

Project Overview

The City adopted the West Arlington Subarea Plan on February 7, 2011. This is a long range plan with a number of goals and recommendations to guide growth and development in Smokey Point, West Bluff, Island Crossing and other western portions of Arlington. **This “Form-Based Code” is the primary tool in implementing the subarea plan.**

What is a Form-Based Code?

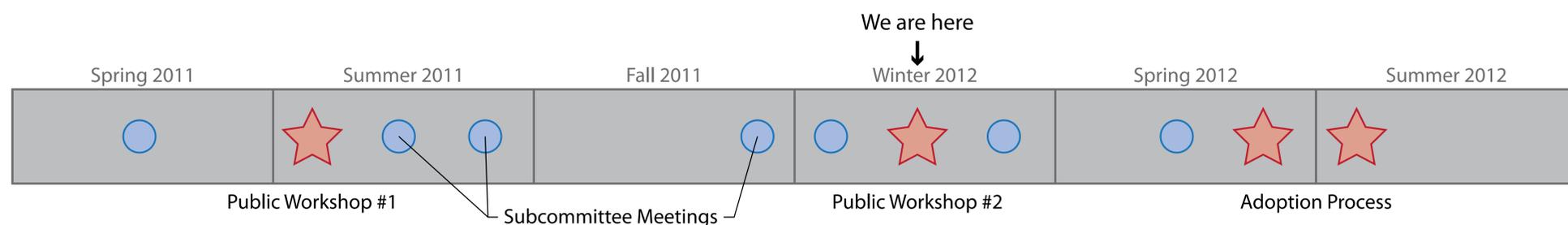
Form-Based Code is a method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm primarily by controlling physical form with a lesser focus on land use through city regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation one another, and the scale and types of streets and blocks. Form-based codes are heavily illustrated - using graphics and photographic examples to describe acceptable and unacceptable forms of development.

The proposed code is actually a hybrid form-based code, since it still regulates land use and integrates components of design guidelines. However, the codes act as required standards, not advisory measures.

Who Needs to Comply With the New Code?

Applicants for new development, site/building additions, and new land uses. For building additions, see new applicability provisions proposed in AMC 20.42.150.

Project Timeline



What is Today's Meeting About?

The objective for today's meeting is to review the draft Form-Based Code (including TDR program components) and obtain feedback on the various code elements. Comments received at today's meeting will be useful while refining the code.



West Arlington Subarea

Draft Form-Based Code - TDR Program

TDR

What is TDR? (Transfer of Development Rights)

Allows property owners in agricultural or rural areas to forego development on their property in sending areas by selling development rights to developers in receiving areas.

Developers use TDR to build more or something different than what would normally be allowed by base zoning in the receiving area.

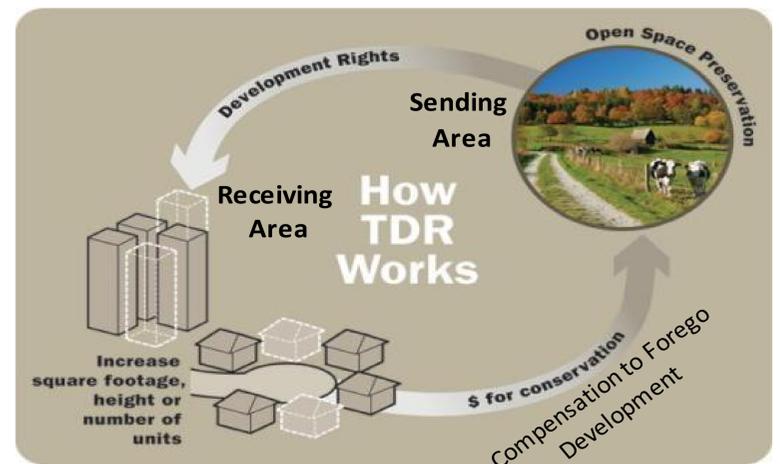
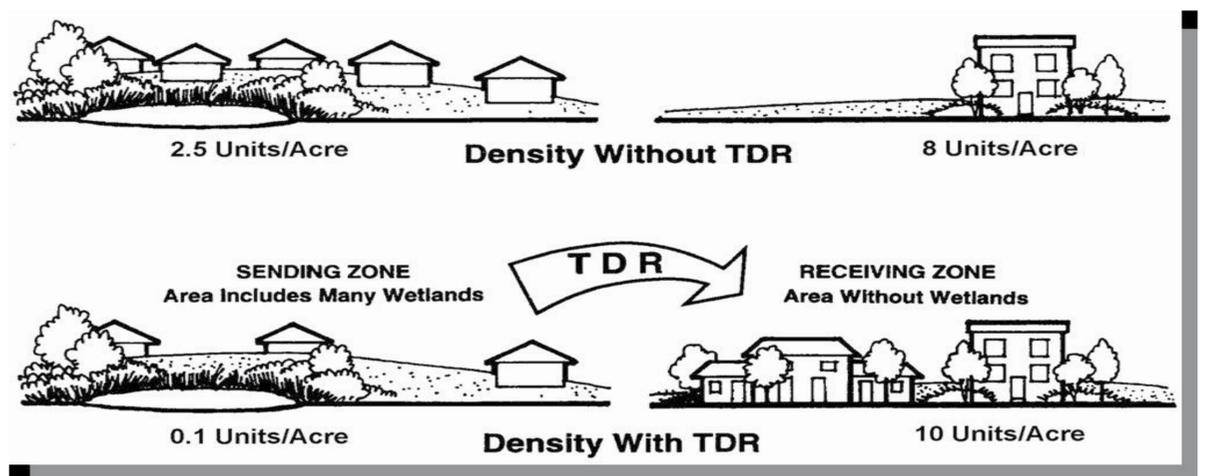


