

**FIRCREST CITY COUNCIL  
SPECIAL MEETING AGENDA**

**TUESDAY, SEPTEMBER 27, 2022  
6:00 P.M.**

**COUNCIL CHAMBERS  
FIRCREST CITY HALL, 115 RAMSDELL STREET**

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- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. AGENDA MODIFICATIONS**
- 5. [MILDRED PROPERTY DEVELOPMENT PROJECT PRESENTATION](#)**
- 6. ADJOURNMENT**



THE CITY OF FIRCREST

PLANNING AND BUILDING DEPARTMENT

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • [www.cityoffircrest.net](http://www.cityoffircrest.net)

## STAFF REPORT TO THE CITY COUNCIL

September 27, 2022, Study Session

### Alliance Residential Development Regulation Text Amendment Case # 22-03

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

**Proposal:** Development Regulation Text Amendment to modify:

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

**Study Session Purpose:** Alliance has made a substantial investment in design work during its pursuit of regulatory approvals. They have implemented the Planning Commission's feedback that was received over several meetings.

The proposed text amendments would revise a number of FBC provisions. The redline document highlighting these amendments is attached as Attachment No. 4. While the amendments are intended to facilitate the development of this site, once adopted they would have implications for other properties in the 19<sup>th</sup> and Mildred area since the code applies to all properties under FBC jurisdiction.

The September 27<sup>th</sup> study session will allow the Council to learn about the Prose project design and the intent of the proposed text amendments. Given the complexity of the matter, the staff believes that holding a study session before taking the text amendments to a public hearing would serve the applicant, the Council, and the community well.

**Study Session Structure:** Staff will provide an initial overview. Following the overview, Alliance will then walk the Council through the individual text amendments, respond to questions, and present additional materials if warranted. The goal of this Study Session should be to achieve the best possible understanding of the proposals by the Council and provide the most useful feedback to the applicant. The Council and applicant may opt to hold an additional study session if the volume of material to cover exceeds the available time. The Council may also decide to move directly to schedule a public hearing.

**Associated Proposals:** Alliance Residential has submitted the following additional applications to the City:

- Zoning map amendment to modify the locations and configurations of the Park, Recreation and Open Space (PROS), Mixed Use Urban (MUU), and Mixed-Use Neighborhood MUN) zones and the associated street grid adopted pursuant to the Form-Based Code Regulating Plan where they apply to the property located at 2119 Mildred Street W. See attachment 3.
- Preliminary site plan review for a mixed-use development with 389 residential units, ground floor commercial uses, and park, recreation, and open space facilities on a 9.5-acre site located at 2119 Mildred Street W.
- Administrative design review for the mixed-use development noted above.

Each of these applications is classified as a quasi-judicial matter, and each is subject to a unique review and decision-making process:

- The zoning map amendment is subject to review by the hearing examiner, who will conduct a public hearing on October 11, 2022, and make recommendations to the City Council, which will then conduct its own hearing before making a decision.
- The preliminary site plan review is subject to review by the hearing examiner, who will conduct a public hearing and make the final decision unless appealed.
- The administrative design review is subject to staff-level review and approval. The process typically runs concurrently with the site plan review.

**Amendment Process:** Chapter 22.78 FMC provides the process and findings required to amend the City's development regulations including the Land Development (zoning) Code.

**Legislative Action.** Amendments to development regulation text and tables are Type V legislative actions.

**Public Hearing Required by Planning Commission.** The Planning Commission held its public hearing on September 20, 2022. Attachments No. 1 and No. 2 are the Planning Commission recommendation Resolutions.

## **PLANNING COMMISSION PUBLIC COMMENT:**

Written comments were received from Bruce Bodine in support of the proposed amendments. No other public comments were received at the September 20, 2022, Planning Commission Hearing.

## **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.

**Adoption by the City Council.** Following receipt of the Planning Commission's recommendation, the City Council will hold its own public hearing. Should the City Council agree to an amendment to the development regulations, such amendment shall be adopted by Ordinance.

## **Attachments:**

1. [Resolution No. 22-01, Form-Based Code Amendments](#)
2. [Resolution No. 22-02, Title 22 Land Development Amendments](#)
3. [Summary of Text Amendments](#)
4. [Form-Based Code Amendments \(redline\)](#)
5. [Supporting Application Graphics](#)



**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

1 **WHEREAS**, the Planning Commission conducted a public hearing on September  
2 20, 2022, to accept public testimony and comment; and

3 **WHEREAS**, the Planning Commission has considered the criteria listed in Section  
4 22.78.004 FMC:

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

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

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

14 **MOVED AND ADOPTED** by the Planning Commission of the City of Fircrest on  
15 the 20th day of September, 2022 by the following vote:

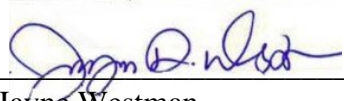
16 YES: (Schultz, Hamel, McVay, Ferguson, Imholt)

17 ABSENT: (none)

18 APPROVED:

19 \_\_\_\_\_/S/\_\_\_\_\_  
20 Shirley Schultz  
21 Chair, Fircrest Planning Commission

22 ATTEST:

23  \_\_\_\_\_ 9/20/22  
24 Jayne Westman Date  
25 Administrative Services Director

26 The above references Exhibit No. 3. to prevent confusion, we did not include Exhibit No.  
27 3 in this packet. Exhibit No. 3 is the redline document that is included in this packet.  
28 That document is linked [HERE](#). We did not want to include the same document twice.  
29  
30  
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**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 19<sup>th</sup> 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 20<sup>th</sup> day of September, 2022 by the following vote:

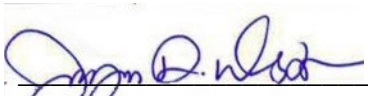
YES: (Shultz, Hamel, Ferguson, McVay, and Imholt)

ABSENT: (none)

APPROVED:

