

FIRCREST CITY COUNCIL AGENDA SUMMARY

COUNCIL MEETING DATE: **October 25, 2022**

SUBJECT: 11A **Alliance Development Regulation Amendment**

FROM: **Jayne Westman, Administrative Services Director**
 Jeff Boers, Fircrest Planning Consultant

PROPOSAL:

Alliance Residential Company (Alliance) proposes to amend the City's development regulations contained in Title 22 Land Development. The amendment would revise:

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

HISTORY AND AMENDMENT PROCESS:

FMC 22.05.003 classifies a development regulation (text) amendment as a Type V project permit application. Such applications are reviewed by the Planning Commission, which conducts an open record public hearing and issues a recommendation to the City Council. Upon receipt of this recommendation, Council conducts its own public hearing to solicit additional public comment before making a final decision on the matter.

The Planning Commission held a public hearing on September 6, 2022, to consider public comment. On September 20, 2022, the Commission voted unanimously to adopt two resolutions recommending approval of the amendments. Resolution 22-01 recommends approval of the FBC amendments, subject to the incorporation of minor staff revisions. Resolution 22-02 recommends approval of the amendment to FMC 22.64.027 requested by the applicant. For information concerning the Commission's review and recommendations, including findings in support of the proposals, please see Exhibits #5 and #6.

BACKGROUND:

Council adopted the FBC, effective December 14, 2020, to incentivize and facilitate high-quality mixed-use redevelopment of properties located within the 19th and Mildred Street area of the community. The FBC provides increased flexibility in terms of allowed uses, encourages high-intensity and density development, and provides explicit design direction to ensure that long-term urban neighborhood design goals are achieved as properties redevelop over time. It establishes a street grid plan with blocks, alleys, and open space areas delineated on a regulating plan map (Figure RP.1 FBC). Zoning classifications, including MUU, MUN, and PROS that are the subject of a related map amendment application, are applied to individual blocks within the FBC area.

The Applicant is pursuing a master plan for a mixed-use development (Prose) to be constructed on a 9.5-acre site currently owned by the Eaton family. Alliance is the contract purchaser of the

property. Schematic drawings have been advanced to the point that Alliance and City staff agree that conceptual plans are generally consistent with and supportive of the FBC. However, the proposed text amendments, in conjunction with a related zoning map amendment, would provide critical flexibility and increased opportunities for the Prose project to succeed.

PROCEDURAL COMPLIANCE:

On June 22, 2022, Alliance submitted four applications relating to the proposed “Prose” mixed-use project. These include development regulation (text) amendment, zoning map amendment, preliminary site plan review, and administrative design review applications.

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

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

To create awareness of the proposal and encourage public input, City Staff created a [central webpage](#), posted notices on the project site, and published several notices in the Tacoma Daily Index and on the City’s project page. Notice for the Planning Commission’s and City Council’s public hearings was posted to the official newspaper, posted on the City bulletin boards, mailed to property owners within 500’, emailed to interested individuals, and posted on the City website as required by code.

ANALYSIS:

The proposal recommended for approval by the Planning Commission in Exhibit 1 is a mix of amendments proposed by Alliance and some additional amendments proposed by staff. The Alliance amendments are largely substantive and intended to facilitate their Prose project design. They would:

- Amend the Regulating Plan Map in Figure RP.1 by reconfiguring the street grid, revising the location of the shopfront overlay, and amending the boundaries of the MUN and MUU zoning districts by reclassifying three areas currently zoned PROS to these districts.
- Clarify that the 15-foot minimum ground floor ceiling height specified for the MUU and MUN districts applies only to the shopfront overlay.
- Allow residential use on the ground floor of a hybrid court building or a flex building (in addition to non-residential uses).
- Provide greater flexibility for how private open space is provided for liner buildings and flex buildings.
- Authorize Staff to approve minor “departures” from street standards for specified circumstances under a new Section SS.1D. Some of the allowable departures in this section are proposed by Staff.
- Allow angled parking on *local – higher intensity* and *local – lower intensity* streets.

- Increase the minimum open space requirement for projects four acres or larger from 5% to 10%. This is proposed in conjunction with the zoning map amendment that would rezone three PROS areas to MUN and MUU.
- Revise the two urban design concepts that would apply to the Prose project site. The primary revision reflects the relocation and reconfiguration of the green street boulevard from the north edge of the site at 21st Street to the center of the site at 22nd Street.
- Amend the open space design guideline in FMC 22.64.027 to be consistent with the private open space provisions proposed to be amended for liner and flex buildings in the FBC.

The Staff amendments are intended to clarify intent, simplify language, ensure internal consistency, or eliminate redundancy in the FBC enacted by Council in December 2020. At the time of adoption nearly two years ago, staff expected that once the code was applied to a real-world project, the City would identify provisions that could be improved when the code was reopened as part of an amendment application. The Alliance applications have provided the first meaningful opportunity to accomplish this refinement.