Photo Courtesy King County TDR Program

TDR in Arlington

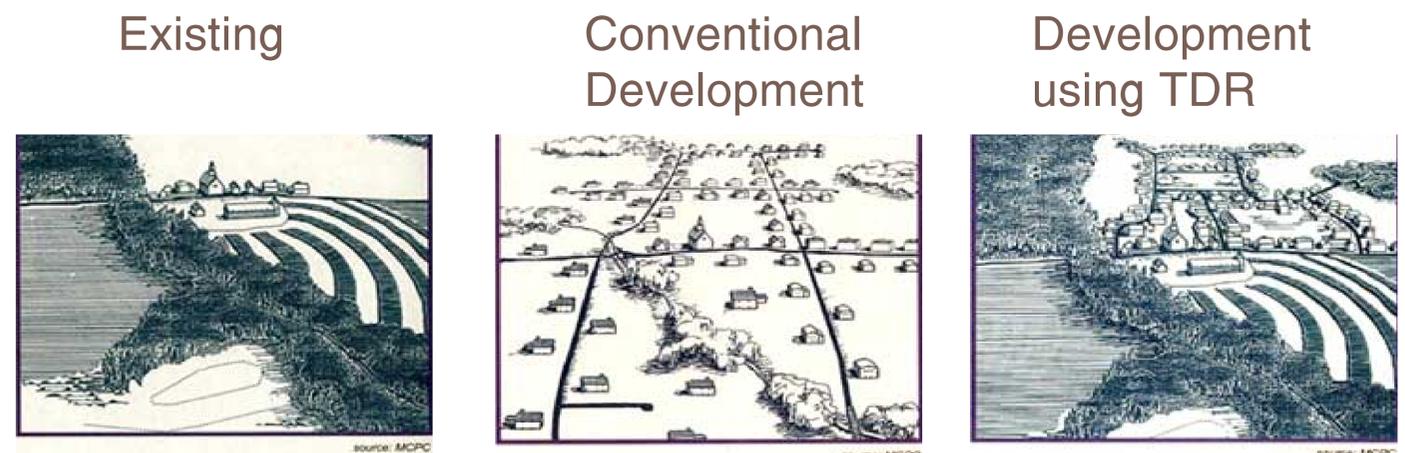
- Stillaguamish Valley is sending area
- Receiving areas:
 - West Arlington subarea
 - Brekhus-Beach
- First TDR program in Snohomish County



Graphic courtesy Huron River Council of Michigan

Why does Arlington want to use TDR?

- TDR Program ensures permanent protection of floodplain and agricultural resources for land owners that wish to participate.
- Farmers & landowners are compensated for severing their development rights. Participation is voluntary.
- Provide an incentive to developers to concentrate density in appropriate locations.



Graphics Courtesy Massachusetts Smart Growth Toolkit



West Arlington Subarea

Draft Form-Based Code - TDR Program

Transects 2 - 5

Intention



Transect 2 (T2): Preserve and enhance the established character of low density single family neighborhoods.

Transect 3 (T3): Preserve and enhance the established character of low to medium density single family neighborhoods.

Transect 4 (T4): Provide for a mixture of housing types at a medium density.

Transect 5 (T5): Provide for a mixture of housing types and the opportunity for mixed-use development. This area is intended to function as the pedestrian-oriented neighborhood center for Smokey Point.

Permitted Housing Types *(For details, see the use table on page 13 of draft code.)*

						
	Single Family	Cottages	Duplex	Townhomes	Multi-Family	Mixed Use
T2	✓	✓				
T3	✓	✓	✓			
T4	✓	✓	✓	✓	✓	
T5	✓	✓	✓	✓	✓	✓

Density and Dimensional Standards *(For details, see the chart on pages 17-18 of draft code.)*

	Minimum Density	Maximum Base Density	Maximum Bonus Density with TDR	Maximum Building Height
T2	4 du/acre	6 du/acre	NA	35'
T3	4 du/acre	6 du/acre	12 du/acre	35'
T4	10 du/acre	6 du/acre*	No max	35'
T5	16 du/acre	6 du/acre*	No max	35'/45' with mixed use

* For T4 or T5 properties that are currently zoned RHD, there is no maximum base density.