\_\_\_\_\_/S/\_\_\_\_\_  
Shirley Schultz  
Chair, Fircrest Planning Commission

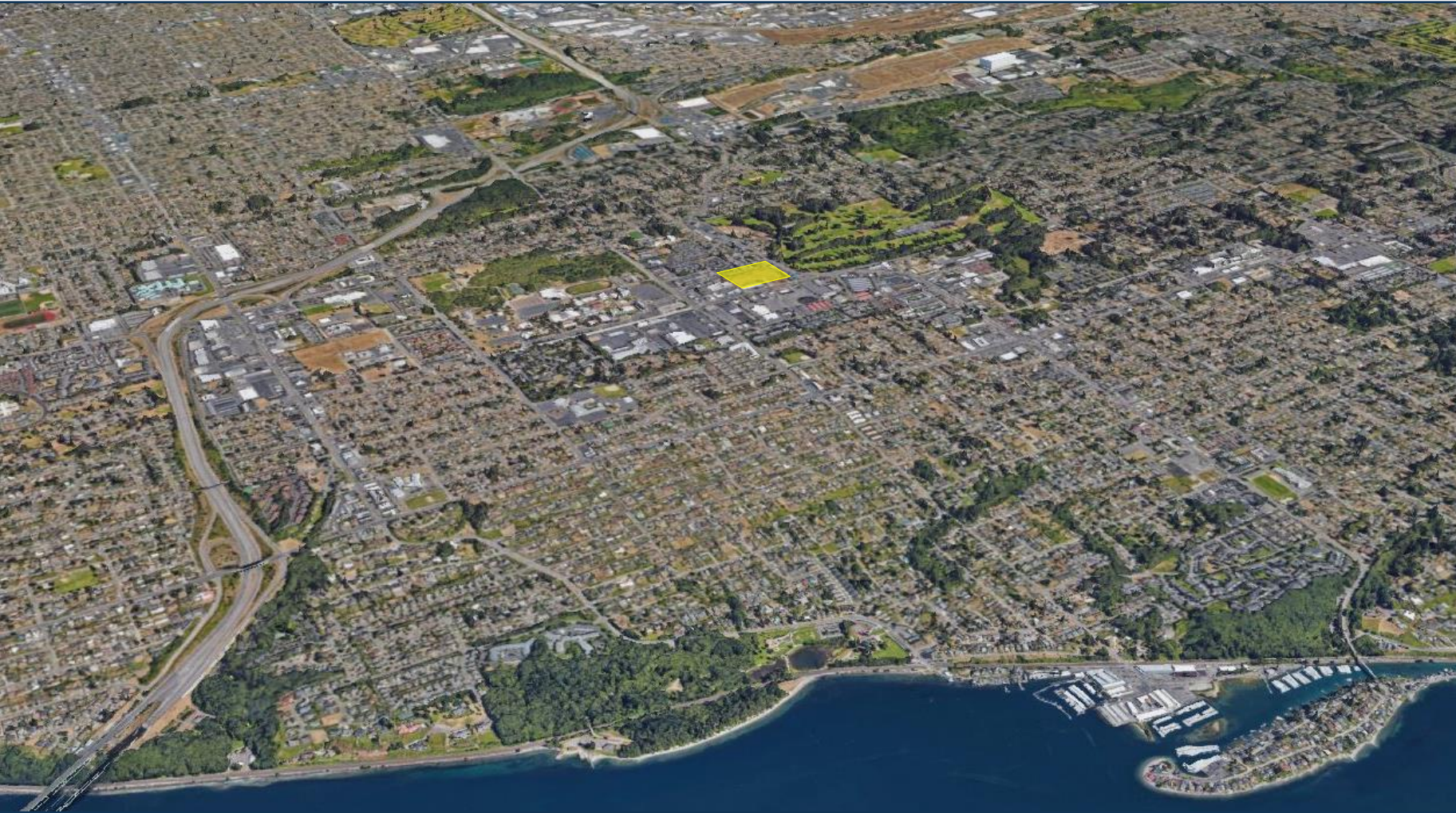
ATTEST:

  
\_\_\_\_\_  
Jayne Westman  
Administrative Services Director

\_\_\_\_09/20/2022\_\_\_\_\_  
Date



# ALLIANCE FIRCREST PROSE



 **ALLIANCE**  
RESIDENTIAL COMPANY

1900 N Northlake Way Suite 237  
Seattle, WA 98103



# Summary of Proposed Text Amendments

- Code Clarification/Enhancements
  - Ground Floor Ceiling Height (Non-Shopfront Overlay)
  - Ground Floor Residential Occupancy Hybrid Court
  - Flex Building Adding Stoop Frontage and Ground Floor Residential Occupancy
- Street Standards Modifications
  - Allow staff to approve minor modifications to street standards due to irregular site/grade conditions
  - Allow angled parking on local low and high intensity street types
- Open Space Modifications
  - Remove PROS zone and increase required public open space from 5% to 10% on large sites
  - Accommodate some private open space requirements through alternative means (not limited to balconies and patios)



## Project Data

Open Spaces	
<b>Summary</b>	
Total Site Area in Sq. Ft.*	397,570
<b>Public Open Space</b>	
Recommended: 10% of entire site	39,757
Required**	40,540
Provided	44,220
Total Area Exceeding minimum requirement	4,463
<b>Private Open Space</b>	
Required Space @ 50 sf per unit (Flex)	19,450
Provided	24,130
Total Area Exceeding minimum requirement	4,680
<b>Open Space Areas Calcs:</b>	
<b>Public Open Space</b>	
1-Building B @ North/East Corner	21,650
2-Building A @ South/East Corner	2,390
3-Boulevard @ Center West to East	6,480
4-Building C @ North/West Corner	5,500
5-Building D @ South/West Corner	4,000
6-Building C @ South/East Corner	3,000
7-Building C @ North/East Corner	1,200
Total Public Space	44,220
<b>Private Open Space</b>	
8-Outdoor Area @ bldg C @ Blvd	4,290
9-Indoor Area @ bldg C	3,650
10-Outdoor Area @ bldg D @ Blvd	4,180
11-Indoor Area @ bldg D	3,120
12-Possible Private Patios	8,890
Total Private Space	24,130
<b>Total Public and Private Combined</b>	
	68,350
* Total of Current Site Excluding ROW Easement on Mildred	
**Based on Form-Base Code Figure RP.1 Regulating Plan	

Shopfront Overlay	
<b>Summary</b>	
Required* (façade in linear feet)	460
<b>Proposed (façade in linear feet)</b>	
Building A	295
Building B	248
<b>Total Provided</b>	<b>543</b>
Surplus (façade in linear feet)	83

\*Based on Form-Base Code Figure RP.1 Regulating Plan





CENTRAL PLAZA



CENTRAL PLAZA



CENTRAL PLAZA



OPEN SPACE AMENITY



OPEN SPACE AMENITY



OPEN SPACE AMENITY





# Removal of PROS Zoning from Regulating Plan

Figure RP.1 Regulating Plan





# Ground Floor Ceiling Height Clarification

## DS.1 DEVELOPMENT STANDARDS

MIXED-USE URBAN (MUU)	Allowed Building Types and Height	MIXED-USE NEIGHBORHOOD (MUN)	Allowed Building Types and Height
<div>Interior Ceiling Height</div> <div><u>Shopfront Overlay</u> Ground Floor15-foot minimum</div> <div><u>Shopfront overlay non ground floor and non shopfront overlay floors</u>NA</div>		<div>Interior Ceiling Height</div> <div><u>Shopfront Overlay</u> Ground Floor15-foot minimum</div> <div><u>Shopfront overlay non ground floor and non shopfront overlay floors</u>NA</div>	
7   Development Standards		8   Development Standards	

5.2.2022

5.13.2022 City Response in Green Below

Regarding: *Prose Fircrest/ Form Based Code (FBC) interpretations*  
2119 Mildred, Fircrest

3. *First level floor to ceiling height/* Per **RP.2 Regulating Plan language on page 3 and page 7 & 8**, uses within the designated Shopfront Overlay requires a minimum of 15' floor to ceiling at the ground level. The language on page 7 & 8 within development standards for MUU and MUN do not specifically refer to Shopfront Overlay. On **page 11, Frontage standards** under Flex Building types, describes ground level floor to ceiling heights to typically be taller than the upper floors and states that conditions are typically around 15'. It is our assumption that where Shopfront is provided the min is 15' but other ground level uses should be taller than upper floors with a recommendation but not a mandated minimum floor to ceiling. Please confirm that the min ceiling height pertains to uses assigned to Shopfront Overlay only.

