

CITY OF FIFE

KPG



SETH HARRY & ASSOCIATES, INC.
Architects and Planners

Planning Commission

City Center Vision Update

June 25, 2012

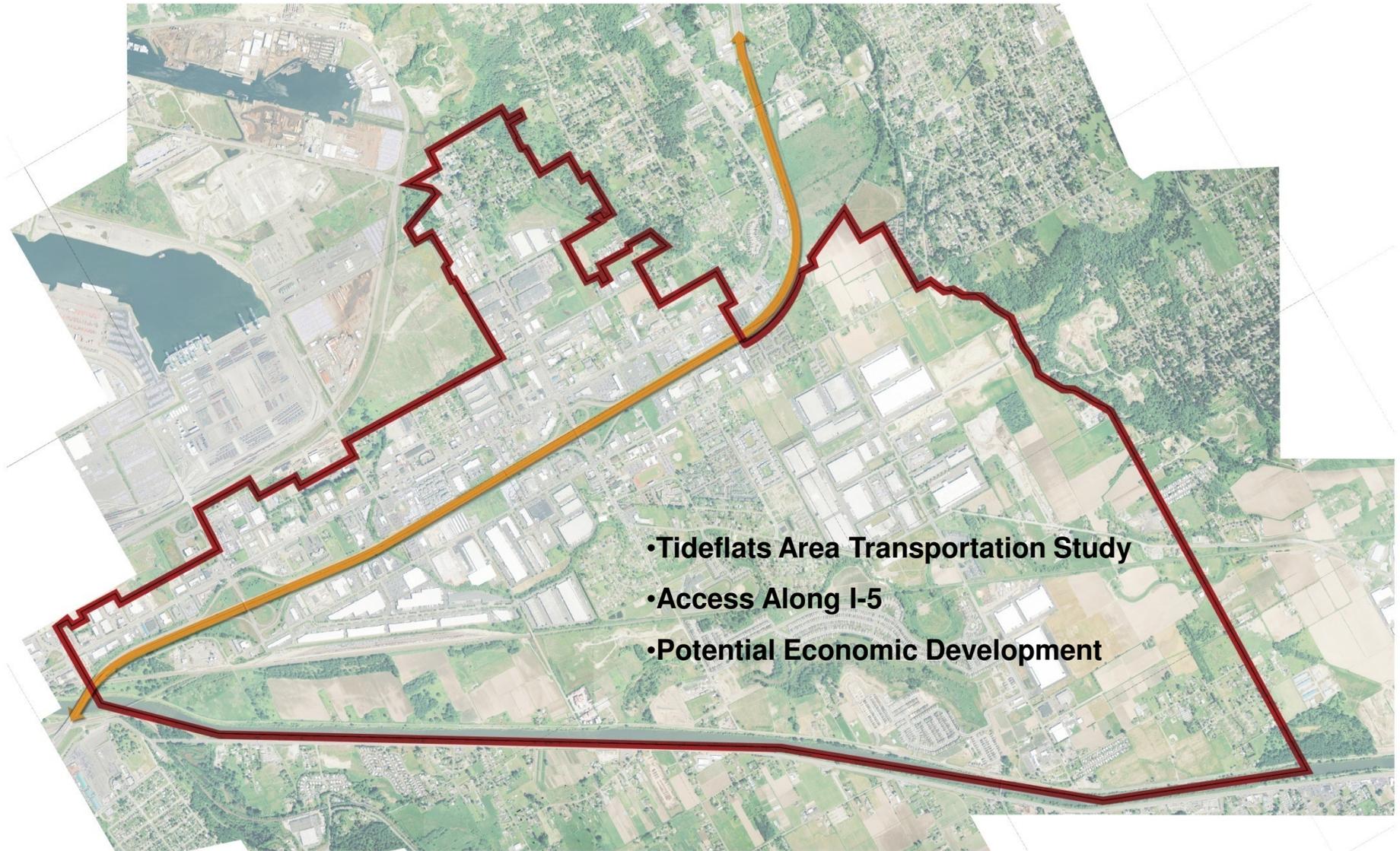
City of Fife Council Goals for 2012

1. Maintain a style of government that is proactive, transparent, and easily accessible by the Citizens
2. **Focus Capital Expenditures on Community Connectivity – Bringing our People Together**
 - a) Involve the public early in the plan formulation and decision making processes
 - b) Adopt and commence implementation of municipal campus master plan
 - c) **Develop and implement economic development plan for business retention, redevelopment, and recruitment**
 - d) **Develop pedestrian connectivity solutions, funding strategies, and commence implementation to “Fill in the Gaps”**
 - e) Identify desired cross rail road right of way connectors, identify funding sources and implementation strategies and commence implementation
 - f) Continue through to completion Community Connectivity projects commenced in 2011
3. Maintain Levels of Service Established in 2011

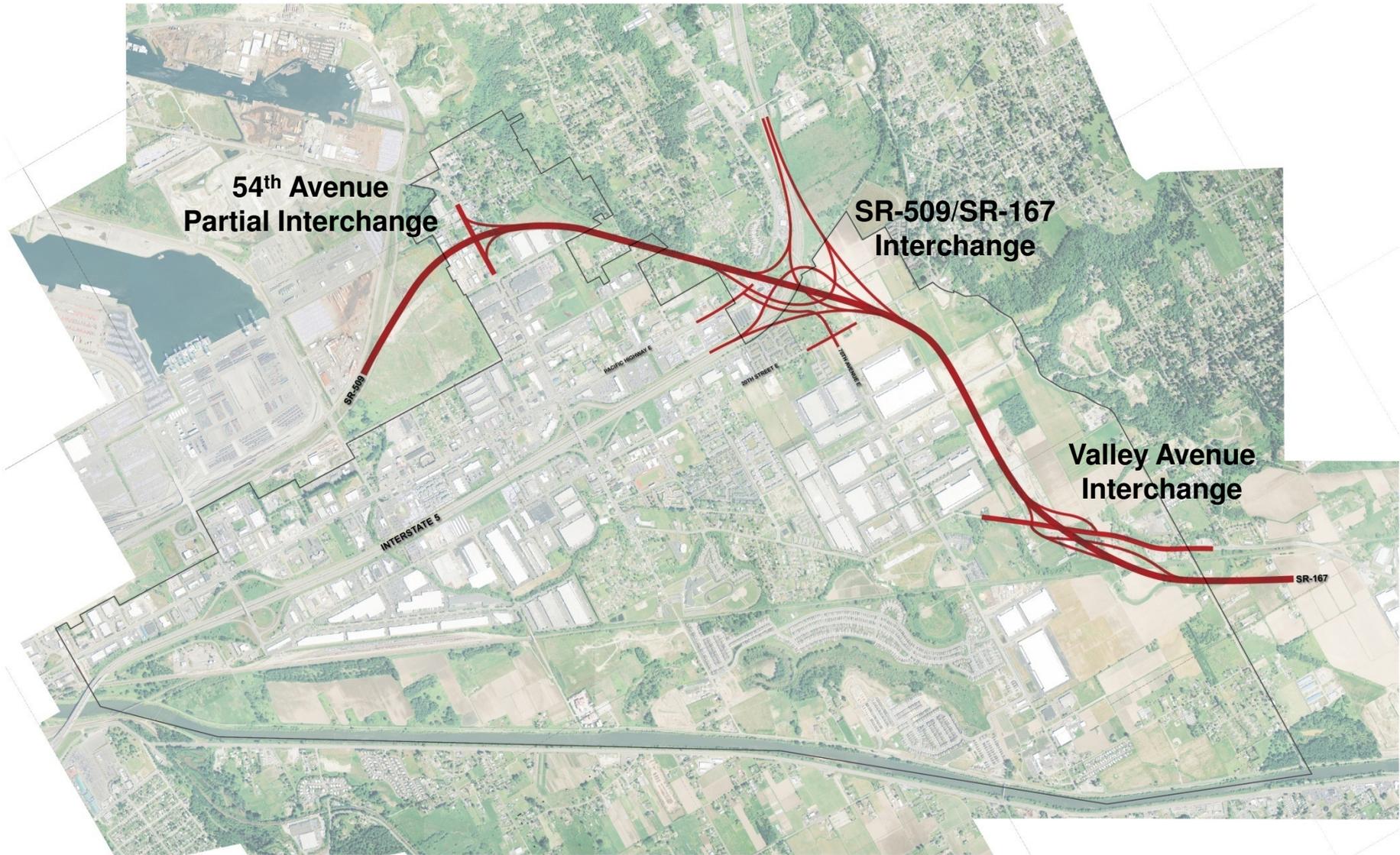
City of Fife Vision Statement

Fife will be a city where there is a balance between residential, commercial, and industrial growth and a city with a wholesome, restful, neighborhood-like atmosphere.

What We Looked At...



- Tidflats Area Transportation Study
- Access Along I-5
- Potential Economic Development