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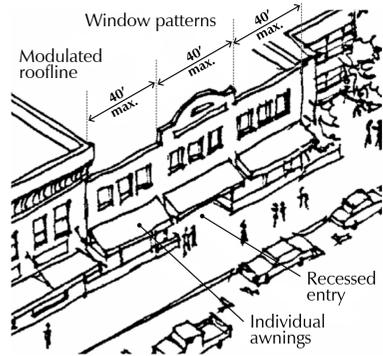
Building Design Standards

Commercial and Multifamily Development (See Part V in the proposed code)

Façade Articulation

INTENTION: To reduce the scale of large buildings and add visual interest.

Commercial



This building uses distinct window patterns, separate awnings, and roofline modulation at 40-foot intervals.



This building uses distinct window patterns, vertical piers, and separate awnings to articulate the façade (Bend, OR).



This building is designed to look like several small buildings, each with a distinct façade (Juanita, Kirkland, WA)



No substantial façade articulations.

COMMERCIAL FAÇADES: Incorporate 2 or 3 articulation features from a list of options at no more than 40' intervals (Storefronts) and 60' intervals for all other façades. See pages 66-68 in the draft code for details.

Multifamily



An example sketch of a multi-story building that meets the articulation standards.

MULTIFAMILY FAÇADES: Include 3 articulation features from a list of options at no more than 30' intervals. See page 69 in the draft code for details.



This building uses projecting balconies, roofline modulation, and vertical building modulation.



This building uses recessed balconies, repeating windows, and a distinctive top/middle/bottom.

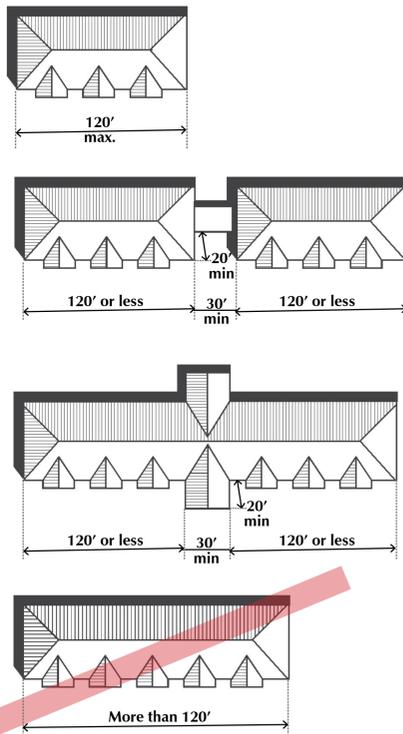


Roofline modulation alone does not help this building to meet articulation standards.

Maximum Façade Width Checklist

INTENTION: To break up massing of large scale building and add visual interest.

STANDARD: Façades wider than 120 feet shall incorporate at least one of three design features to meet the standards. See page 72-73 for details.



Maximum façade width standards.

Building Details

INTENTION: To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.

STANDARD: The façades of non-residential and mixed-use buildings shall employ at least one detail element from each of three categories for each façade facing a street and containing a public entry:

- Window and/or entry treatment
- Building elements and façade details
- Building materials and other façade elements

See pages 74-75 in the draft code for details.



This building uses a decorative arcade, steel canopies, custom light fixtures, and a distinctive mix of materials



This facade uses a roll-up door, steel canopy, and decorative lighting



This building uses decorative materials, lighting, transom windows, and a steel canopy



This facade uses a decorative door, windows, materials, blade sign and a retractable awning



This building uses decorative materials, windows, lighting, and canopies. The Year of Construction plaque is also a nice detail



The tile work would marginally qualify as a detail, but the simple wood canopy would not and no other features here would qualify as a detail



The leaning glass wall in the middle effectively breaks up the massing of this facade. A change in materials, window fenestrations, and roofline modulations effectively break down the scale of this building