**City Response:** The mandatory 15' minimum ceiling height applies to shopfront areas only.

# Hybrid Court & Flex Building Enhancements

## Building Standards

### BS.2 BUILDING TYPES (CONTINUED)

<div><div>MUNMUU</div><div><b>BS.2.F Hybrid Court</b></div><div>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 <u>residential</u>, retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses.</div></div> <div>17   Building Standards</div>	
<div><div>MUNMUU</div><div><b>BS.2.H Flex Building</b></div><div>1 Description A Flex Building Type is designed for occupancy by retail, service, <u>office</u> and/or <u>office residential</u> uses on the ground floor, with upper floors configured for <u>a similar mix of uses</u>. Second floor units may be directly accessed from the street through a stair; upper floors are accessed through a street level lobby.</div></div>	<div><div>4 Frontages</div><div>Forecourt Shopfront Gallery Arcade <u>Stoop</u></div></div>
<div>19   Building Standards</div>	

- Clarifies that “Residential” as an allowable ground floor use in Hybrid Court and Flex Buildings
- Inclusion of Stoop frontage in Flex Buildings

# Minor Modification to Street Standards & Parking

## 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 19<sup>th</sup> 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.



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 - 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

# Open Space Modifications

## Open Space Standards

### OS.1 OPEN SPACE STANDARDS

#### 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.

- Increase Open Space Requirement from 5% to 10%
  - Collaborative drafting with Staff including text suggestions from 7/28/2022
- Allow Open Space in excess of 10% to count towards private open space requirement in Liner and Flex Buildings
- Require projects larger than 4 acres to provide open space consistent with previously adopted Open Space Types and Urban Design Concepts



# Open Space Modification

## Open Space Standards

### 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 22<sup>nd</sup> Street (planned). ~~Urban green street with median, sidewalks, curbside parking located on 22<sup>nd</sup> 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.

### 36|Open Space Standards

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

### 36|Open Space Standards

- 3.) Green, square or plaza located south of 22<sup>nd</sup> Street (planned) and west of 66<sup>th</sup> 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

### 36|Open Space Standards

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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.*

# Open Space

## Building Standards

### BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

#### BS.2.G Liner

- 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.

### 18 | Building Standards

MUN MUU

#### BS.2.H Flex Building

- 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.

### 19 | Building Standards





# Usable Open Space Includes Outdoor Common Areas

## 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.**

- While both balconies and patios will be utilized, they are not the only way to get open space
- 50 SF of Balconies per unit not feasible for this project
- Consistent with Applicant suggested changes to open space requirement in Form Based Code



# Proposed Text Amendments

## Fircrest Municipal Code

### 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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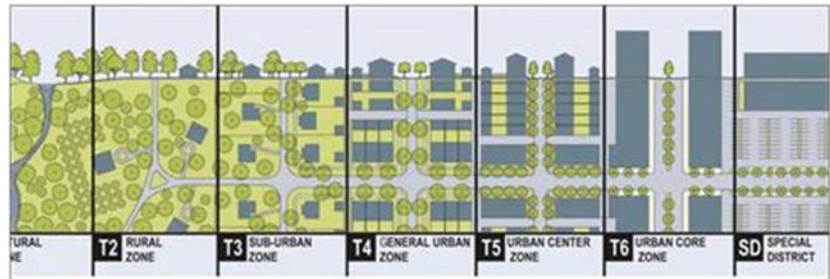
# Introduction

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 19<sup>th</sup> 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
		
<b>Desired Form</b>	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	<del>scaled detailing.</del> 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.
<b>Streetscape and Public Realm Improvements</b>	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.
<b>Parking</b>	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.
<b>General Use</b>	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.

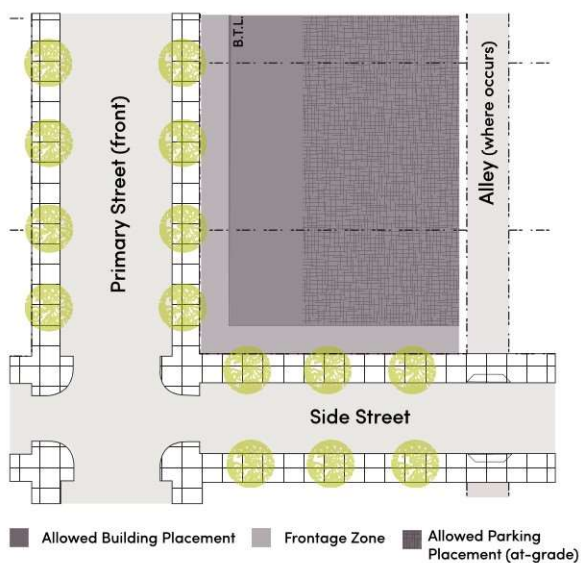
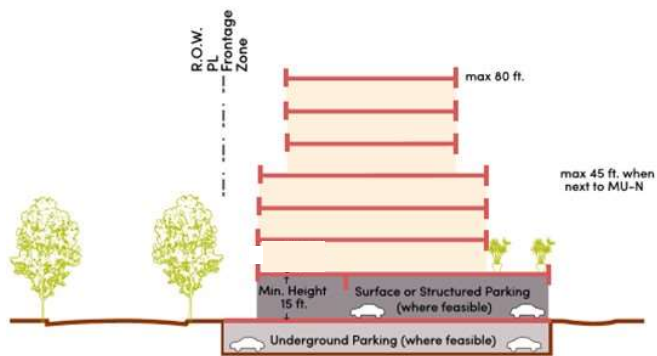
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and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

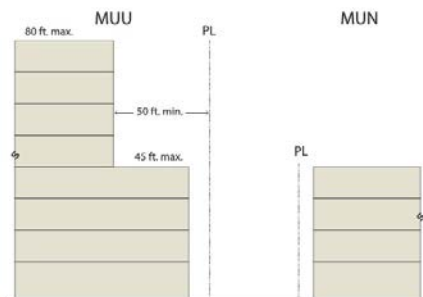
Setback	Building setback from PL		
	Frontage Zone		Side/Rear
	Min. (ft.)	Max. (ft.)	
Primary street	0	10	–
Side street	0	10	–
Rear yard with alley	–	–	5
Rear yard without alley	–	–	15

## 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.

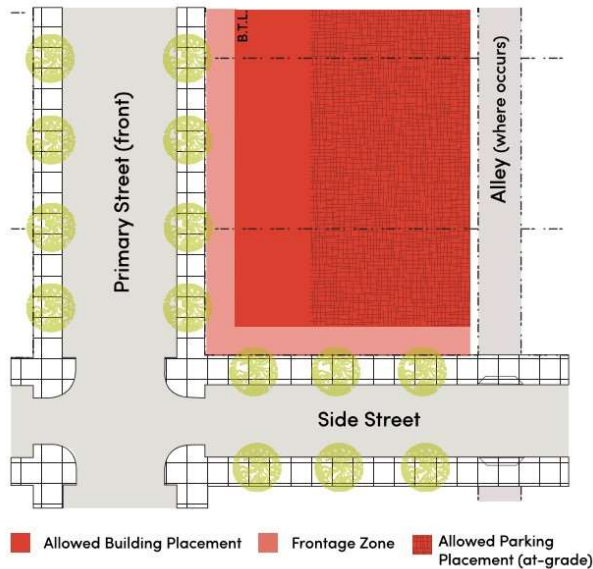
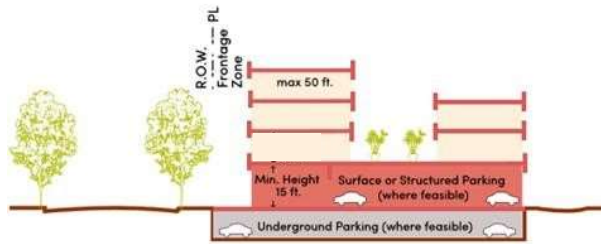
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

