



**REGULAR MEETING AND SPECIAL PUBLIC HEARING OF THE
NORTH BEND PLANNING COMMISSION
Wednesday May 21, 2025, 6:30 PM
City Hall, 920 SE Cedar Falls Way, North Bend, WA**

AGENDA

- 1) Call to order and roll call, Planning Commission**
- 2) Opportunity for public comment on non-agenda items**
- 3) Approval of minutes from May 7, 2025**
- 4) Introduction, Hearing and Recommendation – Form Based Code clean-up amendments associated with Comp Plan update amendments for conformance to RCW 36.70A.630**
- 5) Adjournment by 8:30 unless otherwise approved.**

PLEASE NOTE: Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to planning@northbendwa.gov. All written comments must be received by 4 p.m. on the day of the scheduled meeting and must be 350 words or less. If an individual requires accommodation because of a difficulty attending the public meeting, the City requests notice of the need for accommodation by 3:30 p.m. on the day of the scheduled meeting. Participants can request an accommodation to be able to provide remote public comments by contacting the City by phone (425) 888-5633 or by e-mail to planning@northbendwa.gov. No other remote public comment will be permitted.

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**REGULAR MEETING AND PUBLIC HEARINGS OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday, May 7, 2025, 6:30 PM**

This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A complete video recording of this meeting is available on the City of North Bend YouTube website, at www.youtube.com, under “City of North Bend.”

AGENDA ITEM #1: CALL TO ORDER

The meeting was called to order at 6:30 PM.

ROLL CALL

Planning Commissioners present: Hannah Thiel, Brian Fitzgibbon, Stephen Matlock, and Sam White. Commissioners James Boevers, Juliano Pereira, and Olivia Moe were absent.

City Staff Present: Mike McCarty, Planning Manager, and Caitlin Hepworth, Associate Planner

AGENDA ITEM #2: Public Comment on Non-Agenda Items

No comments.

AGENDA ITEM #3: Approval of minutes from April 16, 2025 meeting

Motion by Commissioner White seconded by Commissioner Matlock to approve the April 16, 2025 meeting minutes. The motion passed unanimously.

AGENDA ITEM #4: Hearing and Recommendation – Design Standards Amendments for conformance to ESHB 1293

Associate Planner Caitlin Hepworth provided a summary of the proposed amendments to NBMC 18.34 Design Standards, and to the City of North Bend Commercial, Mixed Use, and Industrial Design Standards, as well as the purpose and associated state requirements the amendments are based on.

Staff addressed questions of the Commissioners. Commissioners requested a number of minor edits including the following (page numbers referring to the Planning Commission packet):

- P. 31 – add an “a” to the first section of A7 so that it reads A7(a).
- P. 52 – references to large industrial buildings and small industrial buildings. Add criteria describing what constitutes large vs. small.
- P. 14 – add label to photos.

Chair Thiel opened the public hearing at 6:40pm. No comment was provided. Chair Thiel closed the public hearing at 6:41pm.

Motion by Commissioner White, seconded by Commissioner Matlock, to recommend approval of the amendments to the Design Review standards in NBMC 18.34.030(C), NBMC 18.34.060(D), and amendments to the Commercial/Mixed Use/Industrial Design Standards as presented, subject to the additional revisions requested at tonight’s meeting. The motion passed unanimously.

AGENDA ITEM #5: Hearing and Recommendation- Impact Fee Amendments to scale to residential unit size per SB 5258.

Planning Manager Mike McCarty provided a summary of the proposed amendments to NBMC 17.36 Park Impact Fees, NBMC 17.38 Transportation Impact Fees, and NBMC 17.42 Methods to Mitigate Development Impacts. Mike also described the purpose of the amendments being to ensure consistency with recently updated state law concerning the collection of residential impact fees.

Staff addressed questions of the Commissioners. Commissioners requested a number of minor edits including the following (page numbers referring to the Planning Commission packet):

- P. 64 - Park impact fees section 17.36.050 – correct a numbering error in this section.
- P. 64 - Park impact fee section 17.36.050(F) – add “...shall not be assessed a park impact fee” as is provided in the other exemptions.
- P. 71 - Transportation Impact Fees Exemptions and reductions – 17.38.040.A.2. concerning ADUS – move the provision requiring payment for ADUs at the time of condominium map approval to a new section in 17.38.030 since this doesn’t fit well under exemptions and reductions. (Note staff made this same edit to the Park Impact Fees chapter).

Chair Thiel opened the public hearing at 6:56.

- Evan Mann, on behalf of Eastside Investment Group (applicants for the Wyndham Hotel proposal) spoke relating to the City’s current Park Impact Fee pertaining to hotels. Mr. Mann requested that the Planning Commission consider recommending to Council to exempt hotels from park impact fees, or recommend providing further analysis on the basis of the impact fee charge on hotels.
- Jeff Pheasant, from Eastside Investment Group, spoke to the same topic.

Chair Thiel closed the public hearing at 6:59pm.

Commissioners expressed interest in further considering impact fees for commercial uses in addition to residential uses. Commissioners expressed that they would like to know more about hotel guest impacts to parks before making a determination on the topic of hotel impact fees.

Commissioner Fitzgibbon provided a motion with a recommendation to Council to approve the draft amendments NBMC 17.26 Park Impact Fees, NBMC 17.38 Transportation Impact Fees, and NBMC 17.42 Methods to Mitigate Development Impacts as presented, subject to the additional revisions at tonight’s meeting.

Councilmember Matlock requested an amendment to Commissioner Fitzgibbon’s motion to add a recommendation that City Council direct staff to prepare a study considering the basis for imposing park impact fees on hotels.

Commissioner White seconded Councilmember Matlock’s amendment to the motion. The amendment to the motion was approved by the Commission.

Commissioner Fitzgibbon’s amended motion reads, a recommendation to Council to approve the draft amendments NBMC 17.26 Park Impact Fees, NBMC 17.38 Transportation Impact Fees, and NBMC 17.42 Methods to Mitigate Development Impacts as presented, subject to the additional revisions at tonight’s meeting, and to recommend to Council to direct staff to have a study prepared considering the basis for imposing park impact fees on hotels.

The restated motion was seconded by Commissioner Matlock and passed unanimously.

AGENDA ITEM #6: Adjournment by 8:30 PM unless otherwise approved by the Commission

The Meeting was adjourned at 7:41 p.m.