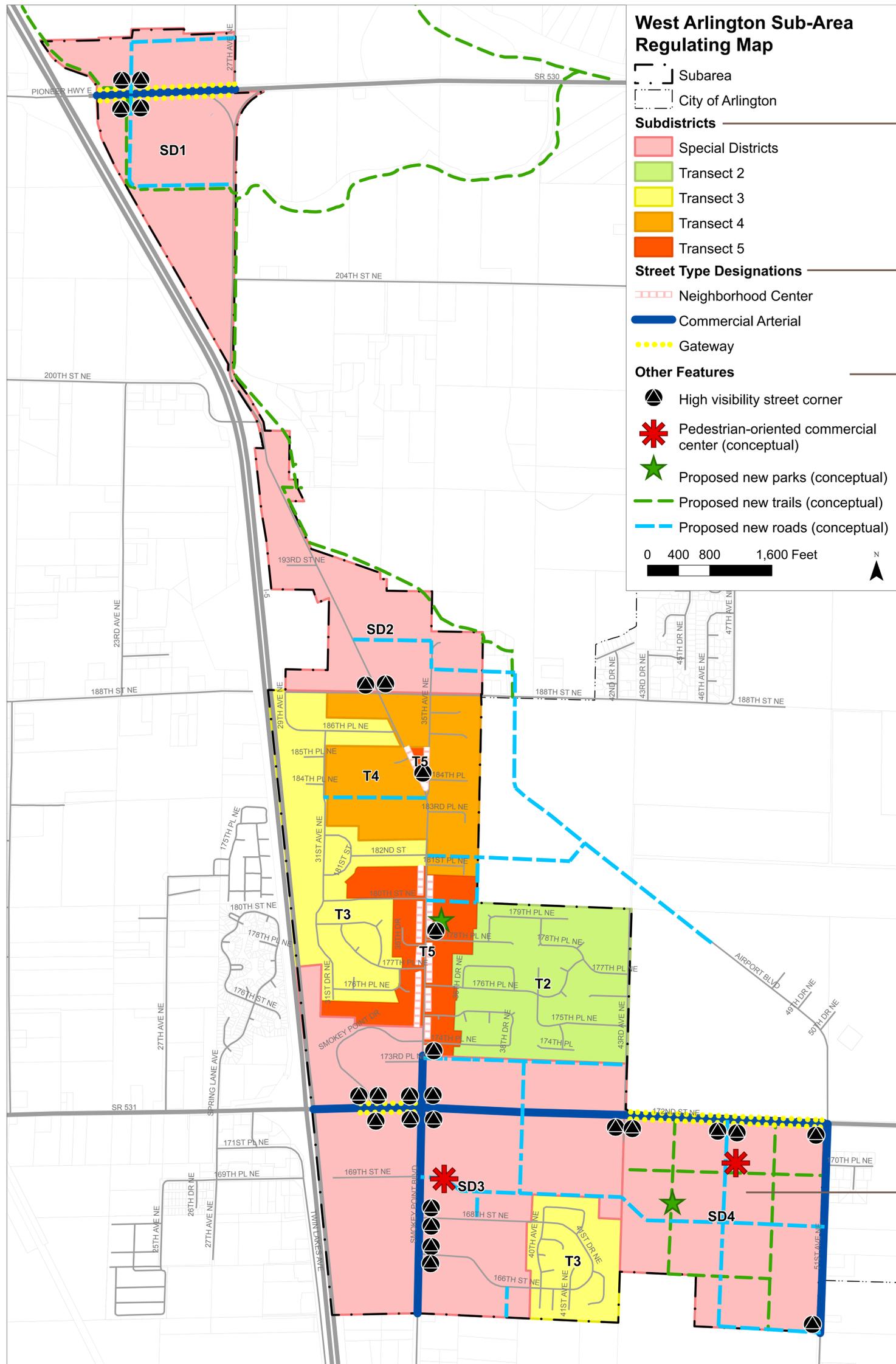


The modulated entry feature helps to add interest to this building



West Arlington Subarea Draft Form-Based Code - TDR Program

Regulating Plan



Dictates permitted uses, density, & dimension standards (see AMC 20.42.230-240)