## 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

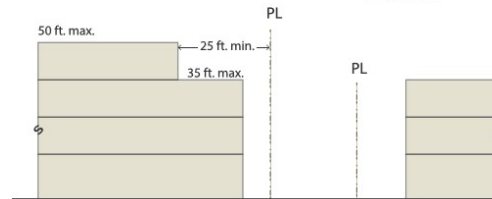
- Arcade
- Lightcourt
- Dooryard
- Gallery
- Forecourt
- Porch & Fence
- Shopfront
- Stoop
- Front Yard

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

# Building Standards

## BS.1 BUILDING STANDARDS

### BS.1A Purpose

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

### BS.1B Applicability

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

### BS.1C Allowed Building Types by Zoning District

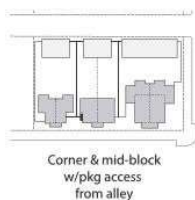
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

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

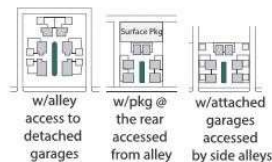


**Table BS.1 Building Types**

House Scale Buildings



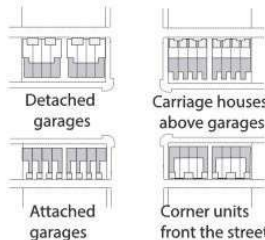
Corner & mid-block  
w/pkg access  
from alley



w/alley  
access to  
detached  
garages

Surface Pkg  
w/pkg @  
the rear  
accessed  
from alley

w/attached  
garages  
accessed  
by side  
alleys

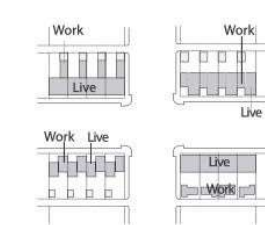


Detached  
garages

Carriage houses  
above garages

Attached  
garages

Corner units  
front the street



Work  
Live

Work  
Live

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.

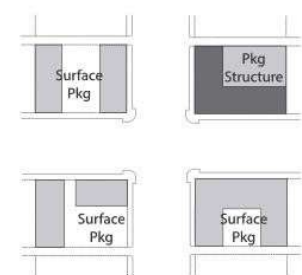
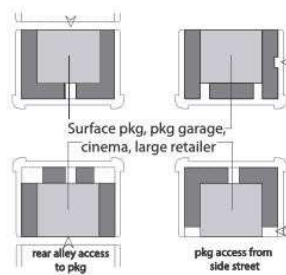
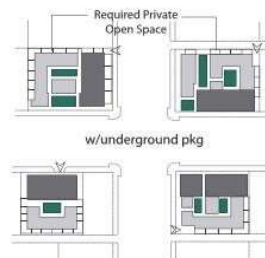
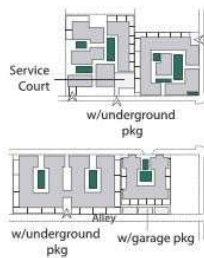
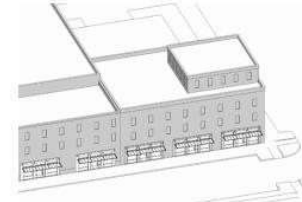
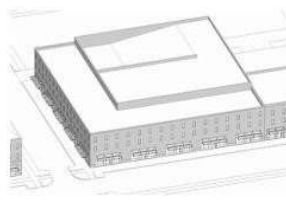
### Coding Criteria

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.

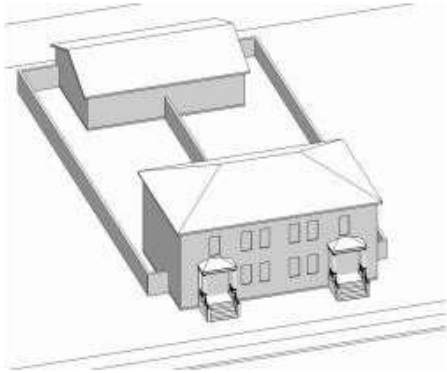
The main entrance to each ground floor tenant bay should be directly from the street. Parking is accommodated in an underground garage, surface lot, structure, tuck under facility, or some combination of these options.

## BS.2 BUILDING TYPES (CONTINUED)

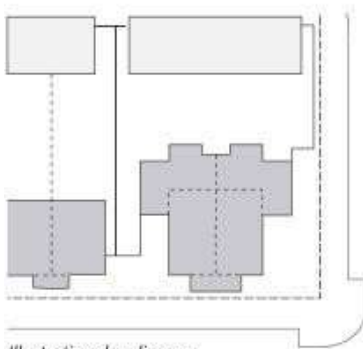
MUN

MUU

### BS.2.A Multiplex



*Illustrative axonometric diagram*



*Illustrative plan diagram*



*Illustrative photo of duplex*

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

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

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

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



## BS.2 BUILDING TYPES (CONTINUED)

MUN

MUU

### BS.2.B Rosewalk and Bungalow court

- 1 Description A Rosewalk Building Type is a group of 6 or more single dwellings arranged in a linear manner along either side of a common green. Having the same right-of-way width as a narrow neighborhood street, the Rosewalk (in contrast to the Bungalow Court) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Rosewalks are prohibited on corner lots.

Bungalow Court Building Type is a group of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.

The courtyard is wholly open to the street and parking is placed in the rear of the lot or behind each unit. Bungalow courts are prohibited on corner lots that do not have alley access.

- 2 Pedestrian Access Main entrance location: Common courtyard

- 3 Frontages Porch  
Stoop  
Dooryard

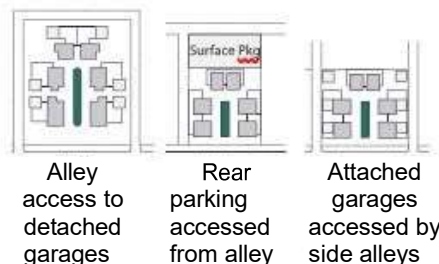
- | 4 Private Open Space | Width          | Depth          | Area                    |
|----------------------|----------------|----------------|-------------------------|
|                      | 8-foot minimum | 8-foot minimum | 100-square foot minimum |

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

Also see cottage housing standards in FMC 22.58.027.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of bungalow court



Illustrative photo of rosewalk

## BS.2 BUILDING TYPES (CONTINUED)

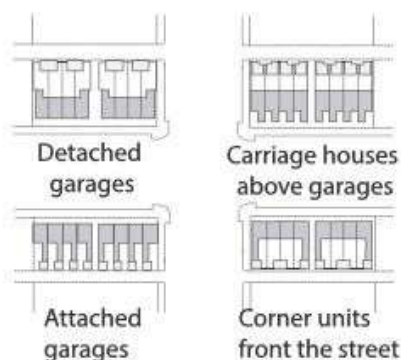
MUN

MUU

### BS.2.C Row House



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

- 1 Description A Row House Building Type is a small- to medium-sized building comprised of 5 or more attached dwelling units arrayed side by side, with the ground floor raised above grade in order to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard. Each dwelling unit is directly accessed from the front yard/street. Garages must be located and accessed from the rear of the lot. This Type is typically located within medium-density neighborhoods or in a location that transitions from a primarily single-family neighborhood into a neighborhood main street. This Type enables appropriately-scaled, well-designed higher densities and is important for providing a broad choice of missing middle housing types and promoting walkability.