Community and Economic Development Department Staff Report



Proposal: Amendments to North Bend Form Based Code

Date: May 21, 2025

Proponent: City of North Bend

Staff Recommendation:

A motion to approve of the proposed amendments to Form Based Code.

A. PROPOSED AMENDMENTS:

Amendments are proposed to the City of North Bend Form Based Code. The amendments are intended to do the following:

- Remove duplicative regulations that are addressed in other sections of the municipal code;
- Remove ambiguous, vague, or conflicting standards that do not provide clear objectives and architectural standards;
- Revise maps to reflect the current boundaries of the Downtown Commercial zone;
- Remove design standards that have not been utilized since the inception of the design guidelines document;
- Revised terminology to enhance clarity of intent or to be in alignment with terms defined the Zoning Code;
- Improve the readability and clarity of design standards; and
- Consolidate design standards in more logical locations in the municipal code or Form Based Code.

The proposed code amendments are in response to recent legislative amendments to RCW 36.70A.630(b) passed by the legislature through ESHB 1293, which updates standards and laws that local governments can impose on design review and design standards. Subject to the amendments to RCW 36. 70A.630(b) under ESHB 1293, cities that architectural design standards for residential or non-residential development may be implemented at a local level so long as regulations are clear and objective.

This gives the City of North Bend the opportunity to update its own design standards and regulations on to remove or address confusing, conflicting, or vague language to help increase residential and non-residential development. Staff are therefore proposing amendments to the Form Based Code.

Amendments are proposed throughout the Form Based Code removing ambiguous and vague standards, unused design standards, remove standards redundant to the municipal code or Public Works Standards, and consolidate standards redundant to the *Commercial/Mixed-Use/Industrial Design Standards and Guidelines*. Amendments to the Form Based Code additionally clarifying terminology, amended language of standards exemplifying clearer architectural standards, and adding additional design standards that refine desired design outcomes within the Downtown Commercial zone.

The proposed form based code amendments are provided within the attached Exhibit A.

B. FINDING AND ANALYSIS:

1. **Public Hearing:** A public hearing is scheduled for the May 21st, 2025 Planning Commission Meeting.
2. **Municipal Code Amendment Process:** Municipal code amendments are governed by NBMC 20.08.070 through 20.08.110, evaluated below.
 - a. **Impacts of Proposed Amendment**

NBMC 20.08.070 and .080 requires that municipal code amendments be evaluated for their environmental, economic and cultural impacts, as well as impacts to surrounding properties. These impacts are evaluated below.

 - i. **Environmental Impacts.** No environmental impacts are anticipated from revising the residential and nonresidential design standards. Regulations protecting critical areas, managing storm water runoff (including maximum impervious surface limits per property based on zoning), and controlling floodplain impacts are governed by the Critical Area Regulations in NBMC Title 14, and apply regardless of development that occurs on a site. Such review will occur upon submittal of an application for development.
 - ii. **Economic Impacts.** The amendments have a positive economic impact for the City of North Bend by streamlining design standards for nonresidential and residential projects that can provide the city with more housing stock and encourage greater nonresidential development throughout the community. New nonresidential development will increase local opportunities for jobs as well as bring new businesses and uses to the community. New residents, businesses, and tenants would add to the city's tax base supporting new projects and programs.
 - iii. **Cultural Impacts.** No significant cultural impacts are anticipated from the proposed amendments. The amendments reduce redundancies in the code, provide greater clarity in the application of standards, and removes standards that are not actively utilized but create a barrier to development. There are no

significant changes proposed to the architectural design standards that impact the desired character and aesthetic of new residential and nonresidential developments.

- b. Impacts to Surrounding Properties.** The proposed amendments are not specific to any particular properties. Individual projects will be evaluated under the Municipal Code, Public Works Standards, Form Based Code, and/or Commercial/Mixed Use/Industrial Design Standards and Guidelines to assess for potential impacts and appropriate mitigation.

3. Compatibility of Proposed Amendment with North Bend Comprehensive Plan

In accordance with NBMC 20.08.070 and .080, applications for municipal code amendments must be evaluated for compliance with the Comprehensive Plan.

The North Bend Comprehensive Plan includes numerous goals, policies, strategies, and objectives that align with the purpose of design review amendments. The Economic Development Element, Land Use Element, and Housing Element each include components that support the implementation of ESHB1293: to support efficient development or redevelopment, streamline design standards, and remove ambiguous standards may cause barriers to development.

The proposed amendments are consistent with the following Comprehensive Plan Goals and Policies:

Economic Development Goal 2: The City of North Bend is able to meet its financial obligations, promotes efficient development, and creates the conditions for development to be successful.

Economic Development Objective 1: Pursue actions that entice and support businesses and build upon North Bend's brand and identity.

Economic Development Strategy 1.1: To encourage incremental development, the creation of an easy-to-understand guide and designated staff support will help facilitate the development review process for smaller developers and businesses. In addition, clarification of incentives offered to targeted development types that meet specific requirements will improve transparency, predictability, and desirable development outcomes for both the city and small-scale developers.

Land Use Goal 3: Maintain residential quality and neighborhood livability suitable for residents of North Bend.

Land Use Policy 3.3: Utilize adopted multi-family and single-family design guidelines which help to promote high quality residential development.

Land Use Policy 4.1: Implement a high level of design and retention of the City's unique visual quality to areas zoned for commercial or industrial land uses through review and implementation of the adopted Commercial and Industrial Design Standards.

Housing Policy 6.6: Encourage and support accessible design and housing strategies, such as ADUs, that provide seniors the opportunity to remain in their own neighborhood as their housing needs change.

4. Compatibility of Proposed Amendment with the North Bend Municipal Code (NBMC)

In accordance with NBMC 20.08.070 and .080, application for municipal code amendments must be evaluated for compliance with the North Bend Municipal Code.

The amendments, which bring North Bend's Form Based Code up to state law.

5. Consistency with NBMC 20.08.100

Pursuant to NBMC 20.08.100, the City Council shall consider the proposed amendment against the criteria in NBMC 20.08.100 (B). A staff analysis is provided in italics under each criterion below.