FISCAL IMPACT:

None, as a direct result of the adoption of the text amendments.

ADVANTAGES:

The proposed text amendments, in conjunction with the associated zoning map amendment, would provide critical flexibility and increased opportunities for the Prose project to succeed. If approved, the text and map amendments would enable Alliance to proceed with a viable project that will fit the specific site and neighborhood context.

DISADVANTAGES:

None noted.

RECOMMENDATION:

Close the public hearing and continue the decision-making process to the November 8, 2022, Council meeting.

Exhibits:

1. [Proposed Text Amendments \(redline\)](#)
2. [Public Comments Received](#)

Proposed Text Amendments

Fircrest Municipal Code

Chapter 22.48

MIXED-USE NEIGHBORHOOD DISTRICT (MUN)

22.64.027 Usable open spaces.

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

(a) Multifamily residential buildings and developments should provide usable outdoor activity areas for each individual unit using patios, balconies, and decks. **Requirements for individual residential units may be met in part or in full by open space specifically provided for the common use of the resident. In addition to patios, balconies, and decks, such open space may take on any number of green space types.**

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

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

CITY OF FIRCREST

Form-Based Code

Adopted by Reference in FMC Chapter 22.57

[Amended Code](#) Effective [November xx, 2022](#)
[December 14, 2020](#)



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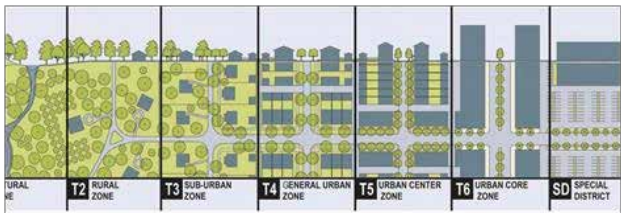
Introduction

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

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

BUILDING TYPES

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



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

TRANSECT

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

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

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

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

Fircrest’s FBC includes:

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

I.1 PURPOSE AND APPLICATION

I.1A Intent of the FBC

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

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

I.1B Relationship to Comprehensive Plan

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

I.1C Relationship to Municipal Code

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

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

I.2A Administration

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

Zoning and Regulating Plan

RP.1 ZONING DISTRICTS AND OVERLAYS

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

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

RP.1B Zoning Districts and Overlays

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

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

RP.2 REGULATING PLAN

RP.2A Purpose and Establishment of Regulating Plan

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

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

Figure RP.1 Regulating Plan

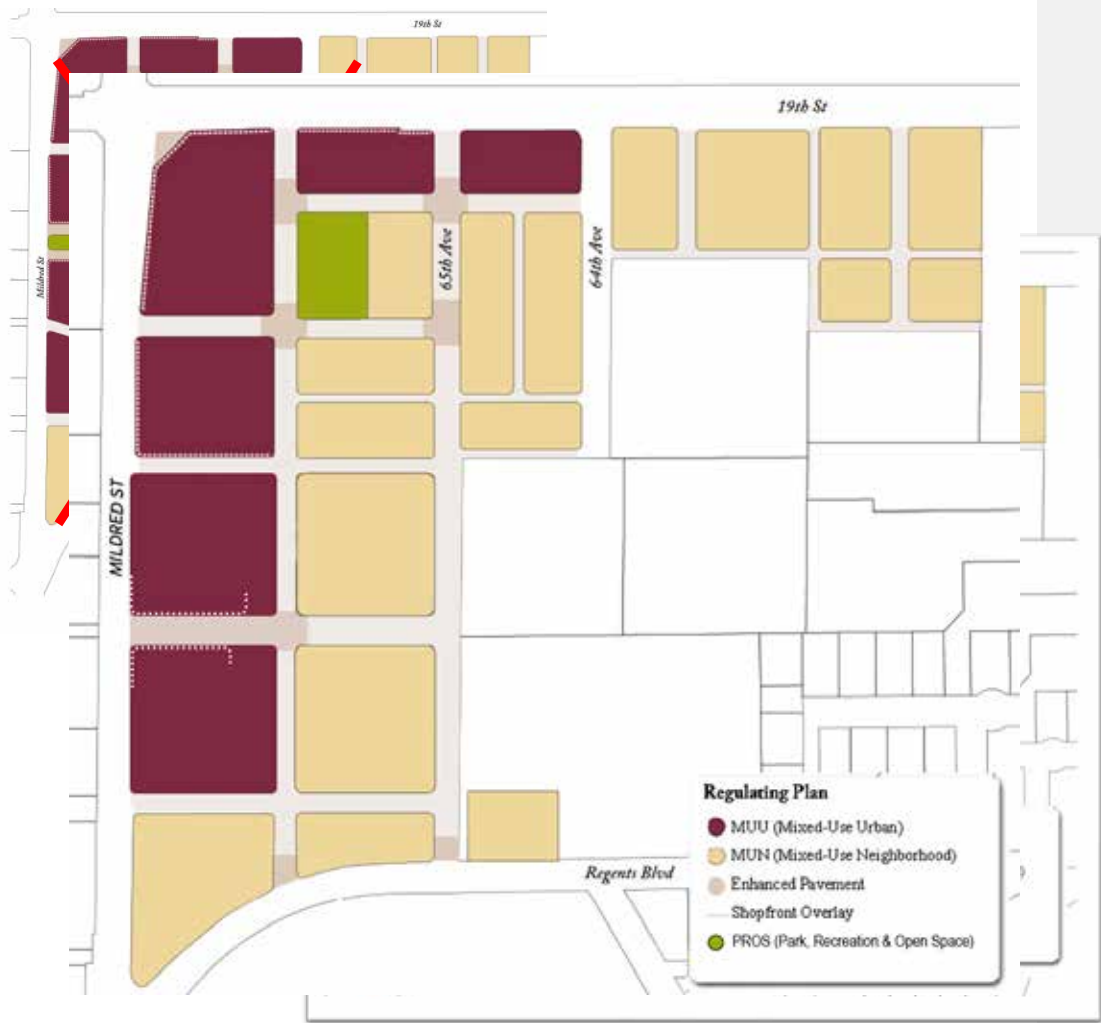


Table RP.1 Summary of Zoning District

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

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

Development Standards by Zone

DS.1 DEVELOPMENT STANDARDS

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

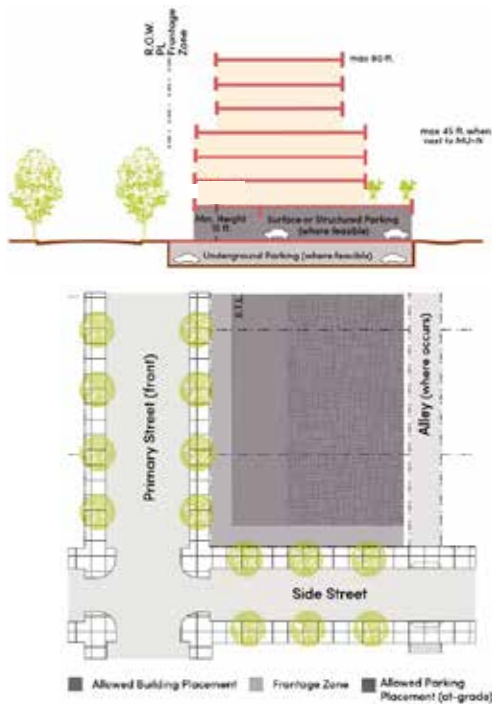
The standards shape and situate buildings based on their physical characteristics and compatibility with the context. The successful fit of a new project into an existing context depends on how it relates to neighboring buildings to its side and rear in terms of setbacks, height, massing, scale, and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

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

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

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

MIXED-USE URBAN (MUU)



Building Placement

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

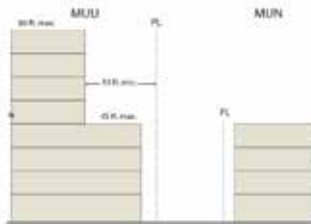
Allowed Frontages

- Arcade
- Gallery
- Shopfront

- Lightcourt
- Forecourt
- Stoop

Allowed Building Types and Height

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



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

Interior Ceiling Height

Shopfront Overlay	Ground Floor	15-foot minimum
Shopfront overlay non-ground floor and non-shopfront overlay	Other floors	NA

Parking

See parking standards in FMC 22.60.003.

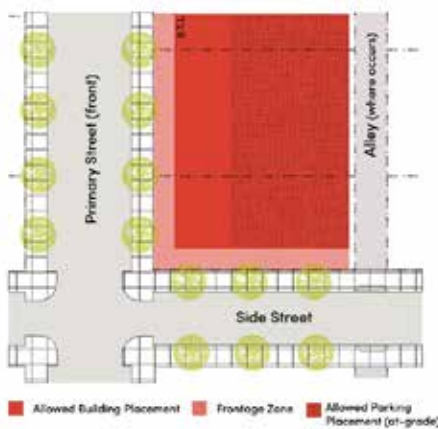
Parking garages should be designed to have levelled floors that can facilitate redevelopment for another use such as commercial when parking demand lessens.

