



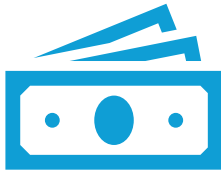
Fircrest Design Review

Complying with RCW
36.70A.630 and 36.70A.681

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Planning Landscape



Statewide Housing Crisis

1.1 Million homes needed by 2044
(Commerce)



Affordability Crisis

Cost of homes is outpacing WA
earnings
Plan for affordability at all income
levels



Development Community = Successful Lobbyists

Thematic Change: Zoning Reform

HB 1110 Missing Middle Housing

HB 1337 ADUs

HB 1096 Administrative Lot Splitting

HB 1491 Transit-Oriented Development

HB 1183 Building and Zoning Code Reform - Retrofits

HB 1757 No Change of Use from Non-Res to Residential

HB 1998 Co-Living

HB 1220 Emergency/Transitional/Supportive Housing

**HB 1293 Design
Review**

Design Guidelines Purpose Statement

FMC 22.64.001

These guidelines seek to suggest possible design concepts and approaches that realize the desired state. **The guidelines use the verbs “should” and “may” rather than “shall” and “must,” recognizing that the objective is the ends, not the means.** The guidelines seek to achieve a community design aesthetic within a process that allows individual expression and flexibility to meet changing circumstances while enhancing the ambiance of the city.

While the standards defined in this chapter are guidelines and not regulations, **a project developer will demonstrate how each relevant guideline has been accounted for.** A project developer may propose alternative solutions, but each relevant criterion will be addressed.



Accessory Dwelling Units (ADUs)

What's wrong with our ADU design review, anyways?

- RCW 36.70A.681 (HB 1337):
 - A city or county may not impose setback requirements, yard coverage limits, tree retention mandates, restrictions on entry door locations, **aesthetic requirements**, or requirements for design review for accessory dwelling units **that are more restrictive than those for principal units**.
- FMC 22.58.012(c)(9):
 - “An ADU shall be designed to meet the architectural standards and guidelines found within Design Element 2 for small lot developments in the City of Fircrest Design Standards and Guidelines for Small Lot and Multi-Family Development (adopted by reference in FMC Chapter 22.63).”

Principal units on most lots are not beholden to Design Element 2 guidelines. Therefore, **ADUs are being regulated against aesthetic requirements that are more restrictive than for principal units.**

Recommended Revision



Add/amend definitions to FMC Chapter 22.98 for ADU and Design Review

ADU: “A secondary dwelling unit ~~added to a single-family detached dwelling or created within and located~~ on the same lot as a single-family ~~detached~~ dwelling unit, ~~duplex, triplex, townhome, or other housing unit,~~ which is designed as a completely independent unit which provides for living, sleeping, cooking and sanitation.”

Design Review: “A formally adopted local government process by which projects are reviewed for compliance with design standards for the type of use adopted through local ordinance.”



Amend FMC 22.58.012(c)(9):

“ADUs must comply with design standards applicable to the principal unit. ADUs shall be designed to meet the architectural standards and guidelines found within Design Element 2 for small lot developments in the City of Fircrest Design Standards and Guidelines for Small Lot and Multi-Family Development (adopted by reference in FMC Chapter 22.63.”

Recommended Revision (Cont.)

- Ensuring Designs Worthy of Emulating
 - Most principal units are subject only to FMC 22.64 (siding, color, modulation, articulation, roof forms, etc.)
 - Includes “should” and not “shall” language, allowing for creative design solutions that still “account for” relevant design guidelines.
- Benefits
 - Creates compliance with RCW 36.70A.681
 - Minimizes the level of edits needed (avoids opening “Pandora’s box”)
 - Consistent with FMC 22.64 Purpose, allowing for creative aesthetic approaches based on “individual expression and flexibility”

HB 1293 – Design Review

- Created RCW 36.70A.630
- Cities may apply only **clear and objective development regulations** in a design review process
 - One or more ascertainable criterion/standard guiding an understanding for success.
 - “Plant ~~attractive~~ native evergreen landscaping.”
 - May not result in reduction to otherwise allowed density, height, bulk, or scale.
 - “Though the R-4 zone allows construction up to 30’ in height, this design standard limits height of homes to 28’.”
- Design review process must be conducted concurrent with other applications or otherwise logically integrated in permit process.
 - ~~“Administrative design review shall be completed prior to site plan review. Administrative~~
design review may be completed concurrent with site plan review.”

Planning Commission Workshops & Public and Agency Engagement



Questions?