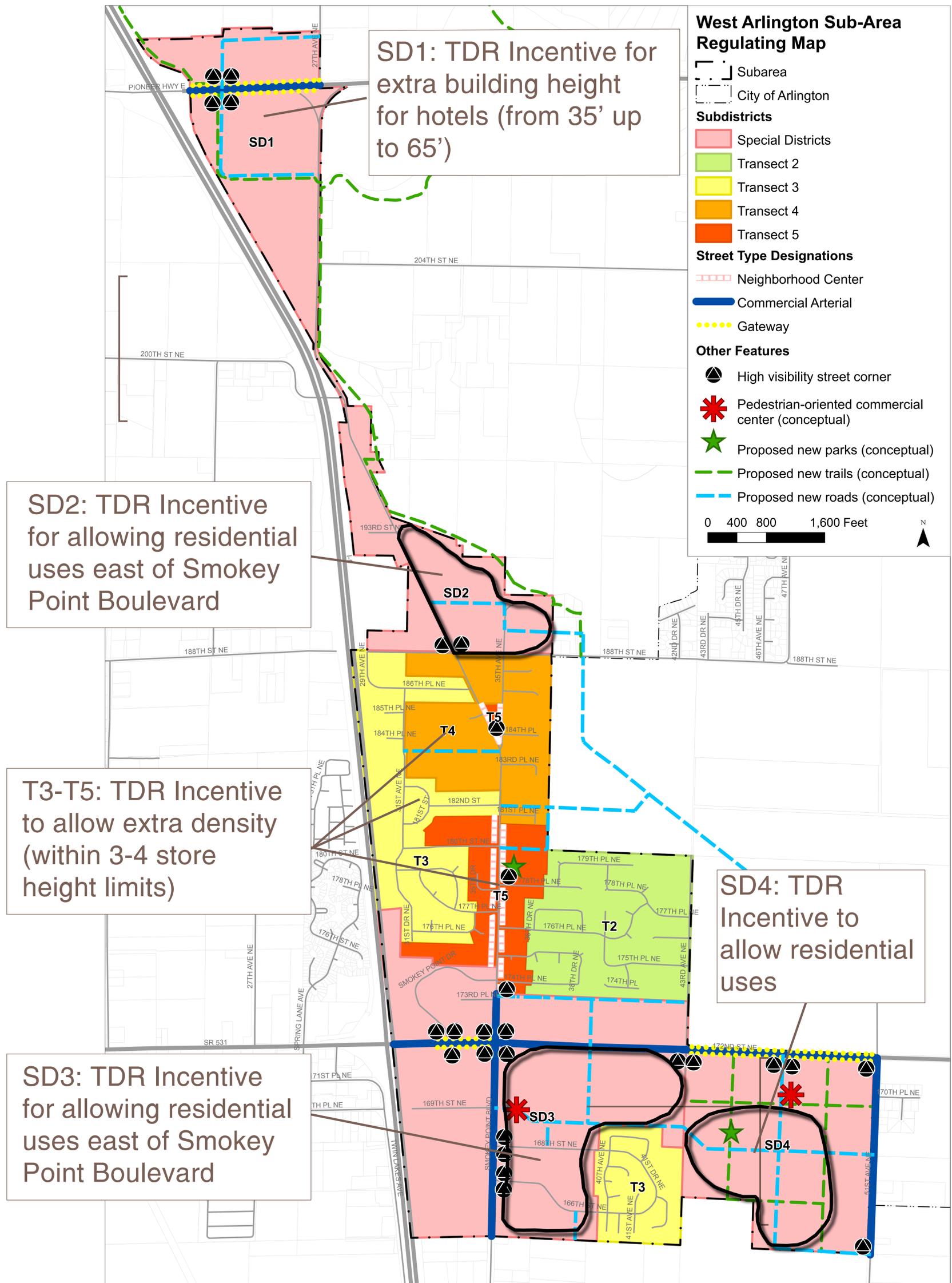
Dictates site-orientation standards (see AMC 20.42.410)

(see AMC 20.42.460)

Master planning is required for new subdivisions and many new uses in SD4 (see AMC 20.42.250)



Proposed TDR Incentives



Street Types And Permitted Frontages

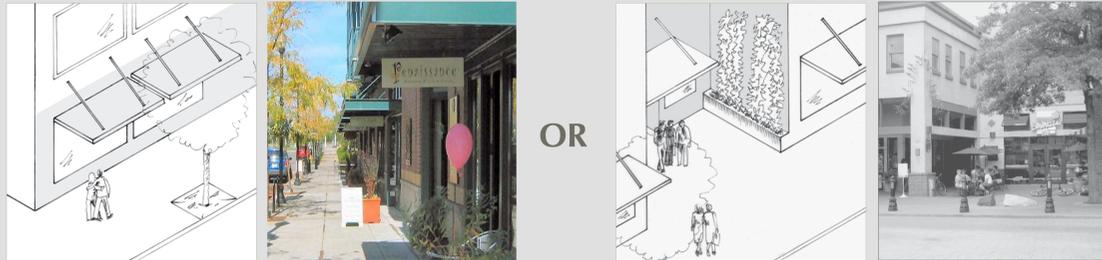
(How it looks from the street)

Neighborhood Center Streets

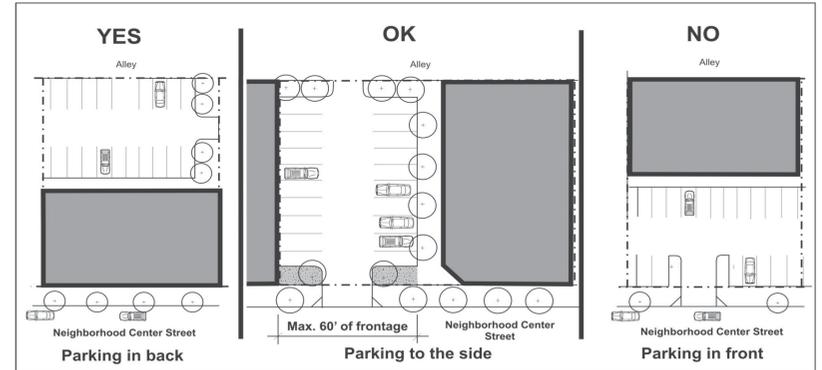
INTENTION: To emphasize a “Main Street” type setting with storefronts along sidewalks.