- 2 Pedestrian Access Main entrance location: Primary street

- 3 Frontages Porch  
Stoop  
Dooryard

- 4 Vehicle Access & Parking Parking spaces may be enclosed, covered, or open.

- 5 Private Open Space
 

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

- 6 Building Size & Massing
 

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

The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

## BS.2 BUILDING TYPES (CONTINUED)

MUN

MUJ

### 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

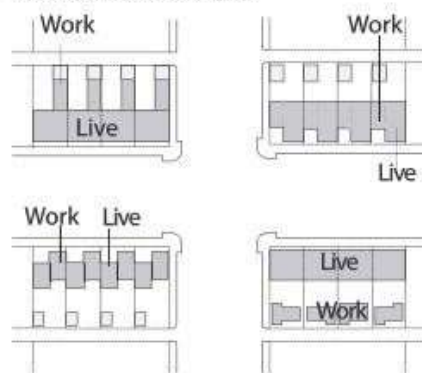
- 5 **Building Size & Massing**

Width per unit	18-foot minimum 36-foot maximum
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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

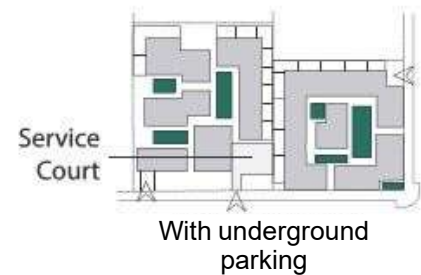
BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.E Court



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of court



Illustrative photo of court

- 1

Description

A Court Building Type is a group of dwelling units arranged to share one or more common courtyards. The courtyard is intended to be a semi-public outdoor room that is an extension of the public realm. Court buildings may accommodate ground floor commercial/flex uses in either a live-work configuration or as solely commercial/retail space in qualifying zones facing the primary street. This building type enables the incorporation of high-quality, well-designed density within a walkable neighborhood.
- 2

Pedestrian Access

The main entry to ground level units should be from the courtyard or from the street. Access to second story units should be directly from the courtyard through stairs. Elevator access, if any, should be provided between the underground garage and courtyard-podium only.
- 3

Frontages

Porch  
Stoop  
Dooryard
- 4

Vehicle Access & Parking

From alley.  
For lots without alley, via driveway, 12-foot wide maximum, located as close to side yard property line as possible.
- 5

Private Open Space

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

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

Common Courtyard

Recommended width/depth/height ratio:	1:1 approximate
Width and depth:	20-foot minimum
Length along frontage:	200-foot minimum
Length along side yard:	140-foot maximum

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

Building Size & Massing



## BS.2 BUILDING TYPES (CONTINUED)

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### BS.2.F Hybrid Court

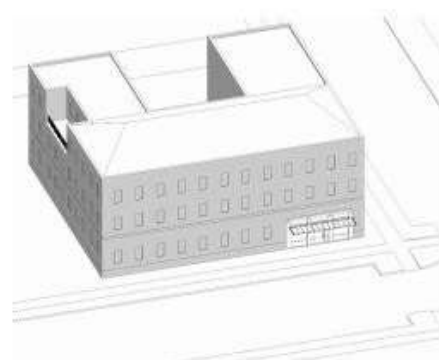
- 1 **Description** A Hybrid Court Building Type combines a point-access portion of the building with a walk-up portion. The building may be designed for occupancy by residential, retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses.
- 2 **Pedestrian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

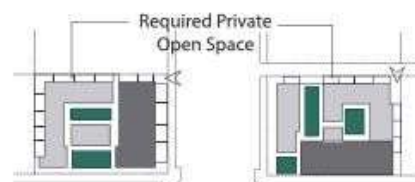
This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 **Common Courtyard**

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

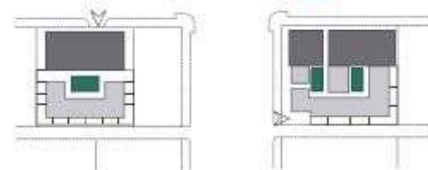
Width per unit:	18-foot minimum 36-foot maximum
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Illustrative axonometric diagram



With underground parking



Illustrative plan diagram



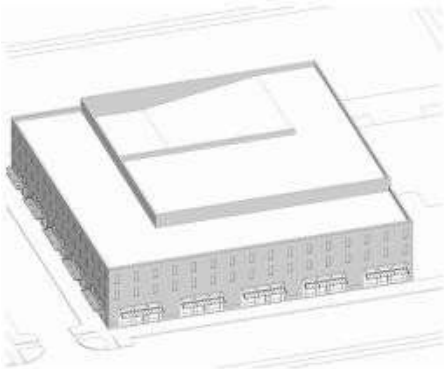
Illustrative photo of hybrid court

# BS.2 BUILDING TYPES (CONTINUED)

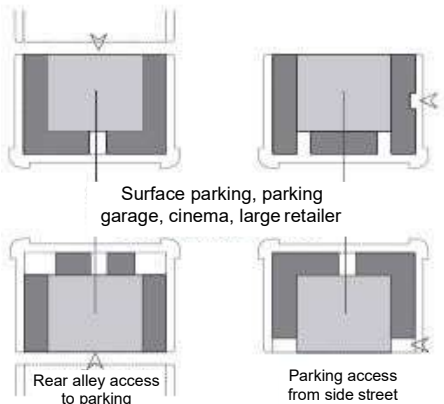
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## BS.2.G Liner



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



Illustrative photo of liner

- |   |  |
|---|--|
| 1 | <div>Description</div> <div>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.</div>  |
| 2 | <div>Lot Size</div> <div> <div>Width: 400-foot maximum</div> <div>Depth: 150-foot maximum</div> </div>   |
| 3 | <div>Pedestrian Access</div> <div>Direct access from sidewalk. Upper floors accessed from street level lobby.</div>  |
| 4 | <div>Frontages</div> <div> <div>Forecourt</div> <div>Shopfront</div> <div>Gallery</div> <div>Arcade</div> </div>   |
| 5 | <div>Vehicle Access &amp; Parking</div> <div>Required parking is accommodated in an underground or above-ground garage, tuck under parking, or a combination of any of the above.</div>  |
| 6 | <div>Private Open Space</div> <div> <div>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.</div> <div>Private open space requirements may be alternatively met with open space designed for specific use by the residents. See OS.1.</div> </div>  |
| 7 | <div>Shared Open Space</div> <div> <div>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.</div> <div> <div>Recommended width/depth/height ratio:</div> <div>1:1 approximate</div> </div> <div> <div>Width and depth:</div> <div>20-foot minimum</div> </div> </div> |
| 8 | <div>Building Size &amp; Massing</div> <div> <div>Length along frontage: 400-foot maximum</div> <div>Length over 200 feet must provide massing break</div> </div>  |

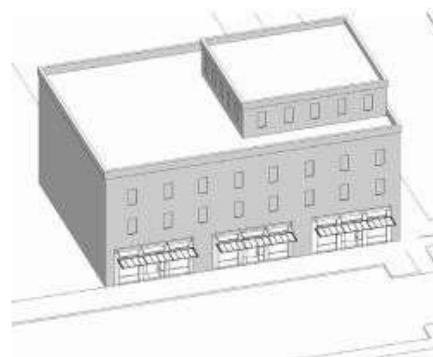
## BS.2 BUILDING TYPES (CONTINUED)

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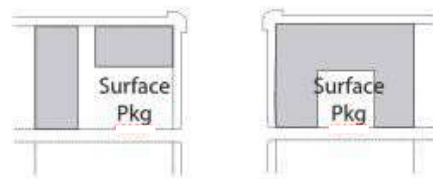
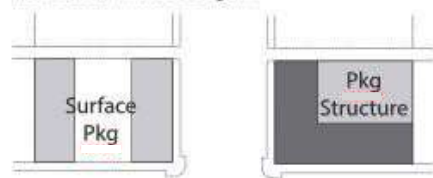
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### BS.2.H Flex Building

- 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- court. This type buffers residential use from urban sidewalks and removes the private yard from public encroachment.