1. Is the issue already adequately addressed in the Comprehensive Plan?
The amendments are to the Form Based Code, and not the Comprehensive Plan. See further description on compatibility of the proposed amendments to the Comprehensive Plan above.
2. If the issue is not addressed in the Comprehensive Plan, is there a need for the proposed change?
Yes. As described further under section A, the amendments are proposed to clarify applicable design standards to projects in the Downtown Commercial zone and streamline design standards to remove ambiguous or unclear language. The proposed amendments are intended to remove barriers to develop within the community; the amendments are also needed to meet state requirements for local design regulations and review.
3. Is the proposed change the best means for meeting the identified public need?
Yes. The draft amendments are the best means to meet recent state legislative amendments with regard to design review and design standards.
4. Will the proposed change result in a net benefit to the community
Yes. The proposed regulations will result in a net benefit to the community by allowing for greater interest and follow through on development projects within the Downtown Commercial zone that will generate greater tax revenue and funding to North Bend. Additionally, the project helps further to community's goal of having an attractive, vibrant, economically thriving downtown core.

C. SUMMARY FINDINGS

- 1) Pursuant to RCW 36.70A.106, the draft regulations were forwarded to Commerce - Growth Management Services on May 1, 2025.
- 2) A State Environmental Policy Act Determination of Non-significance on the proposed amendments was issued on May 2, 2025 and noticed appropriately.
- 3) The Planning Commission considered the proposed draft amendments at their May 21st, 2025 Commission meetings and held a public hearing on the draft regulations at their May 21st, 2025 meeting.

- 4) The proposed amendments are consistent with the procedures established in NBMC 20.08, *Comprehensive Plan and Development Regulations Amendment Procedures*. The Planning Commission finds that the proposed amendments are consistent with the criteria in NBMC 20.08.100(B) and would result in a net benefit to the community.
- 5) The amended design standards will result in a benefit to the community by enabling greater development of residential, commercial, mixed-use, and industrial uses consistent with state law, which can help to increase the supply of housing units and jobs throughout the community.

D. RECOMMENDATION

Staff Recommendation

The proposal is consistent with the development regulation amendment procedures in NBMC 20.08 and is supported by policies within the Comprehensive Plan. Staff recommends approval of the amendments to the Form Based Code.

Planning Commission Recommendation

Based on the findings above and after consideration of the public comment received at the public hearing, the North Bend Planning Commission recommends **approval** of the proposed amendments to the Form Based Code.

Exhibits:

Exhibit A: Form Based Code Amendments

City of North Bend Form-Based Code



Adopted by Reference in North Bend Municipal Code 18.12

Effective June 16, 2021

Revised June X, 2022



Contents

- Introduction..... 1
 - Figure 1: Map of Form-Based Code Area: 1
 - Purpose and Application 3
- Zone and Regulating Plan..... 4
 - RP.1: Zoning Districts and Overlays 4
- Commercial Core (DC-C): 5
- Mixed-Use (DC-MU):..... 5
 - RP.2: Regulating Plan 6
 - Figure 2: Downtown Commercial Subdistrict Locations 6
 - Figure 3: Larger Scale Regulating Plan Map 7
 - Table RP.1: Zoning District Intent 8
- Development Standards by Subdistrict..... 9
 - DS.1A: Downtown Commercial – Core (DC-C) 11
 - DS.1B: Downtown Commercial – Mixed Use 12
 - DS.2: Downtown Commercial – Allowable Heights 13
 - Figure 4: Maximum Allowable Heights..... 13
 - DS.3: Affordable Housing Provision for Increase to Maximum Size for Residential Units 14
- BS.1: Building Standards 15
 - Table BS.1: Allowed Building Types per Subdistrict..... 15
 - BS.2: Building Type Sheets 16
 - BS.3: Local Historic Building Façade Features and Building Adornments Encouraged..... 24
- FS.1: Frontage Standards 25
 - Table FS. 1: Allowed Frontage Types by Subdistrict 25
- SS.1: Street Standards..... 29
 - Figure 5: Map of street classifications and main thoroughfares 29
 - DC Zone Collector and Local Street Standards* 30
- OS.1: Public Open Space Standards 31
 - Figure 6: City Programmed Public Open Space, Parks, and Plazas..... 32
 - Figure 7: Future Plaza Locations in the DC-C Subdistrict as Parcels Develop 32
 - Table OS.1: Open Space Types Accepted 33

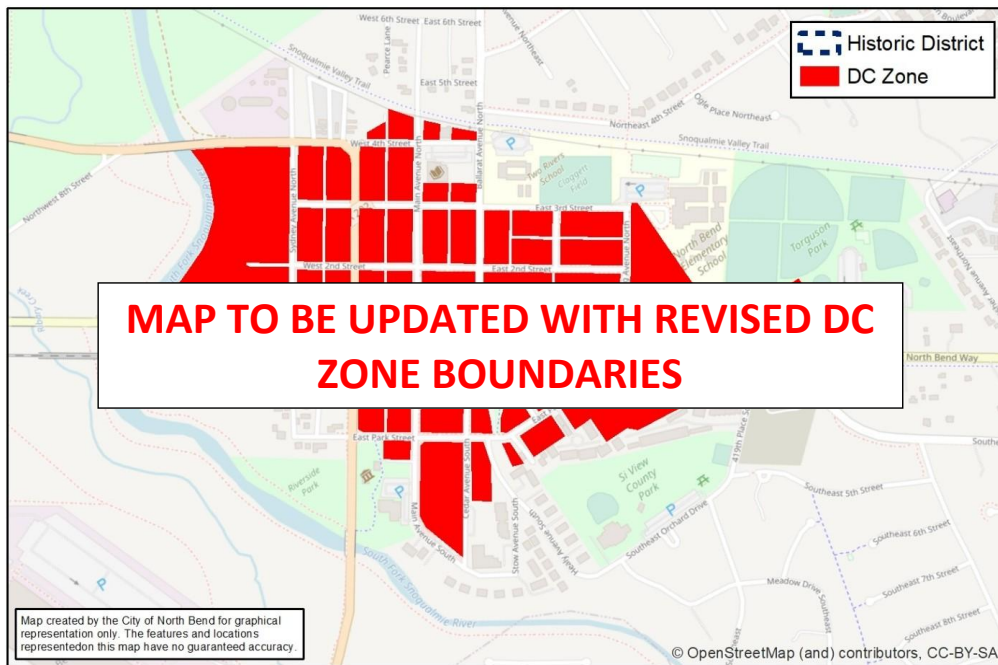
EXHIBIT A

Introduction

North Bend's Form-Based Code (FBC) provides a unified development ordinance to address the desired character of the Downtown Commercial (DC) Zone. The FBC fosters predictable built results and a high-quality public realm by using physical form, rather than separation of uses. The FBC helps ensure that new development is in scale and character with the City's existing downtown area. The FBC is an alternative to zoning with less focus on density and allowable uses, and more focus on building form and relationship to the public spaces (e.g., sidewalks). The primary review focus for City approval is the outside of the building and its relationship with the surroundings, by focusing on building form and transects as summarized below. *Figure 1* shows the area to which the FBC applies, and where historic district considerations must be made if redevelopment occurs.