**54th Avenue
Partial Interchange**

**SR-509/SR-167
Interchange**

**Valley Avenue
Interchange**

SR-509

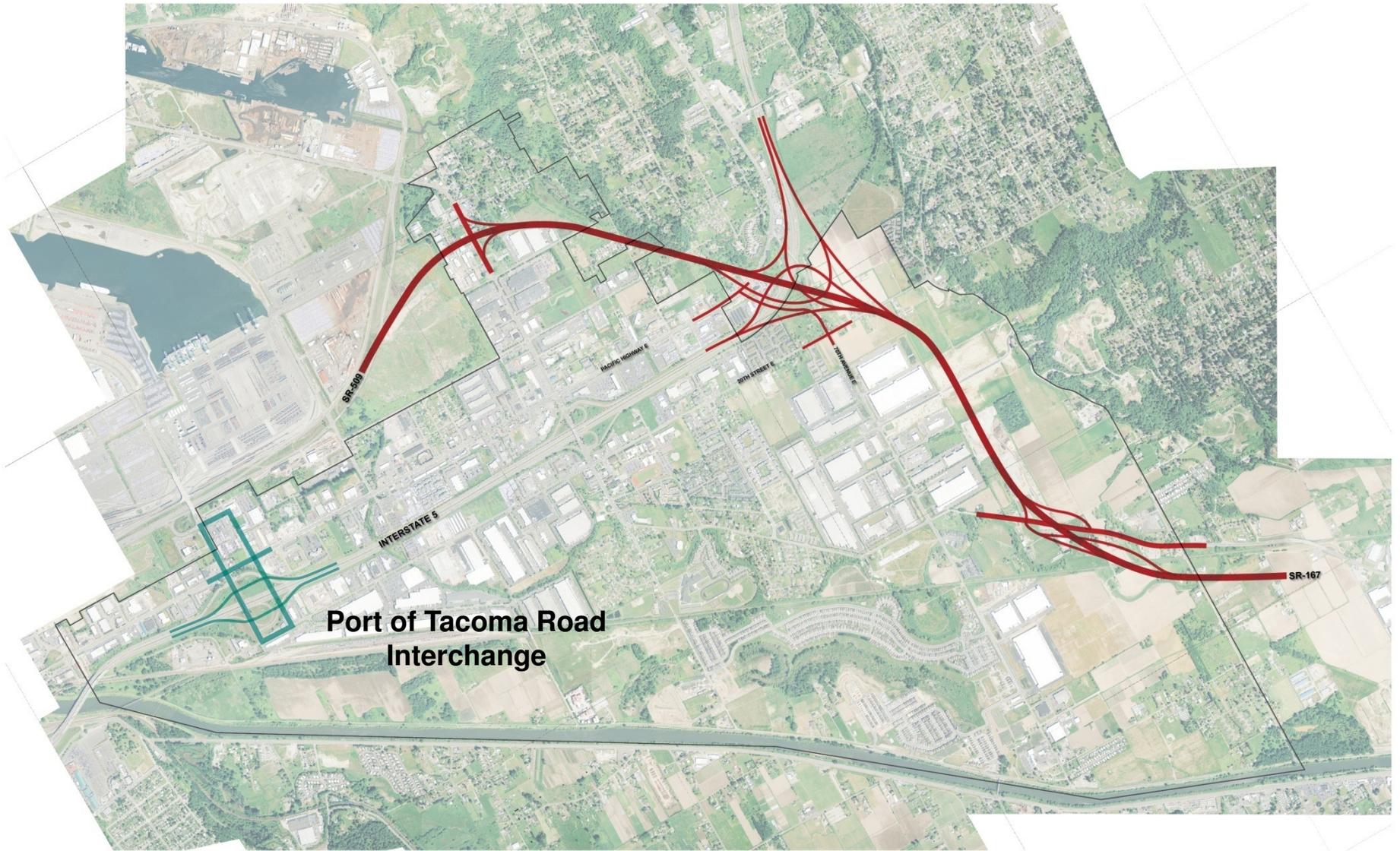
INTERSTATE 5

PACIFIC HIGHWAY E

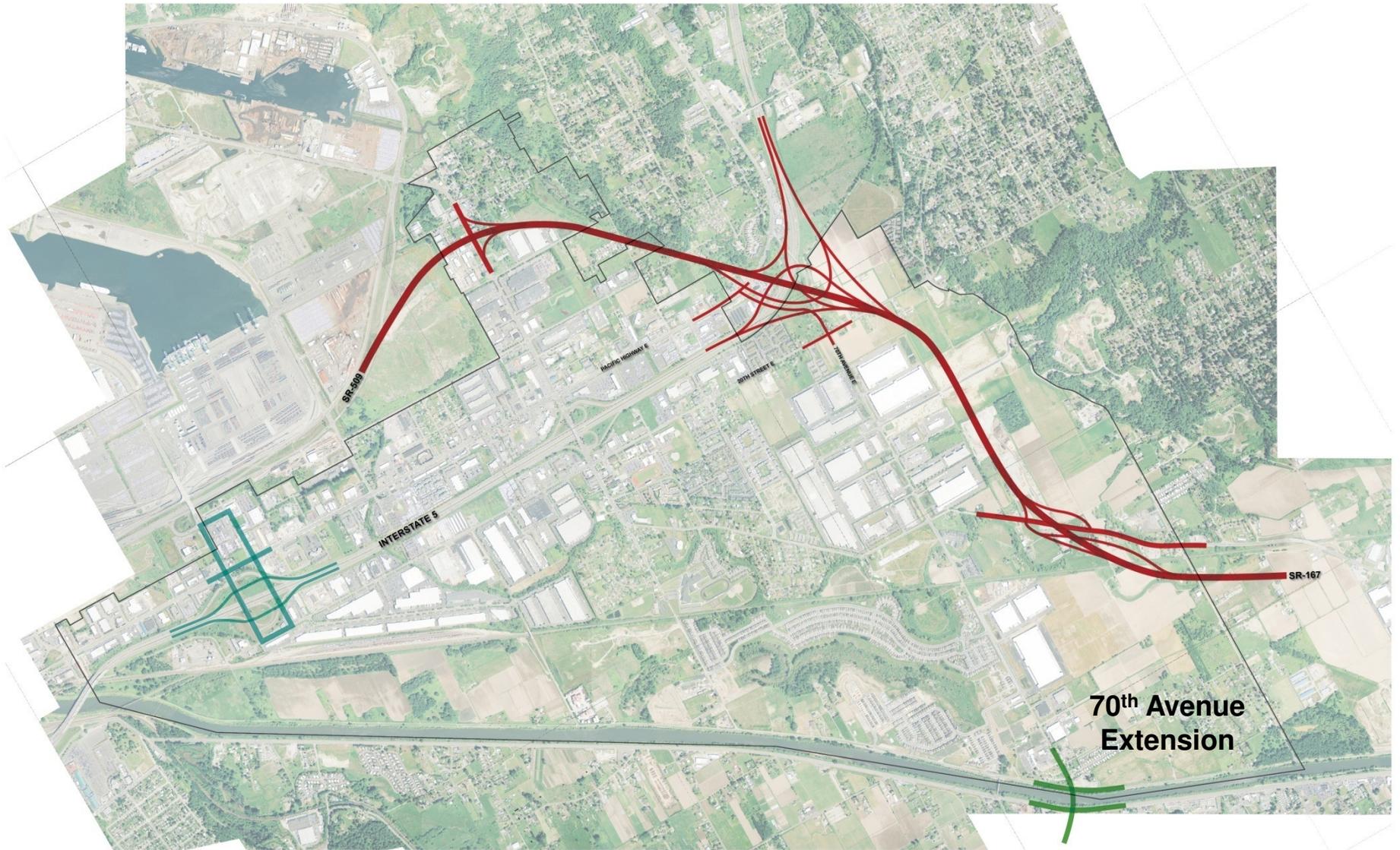
RIVER STREET E

SR-509

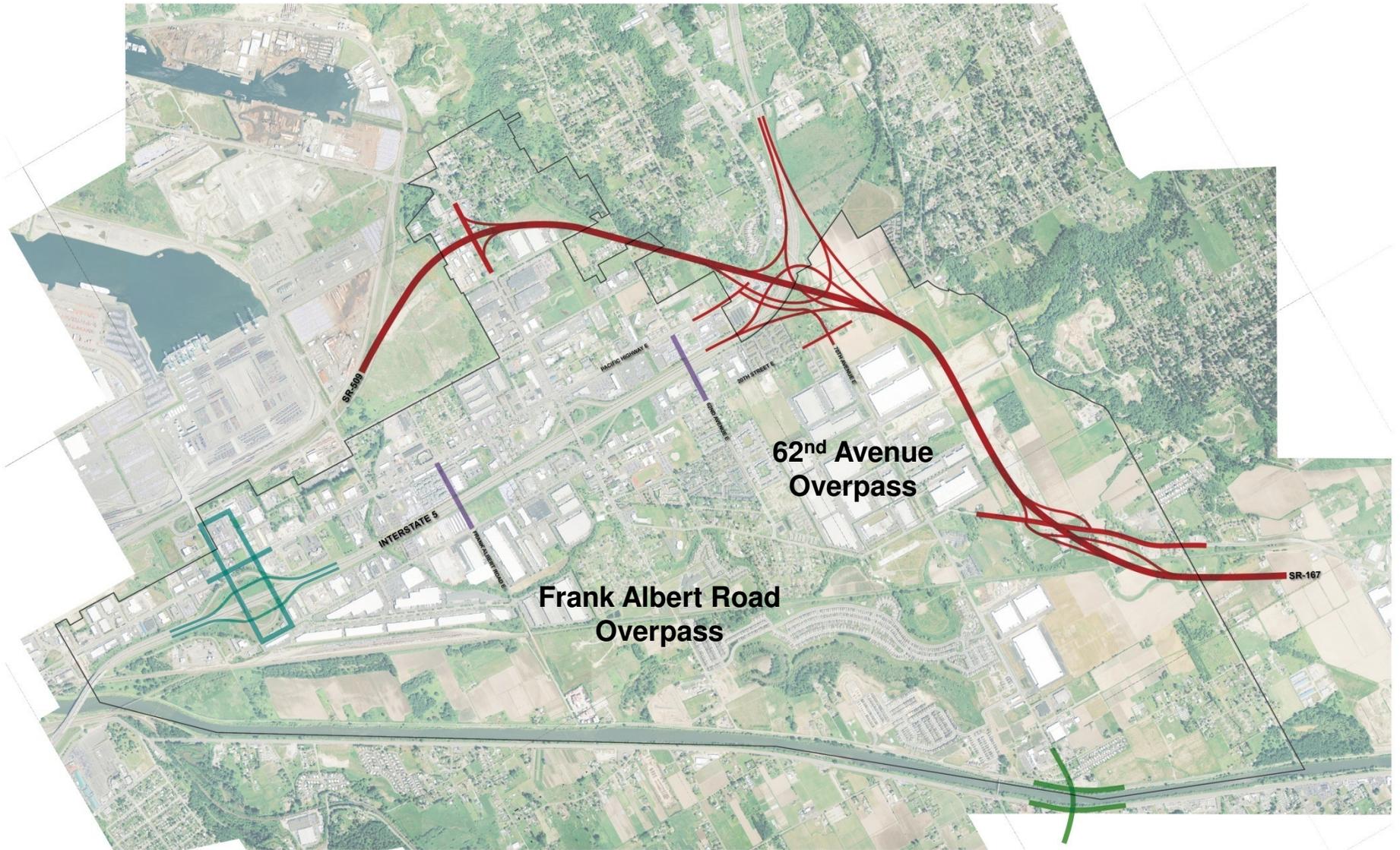
SR-167

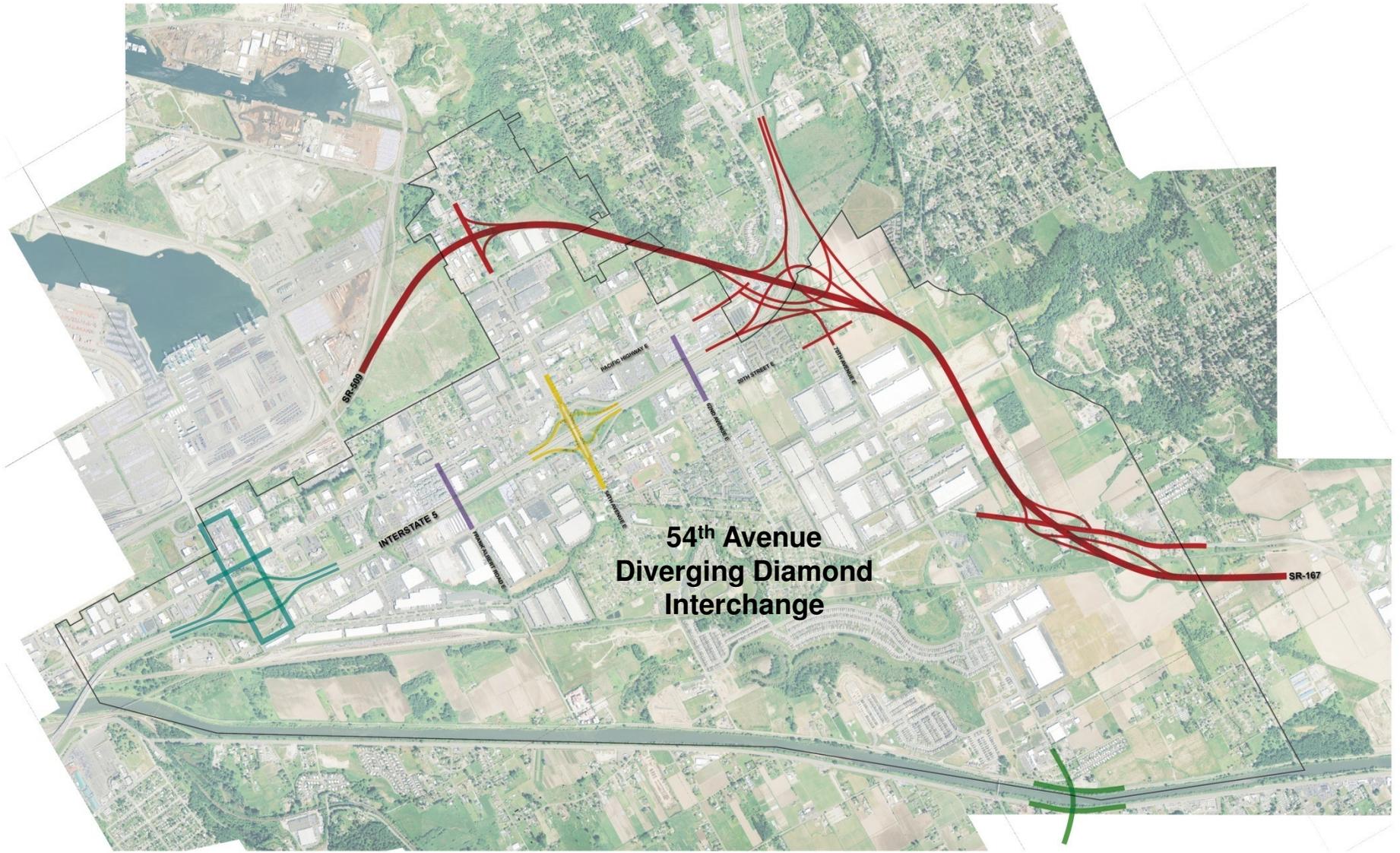


**Port of Tacoma Road
Interchange**



**70th Avenue
Extension**





**54th Avenue
Diverging Diamond
Interchange**

SR-999

INTERSTATE 5

PACIFIC HIGHWAY E

54th STREET E

22nd AVENUE E

SR-167

Currently Proposed Interchange Options

1. Diverging Diamond Interchange
(Currently Proposed in Tideflats Study)
2. Single Point Urban Interchange
(S.P.U.I.)

Diverging Diamond Interchange

Springfield, MO



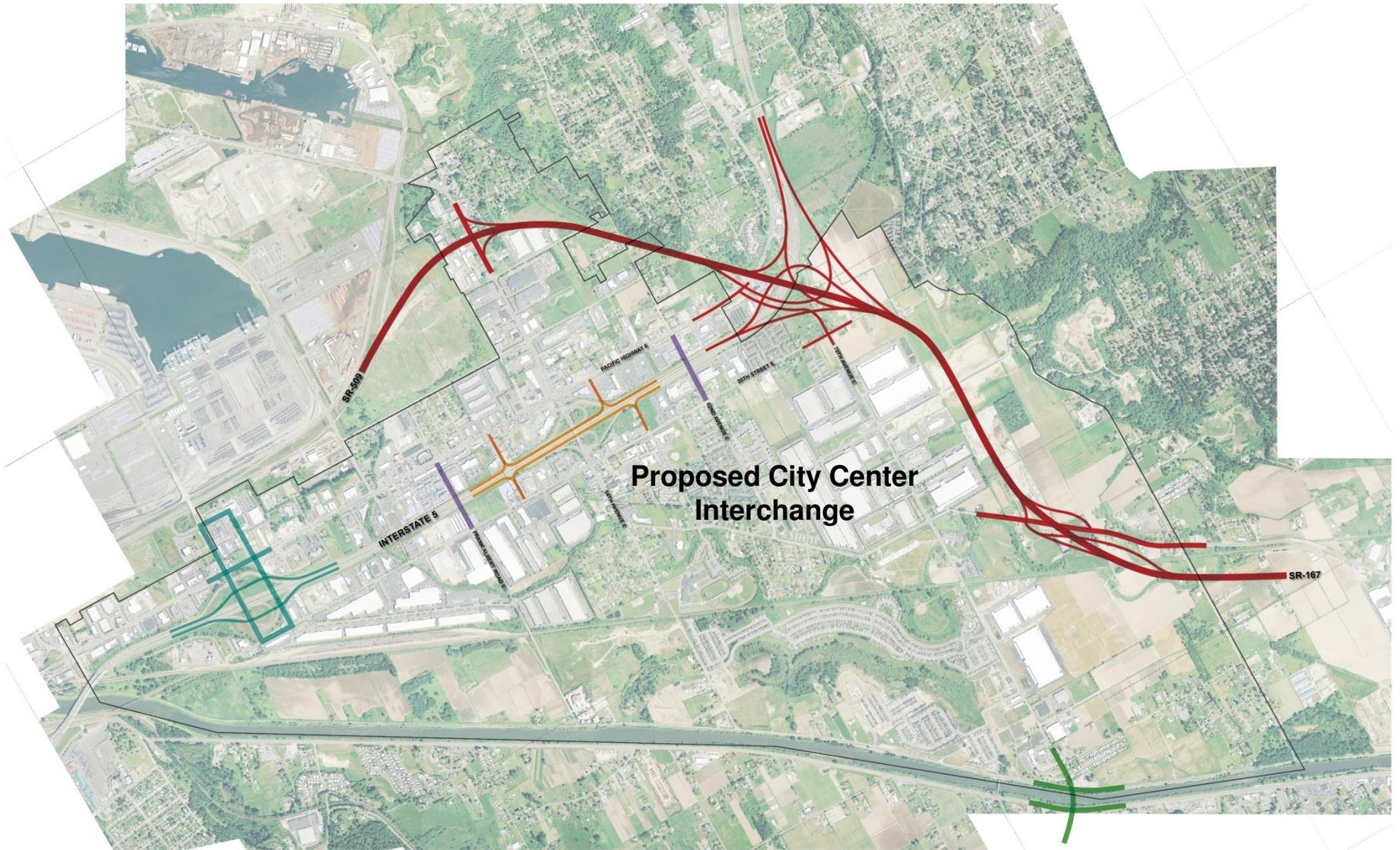
Single Point Urban Interchange

Tacoma, WA



3rd Interchange Option

1. Diverging Diamond Interchange
(Currently Proposed in Tideflats Study)
2. Single Point Urban Interchange
(S.P.U.I.)
3. **City Center Interchange
(Our Proposed Option)**