**Shopfront:** The facade is aligned close to the frontage line with the building entrance at sidewalk grade. This type is conventional for retail use. It has substantial glazing on the sidewalk level and an awning that may overlap the sidewalk.

**Gallery:** The facade is aligned close to the frontage line with an attached cantilevered shed or a lightweight colonnade overlapping the sidewalk. This type is conventional for retail use. The gallery shall be no less than 10 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

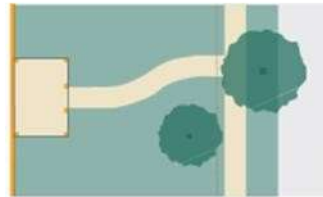
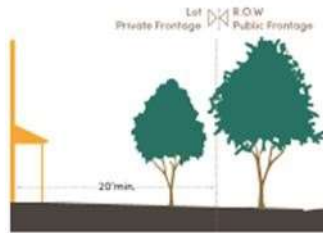
**Arcade:** The facade is a colonnade that overlaps the sidewalk, while the facade at sidewalk level remains at the frontage line. This type is conventional for retail use. The arcade shall be no less than 12 feet wide and may overlap the whole width of the sidewalk to within 2 feet of the curb.

## 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.

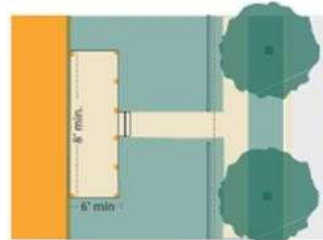
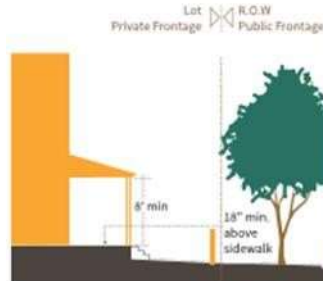


## Porch & Fence

**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.

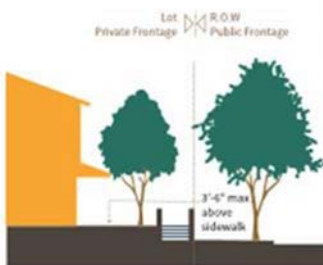


## Dooryard (Terrace)

**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.





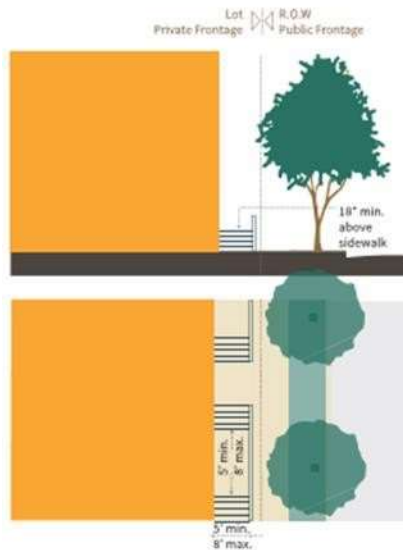
## Stoop

**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.

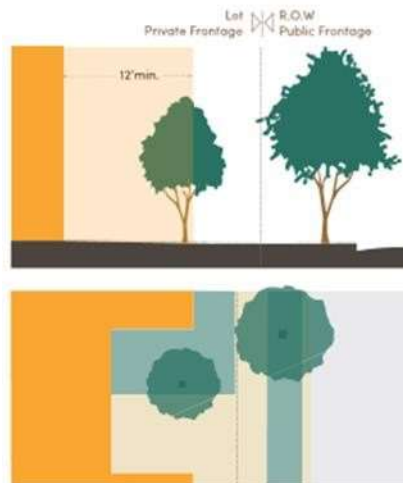


## Forecourt

**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.

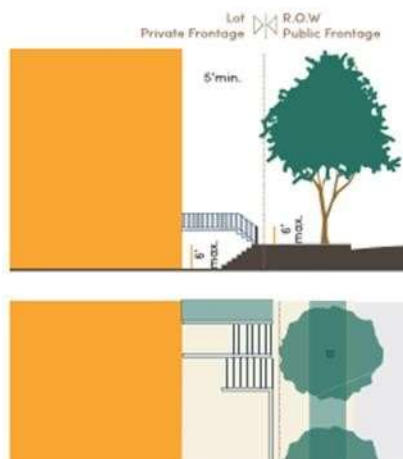


## Lightcourt

**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.



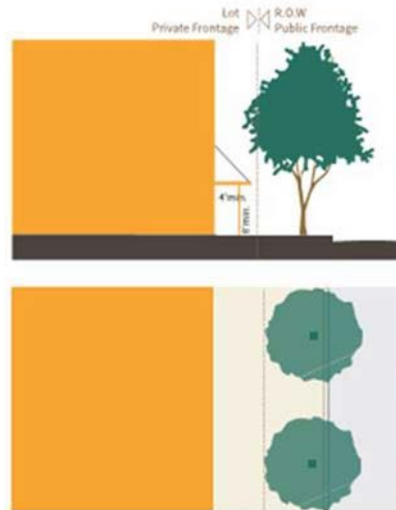
## Shopfront

**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.



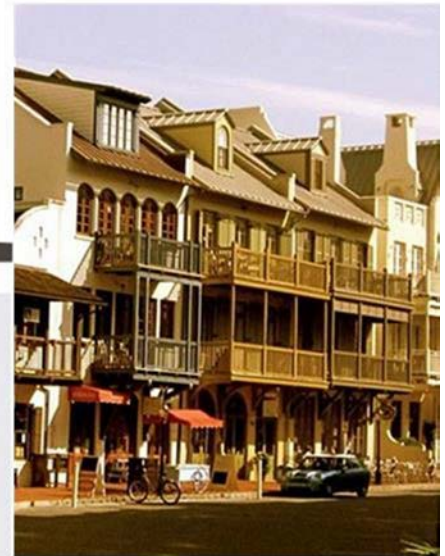
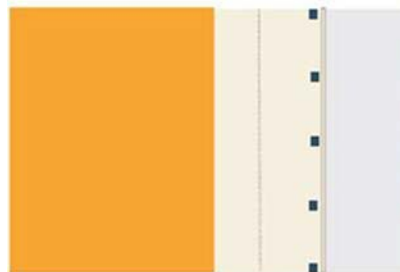
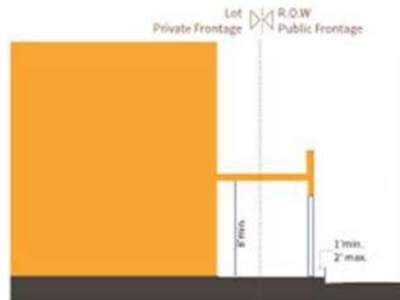


