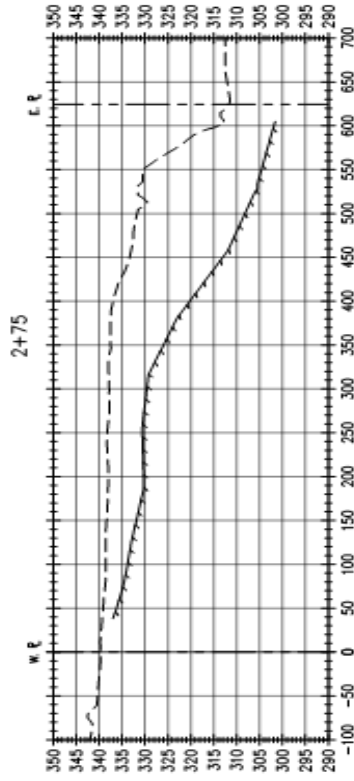
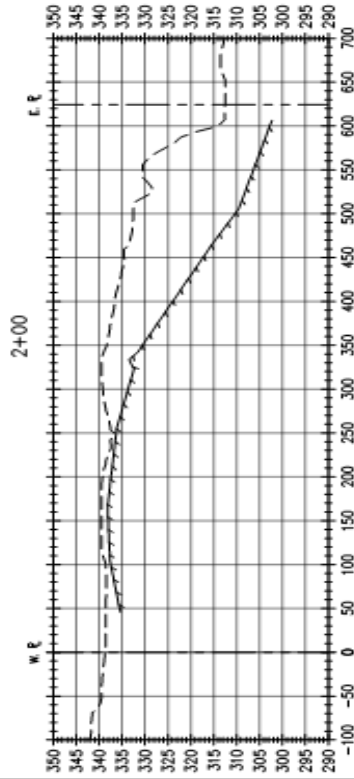
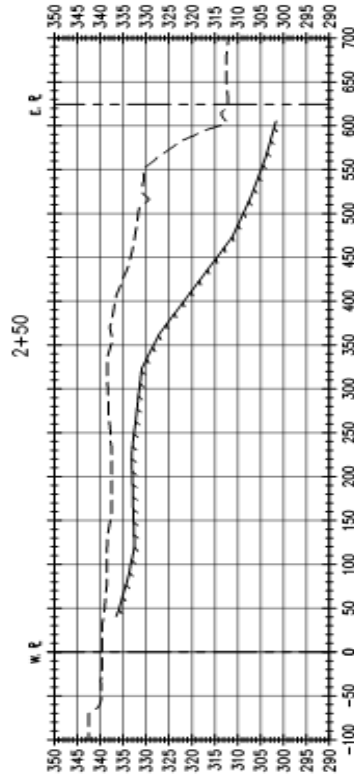
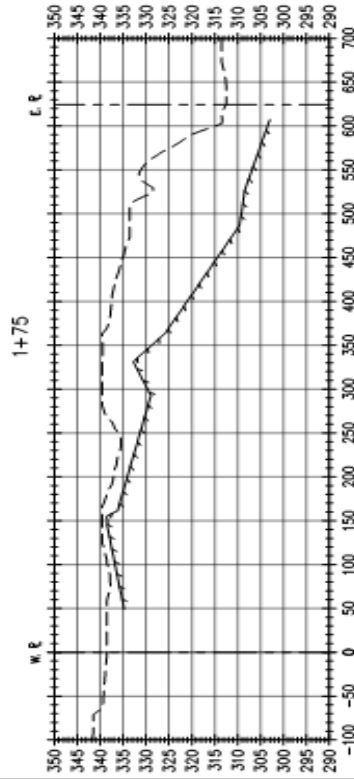
4 x Vertical Exaggeration



