Date 15_0326 | **Subject** Lacey Hybrid FBC

To Lacy Hybrid FBC Project Management Team

From Marcy McInelly, Urbsworks and Keith Liden, Bainbridge

Task 1.3.1 - FBC Hybrid Frameworks Memo

Description

The **FBC Hybrid Frameworks Memo** consists of an outline of recommended hybrid FBC structures, components, and illustration techniques.

Task 1.3.2 – FBC Integration Strategies Outline Memo

Description

The **FBC Integration Strategies Outline Memo** includes preliminary review of current City of Lacey administrative review procedures, and highlights integration issues to be further explored in subsequent phases.

RECOMMENDED FBC HYBRID FRAMEWORKS

FBC Component	Description
Development Standards Table	The Development Standards Table array all the applicable development standards in a single matrix. Development standards such as building height, setback or site design requirements are listed vertically. Columns identify each subarea or street which is being regulated. Each cell contains a number or other clear and objective criteria.
Regulating Plan	The regulating plan translates the community vision into a map of the regulated area designating the locations which are to embody specific physical characteristics. This plan is often very detailed and considers specific design treatments for small subareas or individual blocks. A regulating plan map shows where different design standards apply, and where different development types and intensities should occur. The Regulating Plan provides the link between the community vision and the form-based code elements that will help implement it.
Connectivity Standards **Street and Path Typology**	Public realm, streetscape and connectivity standards focus primarily on the design treatment of streets, plazas, and other public areas. The standards are developed in concert with the site and building standards to create a cohesive and mutually supportive set of requirements.
Building and Landscape Frontage Typology **Architectural Standards**	Building form standards and Building Frontage Types relate to building size, form, orientation (especially to the street), entrances, window treatment, and weather protection are designed to create an inviting and functional public realm and a compatible relationship with surrounding development. Building and Landscape Frontage Types specifically help to ensure that buildings, building setbacks, including parking area, are engaging at the sidewalk level.

	Detailed architectural standards regarding exterior building design features and/or finish materials may be included in this section.
Block and Lot Standards **Building Siting** **Site Design**	Site design and circulation standards govern building placement on the site, pedestrian circulation, surface parking, protection of environmental features, and similar site design issues. Building siting and building envelope standards help to ensure that the placement and massing of new buildings complement the public realm and are in keeping with the communities' vision for urban form, create buildings that frame the street and are oriented to pedestrians on the sidewalks, paths or trails.
Uses Table	Permitted, conditional, and prohibited land uses are controlled in a similar manner as in a conventional zoning ordinance, but are typically regulated through broad land use categories in lieu of long lists.

FBC INTEGRATION STRATEGIES OUTLINE

16.24 WOODLAND DISTRICT FBC
Potential Regulatory Elements

16.24.010 Statement of intent.
Perhaps retain as is.

16.24.020 Permitted uses.
Potentially could be simplified.

16.24.030 Conditional uses.
Gas stations, drive thru facilities, auto repair and other auto-oriented businesses – amend standards to conform to regulating plan.

16.24.040 Prohibited uses.
Potentially expand upon this list and/or clarify how uses are deemed as prohibited.

16.24.050 Environmental performance.
Retain as is.

16.24.060 General site planning standards.
16.24.070 Major pedestrian corridor – overlay zone.
16.24.080 Employment core – overlay zone.
16.24.090 Residential use.
Replace with FBC standards.

16.24.100 Stormwater.
Retain this and perhaps move to be adjacent to the environmental performance section.

14.23 Design Review
Need to review this chapter and determine if any aspect should continue to apply within the Woodland District (see end of table).

STANDARD	REQUIREMENTS
Connectivity and Urban Structure Standards and Street and Trail Typology	
Maximum Block Length	___' block length ___' block perimeter
Additional Through-Block Connections	Required for block faces longer than: • ____' for vehicular circulation • ____' for pedestrian circulation
Major pedestrian corridor (16.24.070)	Linkage between City Hall, Timberland Library and St. Martins Univ. with Woodland businesses on 6th between College and Sleater-Kinney is the only corridor identified. Should
Trail system connections	Pedestrian and bike connections and design treatment to enhance connectivity with: • Woodland Trail • Chehalis Western Trail • Olympia Woodland Trail
Site Design and Landscaping	
Vehicular Entrances	Preference hierarchy based on street type?
Vehicular Entrance Spacing	___' minimum (varies based on street type).
Vehicular Entrance Width	___' maximum.
Pedestrian Access and Circulation	Connections between public sidewalk, destinations, and transit with building entries. Minimize out-of-direction walking distance. Design and safety.
Through Block Connection Types Permitted/Required	Based on the regulating plan.
Surface Parking Location and Design	Permissible location relative to buildings and street.
Bicycle Parking Location and Design	Location relative to main building entrances and parking area/rack design. Consider distinguishing between short- and long-term parking.
Loading and Service Areas	Permissible location relative to buildings and street. Screening and buffering. Noise impacts, especially for adjacent residential uses.
Drive thru facilities	Permissible location relative to buildings and street. Screening and buffering. Noise impacts, especially for adjacent residential uses.
Building Form, Massing and Siting	
Front Street Facing Setback • Primary Building • Secondary/Accessory Buildings	Based on the regulating plan.

STANDARD	REQUIREMENTS
• Parking Structure • Corner Lot • Double Frontage Lot	
Side Yard Setback • Primary Building • Secondary/Accessory Building	Based on the regulating plan.
Rear Yard Setback • Primary Building • Secondary/Accessory Building	Based on the regulating plan.
Surface Parking Lot Setback • Street-facing • Side and rear yard	Based on the regulating plan.
Building Height • Primary Building • Podium • Secondary/Accessory Building	Based on the regulating plan.
Tower Location	Based on the regulating plan.
Maximum Tower Floor Plate	Based on the regulating plan.
Façade and Frontage	
Minimum Building or Landscape Frontage Along Street-facing Build-to-Line for: • Primary Building • Secondary/Accessory Building • Parking Structure (liner buildings?) • Corner Lot • Double Frontage Lot	
Landscaping • Landscape Area • Landscape Standards • Screening and Buffering	
Frontage Types Permitted/Required	This would include exterior architecture/design and ground floor design to accommodate retail?
Front Façade Glazing	Define façade area (ground floor), percentage of glazing, and window location/height.
Awnings and Arcades	14.23.070 has some standards.
Stoops, Light Wells, Balconies, Bay Windows, and Terraces	
Additional Lacey Code Sections to Consider in Chapter 14.23	
Review Items in 14.23.070 • Roofs and Roof Materials • Façade Treatment and Façade Materials • Entry and Doors • Window Types and Detailing	

STANDARD	REQUIREMENTS
• Eaves, Porches and Arcades • Decorative Trim • Walls, Fences and Hedges • Colors • Pavement Materials and Textures • Curb Treatment • Streetlights • Street Signs • Street Furniture • Accessory Structures	
Cottage Housing	14.23.072 Design Criteria
Townhouses	14.23.076 Design Criteria
Multi-family, Condominiums	14.23.080 Design Criteria
Commercial	14.23.082 Design Guidelines
Public Transportation and Pedestrian Circulation – Commercial Development	14.23.084 Design Requirements
Zones with Pedestrian Emphasis	14.23.086 Design Requirements
Woodland District • Site design • Architectural elements • Street standards • Street furniture (reserved) • Key pedestrian intersection, pocket park and plaza requirements • Landscaping • Signage • Major pedestrian corridor standards	14.23.087 Additional Design Standards