APPLICATION: Smokey Point Boulevard in the T5 Sub-District.

PERMITTED FRONTAGE TYPES:



PARKING LOCATION: Rear or side of building
 MAXIMUM PARKING FRONTAGE: 60% of total street frontage



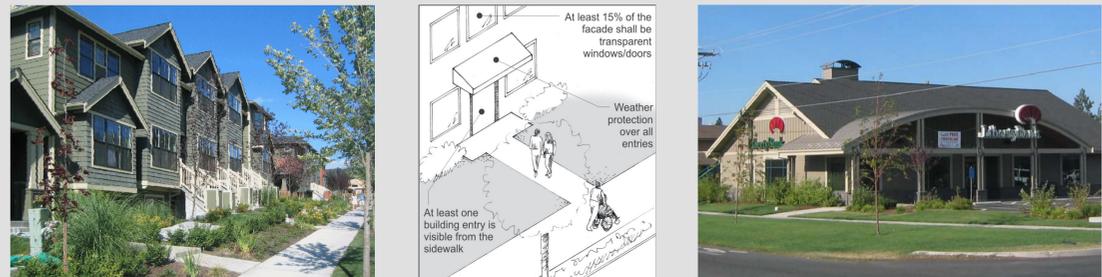
Departures will be considered provided configuration meets intent of standards.

Commercial Arterial Streets

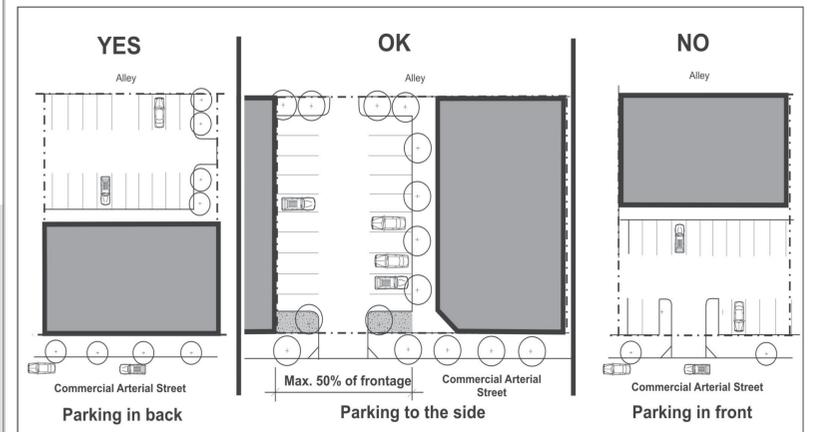
INTENTION: To enhance the visual characters of commercial arterial streets and improve the walkability of these areas.

APPLICATION: Smokey Point Boulevard and 172nd Street NE within SD - 3.

PERMITTED FRONTAGE TYPES:



PARKING LOCATION: Rear or side of building
 MAXIMUM PARKING FRONTAGE: 50% of total street frontage



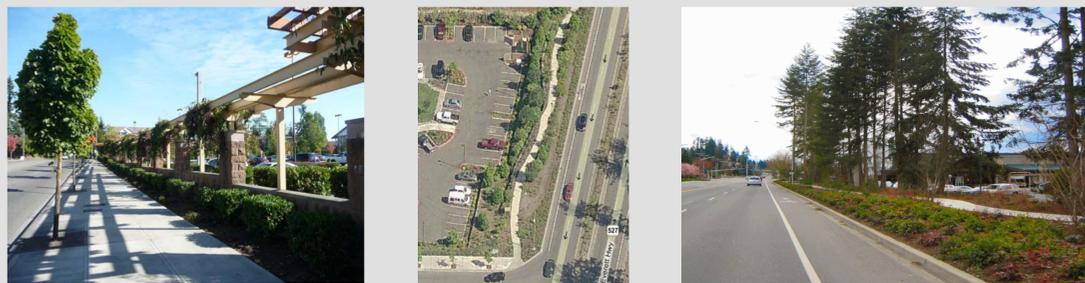
Departures will be considered provided configuration meets intent of standards.
 There are no maximum parking frontage standards along gateway streets.

Gateway Streets

INTENTION: To enhance the visual characters of commercial arterial streets and improve walkability of these areas.

APPLICATION: Primarily located along edges of Activity Centers.

DESIRABLE FRONTAGE EXAMPLES:



There are no maximum parking frontage standards along gateway streets.



Good Development Examples

SPECIAL DISTRICTS

Retail



Pedestrian-oriented retail and restaurants (particularly desirable for SD-4)



Building sited towards street with parking on side, pedestrian-friendly elements.