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 0+00 TO 1+50

PROJECT NO. 21-529
DRAWING NO. 6A

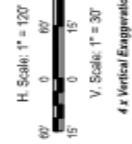


LEGEND

- Approximate Existing Ground Surface
- Approximate Glacial Till Contact

NOTES

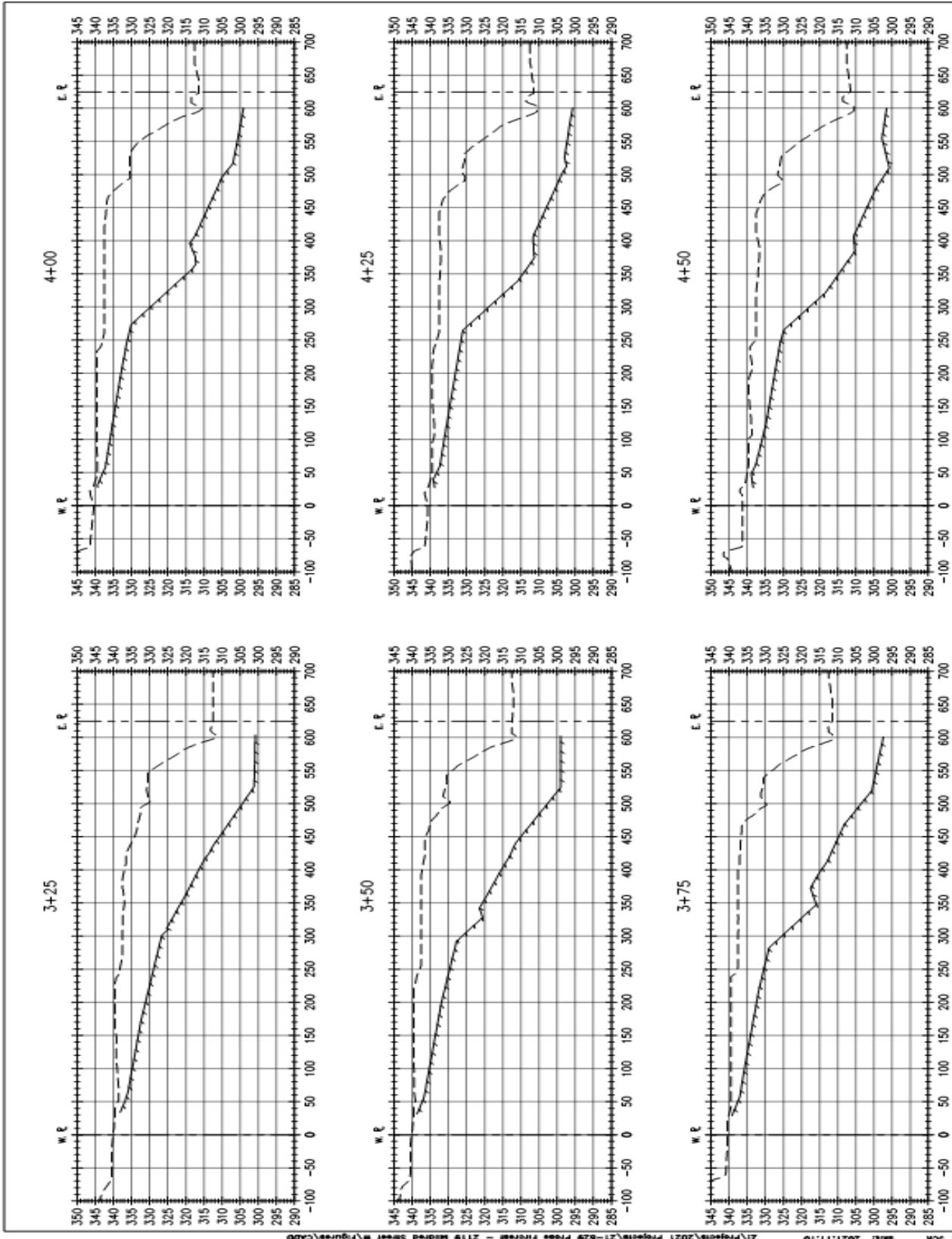
- Topography derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
- Locations of glacial till contact are approximate and based on subsurface explorations by others.
- Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