The goal of the FBC is to further enliven the downtown as a social, cultural and entertainment destination, while increasing the overall supply of more affordable housing options. The regulations and standards in the FBC are presented in both words and clearly drawn diagrams and other visuals to help property owners and the public best understand and implement these provisions.

Figure 1: Map of Form-Based Code Area:



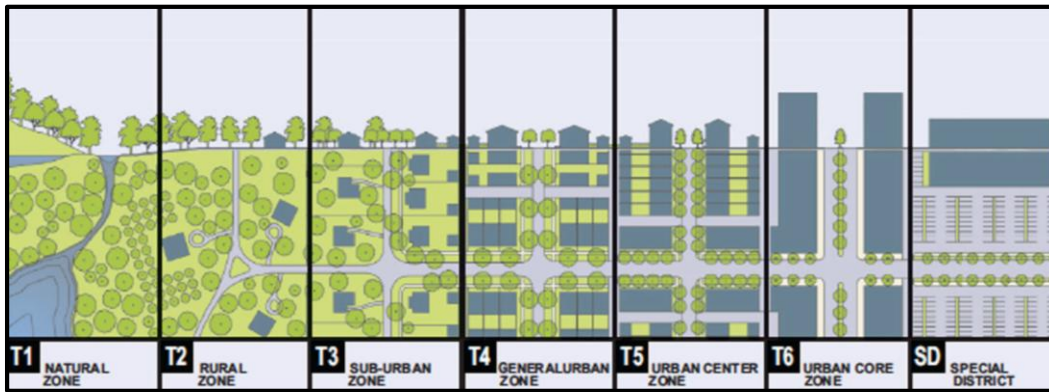
The FBC aims to:

- Explain classifications of different types of buildings to produce more predictable results with better guidance to architects;
- Fit context of both historical core and desired building types of other downtown areas; and
- Provide for pedestrian friendly streets and open space.

EXHIBIT A

Transects provide a framework for coding the elements in the built environment on a scale from rural to urban. The FBC aims to expand choices for projects, instead of using a one-size-fits-all regulation. The use of transects allows for a range of development characters and intensity to fit within the vision of North Bend. The typical range of transects used for the FBC is shown below, which includes seven classifications that progress from natural to urban core zones and include a special district classification.

All possible transects within the FBC:

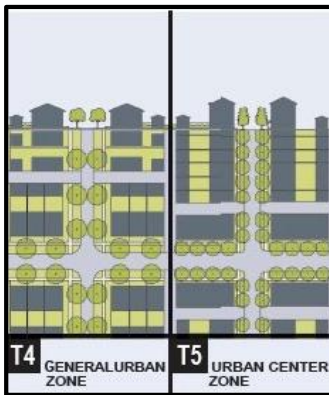


Typical Rural-Urban Transect, with Transect Zone.

Source: Center for Applied Transect Studies, 2008.

This DC Zone focuses on the T4 General Urban Zone and T5 Urban Center Zone, with greatest influence from T5 in the context of infill and redevelopment.

The FBC transects that are most applicable within North Bend's ~~Zone~~Subdistricts:



T-4 General Urban Zone, T-5 Urban Center Zone

Source: Center for Applied Transect Studies, 2008.

T-4 General Urban Zone consists of a mixed use but primarily residential urban fabric. It may have a wide range of building types: single-family, small apartment buildings, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks. The T-4 transect zone generally represents the DC-MU subzone.

T-5 Urban Center Zone consists of higher density mixed use buildings that accommodate retail, offices, rowhouses, and apartments. It has a tight network of streets, with wide sidewalks, steady street tree plantings, and buildings set close to the sidewalks, which are conditions that **currently exist throughout the DC-C subzone.**

Building off the existing urban fabric and valued aesthetics of downtown North Bend is key; thus, two custom transects are implemented, the Downtown Commercial Core ~~SubdistrictsZone~~ (DC-C) and the Downtown Commercial Mixed-Use ~~SubdistrictsZone~~ (DC-MU). These are the two transects created within the current DC ~~Zone~~-subdistricts and are explained in section RP-1.

EXHIBIT A

Purpose and Application

I.1A: Intent of the FBC

It is the intent of the FBC to implement comprehensive plan goals for the Downtown Commercial ~~Neighborhood District~~ and build from the Downtown Master Plan. In support of this intent, the following principles are identified as key to the FBC:

- **Transects** – The transects applying to the FBC, as outlined in the Introduction, were chosen as the most fitting to North Bend’s downtown. These transect zones shall constitute the intent of the FBC regarding the general character of this environment.
- **Downtown Scale** – North Bend’s downtown should be compact, pedestrian-oriented, and mixed use, to create a vibrant community for both residents and businesses, encouraging walkability and the patronage of guests. Building densities shall be provided consistent with North Bend’s existing downtown character, enhancing redevelopment potential. Existing as well as programmed and potential open spaces, including parks, squares, and playgrounds, should be considered in site designs.
- **Block and Building Scale** – Buildings and landscaping should contribute to the physical definition of thoroughfares and civic spaces. Development should adequately accommodate automobiles while respecting the pedestrian and spatial form of public areas. Architecture and landscape design should grow from local climate, history, and building practice, emphasizing mountain views for both building residents and pedestrians, with adequate measures for hazards mitigation, including the floodplain. Buildings should provide their inhabitants with a clear sense of geography and climate through energy efficient methods.
- **Walkability** – North Bend’s downtown should encourage active pedestrian spaces and activity.