Interesting facades, wide walkways, landscaping

Mixed-Use



Retail with office above. Note windows, weather protection, wide sidewalk, and building materials



Attractive pathways through parking lots, interesting landscaping



Integrate Low Impact Development techniques such as rain gardens

Residential



Compact forms of single family



Townhouses



Walk-up apartments

Unacceptable Development Examples



Pole signs, narrow sidewalks, and no landscaping



Generic strip mall



Large blank walls right on the sidewalk



West Arlington Subarea Draft Form-Based Code - TDR Program

Good Development Examples

RESIDENTIAL USES

T4-5 Housing Types



Units arranged around a small "commons"



Townhouses fronting on the street with small landscaped setbacks/ garage off an alley in back



Separate apartment developments with a trail rather than a wall between them



Garden apartments with an entry courtyard



Townhouses fronting on the street, garages off an alley in back



Multi-family apartments with parking in back

T2-3 Housing Types



Single family; note garage off side, setback behind front face of house



Accessory dwelling unit (off alley)



Cottage development oriented around a common open space

Unacceptable Development Examples



Large parking lot dominates site



Too much pavement; need landscaping near each unit entry



Development dominated by garages and driveways



Regulating Plan: Special Districts

District Intention

Sub-District

Intention

Special District 1 (SD1):	Provide for a range of commercial uses in the Island Crossing area that serve the traveling public, relate to agricultural or rural tourism, or other compatible commercial uses that serve residents of the region.
Special District 2 (SD2):	Provide for a mixture of uses that benefit from freeway visibility.
Special District 3 (SD3):	Provide for a full range of local and regional commercial uses and the opportunity for multifamily uses.
Special District 4 (SD4):	Provide for a master planned community integrating regional retail uses along SR 531 and a mixture of compact housing types arranged as a new neighborhood with a connected trail system and network of open spaces.

Summary of Permitted Uses

LAND USE	SUB-DISTRICT			
	SD1	SD2	SD3	SD4
Residential (<i>single purpose</i>)		TDR*	TDR*	MP, TDR
Mixed-use (<i>commercial + residential same bldg</i>)		•	•	MP
Hotel/motel	•	•	•	MP
Auto sales, new & used	•		•	
Heavy retail*	•		•	
Restaurants, bars, and brewpubs*	•	•	•	•
Retail (<i>0-60,000 sf floor area</i>)	•	•	•	•
Retail, super scale (<i>>60,000sf floor area</i>)	•		•	MP
General service establishments*	•	•	•	•
Personal service establishments*	?	•	•	•
Offices, small scale (<i><2,000sf floor area</i>)	?	•	•	•
Offices, large scale (<i>2,001-60,000sf floor area</i>)	?		•	MP

* Free-standing multifamily uses are allowed only on the east side of Smokey Point Boulevard.

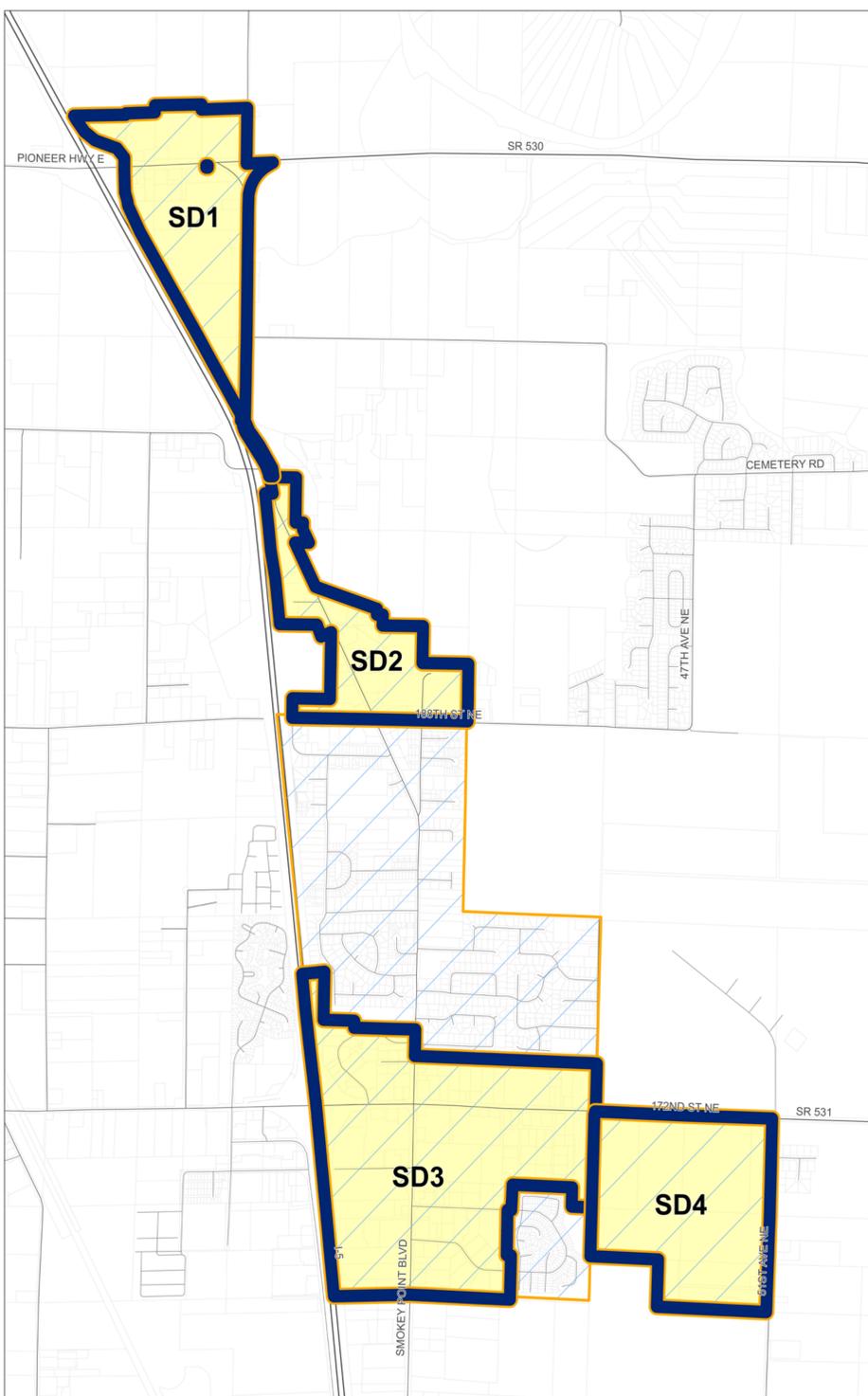
Summary of Key Density/Dimensional Standards