Proposed City Center Interchange

SR-999

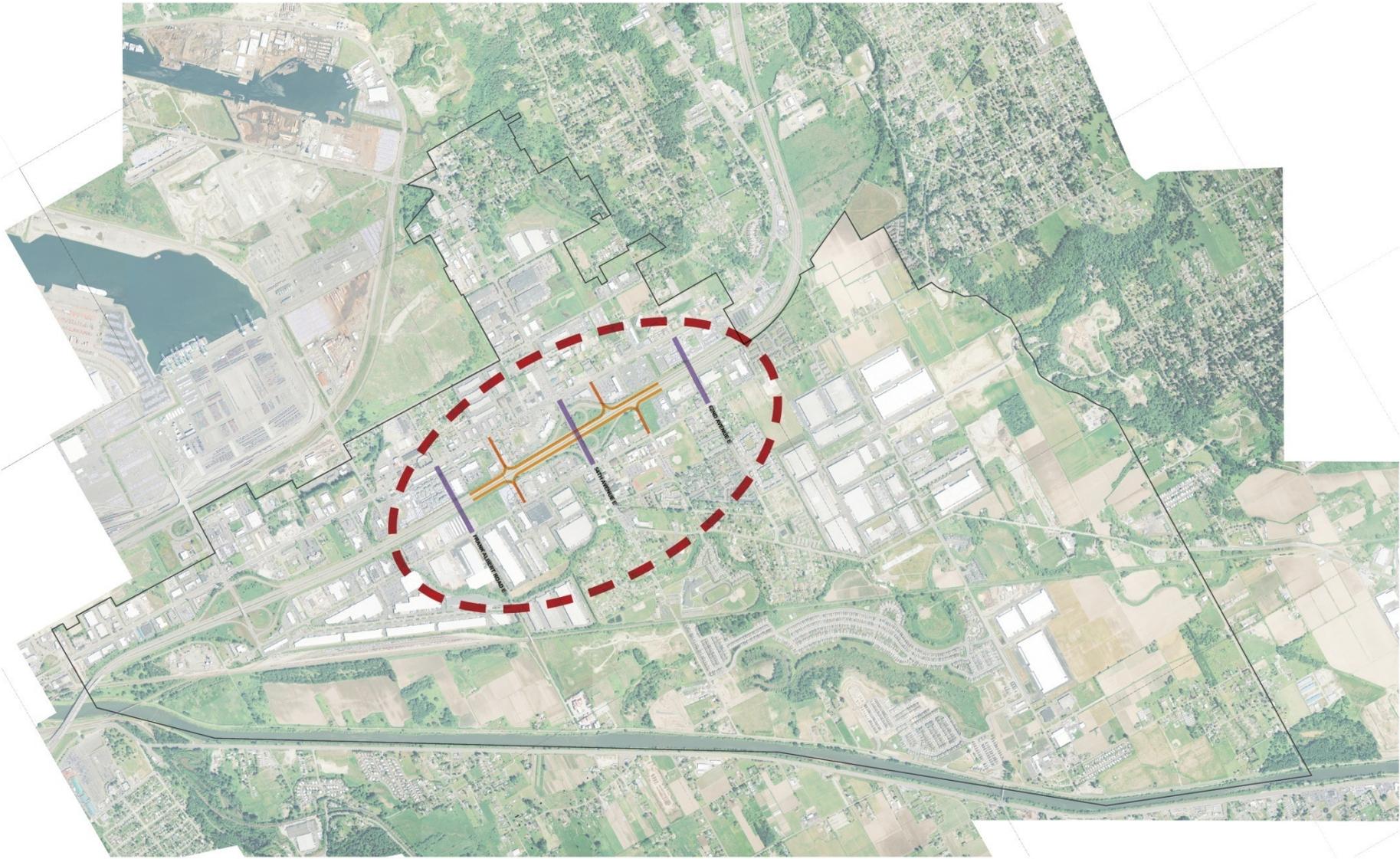
INTERSTATE 5

North Highway E

10th Street E

12th Street E

SR-167





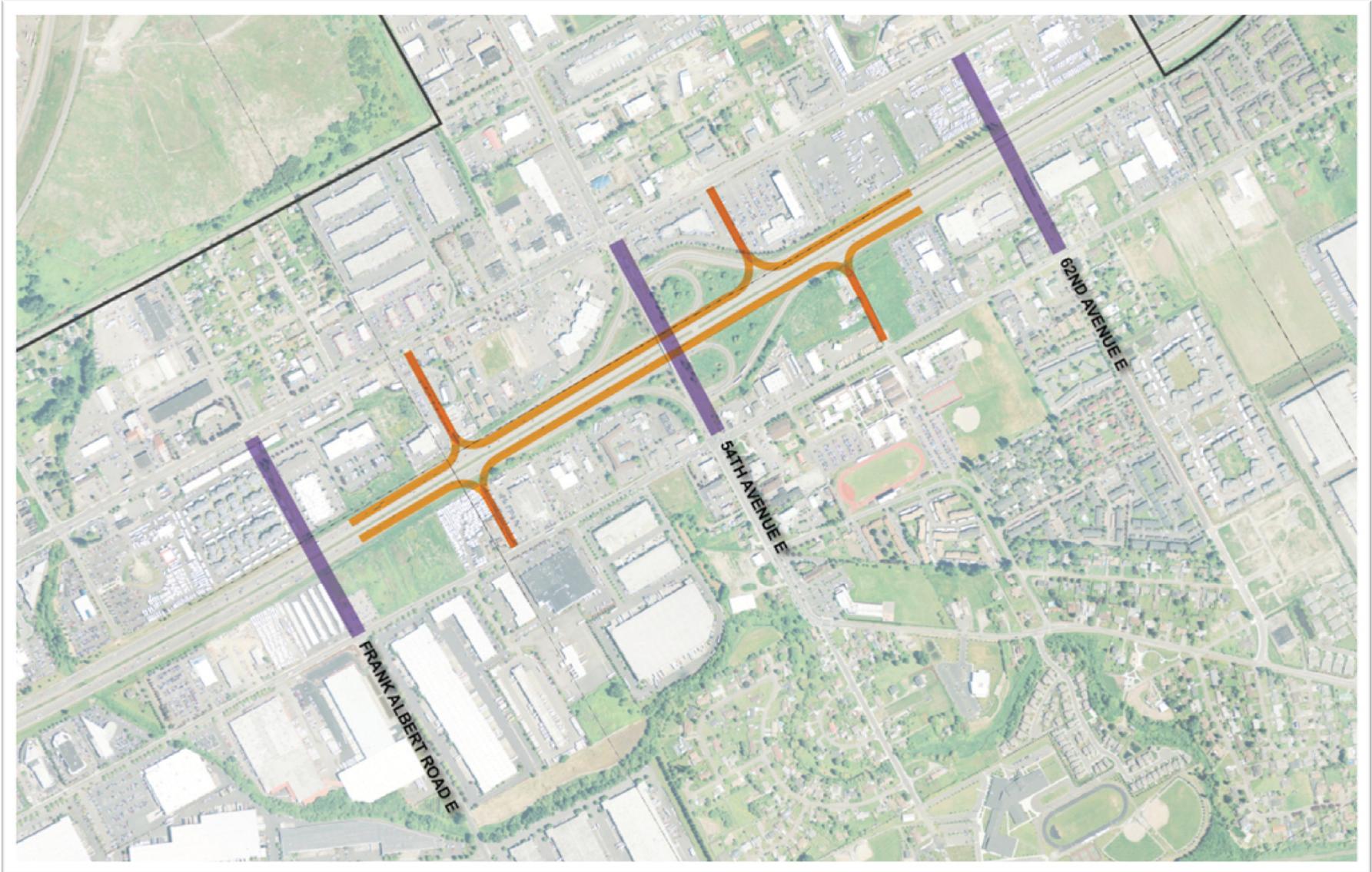
WINDY HOLLOW

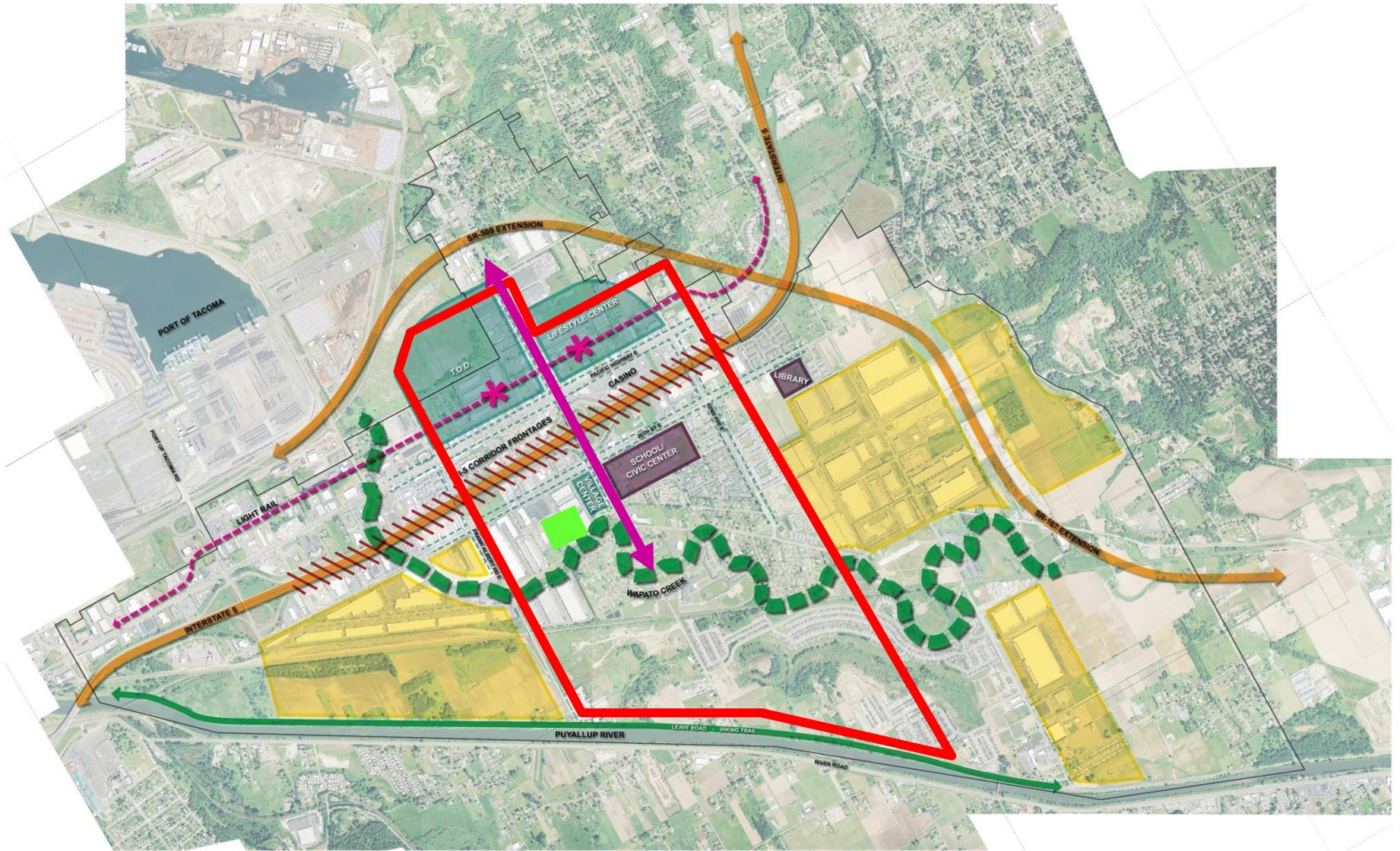
WINDY HOLLOW

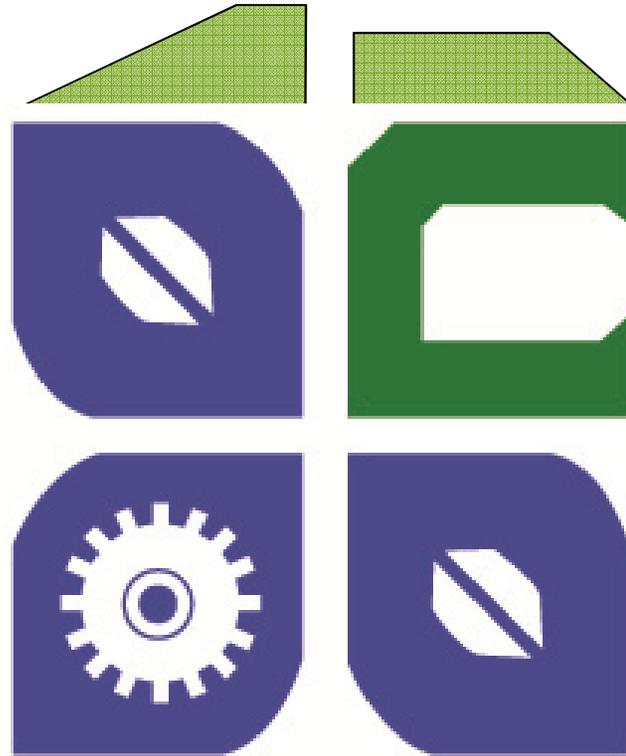
WINDY HOLLOW

City Center Interchange

Our Proposed Option







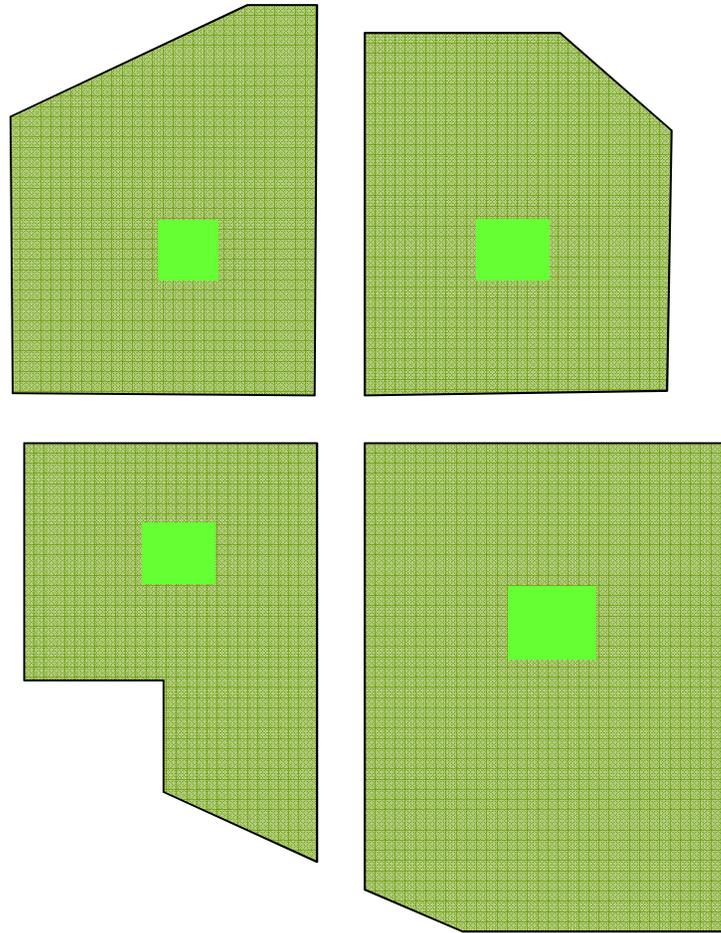
CITY OF FIVE

A City of Neighborhoods...

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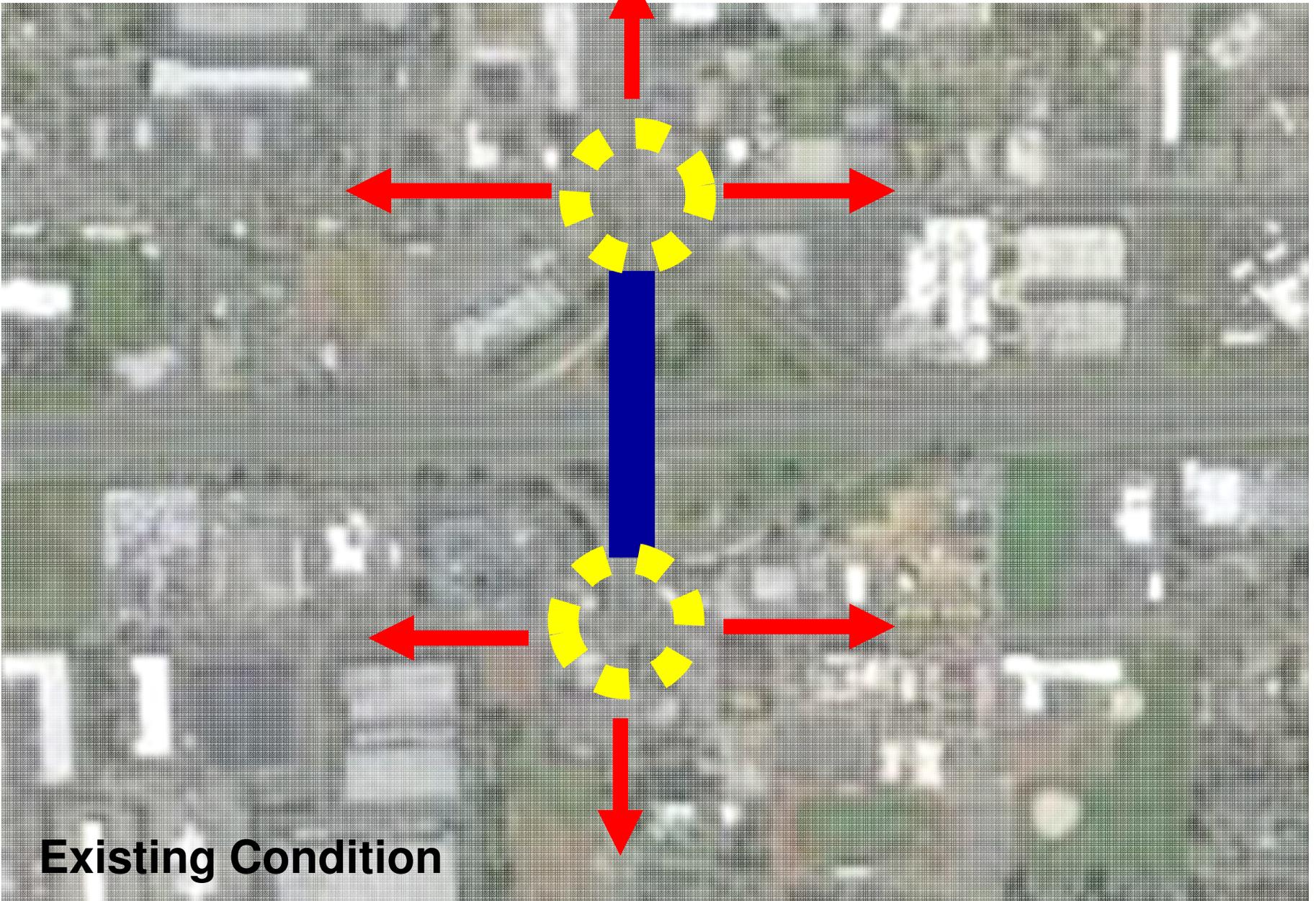


A City of Connected Neighborhoods...