CROSS-SECTIONS
SECTION C | 1+75 TO 3+00

21-529 6B

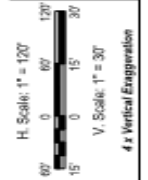


LEGEND

- Approximate Existing Ground Surface
- - - Approximate Glacial Till Contact

NOTES

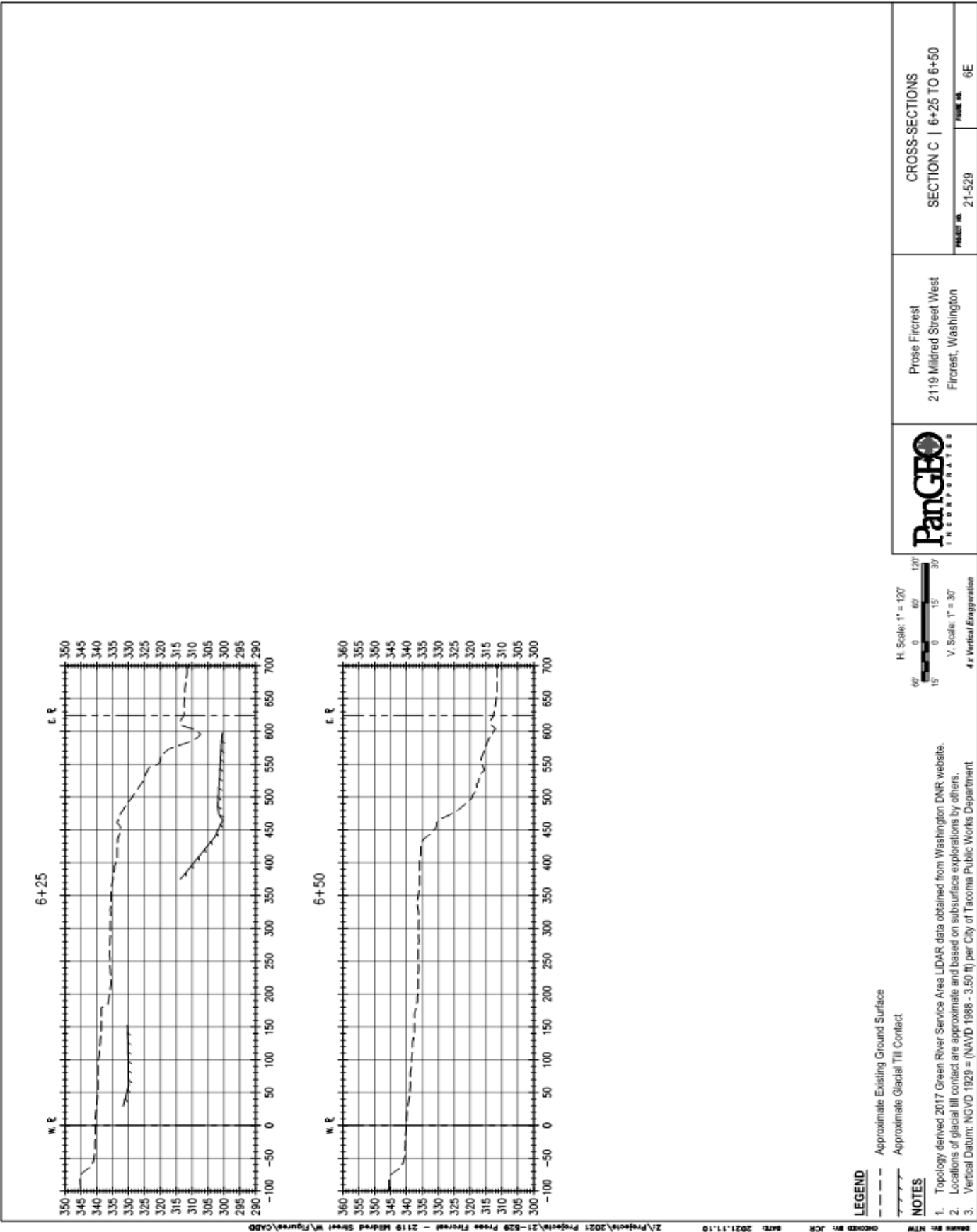
1. Topology derived 2017 Green River Service Area LIDAR data obtained from Washington DNR website.
2. Locations of glacial till contact are approximate and based on subsurface explorations by others.
3. Vertical Datum: NGVD 1929 = (NAVD 1988 - 3.50 ft) per City of Tacoma Public Works Department