Summary of Key Density/Dimensional Standards (for details, see use tables in AMC 20.42.240)

	SUB-DISTRICT			
	SD1	SD2	SD3	SD4
Height limit	35' ¹	35' ²	50' ³	35' ²
Density minimum (units/acre)	NA	16	16	12
Density maximum	NA	None	None	MP

Notes:

1. The height limit for a hotel may be increased to 65 feet via TDR incentives.
2. The height limit for a mixed-use building may be increased to 45 feet (4 stories).
3. The height limit for a mixed-use building may be increased to 70 feet (4 stories) via TDR incentives.



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Special District 4

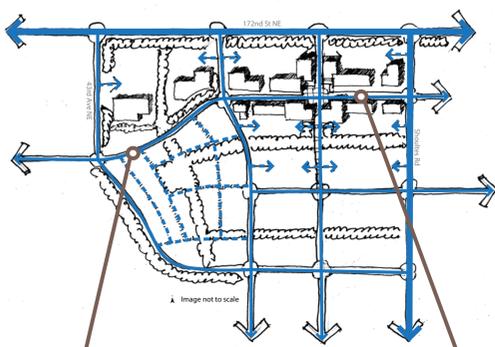
Master Plan Development "Concept"

Below is an illustrative concept of the type of development envisioned for the large area east Walmart, south of 172nd Street NE and west of Shoutles Road. The proposed code would require that a master plan be adopted prior to most new development (new subdivisions and larger scale commercial buildings). The purpose is to ensure that new development is coordinated and includes a network of streets, trails, land uses and infrastructure and connected and coordinated (rather than piecemeal development that may not take advantage of the special opportunities that this site provides). Committee members have expressed interest in the City initiating such a master planning process (provided funding can be secured for such a project).

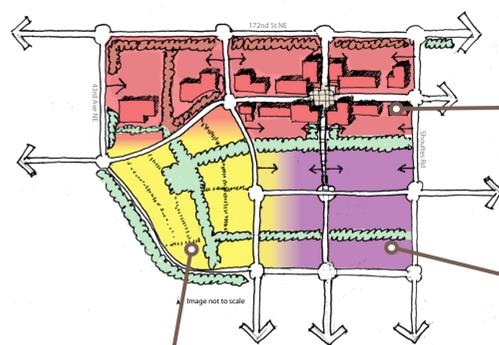


Components

Roadway, Access & Parking Concept



Land Use Concept



Mixture of housing types

Trail/Park & Greenway Concept



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Draft Form-Based Code - TDR Program



Transect 5

Neighborhood Center (T5) Illustrative Vision

Below is an illustrative example of how the core area of T5 could be developed consistent with the provisions of the proposed code. The model illustrates how property owners in this area could choose to redevelop their lots with a mixture of housing types, including townhomes, lowrise apartments, cottage housing, and even mixed use buildings with some ground floor retail and apartments above. The large property north of 178th Street NE presents a special opportunity to integrate a park with new development. A scenario like this would likely require the City to enter into a partnership agreement with the applicable property owner to purchase part of the property for a park and coordinate the design with a new development.



Example: Internal pathways network



Example: Townhomes with alleys, clustered housing



Example: Townhomes with backyards facing courts and park



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