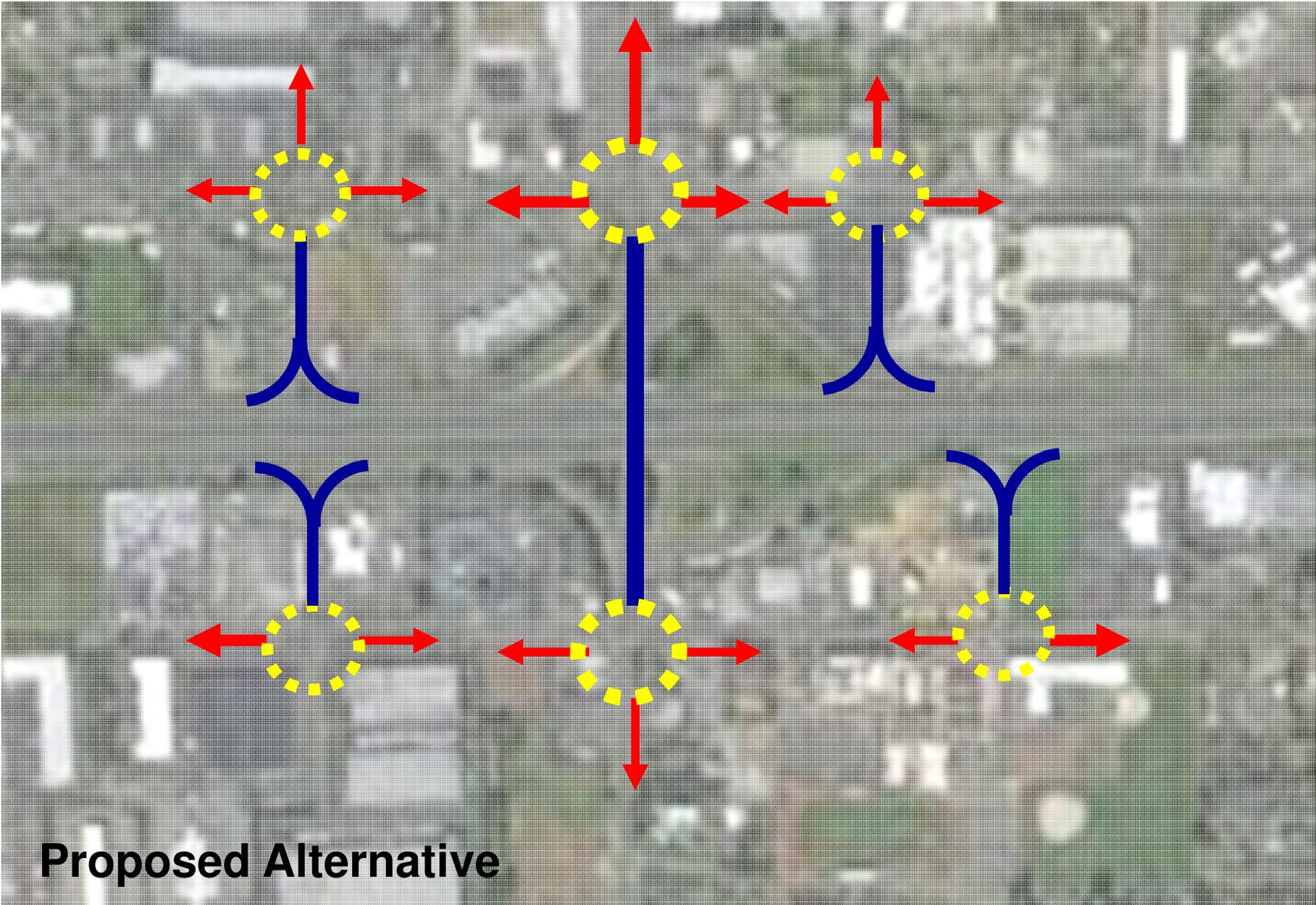
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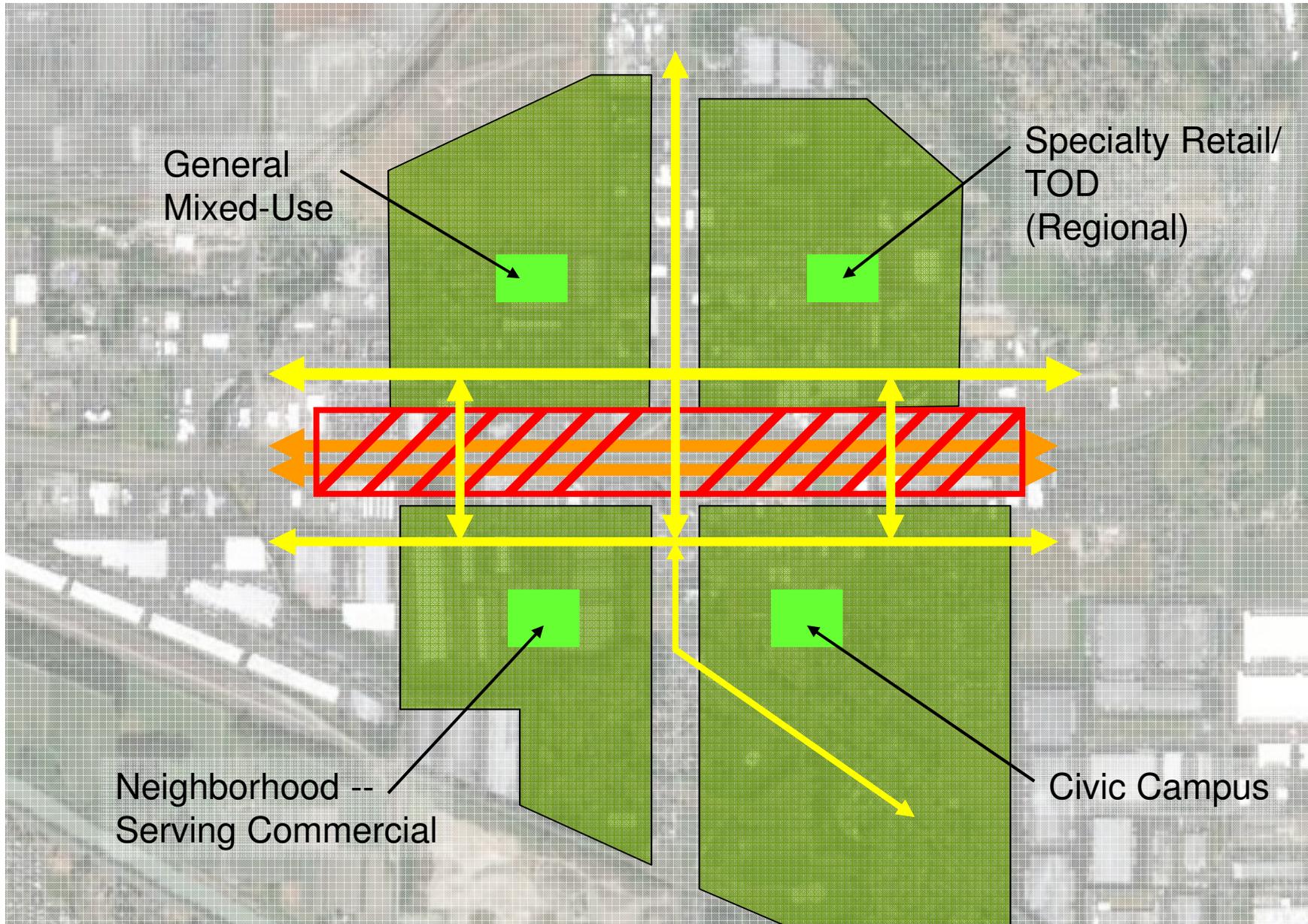


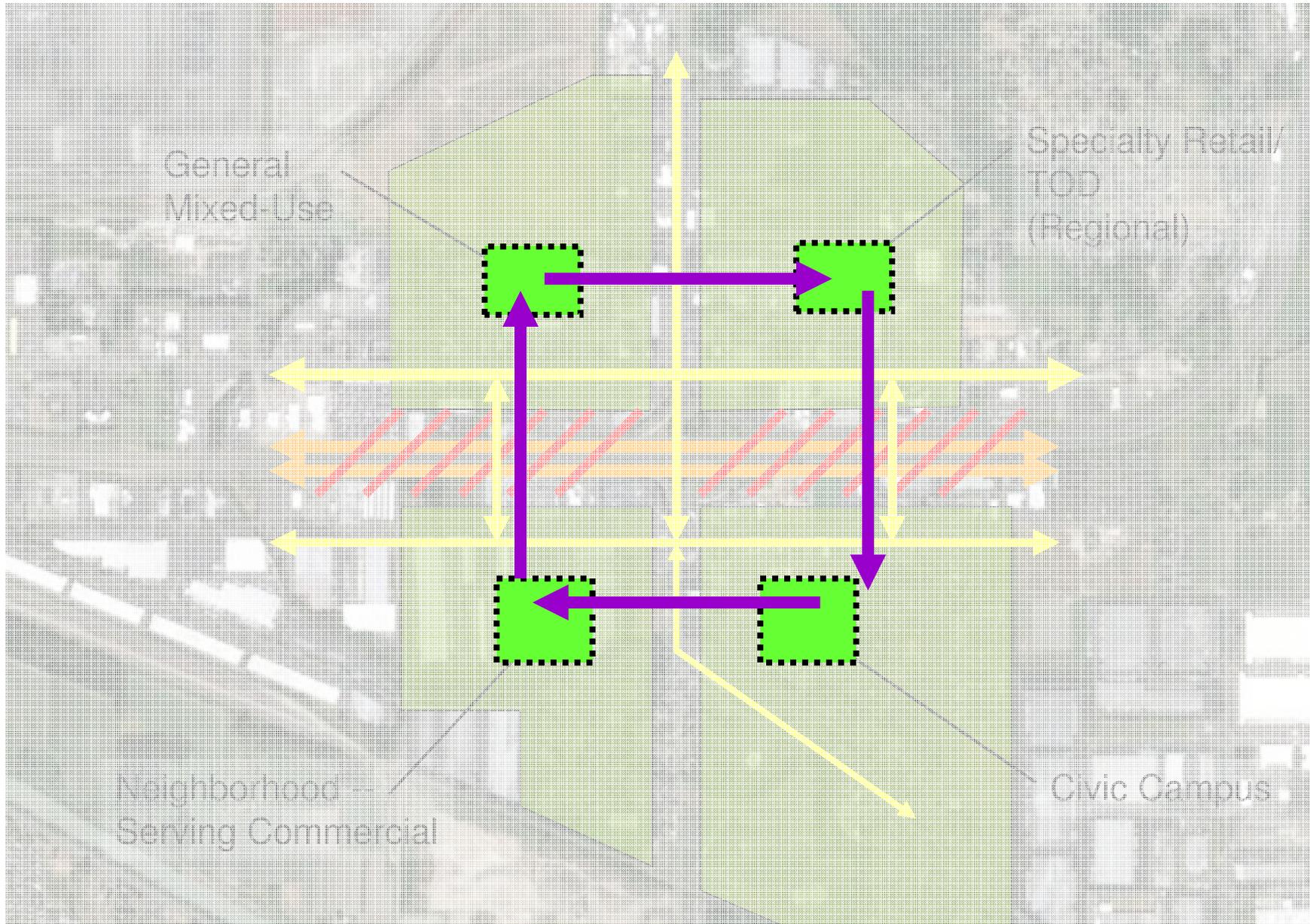
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Architects and Planners