Encroachments

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

	Encroachment			Vertical
	Front/Side Street	Horizontal	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

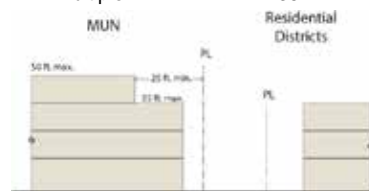
Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft.)	Max. (ft.)	Min. (ft.)
Primary street	0	10	—
Side street	0	10	—
Rear yard with alley	—	—	5
Rear yard without alley	—	—	15

Allowed Frontages

• Arcade	Y	Lightcourt	Y	Dooryard	
• Gallery	Y	Forecourt	Y	Porch & Fence	
• Shopfront	Y	Stoop	Y	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



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
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Shopfront overlay non-ground floor and non-shopfront overlay Other 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

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Bay Window	4' max. on upper floors			
Eave	4' max.	Min. 3' from PL	Min. 3' from PL	

Building Standards

BS.1 BUILDING STANDARDS

BS.1A Purpose

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

BS.1B Applicability

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

BS.1C Allowed Building Types by Zoning District

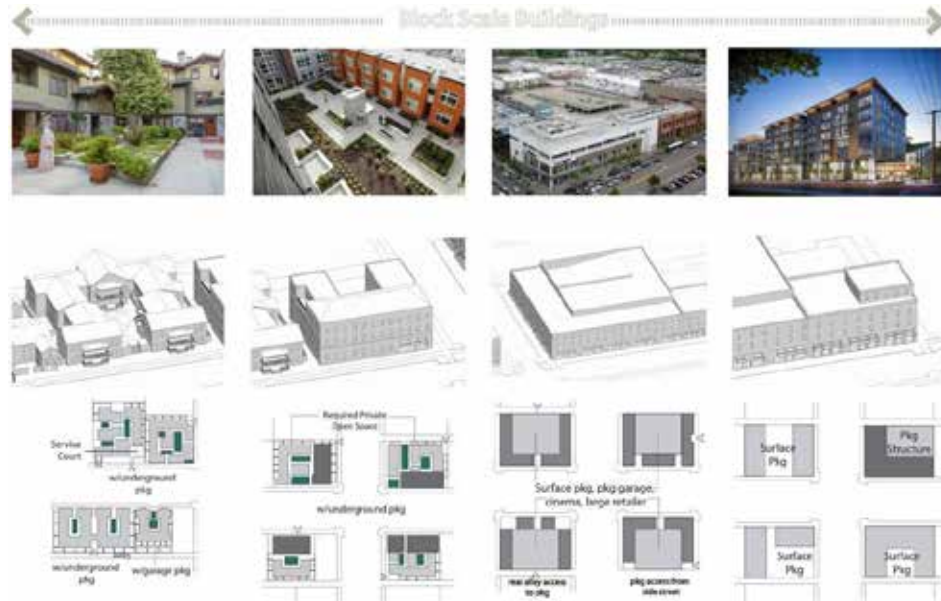
Each proposed building or existing building modification shall be designed as one of the building types allowed for the zoning district applicable to the site as identified in the table below.

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

Table BS.1 Building Types

House Scale Buildings			
			
			
			
<p>Multiplex</p> <p>A <i>multiplex</i> is a residential building of 3 to 6 dwelling units respectively.</p> <p>Depending on the lot size and context the units can be placed side-by-side, front-to-back or stacked, or some combination of these options.</p> <p>Multiplexes are not allowed on arterials.</p> <p>Coding Criteria</p> <p>Multiplexes when packaged within house-like form and detailing, with breaks in building elevations in the horizontal and vertical planes provide human scale and make the building contextual.</p> <p>Typical height of the building is 2-3 stories.</p>	<p>Rosewalk & Bungalow Court</p> <p>A <i>rosewalk</i> is comprised of 6 or more single dwellings arranged in a linear manner along either side of a common green. Pedestrian access to the building entrance is accessed from the common green and/or primary street.</p> <p>A <i>bungalow court</i> is comprised of 6 or more single dwellings arranged around a shared courtyard, with pedestrian access to the building entrances from the courtyard and/or fronting street.</p> <p>Coding Criteria</p> <p>The defining feature of these are the communal central open space. The lot width should be large enough to allow functional public and private open spaces and area for driveways or common parking.</p> <p>The building size and massing of individual buildings is similar to a small-scale single dwelling unit.</p> <p>Entrance to units shall be directly from the front yard or from the courtyard.</p>	<p>Row House</p> <p>A <i>row house</i> is a building comprised of 5 or more attached 2- or 3-story dwelling units arranged side by side, with the ground floor raised above grade to provide privacy for ground floor rooms. The primary building sits at the front of the property, with the garage at the rear, separated from the primary building by a rear yard.</p> <p>Coding Criteria</p> <p>The single family dwelling units can be separated by property lines with lot sizes 16 to 30 feet wide.</p> <p>Design principles such as repetition, rhythm and order must be considered carefully to add interest and individuality.</p> <p>Rowhouses have shallow front yards, 5 to 10 feet, to maximize the size of a private open space in the rear yard. The rear yard should be large enough to be functional and receive sunlight and be screened by fence or wall to provide privacy.</p>	<p>Live-Work</p> <p>A <i>live-work</i> is an integrated residence and work space located at street level, occupied and utilized by a single household in a grouping of at least 3 such structures, or a structure with at least 3 units arranged side by side along the primary frontage, which has been designed or structurally modified to accommodate joint residential occupancy and work activity.</p> <p>Coding Criteria</p> <p>The floor to ceiling height of the work floor is typically about 15 feet. The main entrance to the street level work space should be accessed directly from and face the street. The dwelling unit above the work space should be accessed by a separate entrance, and by a stair or elevator.</p> <p>Each unit should have access to private open space. The private open space should be in the rear yard of each unit.</p>