I.1B: Relationship to Existing Plans and Standards

The Form Based Code (FBC) builds upon the groundwork of other adopted plans and codes, and is intended to be a complimentary addition. While the FBC is specific to the Downtown Commercial zone, there are other adopted documents that regulate the zone. Below is a summary of the adopted materials that influence the design and development of the downtown core:

- **Comprehensive Plan** – North Bend’s downtown is described in the Land Use Element of the Comprehensive Plan as the mixed-use center of North Bend’s community, where jobs, housing, and services may be readily available to the residents. Redevelopment in this area should be walkable and compact, comprised of buildings of various scales, and preserve adjacent natural areas.
- **Commercial/Mixed-Use/Industrial Design Standards and Guidelines (Design Standards)** - All new development shall comply with North Bend’s ~~Commercial, Mixed-Use and Industrial Design Standards, Design Standards~~ and where appropriate, preserve and restore the historic character of the Downtown Commercial Historic District. There are no Downtown Commercial district-specific standards in the Design Standards, however there are applicable components to the Downtown Commercial zone within Basic Development Standards (Section A) and the Building Form (Section B).
- **Downtown Master Plan** – The FBC should help encourage the elements of the Downtown Master Plan that have yet to be realized but remain in effect.
- **North Bend Zoning Code**: The FBC is adopted as a new North Bend Municipal Code Chapter (“NBMC”) 18.12, referred to as “North Bend Form-Based Code,” or “FBC,” and supersedes previous content related to the DC Zone set forth in NBMC Chapter 18.10. While the FBC supersedes any conflicting standards within the Zoning Code, there are supplementary standards in the Zoning Code that may apply to subject projects, such as but not limited to parking (NBMC 18.16), land use performance standards (NBMC 18.10.050), and signage (NBMC 18.20).

EXHIBIT A

~~Additionally, terms not otherwise defined in the FBC shall be accorded their commonly accepted meanings. In the event of conflicts between such definitions and those of NBMC Title 18 as currently adopted or hereinafter amended, the definitions of the FBC shall take precedence.~~

- **Public Works Standards:** ~~The Public Works Standards regulate the design of infrastructure, utilities, roadways, and other fixtures within the public right-of-way or public easements.~~
- **City Brand** – The FBC and resulting development shall fit the City’s adopted Brand Implementation Guidelines and Brand Statement: “We are a highly livable small town that is the premier outdoor recreation destination in the Puget Sound Region.” Within the adopted branding document are eight spokes that will be enhanced by the FBC, including but not limited to: sustainable managed growth, design standards, affordability, quality basic services including transportation and traffic management, and economic viability.

~~I.1C: Relationship to Existing Municipal Code~~

~~The FBC is adopted as a new North Bend Municipal Code Chapter (“NBMC”) 18.12, referred to as “North Bend Form-Based Code,” or “FBC,” and supersedes previous content related to the DC Zone set forth in NBMC Chapter 18.10, which has been repealed.~~

I.2A: Use of FBC

The FBC is administered by the Mayor, who may delegate to North Bend’s Community and Economic Development Director or others.

I.2B: Applicability to Municipal Code

The FBC applies to all property within North Bend’s Downtown Commercial (DC) Zone, including structures, land uses, and other physical improvements like signs, landscaping, and lighting within the regulated boundaries outlined herein. When used in the FBC, “shall” means when required; “should” means when recommended; and “may” means when optional.

The provisions of the FBC, when in conflict with those of other codes, ordinances, regulations, and standards, shall take precedence, except for NBMC Title 14, Environmental Protection, including but not limited to Chapter 14.12 Floodplain Management, as well as applicable state and federal law. Redevelopment within the Historic District shall involve review by the King County Historic Preservation Program, per interlocal agreement. Capitalized terms used throughout the FBC may be defined in the final chapter titled Definitions. This section contains regulatory language that is integral to the FBC.

~~Terms not otherwise defined in the FBC shall be accorded their commonly accepted meanings. In the event of conflicts between such definitions and those of NBMC Title 18 as currently adopted or hereinafter amended, the definitions of the FBC shall take precedence.~~ The metrics provided in the standards sections are an integral part of the FBC. The diagrams and illustrations that accompany them, however, should be considered guidelines rather than requirements, except for the tables found in Chapter RP of the FBC, compliance with which is required. Where in conflict, numerical metrics shall take precedence over graphic metrics.

Zone and Regulating Plan

RP.1: Zoning Districts and Overlays

RP.1A: Purpose and Establishment of subdistricts within the existing DC Zone

This section establishes the zoning subdistricts of the DC to implement the FBC. Property and Rights-of-Way (ROW) subject to the FBC shall be divided into the following zones and overlays, which shall be applied to all property as shown on *Figure 1*.

EXHIBIT A

RP.1B: ~~Transects~~ Downtown Commercial Subdistricts

The following ~~transects~~ subdistricts are established and apply to property within the boundaries of the current DC Zone, shown spatially in Figure 2.

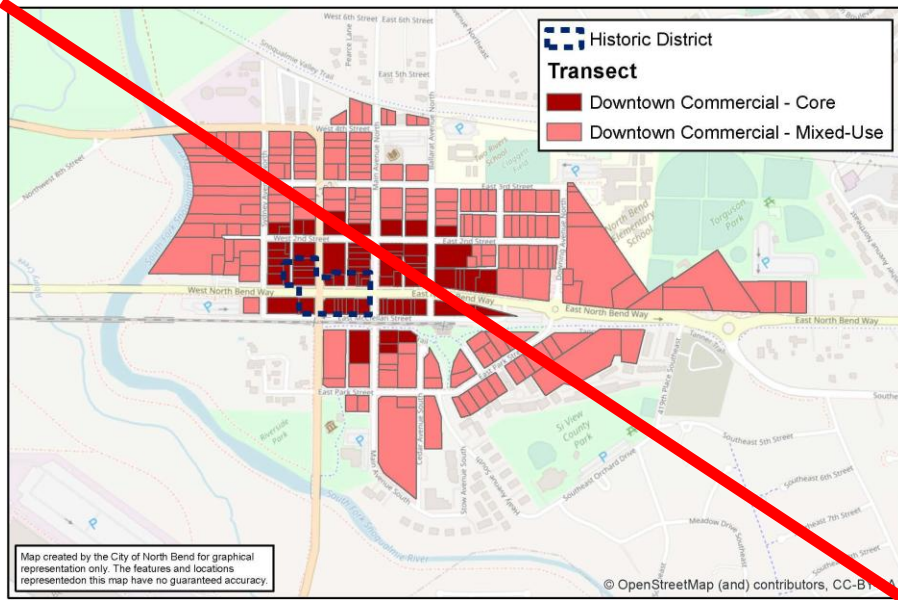
Commercial Core (DC-C):

The DC-C includes building types, styles, materials, and sizes that fit and enhance the current Historic District as shown in Figure 3, below, and shown in Attachment A of Ordinance 1113 (2001) adopted by reference in NBMC 19.24.030. The DC-C measures to maintain mountain viewsheds from street-level and enhance open space for future community events, while promoting redevelopment. The outlook of this zone is to serve as North Bend's cultural center.