Existing Condition

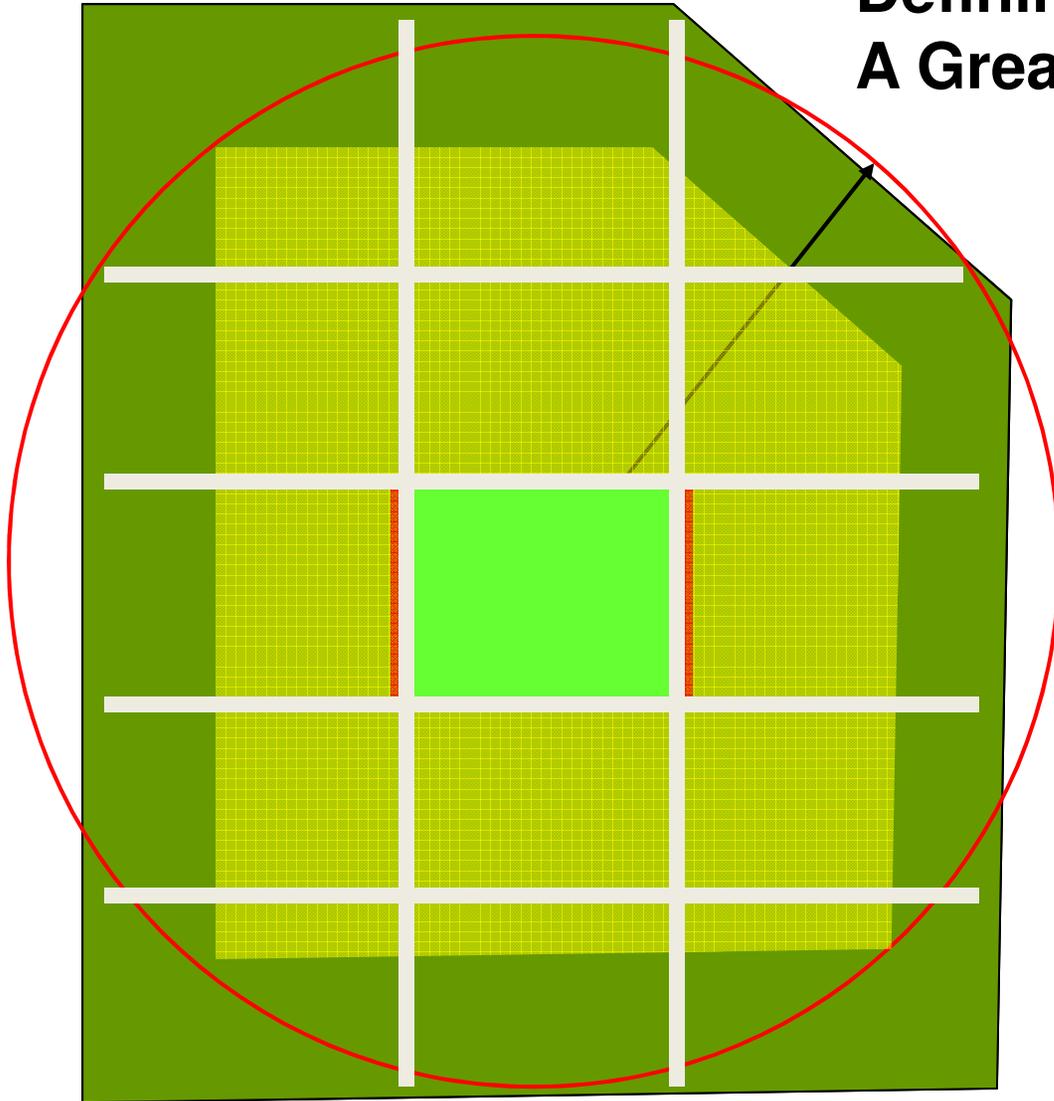






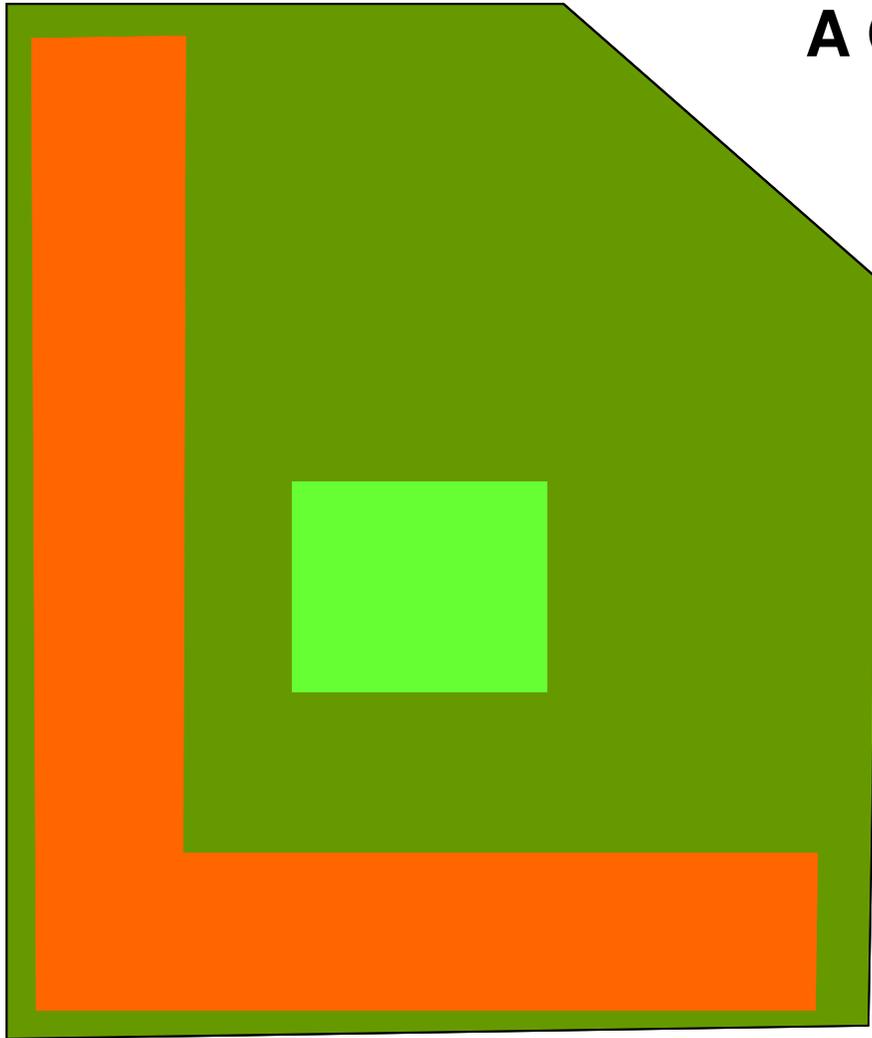


Defining Characteristics of A Great Neighborhood:



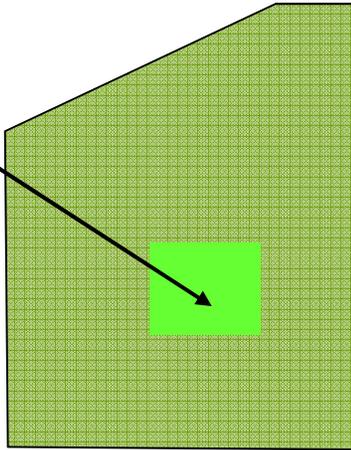
- *5 minute (1/4 mile radius)*
- *Center, General, Edge*
- *Neighborhood Amenities (Parks, Day Care, etc.)*
- *Network of context appropriate, walkable streets*

Defining Characteristics of A Great Neighborhood:

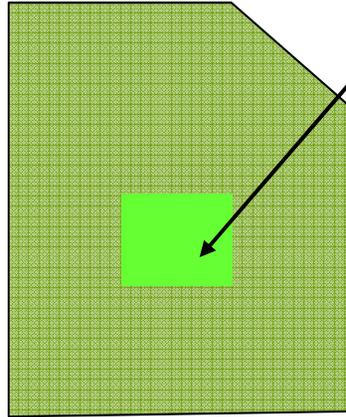


- *5 minute (1/4 mile radius)*
- *Center, General, Edge*
- *Neighborhood Amenities (Parks, Day Care, etc.)*
- *Context appropriate network of walkable streets*
- *Mixed-Use (Commercial) where the Neighborhood abuts a major thoroughfare*

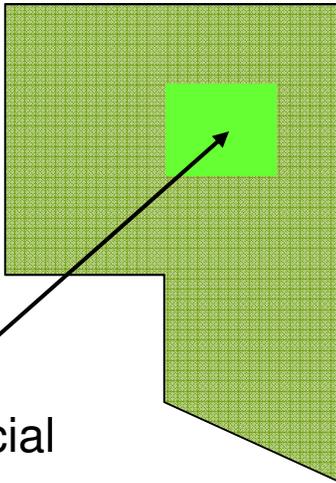
General
Mixed-Use



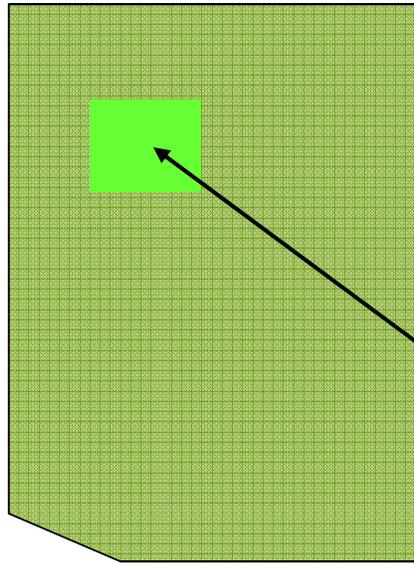
Specialty Retail/
TOD
(Regional)