Table BS.1 Building Types (continued)



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

- 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

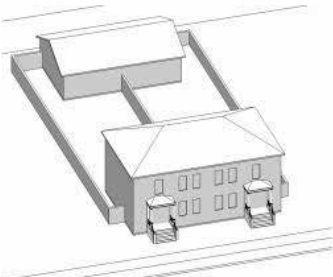
Private Open Space

Width	Depth	Area
8-foot minimum	8-foot minimum	100-square foot minimum
- 6

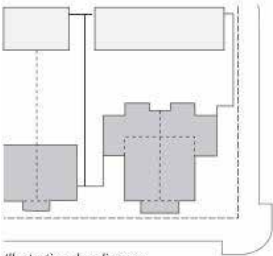
Building Size & Massing

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.



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of duplex

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.B Rosewalk and Bungalow court

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

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

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

2 Pedestrian Access Main entrance location: Common courtyard

3 Frontages Porch
Stoop
Dooryard

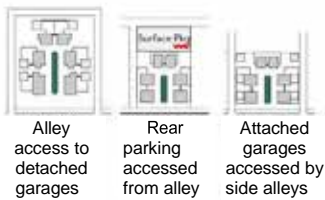
4 Private Open Space	Width 8-foot minimum	Depth 8-foot minimum	Area 100-square foot minimum
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5 Common Courtyard	Width Depth	20-foot minimum clear 50-foot minimum clear
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Also see cottage housing standards 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

- 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



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of Row House



Illustrative photo of Row House

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.D Live-Work

- 1

Description

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

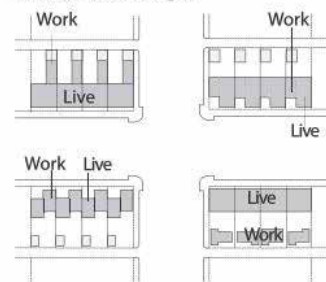
Building Size & Massing

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

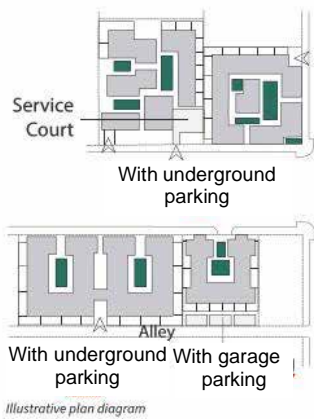


Illustrative photo of live-work

BS.2 BUILDING TYPES (CONTINUED)

MUN MUU

BS.2.E Court



Illustrative 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 |
|------------|----------------|----------------|-------------------------|
| Open Space | 8-foot minimum | 8-foot minimum | 100-square foot minimum |
- This open space is exclusive of the courtyard and may be located in a side or rear yard.
- 6 Common Courtyard
- | | |
|---------------------------------------|------------------|
| Recommended width/depth/height ratio: | 1:1 approximate |
| Width and depth: | 20-foot minimum |
| Length along frontage: | 200-foot minimum |
| Length along side yard: | 140-foot maximum |
- The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

BS.2 BUILDING TYPES (CONTINUED)

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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 or for residences.
- 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**

Porch
Stoop
Dooryard
- 4 **Vehicle Access & Parking**

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

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

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

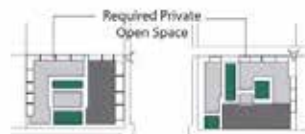
Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 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)

MUN MUU

BS.2.G Liner

- 1

Description

A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- 2

Lot Size

Width: 400-foot maximum
Depth: 150-foot maximum
- 3

Pedestrian Access

Direct access from sidewalk. Upper floors accessed from street level lobby.
- 4

Frontages

Forecourt
Shopfront
Gallery
Arcade
- 5

Vehicle Access & Parking

Required parking is accommodated in an underground or above-ground garage, 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. Alternatively, Private open space requirements may be alternatively met with open space designed for specific use by the residents. See OS.1.
- 7

Shared Open Space

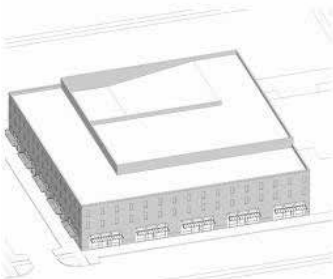
The primary shared common space is the rear or side yard designed as a courtyard. Courtyards can be located on the ground, or on a podium, or on a parking deck, and must be open to the sky. Side yards can also be formed to provide outdoor patios connected to ground floor commercial uses.