## Gallery

**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.

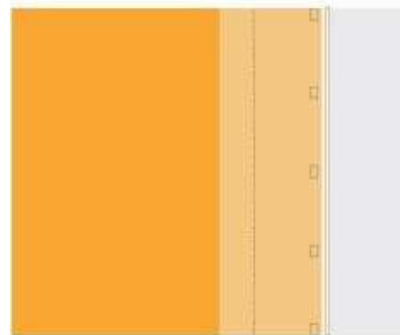
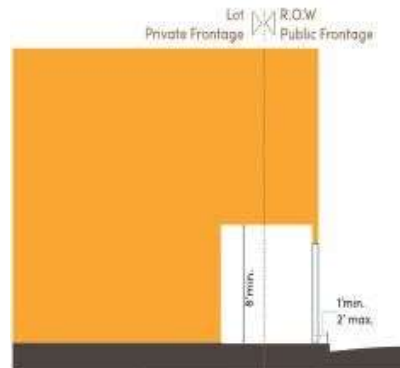


## Arcade

**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 19<sup>th</sup> 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.

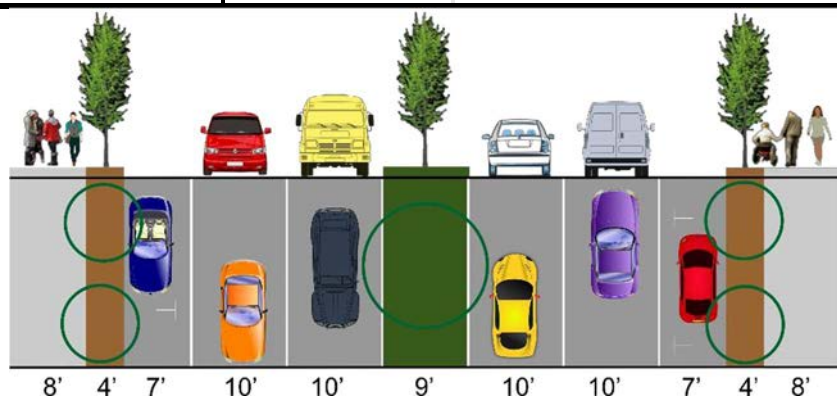
In accordance with the intent of this Section, new or modified street shall be designed to incorporate the following criteria for street design:

- 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.

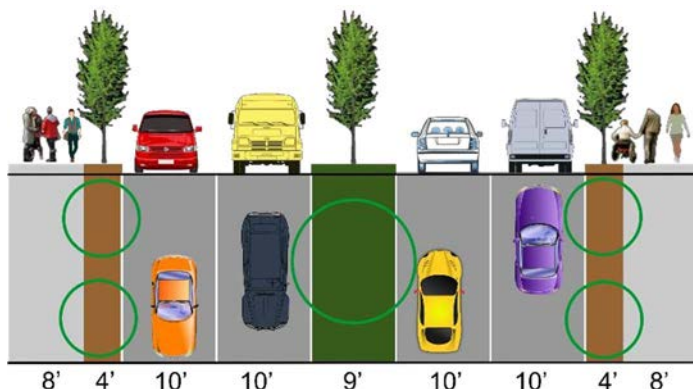
All of the elements of the streets are context based. Overall width and pavement width, the number of lanes, and the lanes' specific sizes are listed. Street edges include planter type, lighting type, walkway type, and curb radii at intersections. Bulb-outs are encouraged to facilitate a pedestrian friendly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

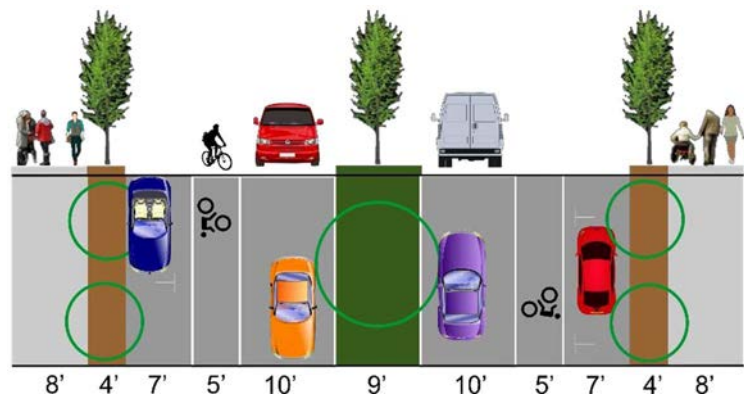


19th Street Non-Shopfront			
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width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



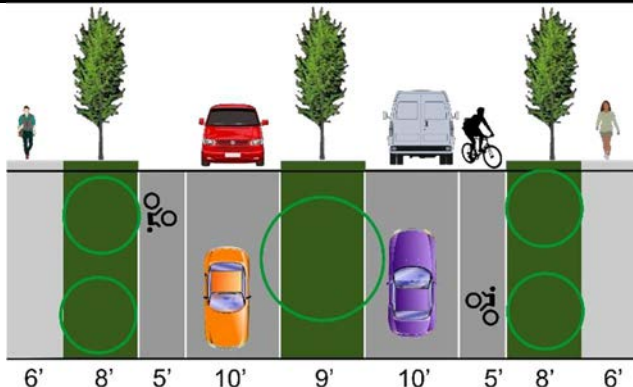
## Mildred Street Shopfront

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



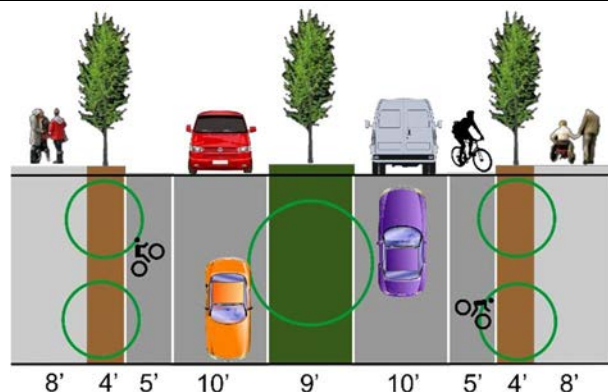
## Mildred Street Non-Shopfront

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

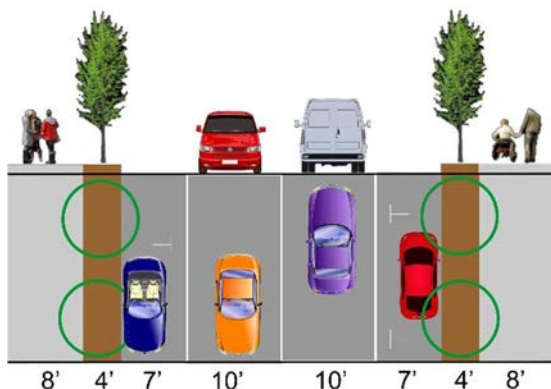




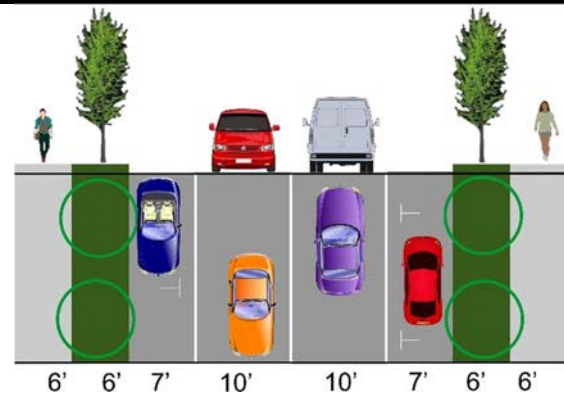
Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median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