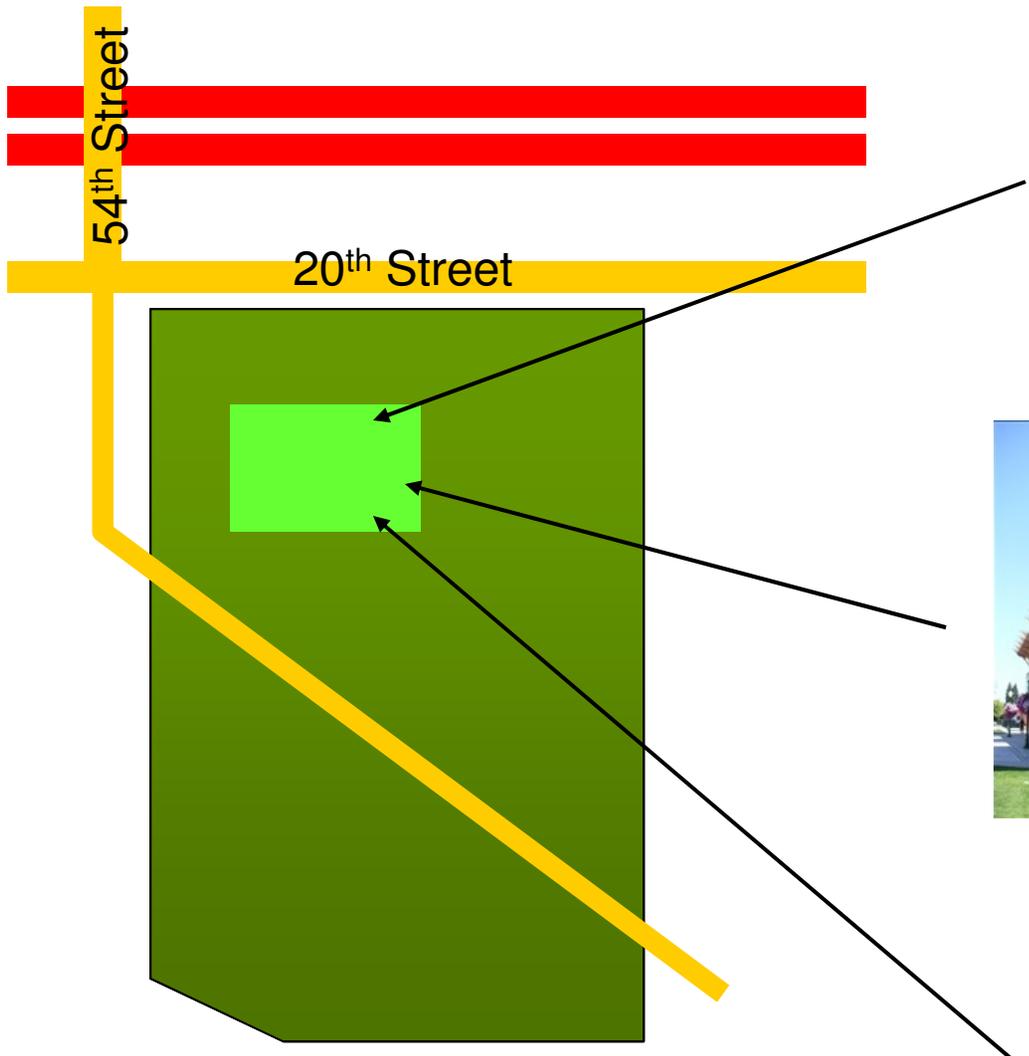


Neighborhood --
Serving Commercial

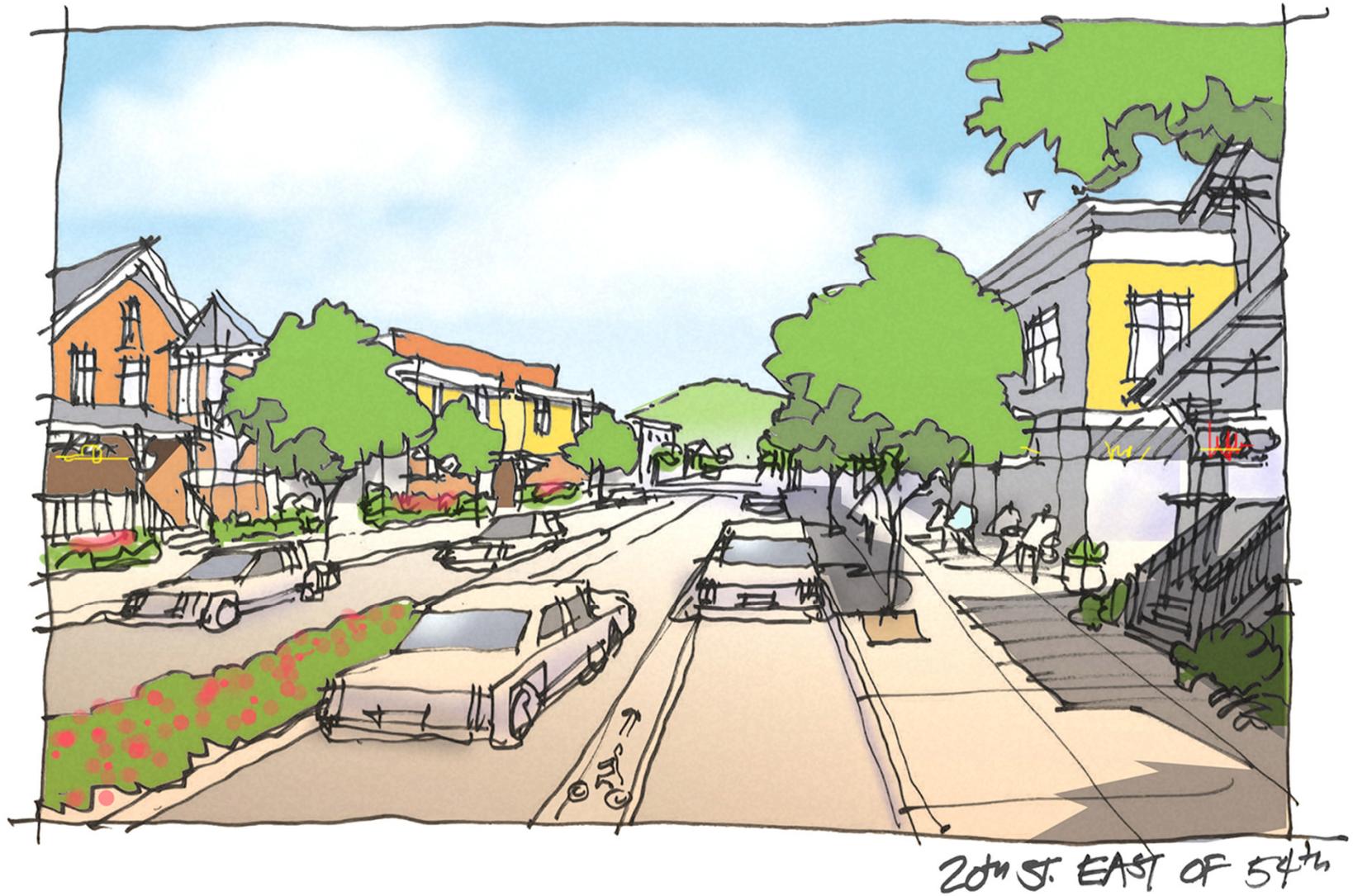


Civic Campus

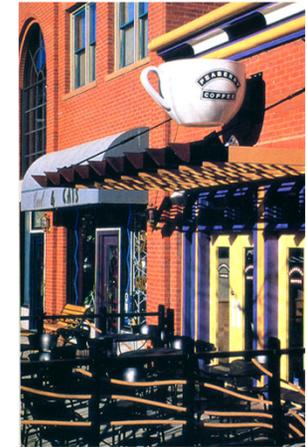
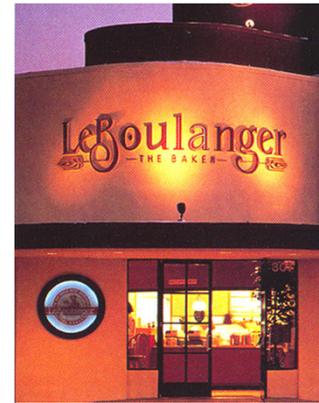
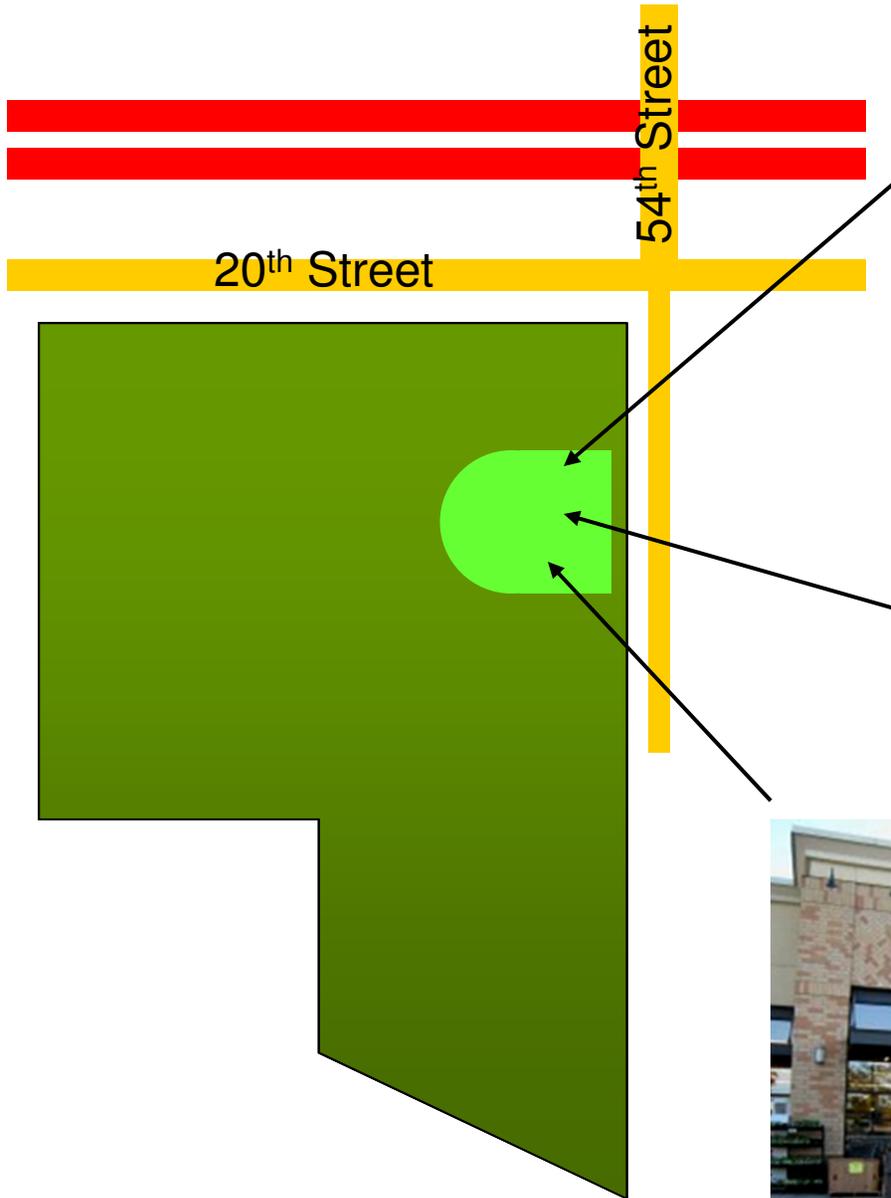