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

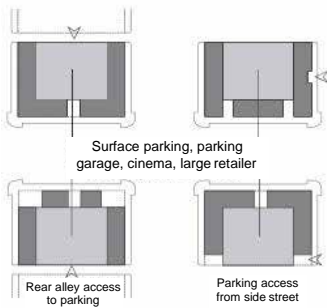
Width and depth: 20-foot minimum
- 8

Building Size & Massing

Length along frontage: 400-foot maximum
Length over 200 feet must provide massing break



Illustrative axonometric diagram



Illustrative plan diagram



Illustrative photo of liner



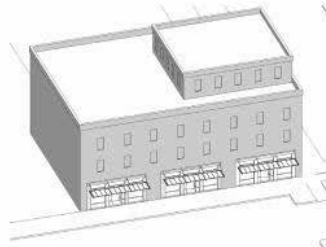
Illustrative photo of liner

BS.2 BUILDING TYPES (CONTINUED)

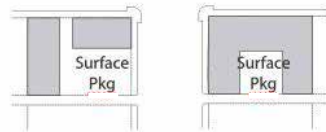
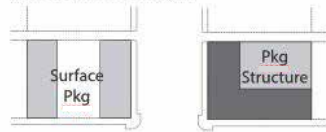
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BS.2.H Flex Building

- 1 Description A Flex Building Type is designed for occupancy by retail, service, office and/or office-residential uses on the ground floor, with upper floors configured for a similar mix of uses—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.
- 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. Alternatively, 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

  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>
  	<p>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.</p>

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 BUILDING 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.

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

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SS.1B Applicability

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

SS.1C. Design objectives

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

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

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

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

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

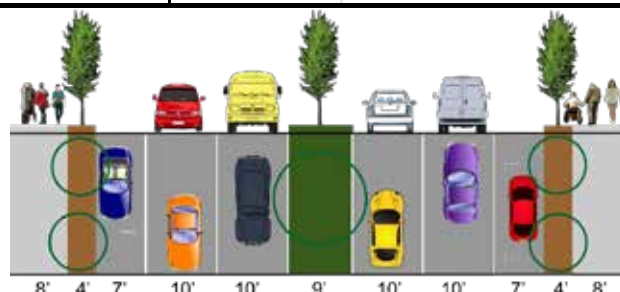
The street sections in this Section suggest quality and intent. The dimensions in the street sections consider information gleaned from aerials and field observations of existing conditions plus desired outcomes resulting from redevelopment.

SS.1D. Design Departures

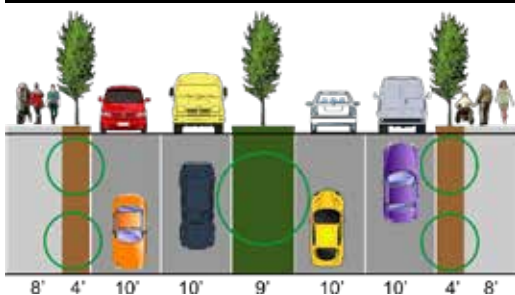
Minor departures from street section design elements are subject to administrative approval. The City may authorize departures when existing street frontage improvements that do not fully meet current standards will effectively achieve the FBC's design objectives for the applicable street type. In such instances, the City must determine 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 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. Departures may be authorized where topography dictates design solutions that are not fully compliant or where parking structures with daylighted fronts face public ways.

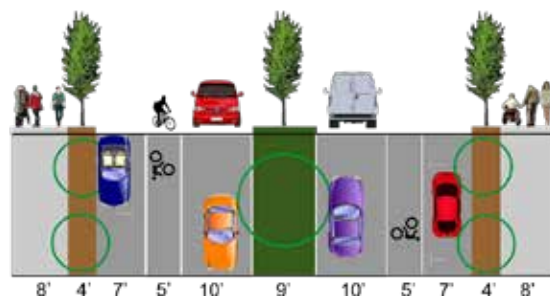
19th Street Shopfront			
Assembly		Transportation Way	
Type	Principal arterial with parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	87 feet	Lane Width	10 feet
Pavement	54 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



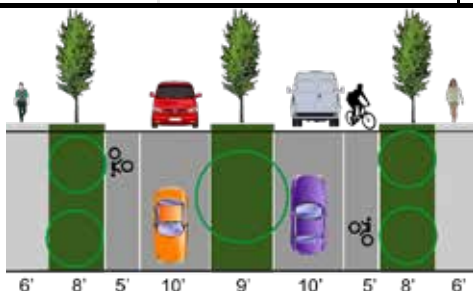
19th Street Non-Shopfront			
Assembly		Transportation Way	
Type	Principal arterial w/o parking	Vehicle Lanes	4 lanes; 2 lanes each way
Right-of-way	73 feet	Lane Width	10 feet
Pavement	40 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	35 mph
		Bicycle Provisions	None
		Transit	Bus; Light rail