Mixed-Use (DC-MU):

The DC-MU allows greater flexibility and diverse buildings fitting North Bend's existing design standards. This area is projected to receive more infill overall and more residential units. Considerations to adjacent residential character should be made to the redevelopment occurring adjacent to residential zones.

Figure 2: Downtown Commercial Transect Locations



RP.1C: Note of Design Standards

All developments outside of the Historic District must meet the then-current City of North Bend Commercial/Mixed-Use/Industrial Design Standards and Guidelines, and specifically the Basic Development Standards ([Section A](#)) and ~~Downtown Core District sections~~ [Building Form \(Section B\)](#).

RP.1D: Note on Floodplain Management

The entire DC Zone is within the Federal Emergency Management Agency ([FEMA](#)) National Flood Insurance Program Special Flood Hazard Area. This means special design considerations must be made regarding regulatory flood heights. More details on floodplain considerations to design can be found in NBMC Chapter 14.12, Floodplain Management. Design

EXHIBIT A

considerations shall be based on what zone exists within the lands being developed, and which height above this base flood elevation is currently required. The latest Federal Emergency Management Agency documentation on mixed-use and multi-family development in the floodplain should be used to define building parameters during the design process.

RP.2: Regulating Plan

RP.2A: Purpose and Establishment of Regulating Plan

This section establishes the Regulating Plan Map, *Figure 3*, 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: building placement; allowed building types; allowed frontage types; building height and size; allowed encroachments into required yards; parking placement and site access; required parking; and allowed land uses.