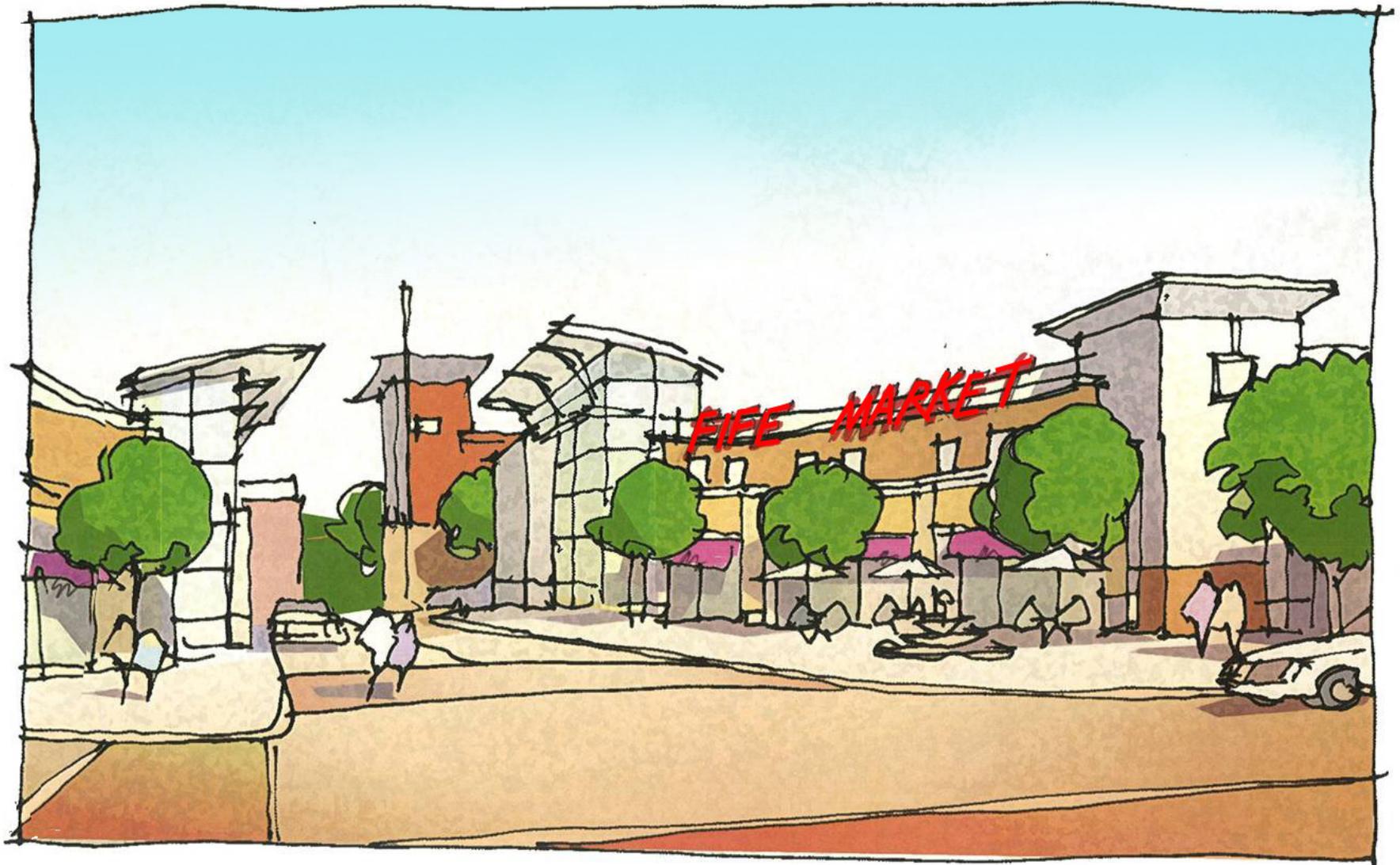
Civic Campus



Civic Campus

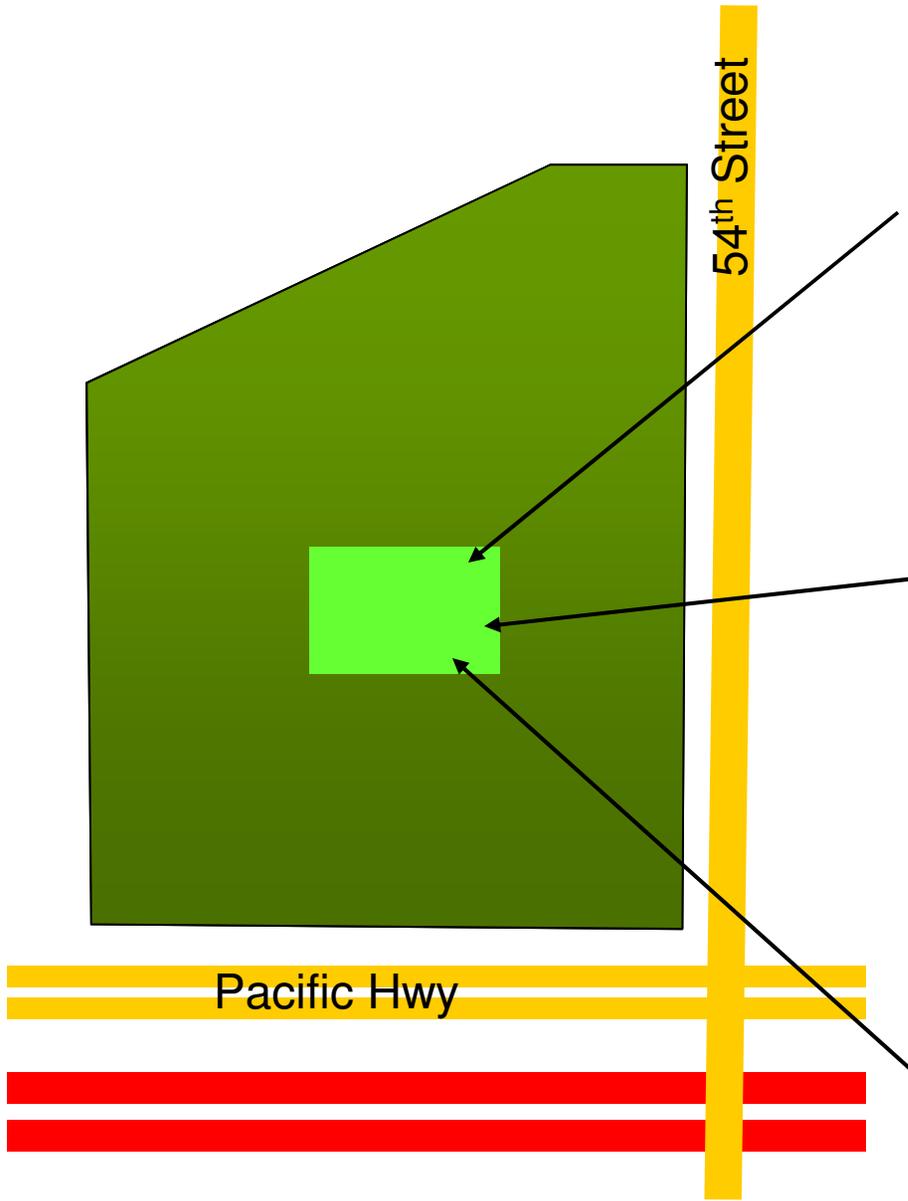


Neighborhood – Serving Commercial



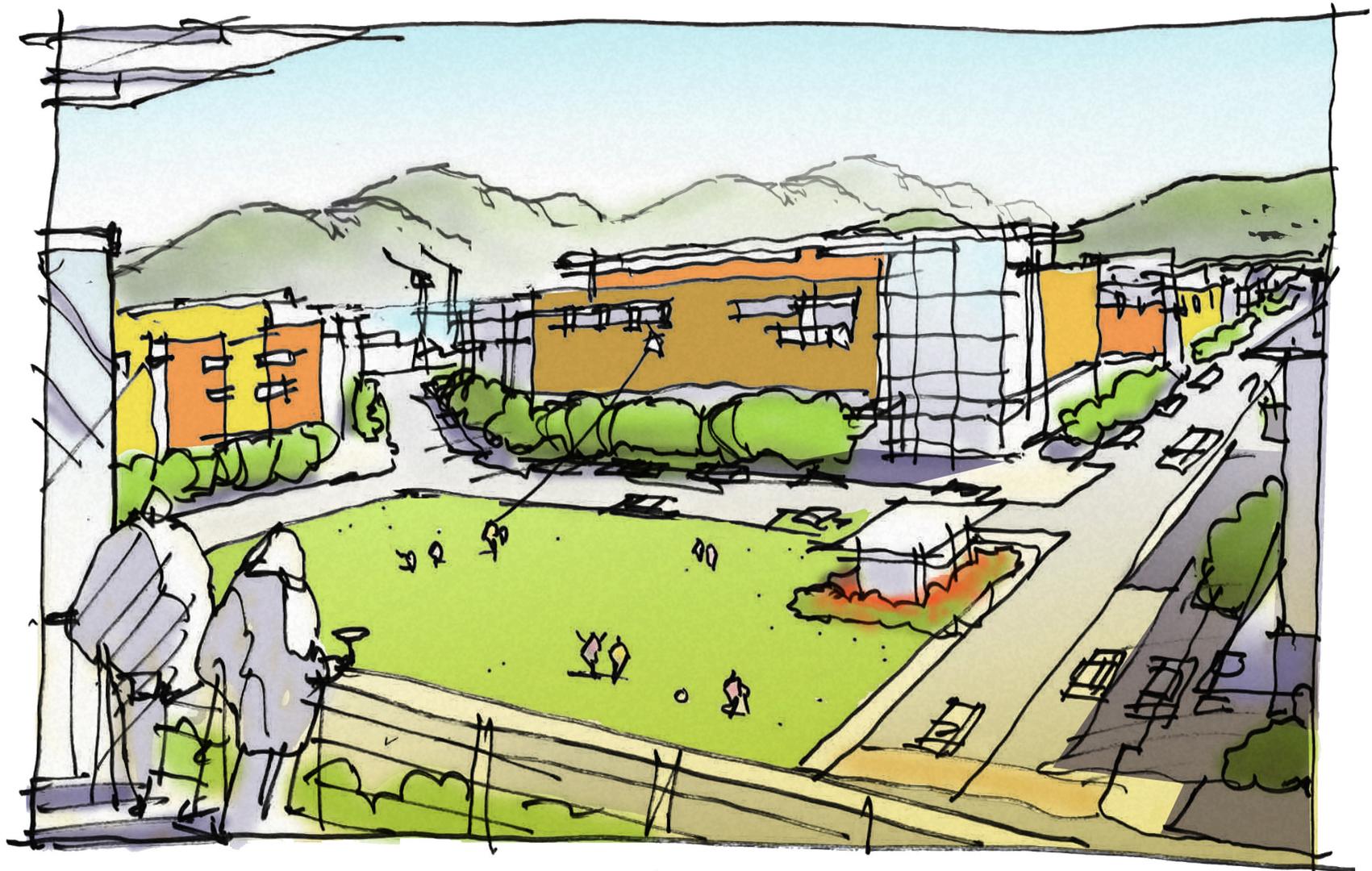
VILLAGE CENTER

Neighborhood Serving Commercial



General Mixed-Use

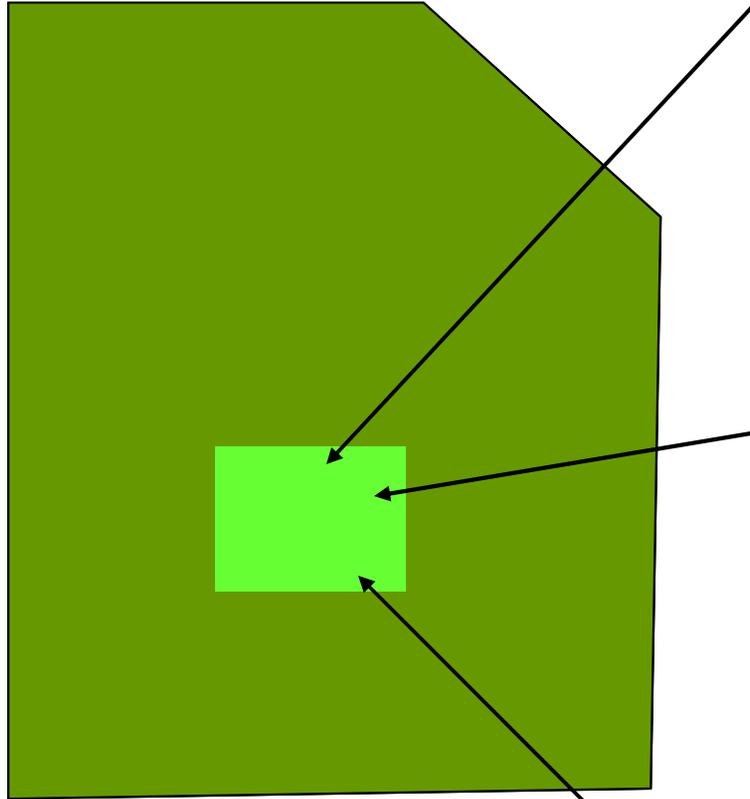




MIXED-USE NEIGHBORHOODS

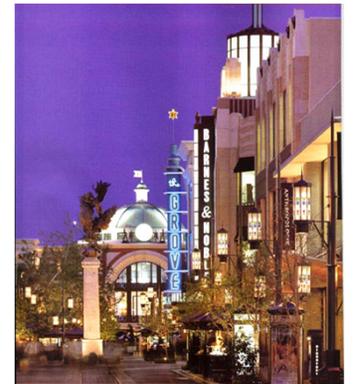
Mixed- Use, General

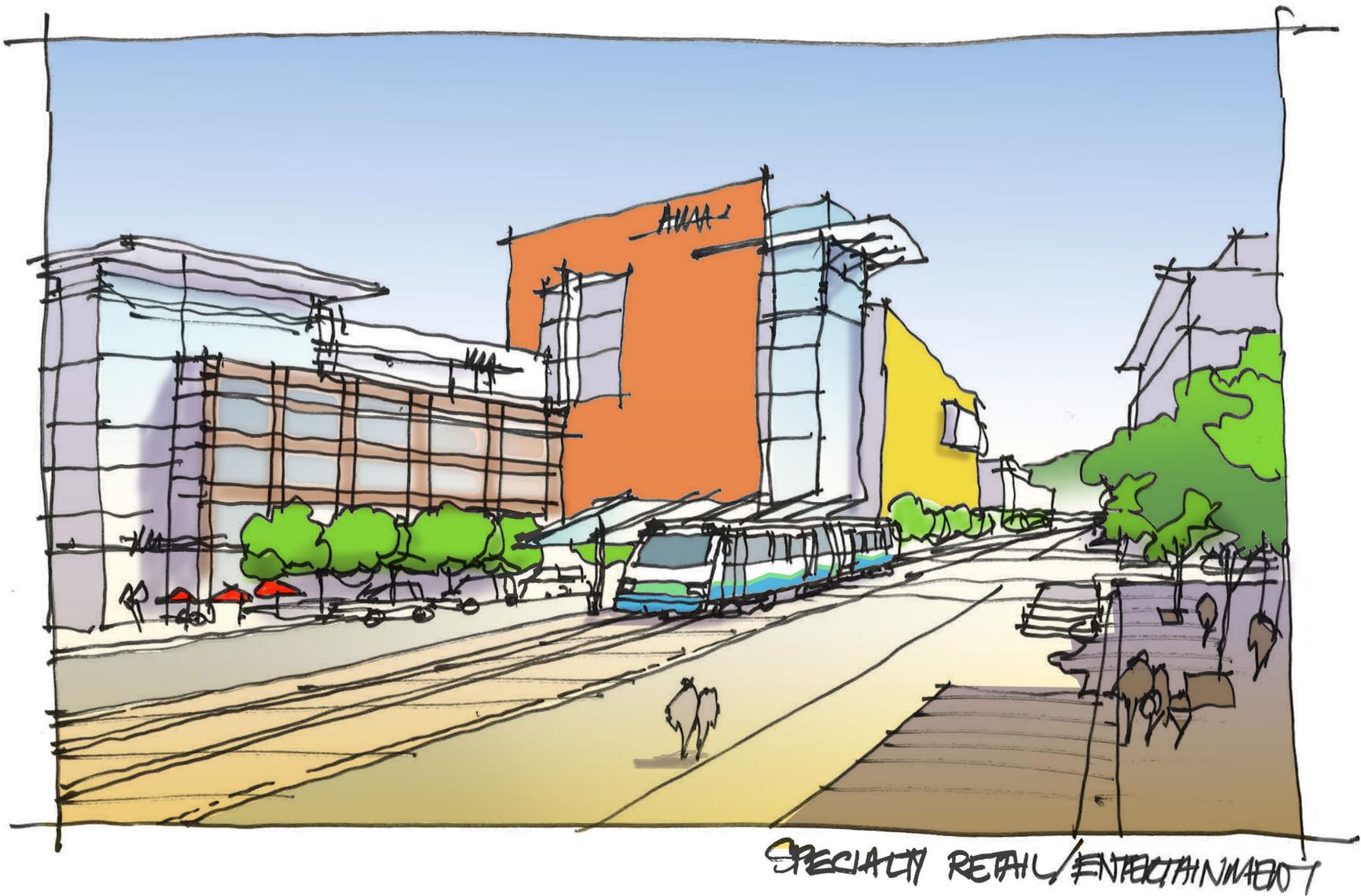
54th Street



Pacific Hwy

Specialty Retail/TOD



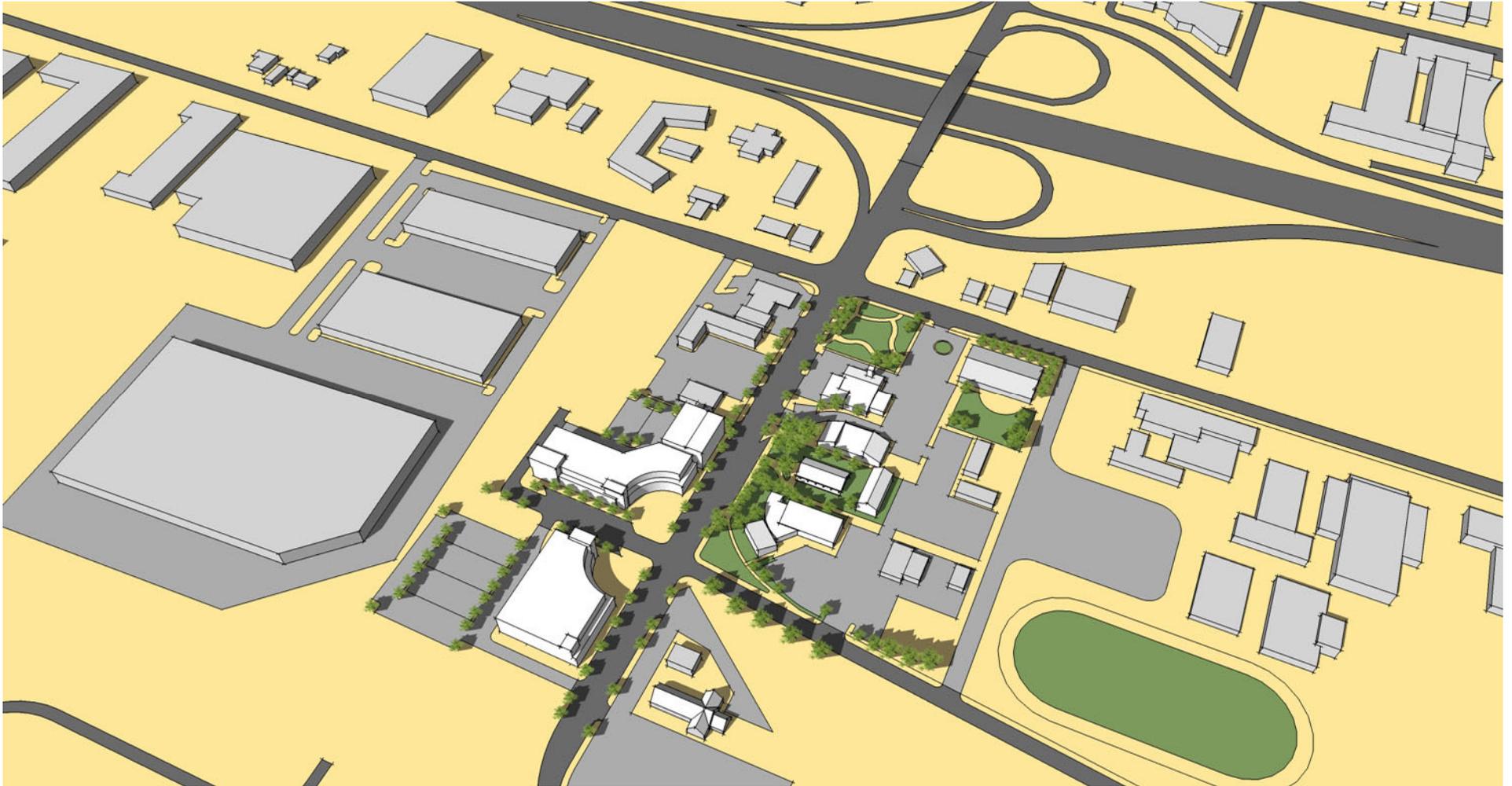


Specialty Retail/Entertainment

A Scenario Example:



Existing Condition



Phase One



Phase Two



Phase Three

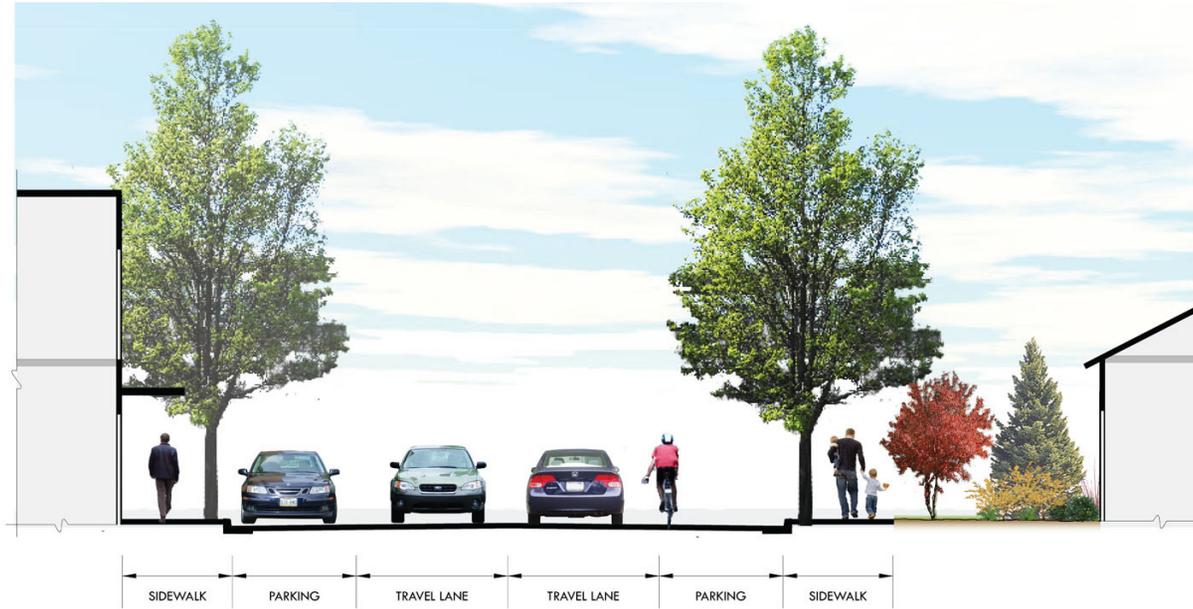


Phase Four



Neighborhood-Serving Retail

How do we get there?



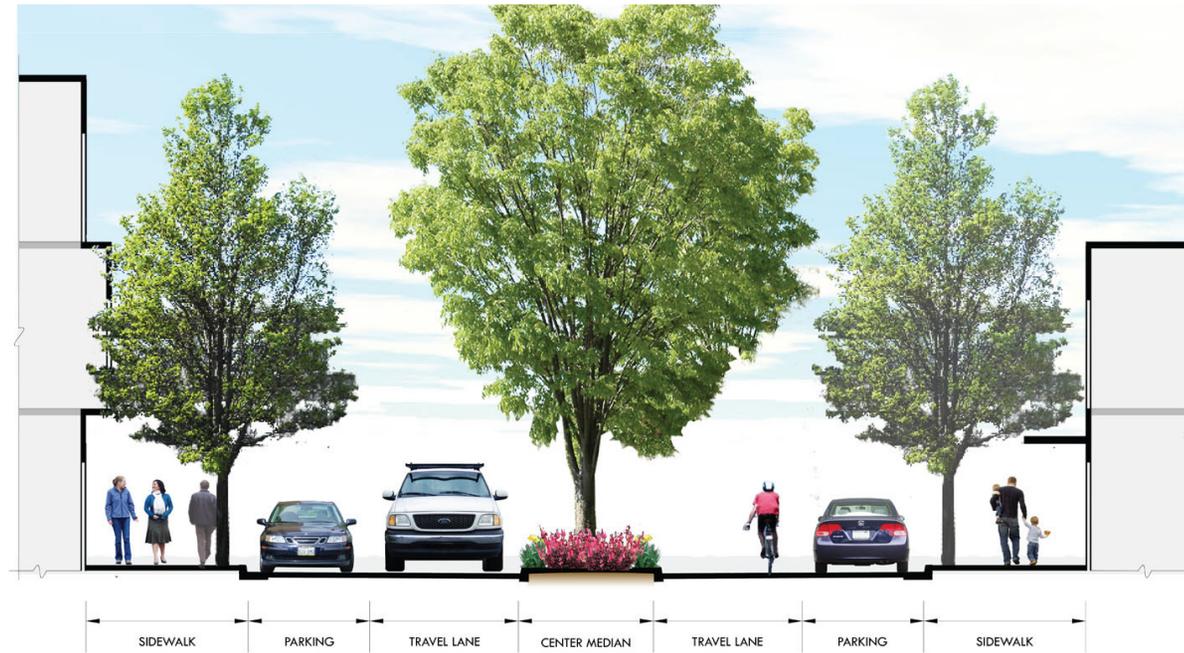
Two-lane w/ On-street Parking (Neighborhood Circulator)



Neighborhood Residential



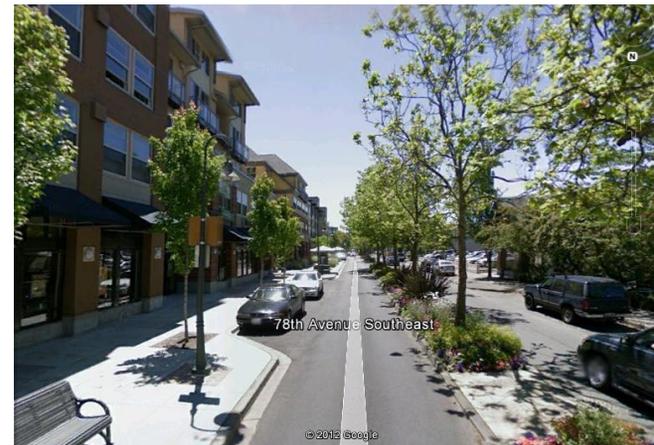
Neighborhood Commercial/mixed-use



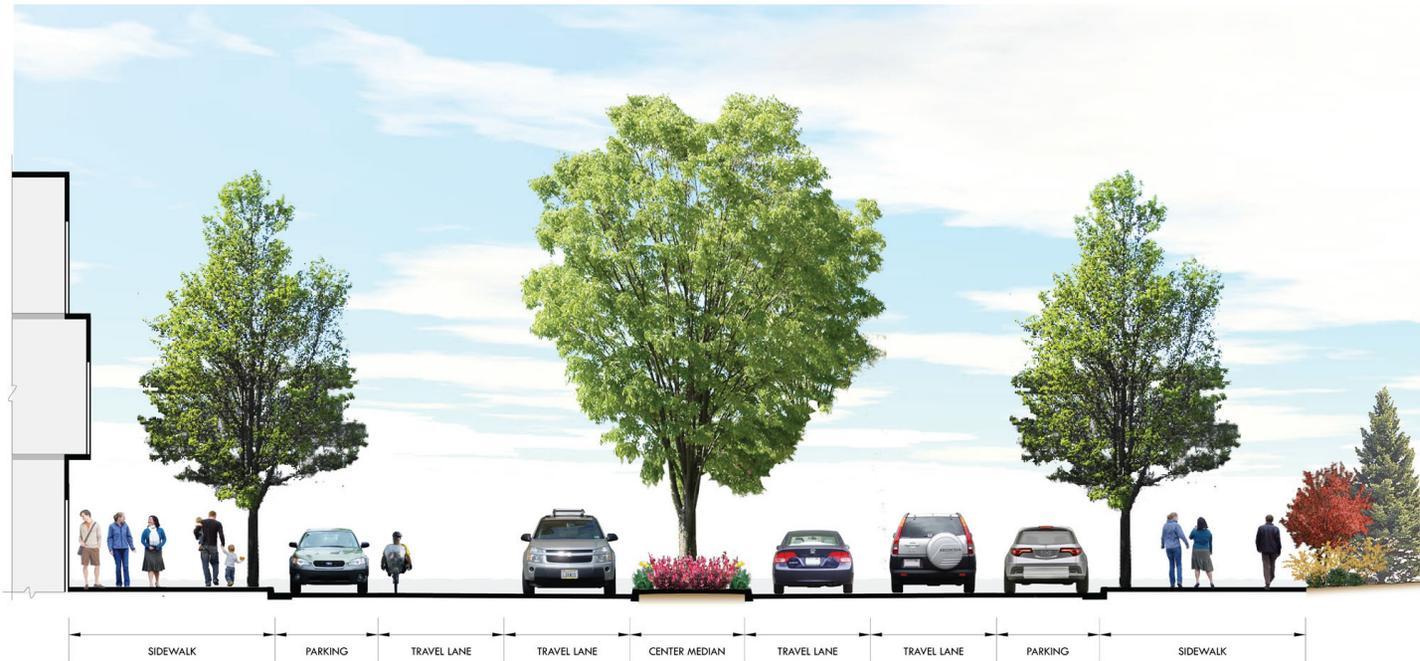
Three-lane w/ On-street Parking
 (Neighborhood Collector)