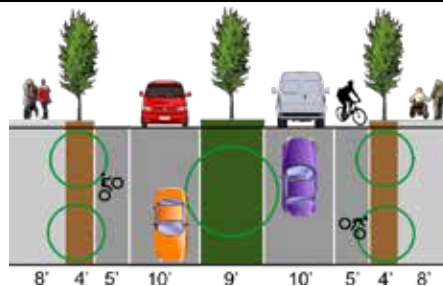
Mildred Street Shopfront			
Assembly		Transportation Way	
Type	Minor arterial with parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	77 feet	Lane Width	10 feet
Pavement	44 feet	Parking Lanes	Parallel; both sides
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



Mildred Street Non-Shopfront			
Assembly		Transportation Way	
Type	Minor arterial w/o parking	Vehicle Lanes	2 lanes; 1 lane each way
Right-of-way	67 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	No on-street parking
Public Frontage		Movement Type	Medium
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	6 feet	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete	Median Surface	Ground cover
Planter	8-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus



Regents Boulevard			
Assembly		Transportation Way	
Type	Minor arterial without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	63 feet	Lane Width	10 feet
Pavement	30 feet	Parking Lanes	<i>Option 7 feet</i>
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	9 feet
Walkway Width	12 feet with 4-foot tree wells & contrasting pavement strips	Median Planting	Street trees with shrubbery
Walkway Surface	Concrete and pavers	Median Surface	Ground cover
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	5-foot lane
		Transit	Bus

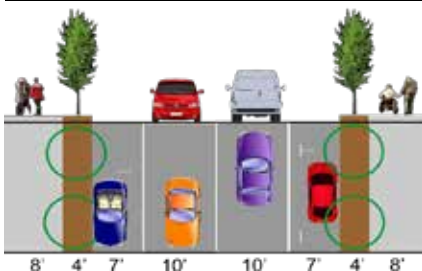


Local - Higher Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel, <u>angled*</u> ; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical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

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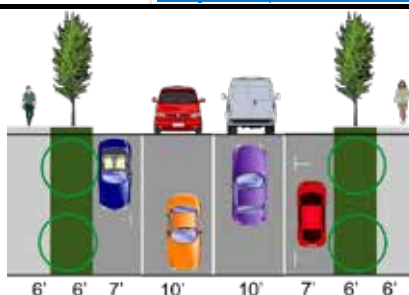
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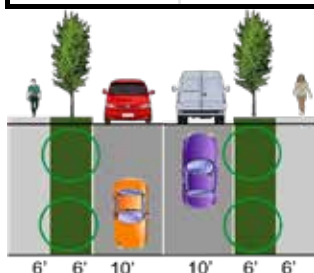
Local - Lower Intensity			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 feet	Lane Width	10 feet
Pavement	27 – 34 feet	Parking Lanes	Parallel, angled* ; one or both sides
Public Frontage		Movement Type	Slow
Curb Type	Vertical 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
			<i>*Only in unique circumstances</i>

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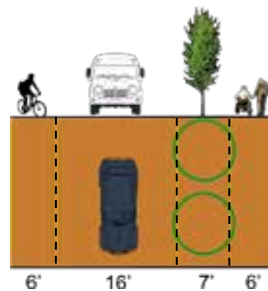
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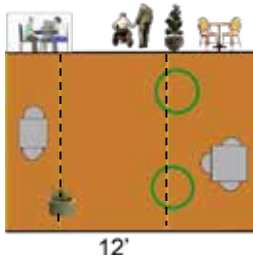
Local - Delivery			
Assembly		Transportation Way	
Type	Local without parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	44 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	None
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway Width	6 feet	Median Planting	NA
Walkway Surface	Concrete	Median Surface	NA
Planter	6-foot amenity with shade trees limbed for visibility and pedestrian access	Target Speed	25 mph
		Bicycle Provisions	None
		Transit	No transit



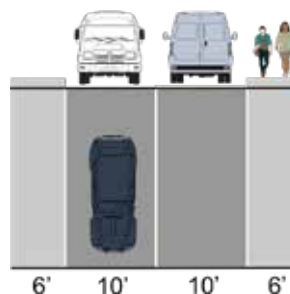
Local - Pedestrian			
Assembly		Transportation Way	
Type	Woonerf	Vehicle Lanes	2 lanes; 2-way, shared space
Right-of-way	35 feet	Lane Width	Shared 35-foot spaces
Pavement	35 feet	Parking Lanes	Shared 35-foot spaces
Public Frontage		Movement Type	Slow
Curb Type	Flat curb	Median Width	NA
Walkway Width	Shared 35-foot spaces	Median Planting	NA
Walkway Surface	Concrete or pavers	Median Surface	NA
Planter	Shade trees limbed for visibility and pedestrian access	Target Speed	20 mph
		Bicycle Provisions	Shared 35-foot spaces
		Transit	NA