Figure 2: Downtown Commercial ~~Transect~~ Subdistrict Locations

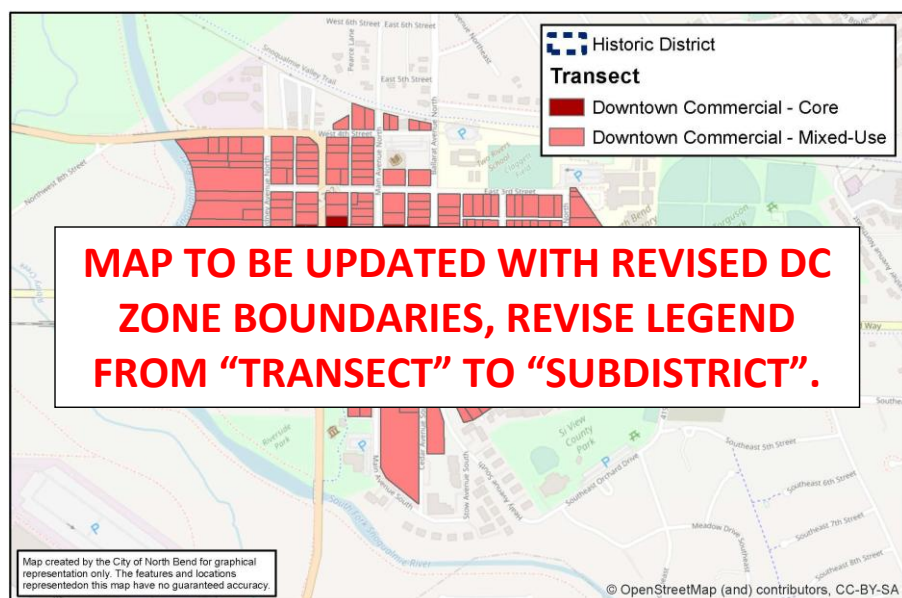


EXHIBIT A

Figure 3: Larger Scale Regulating Plan Map

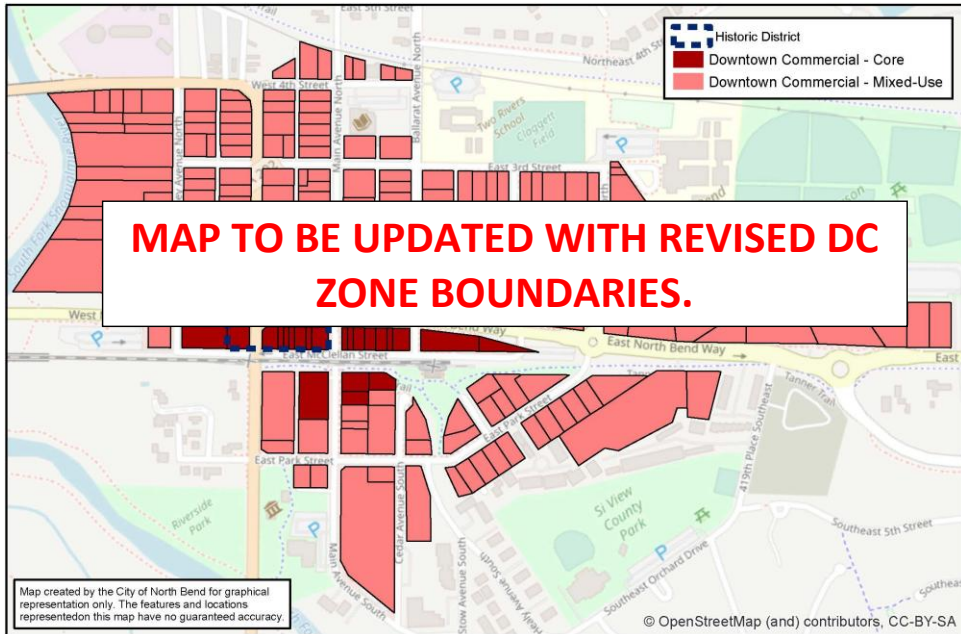




EXHIBIT A

Table RP.1: Zoning District Intent

	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Example Pictures		
Desired Form	New buildings within the DC-C shall meet character of the downtown area and comply the City's Design Standards. Additionally, buildings within the Historic District shall fit the character of the existing historic buildings as determined by King County Historic Preservation. Site design shall add to public realm and enhance this small district as North Bend's cultural center. New buildings shall be similar in scale to existing structures sharing property lines and are not more than 45 feet in height. Balconies and terracing on upper levels shall be used to retain mountain views.	New buildings shall comply with North Bend's design standards, using modern architecture that fits the character of recently constructed buildings within the DC Zone. New buildings shall range from smaller multifamily complexes to mixed-used developments up to 45 feet in height, located at the front of the property line, with active frontages along the ground level. Building mass steps down to 35 feet when adjacent to single story or historic buildings. Balconies and terracing on upper levels shall be used to retain mountain views.
Streetscape and Public Realm Improvements	Active streetscapes shall encourage activity and be inviting to pedestrians. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees should support safe, welcoming and comfortable walking environment.	A range of tree-lined walkable streets should be a result of new development. Commercial frontages such as shopfronts, arcades, or galleries; wide sidewalks; and street trees should encourage interesting, safe, and comfortable walking environment. Residential frontages should consist of yards, porches, stoops, to promote privacy.
Parking	Parking shall consist of on-site spaces located either behind buildings or in structures. On-street public parking spaces may be available for commercial patrons.	Parking shall consist of on-site spaces located either behind buildings or in parking structures. On-street public parking spaces may be available as well.
General Use	Ground-floors of buildings should be occupied by retail, office, service, and other active uses along commercial corridors. Upper floors and back spaces from streetscape should include a wide variety of uses, including office, housing, lodging.	Buildings may be occupied with ground floor retail, office, service, and other active uses. Residential uses on the ground floor should, where permitted off North Bend Way, have frontages ensuring privacy for the units. Units shall be accessed directly from the street, unless determined infeasible due to specific site constraints. Upper floors and back spaces from streetscape should include a wide variety of uses, including office, housing, lodging.

Commented [CH1]: Planning Commission: Do we want to continue to require ground floor commercial/office uses in mixed-use buildings in the DC?

EXHIBIT A

Development Standards by ~~Transect~~Subdistrict

DS.1: Introduction

The ~~subdistrict~~~~transect~~ zone standards are calibrated by means of exemplary existing and intended conditions, through field survey, public input, and recommendation from the Planning Commission and approval by City Council. The purpose is to shape the future public realm of North Bend's downtown core by focusing on the outside portions of development (i.e., that which faces the street). Developments within these ~~transects~~-subdistricts are subject to the other relevant chapters of NBMC Title 18 and Title 19 including but not limited to:

- 18.16 Parking Regulations
- 18.18 Landscaping Regulations
- 18.20 Sign Regulations
- 18.34 Design Standards and Guidelines
- 18.40 Exterior Lighting Standards
- NBMC 19.10.091 through .095 relating to tree retention and protection.

Sketch demonstrating a vision of the DC-C ~~Transect~~Subdistrict redevelopment



Features of note in this DC-C illustration include:

- Enhanced open space that adds to the public realm;
- Building character to enhance and blend in with the current Historic District;
- New buildings of similar scale to existing buildings;

EXHIBIT A

- Substantial glazing;
- Balconies and rooftop patios;
- Housing above commercial/retail storefronts;
- Wide sidewalks and street trees;
- Heavy building bases with detailing that adds interest to the Historic District;
- Canopies and awnings that provide cover and shade;
- Pedestrian oriented signage and building lighting;
- Amenities that add interest to the public realm such as benches, bike racks, potted seasonal plantings.

Sketch demonstrating a vision of the DC-MU ~~Transect~~ Subdistrict redevelopment



Features of note in this DC-MU illustration include:

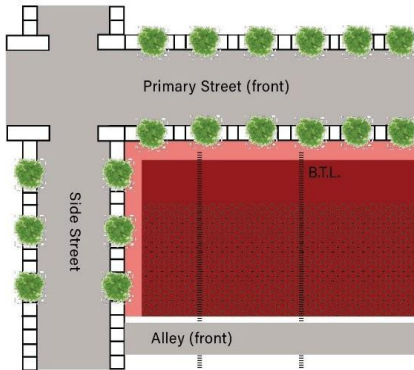
- A mixed use or residential building character that fits into existing neighborhoods and the surrounding built environment;
- Balconies, terraces, and rooftop patios;
- Commercial frontages with wide sidewalks and street trees that add interest to the public realm;
- Comfortable and safe pedestrian walking environment;
- Residential frontages that promote privacy;
- The use of wood products as building materials;
- Large overhangs that provide interest and protection from the elements.

EXHIBIT A

DS.1A: Downtown Commercial – Core (DC-C)



Building Placement



■ Allowed Building Placement ■ Frontage Zone ■ Allowed Parking Placement (at grade)

Setback	Building setback from PL		
	Frontage Zone	Side/Rear	
	Min. (ft)	Max. (ft)	Min. (ft)
Primary street	None	10	None
Side street	None	10	None
Side interior	None	None	
Rear yard with alley	None	None	5
Rear yard without alley	None	None	15

Allowed Frontages (See Table FS.1, page 26)

• Arcade • Gallery • Shopfront

Special Considerations

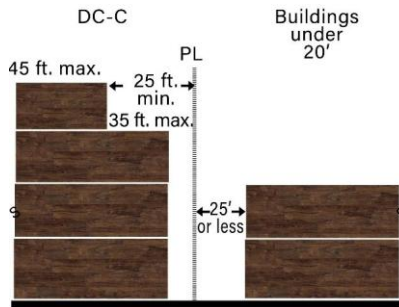
All development reviews within this ~~transact-~~ subdistrict shall fit Historic District character.

No outdoor storage or outdoor vehicular uses is allowed.

Maximum Size for Residential Units

No residential dwelling unit shall be larger than 1,200 square feet. See DS.3 (page 15) for exceptions.

Required Building Step-Backs



Buildings in DC-C shall not exceed 35 feet in height for a depth of 15 feet from the property line when the lot is adjacent to buildings under 20 feet, if the adjacent building is within 25 feet of the property line adjacent to the proposed building. For all street-facing building facades along North Bend Way, each story third level and above shall be stepped back a minimum of 10 feet from the story below.

Interior Ceiling Height

Ground Floor

12-foot minimum, unless there is ground floor residential except for exclusively residential building typologies.

Parking - See parking standards in NBMC Chapter 18.16.

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 may encroach into the required setbacks subject to the following requirements:

	Encroachment		Vertical
	Horizontal Rear	Side	
Arcade, Gallery, Awning	Min. 5' from PL	Not allowed	Min. 8' clear
Balcony Bay Window		Min. 5' from PL	
Eave	Min. 3' from PL	Min. 3' from PL	

Commented [CH2]: Planning Commission: Do we want to maintain a 1,000sf maximum for residential units downtown? Or do the allowed residential unit types already regulate this?

Staff think this regulation has been a barrier for projects in DC and has prevented new housing units from being developed.

Commented [CH3R2]: Would the Commission be amenable to changing the maximum unit size to 1,200sf which is equivalent to a 2-bedroom apartment?