Prose Fircrest
2119 Mildred Street West
Fircrest, Washington

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

PROJECT NO. 21-529
SHEET NO. 6C





DETERMINATION OF NON-SIGNIFICANCE

Description of proposal: Amendments to FMC Title 22 Land Development to modify:

- The City's Form-Based Code, adopted by reference in Chapter 22.57 FMC.
- Mixed Use Neighborhood District standards contained in FMC 22.48.007 pertaining to maximum height/number of stories.
- Design Guidelines contained in Chapter 22.64 pertaining to usable open spaces and outdoor activity spaces.

Proponent: Graves + Associates for Alliance Residential Company

Location of proposal, including street address, if any: City of Fircrest. MUU and MUN zoned areas that are subject to 19th and Mildred Form-Based Code regulations.

Lead agency: City of Fircrest

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.



There is no comment period required for this DNS.



This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance, below. Written comments on the DNS must be submitted by 5:00 p.m. August 10, 2022.

Responsible Official: Jayne Westman

Position/Title: Administrative Services Director

Phone: (253) 564-8901

E-Mail: jwestman@cityoffircrest.net

Address: 115 Ramsdell Street, Fircrest, WA 98466

Signature: _____

Date of Issuance: July 28, 2022

Pursuant to RCW 43.21C.075 and City of Fircrest environmental regulations, decisions of the Responsible Official may be appealed. Appeals are filed with appropriate fees at the City of Fircrest City Hall, located at 115 Ramsdell Street. Appeals must be filed within 14 days of the July 28, 2022 issuance date (August 10, 2022).

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

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

City Comment: A preliminary site plan review application has been submitted for a 389-unit residential/commercial mixed-use project on Mildred Street that would be designed per the City's Form Based Code, as proposed to be amended.

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)

City Comment: These reports pertain to the mixed-use project, not the text amendments.

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.

City Comment: Text amendment, zoning map amendment, site plan review, and administrative design review applications are under consideration by the City.

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.

City Comment: These approvals relate to the mixed-use project, not the text amendments.

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.

City Comment: The proposal would modify:

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

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

City Comment: The proposed amendments would apply to all properties located in the MUN and MUU zoning classifications subject to compliance with the 19th and Mildred Form Based Code, generally located in the northwest corner of Fircrest.

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)? N/A

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.

N/A

- 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.

N/A. 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.

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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](#)

City Comment: This is a non-project action.

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](#)

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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.

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

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

City Comment: This is a non-project action.

Signature

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 _____

C. 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.

August 8, 2022

City of Fircrest

Case No: 22-04, and 22-05, Alliance Prose

Public Comments, ending Aug. 9, 2022, at 5:00 pm

My name is Bruce Bodine. I represent the Ownership (2101 Mildred, LLC) , property located NE of the proposed project. In 2003, I was the developer that redeveloped the abandoned die-cast aluminum plant and created the current **Sunrise Center**.

We redeveloped the property into a sports entertainment facility called “Thrill-Zone”. Along the front we followed the City of Fircrest zoning code and constructed speculative retail business spaces. We sold the front buildings in 2007. Throughout our ownership of the front retail buildings, we struggled to keep the spaces leased. After we sold the buildings, at one time, the vacancy was as much as 70% vacant. Again, the uses were dictated by the City of Fircrest. We tried our best, but the market simply had other ideas.

In 2006, we sold “Thrill-Zone” to another operator. In 2008, Thrill-Zone went out of business. At that time, the space formally used by Thrill-Zone was divided up into smaller spaces. In the current building configuration, we currently have tenants that include: Skateworld, UP Crossfit, Cappella Music Academy, Fritzzy’s Roller Skate Shop, and Guardian Security. All of these tenants are very popular with the community!