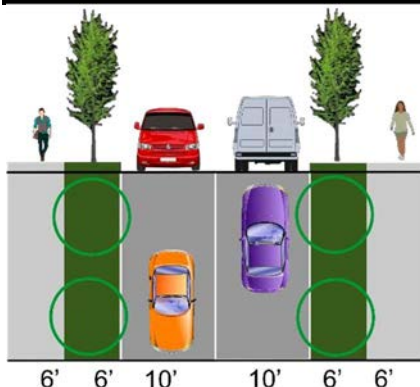
Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	<b>Angled</b> , Parallel; one or both <b>sides</b>
Public Frontage		Movement Type	Slow
Curb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



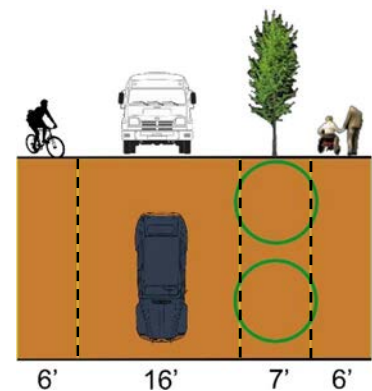
Local - Lower Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Angled, Parallel; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb;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



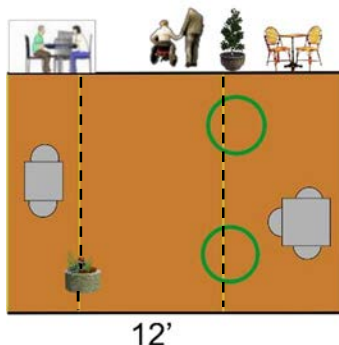
Local - Delivery			
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width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



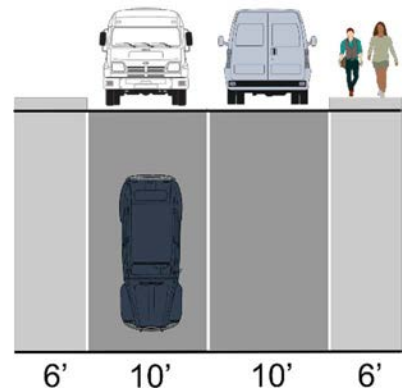
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	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 22<sup>nd</sup> Street (planned). ~~Urban green street with median, sidewalks, curbside parking located on 22<sup>nd</sup> 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 20<sup>th</sup> Street (planned) and east of 66<sup>th</sup> 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 22<sup>nd</sup> Street (planned) and west of 66<sup>th</sup> 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 19<sup>th</sup>. 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 19<sup>th</sup> and Mildred intersection, a high concentration of commercial on Mildred and 19<sup>th</sup> 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.

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(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 19<sup>th</sup> 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

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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.*

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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.*

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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.*

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**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.
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*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*

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*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.*

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*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*

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*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*

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*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.*

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*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.*

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



## Expanded View



## Shopfront Overlay

### Summary

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



## EX 2: Current Site Plan





EX 3: Ciculation and Connectivity



EX 4: Massing



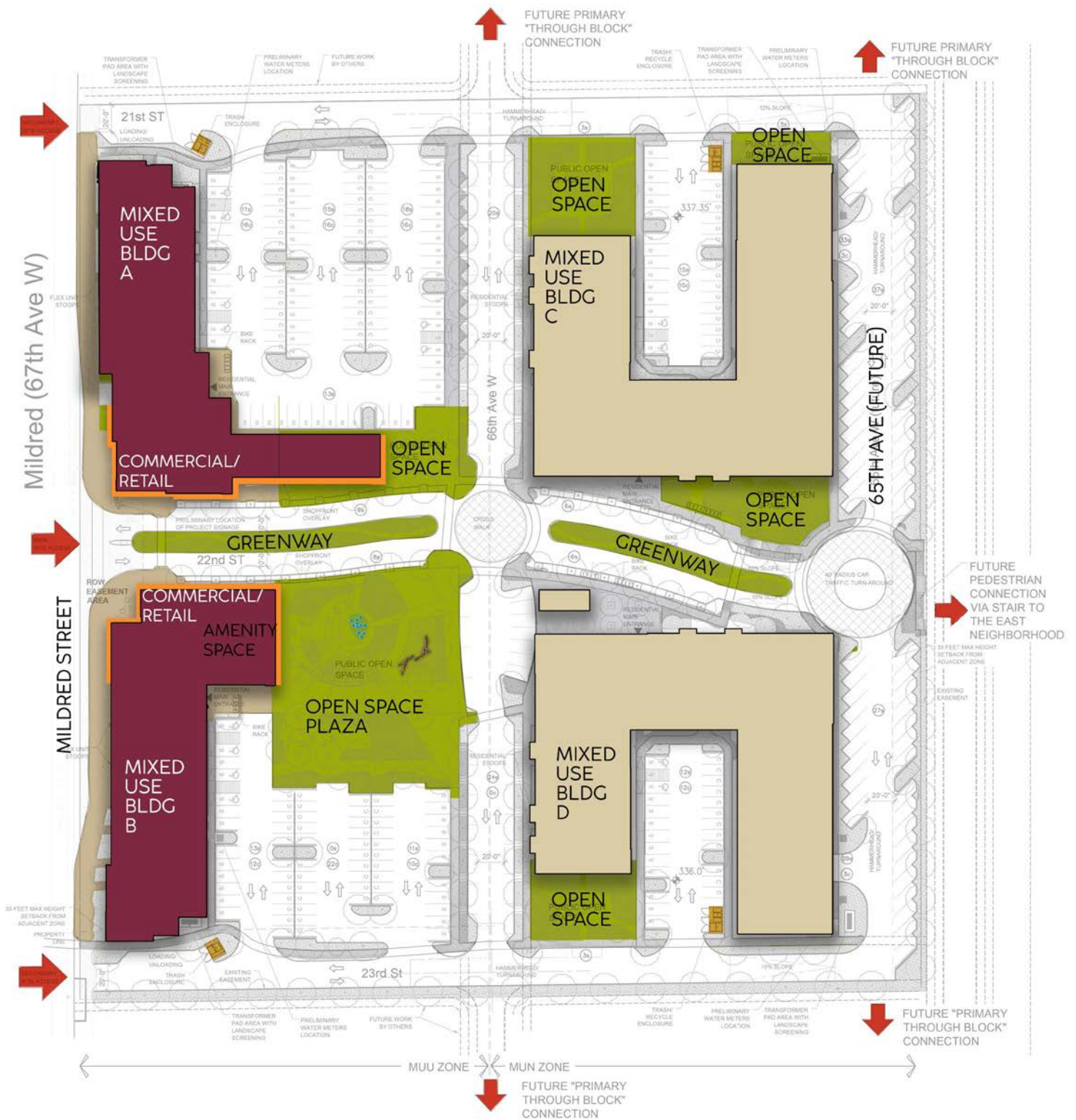


EX 5: Modified Regulating Plan Aerial Overlay





## EX 6: Open Space Plan





## 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