Neighborhood Residential/
 Office/Light Commercial



Neighborhood Commercial/mixed-use



Five-lane w/ On-street Parking
 (Town Center Arterial)

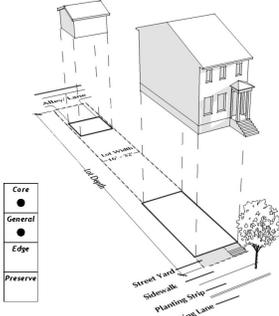


Neighborhood Commercial/mixed-use



Regional Commercial/mixed-use
 (w/ potential for Transit)

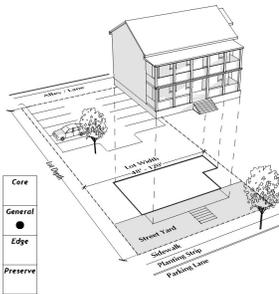
Rowhouse Lot (RH):



Character Examples:



Apartment House Lot (AH):

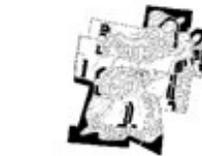


Character Examples:



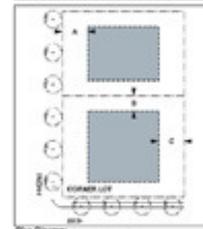
Form-based Codes

**CAROTHERS CROSSING-TN
THE NEIGHBORHOOD EDGE**



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BUILDING PLACEMENT AND HEIGHT



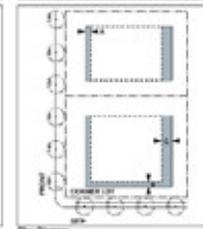
Plan Diagram
 1. BUILDING PLACEMENT
 Primary buildings shall be placed within the shaded area as shown in the above Plan Diagram.
 Lot Area 6,000 sq. ft. approx. 1/4
 Lot Coverage 80% max.

Principle Building

- A. Front Setback: 20' min.
 - B. Side Setback: 8' min.
 - C. Rear Setback: 20' min.
- Out Building (not shown in diagram)**
- A. Front Setback: 10' min.
 - B. Side Setback: 8' min.
 - C. Side Street Setback: 10'
 - D. Rear: 10' min., 8' min. if garage doors open into an alley or service lane.

- 1. HEIGHT
 Building height shall be measured in number of stories. Unfinished attics or raised basements shall not be counted as a story.
 Principle building: 2 stories max., 1 story min.
 Out building: 2 stories max., 1 story min.

BUILDING FRONTAGE AND PROFILE



Plan Diagram
 1. ENCROACHMENTS ALLOWED
 Signs, balconies, fire antennas, roof overhangs, and open porches may encroach into the setback as shown in the shaded area in the above Plan Diagram.

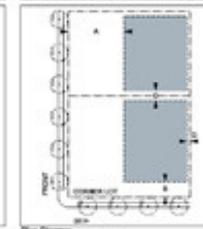
Principle Building

- A. As Bldg. Frontage: 12' max.
 - B. As Bldg. Side: 2' max.
 - C. As Bldg. Rear: 10' max.
- Maximum encroachment height is 2 stories.

- 2. FRONTAGE TYPES ALLOWED
 A. Corner Lot
 B. Front & Rear

THE URBAN CODE NE

PARKING AND VEHICULAR ACCESS



1. PARKING REQUIREMENTS
 On-site parking is allowed only in the shaded area as shown.

- A. Front Setback: 10' min.
- B. Side Street Setback: 10' min.
- C. Side Setback: 0'
- D. Rear: 8' min., 8' or 10' and greater if garage doors open into an alley or service lane.

Vehicular Access

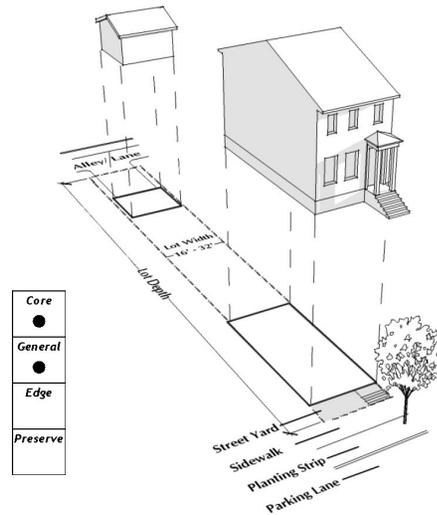
- Vehicular access is permitted from an alley, side street, or front-located driveway.
- In front-located conditions, garages must be a minimum of 60% of the lot depth from the street unless they are behind the principle facade of the building.
- 2 on-site spaces per residential unit. 10' min. will have 2 on-site spaces per residential unit.
- 1 on-site space per cottage house.
- Front-facing garages shall be recessed from the facade of the principle building a minimum of 20' with the exception of flagstone types.

**CAROTHERS CROSSING-TN
REGULATING MATRIX**

TYPOLOGY DEFINITION	NEIGHBORHOOD ZONE			
	TOWN CENTER	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
	<p>A multi-family type with stacked flats combined in the form of a large building block, and generally accessible by common lobby, elevator and interior corridor. The ground floor on the street is designed as a storefront available for use as a dwelling, an office or a store. Parking is mid-block and accessible off an alley. This type is proposed on a 34-144 foot lot with the minimum building depth typically being 60 feet.</p> <p>A single-family attached housing type combining a dwelling with a ground floor storefront space available for use as a dwelling, an office, or a retail store. Two types are offered, one with direct access to all units from the street, the other with direct access from the street and a public partially open to the street. Both types are parked in a garage off an alley, and are located on 24-36 foot wide lots.</p> <p>A single-family attached housing type typically located with a porch or stoop and public rooms facing the street and a garage off an alley, on a minimum 18 foot wide lots. This kind of house offers its short side to the street. A cluster is an attached compound of single-family homes forming a contained courtyard.</p> <p>The smallest possible detached single family house type, configured as a dwelling typically located with a porch and public rooms facing the street and a garage off an alley, on 32-50 foot wide lots. This kind of a house offers its short side to the street. A bungalow court is a grouping of small cottage type houses clustered around a common green.</p> <p>A multi-family, attached double house type, with dwelling combined as adjacent town houses or attached flats, designed in the form of a very large single-family house, with a porch, all entrances and public facing the street and a garage off an alley. Two types are proposed on 60 foot wide lots.</p> <p>A medium detached single family house type typically located with a porch and public room facing the street, and a garage off either a rear alley or the facing street, on a 54-150 foot wide lot. This kind of house offers its short side to the street. The ridge house is one type that falls into this category.</p> <p>A very large detached single-family house type, typically located with a substantial porch and public rooms facing the street on 60-150' wide lots. Garages may be located either off a rear alley or off the facing street, positioned in both cases to the rear of the house. The villa type is a multi-unit version of the manor that can serve as a transition into the neighborhood general.</p>			

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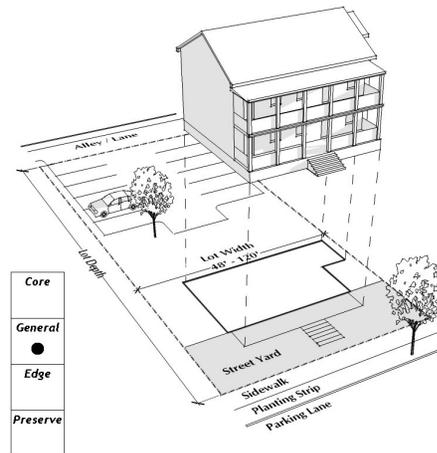
Rowhouse Lot (RH):



Character Examples:



Apartment House Lot (AH):



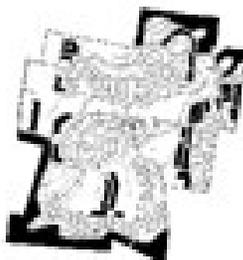
Character Examples:



Form-based Codes

CAROTHERS CROSSING - TN

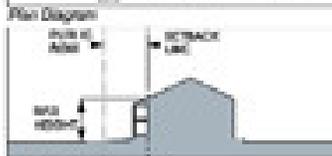
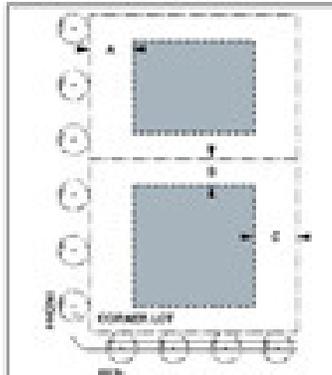
THE NEIGHBORHOOD EDGE



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THE URBAN CODE HE

BUILDING PLACEMENT AND HEIGHT

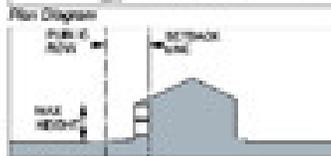
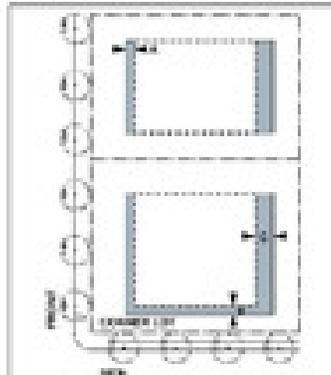


Section Diagram
1. BUILDING PLACEMENT
 Primary buildings shall be placed within the shaded area as shown in the above Plan Diagram.
 Lot Area: 6,000 sq. ft. typical (avg)
 Lot Coverage: 50% max

Private Building:
 A. Front Setback: 20' min
 B. Side Setback: 5' min
 C. Rear Setback: 20' min
Det Building (not shown in diagram):
 A. Front Setback: 10' min
 B. Side Setback: 5' min
 C. Side Street Setback: 10'
 D. Rear: 10' min, 5' min if garage doors open into an alley or service lane

1. HEIGHT
 Building height shall be measured in number of stories, residential attic or raised basements shall not be counted as a story.
 Principle building: 2 stories max, 1 story min
 Outbuilding: 2 stories max, 1 story min

BUILDING FRONTAGE AND PROFILE



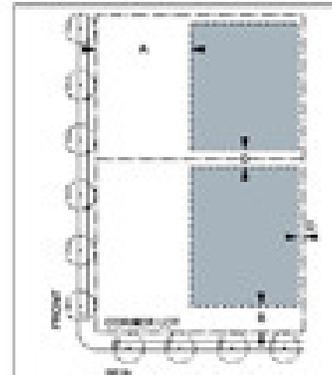
Section Diagram
1. ENCROACHMENTS ALLOWED
 Steps, balconies, bay windows, roof overhangs, and open porches may encroach into the setback as shown in the shaded area in the above Plan Diagram.

A. At Bldg. Frontage: 12' max
 B. At Bldg. Side: 2' max
 C. At Bldg. Rear: 10' max

Maximum encroachment height is 2 stories.

2. FRONTAGE TYPES ALLOWED
 A. Common Law
 B. Ponds & Fences

PARKING AND VEHICULAR ACCESS



Section Diagram
1. PARKING REQUIREMENTS
 On-site parking is allowed only in the shaded area as shown.

A. Front Setback: 10' min
 B. Side Street Setback: 10' min
 C. Side Setback: 5'
 D. Rear: 5' min, 5' or 10' and greater if garage doors open into an alley or service lane

Vehicular access is permitted from an alley, side street, or front loaded driveway.

In front loaded conditions, garages must be a minimum of 50% of the lot depth from the street unless they are behind the principle facade of the building.

2 on-site spaces per residential unit. Villas will have 2 on-site spaces per residential unit & 1 on-site space per carriage house.

Front facing garages shall be recessed from the facade of the principle building a minimum of 20' with the exception of Ridge House types.

Form-based Codes

TYPOLOGY DEFINITION	NEIGHBORHOOD ZONE			
	TOWN CENTER	NEIGHBORHOOD CENTER	NEIGHBORHOOD GENERAL	NEIGHBORHOOD EDGE
	<p>mixed-use</p> <p>A multi-family type with stacked flats combined in the form of a large building block, and generally accessible by common lobby, elevator and interior corridor. The ground floor on the street is designed as a storefront available for use as a dwelling, an office or a store. Parking is not-block and accessible off an alley. This type is proposed on a 24-144 foot lot with the minimum building depth typically being 90 feet.</p>			
<p>townhouse</p> <p>A single-family attached housing type combining a dwelling with a ground floor storefront space available for use as a dwelling, an office, or a retail store. Two types are offered, one with direct access to all units from the street, the other with direct access from the street and a patio partially open to the street. Both types are parked in a garage off an alley, and are located on 24-36 foot wide lots.</p>				
<p>rowhouse</p> <p>A single-family attached housing type typically located with a porch or stoop and public rooms facing the street and a garage off an alley, on a minimum 18 foot wide lots. This kind of house offers its short side to the street. A cluster is an attached component of single-family homes facing a contained courtyard.</p>				
<p>cottage</p> <p>The smallest possible detached single family house type, configured as a dwelling typically located with a porch and public rooms facing the street and a garage off an alley, on 30-50 foot wide lots. This kind of house offers its short side to the street. A bungalow court is a grouping of small cottage type houses clustered around a common green.</p>				
<p>two-unit</p> <p>A multi-family, attached double house type, with dwelling combined as adjacent town houses or stacked flats, designed in the form of a very large single-family house, with a porch, all entrances and public facing the street and a garage off an alley. Two types are proposed on 90 foot wide lots.</p>				
<p>mid-range house</p> <p>A medium detached single family house type typically located with a porch and public room facing the street, and a garage of either a rear alley or the facing street, on a 54-100 foot wide lot. This kind of house offers its short side to the street. The edge house is one type that falls into this category.</p>				
<p>manor villa</p> <p>A very large detached single-family house type, typically located with a substantial porch and public rooms facing the street on 60-150' wide lots. Garages may be located either off a rear alley or off the facing street, positioned in both cases to the rear of the house. The villa type is a multi-unit version of the manor that can serve as a transition into the neighborhood general.</p>				

Form-based Codes