Local - Pedestrian			
Assembly		Transportation Way	
Type	Paseo	Vehicle Lanes	NA
Right-of-way	NA	Lane Width	NA
Pavement	TBD	Parking Lanes	NA
Walkway Width	Minimum 12 feet	Movement Type	NA
Walkway Surface	Concrete or pavers	Median Width	NA
Design	Additional space should be included for intended uses and furnishings (such as tables, benches, planter pots, etc.)	Median Planting	NA
		Median Surface	NA
		Target Speed	NA
		Bicycle Provisions	NA
		Transit	NA



Alley – 2 way			
Assembly		Transportation Way	
Type	Alleyway	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	20 – 32 feet	Lane Width	10 feet
Pavement	20 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 feet radius	Median Width	NA
Walkway	Both sides, one-side or neither	Median Planting	NA
Walkway Width	6 feet	Median Surface	NA
Walkway Surface	concrete	Target Speed	20 mph
Planter	NA	Bicycle Provisions	NA
		Transit	NA



Alley – 1 way			
Assembly		Transportation Way	
Type	Alleyway without sidewalks	Vehicle Lanes	1 lane; 1 direction
Right-of-way	16 feet	Lane Width	16 feet
Pavement	16 feet	Parking Lanes	NA
Public Frontage		Movement Type	Slow
Curb Type	NA	Median Width	NA
Walkway Width	NA	Median Planting	NA
Walkway Surface	NA	Median Surface	NA
Planter	NA	Target Speed	20 mph
		Bicycle Provisions	NA
		Transit	NA



16'

Open Space Standards

OS.1 OPEN SPACE STANDARDS

OS.1A Purpose

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

OS.1B Applicability

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

The Standards shall apply to all proposed development within Form-Based Code zones and shall be considered in combination with the standards for the applicable zone.

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

OS.1C Design Objective

Open Spaces play an important role in place-making. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS.1D Open Space Required

Each project application that involves at least ~~four~~⁴ acres shall be required to provide a minimum of ~~five~~^{ten}~~10~~ 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 percent% 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 unless they are part of plaza, rambla or promenade.~~

Each project ~~four~~⁴ acres or larger shall ~~include~~^{require} an open space design plan ~~application that incorporates the urban design concept described in OS.2, where applicable 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 ~~OS.2 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.

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TABLE OS.1 OPEN SPACE TYPES

Open Space Type	Greenway	Green	Square
Illustration			
Example of Intended Physical Character			
Description	A linear open space that can meet a variety of purposes, from recreational to environmental restoration.	An open space available for unstructured and limited amounts of structured recreation.	An open space available for civic purposes, unstructured and limited amounts of structured recreation.
Size	Variable	1 acre to 15 acres	¼ acre to 5 acres
Frontage (minimum)	Fronting lots encouraged to provide access and pleasant frontage.	2 streets	2 streets
Typical Facilities	Passive and active recreation, accessory structure, drinking fountains, signs, benches, exercise equipment, benches, and paths.	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities less than 5,000 square feet, benches, and paths.	Passive and active recreation (unstructured or structured), accessory structure, drinking fountains, community facilities greater than 5,000 square feet, benches, and paths.

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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 Frontage (minimum)	½ to 2 ½ acres 2 streets	4,000 sf to ½ acre 1 street	No minimum or maximum 1 street	No minimum or maximum 1 street
Typical Facilities	Passive recreation, accessory structure, drinking fountains, and paths.	Passive recreation, accessory structure, drinking fountains, and paths.	Accessory structure, drinking fountains, and paths.	Accessory structure, drinking fountains, and paths.

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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 The plan shall incorporate, 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 on 22nd Street (planned) east of Mildred Street West and 24th Street (planned).

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 corridors a mix of paving and plant materials that support active spaces. The design street cross section should include a promenade/ramblas 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.) Green, square or plaza located north of 20th Street (planned) and east of 66th Avenue West (planned).

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

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

The green, square or plaza design shall be a minimum of 1/2 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

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renderings are required to be provided. Photos of similar successful projects may support or supplement the plans.

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August 8, 2022

City of Fircrest

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PREANNEXATION AGREEMENT

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

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

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

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

I support this project.

Bruce Bodine
2101 Mildred, LLC

Jayne Westman

From: rybolt@comcast.net
Sent: Saturday, September 24, 2022 10:41 AM
To: David Viafore; Brett Wittner; Jim Andrews; Jayne Westman
Subject: Against FBC Amendments

The renderings in this document don't look like any Fircrest I know—and certainly do not look like the Form Based Code vision we discussed two years ago. What is the point of zoning if it can be changed on a whim?

<https://www.cityoffircrest.net/wp-content/uploads/2022/09/09272022-SS-Agenda-Packet.pdf>

Brian Rybolt
1036 Daniels Drive