Throughout our property ownership, we have seen the few attempts by others to try to make something happen at the subject property next door (2119 Mildred). Walmart was the first to arrive. And then Winco Foods. Many others have looked at the property and all of these potential developers have abandoned their efforts because they had deemed the property not feasible. For years, we have owned property next to what looks like a goat farm. Goats have roamed our parking lots and the smell of goats permeates the air sometimes. Goats are interesting, but this 9.5 acre site has a better use than goats.

I know the City of Fircrest prefers a big box retailer. I had heard this when I was standing before the City of Fircrest Planning Commission back in 2003. They said: “I think we should wait for a better tenant”, as I presented my project. I suspect the Planning Commission might still be waiting for “a better tenant”, but I would urge the Planning Commission, Hearing Examiner, and all decision makers to approve a project that makes economic sense. The 2119 Mildred site has sat abandoned for decades now. How long must the neighbors wait until a developer has the stomach to take a risk with a speculative real estate venture?

It’s been almost 20 years since I redeveloped the Pace Industrial Die-Cast Aluminum plant. We had to immediately go to work and clean up the environmental contamination that Pace left in the soil. We did so promptly after we purchased the property.

I understand that the subject site also has soil contamination. I urge the decision makers to approve a project so that the WA State Dept of Ecology can monitor the cleanup as required with any redevelopment of the site.

The Alliance proposal is compatible with the City of University Place multi-family project across the street (Mildred). The apartments across the street and the apartments east of the subject Alliance proposal create a nice area of housing that is supported by many University Place and Fircrest nearby businesses. We are certain that the Alliance project will bring added retail sales to the area and add more customers to all our tenant's businesses.

There might be some decision makers that believe the project is too large. I don't believe it is. Multi-family projects are popular only because there is a strong need for housing. The need for housing is much stronger than retail. Perhaps had Walmart or Winco Food decided to redevelop the property many years ago, this retail component would exist today, but for many reasons, this retail was not feasible back then and it is not feasible today either, because these Buyers never re-appeared.

With a commercial activity like a skating rink and fitness center next door, we are (sound) insulated well, but it will be important that this new proposed development blends well with the existing commercial use next door. They should plan on installing increased sound insulation for any residential units that might be impacted so that there are no complaints from their residential tenants about any sound leakage from our commercial uses next door. I do recall two complaints from the apartment building to the SE of our property, back in 2004-05. We added sound insulation at the east overhead door and added more insulation panels on the inside of our building. I don't believe there have been any complaints since then, or at least I haven't heard of any. We also recently added a new insulated roof, which also helps control the commercial sound coming from our commercial property.

If the Alliance project is built as proposed, I am pointing out that they should look at their north walls, windows and openings and consider the commercial businesses to the north. We don't want to have any disruptions with future apartment tenants, but we welcome them!

Alliance has designed the project so that our Sunrise Center (2101 Mildred) property can easily connect to the north side of their project. When I designed Sunrise Center, I built into the Site Plan the option to connect to the south neighbor as well. I like the connectivity of parking lots and neighbors. Nobody likes to navigate around curbs separating parking lots and driveways.

On a side note, I would like to remind the City of Fircrest decision makers of the "Pre-Annexation Agreement".

PREANNEXATION AGREEMENT

This agreement is entered into this 20~~th~~ day of May, 1996, by and between the City of Fircrest, Washington, hereinafter referred to as the "City", and Robert M. Freeman, M.D. and Rufus Lund, Administrative Officer for Puget Corporation, hereinafter collectively referred to as the "Owners".

A copy of this Agreement is attached with my Public Comments.

As I understand it, this Agreement was prepared before the subject property was annexed into the City of Fircrest. Rufus Lund was the owner of the property that I purchased in 2003. Robert Freeman, M.D. was the owner of the subject Alliance property. In my opinion, it is important to recall that the subject property was not part of the City of Fircrest until 1996. For 71 years, this area was not part of the City of Fircrest. And this Agreement suggests the use and zoning should be mutually agreeable by the Owner(s) and the City of Fircrest. Dr. Freeman has passed away, but I must assume his wishes would have been to create a future project that serves the community and is the best use for the property.

Today, in my opinion, the best use is the Alliance project proposed. I am happy to say good-bye to the goats too!

I support this project.

Bruce Bodine
2101 Mildred, LLC