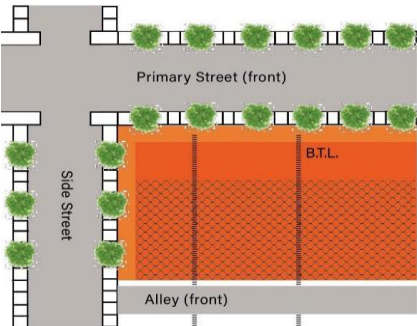
Commented [CH4]: Planning Commission: This standard does not provide more than what is already identified withing the Parking Code (NBMC 18.16). Is there anything architecturally specific we want to see in parking garages? Or can staff defer to NBMC 18.16?

EXHIBIT A

DS.1B: Downtown Commercial – Mixed Use (DC-MU)



Building Placement



Setback	Building setback from PL Frontage Zone Min. (ft)	Max. (ft)	Side/Rear Min. (ft.)
Primary street	0 None	10	None
Side street	0 None	10	None
Side interior	5'	None	
Rear yard with alley	None 5'	None	5
Rear yard without alley	10' None	None	15

Allowed Frontages - (See Table FS.1, page 26)

- Stoop — Lightcourt — Dooryard
- Front Yard — Forecourt — Porch & Fence
- Shopfront — Gallery — Arcade

Maximum Size for Residential Units

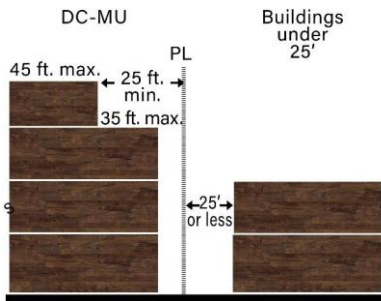
No residential dwelling unit shall be larger than 1,200 square feet, except as provided for in DS.3 herein.

Required Building Step-Backs

Buildings in DC-MU shall not exceed 35 feet in height for a depth of 15 feet from the adjacent building when the lot is located adjacent to buildings that are under 25 feet in height, if the adjacent building is within 25 feet of the property line adjacent to the proposed building. For all street-facing building facades along North Bend Way, each story third level and above shall be stepped back a minimum of 10 feet from the story below.

Interior Ceiling Height

Ground Floor 12-ft min, unless there is ground floor residential except for exclusively residential building typologies.



Parking - See parking standards in NBMC Chapter 18.16.

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		
	Horizontal		Vertical
	Rear	Side	
Balcony Bay Window	Min. 5' from PL	Min. 5' from PL	Min. 8' clear
Eave	Min. 3' from PL	Min. 3' from PL	

Commented [CH7]: Planning Commission: This standard does not provide more than what is already identified with the Parking Code (NBMC 18.16). Is there anything architecturally specific we want to see in parking garages? Or can staff defer to NBMC 18.16?

Commented [CH5]: Planning Commission: Do we want to maintain a 1,000sf maximum for residential units downtown? Or do the allowed residential unit types already regulate this?

Staff think this regulation has been a barrier for projects in DC and has prevented new housing units from being developed.

Commented [CH6R5]: Would the Commission be amenable to changing the maximum unit size to 1,200sf which is equivalent to a 2-bedroom apartment?

EXHIBIT A

DS.2: Downtown Commercial – Allowable Heights

Where the DC-C and DC-MU ~~Transects-subdistricts~~ represent a core and periphery pattern of the downtown aesthetic to maximize historic character, where allowable the building heights are a different spatial pattern to maximize mountain views.

Building heights in the southern portion of the DC Zone are slightly higher than those in the northern and eastern portions. *Figure 4* illustrates the maximum heights allowed per parcel.

Note: Redevelopment of historic buildings must undergo King County Historic Preservation Program review prior to approval to ensure retention of historic character.

Figure 4: Maximum Allowable Heights

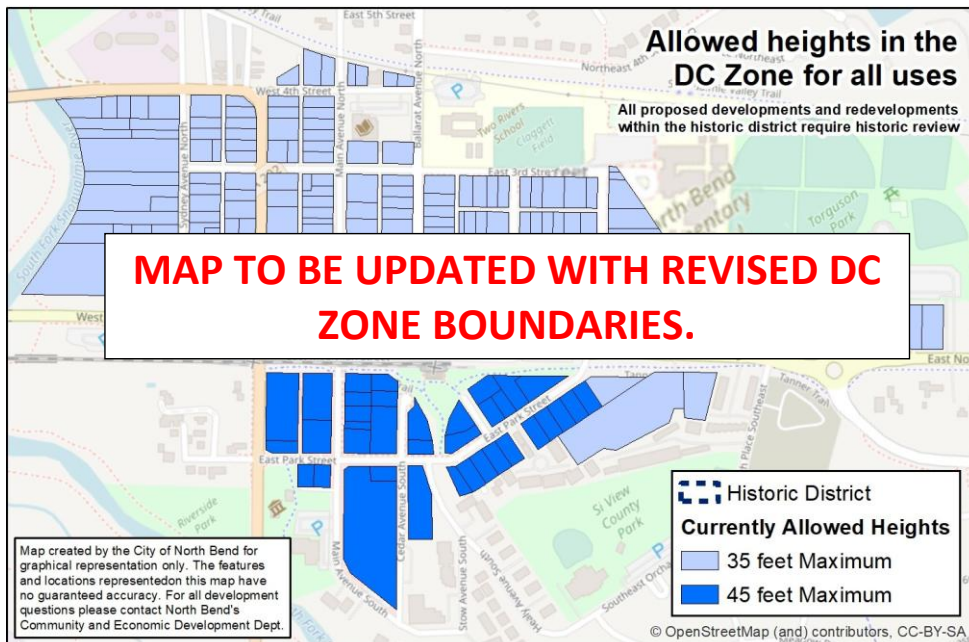


EXHIBIT A

DS.3: Affordable Housing Provision for Increase to Maximum Size for Residential Units

The maximum size for all residential units within a development may be increased if deed restricted affordable housing is a part of the development. Specifically, if a certain percentage of the units are deed restricted to be below the level of cost burden (less than 30% of the income) of the equivalent of a 60% area median family income (AMI), that percentage may be applied to increasing the size of all units. For example, if 10% of units are deed restricted, the maximum square footage of all units may be increased by 10%.

Example Scenario 1:

A proposed development in the DC-C ~~Transect~~ subdistrict is planning to include 20% deed restricted affordable housing. The 1,000 sf maximum area per unit in this ~~subdistrict~~ transect is increased to 1,200 sf ($1,000 \text{ sf} * 1.2$).

Example Scenario 2:

A proposed development in the DC-MU ~~Transect~~ subdistrict is planning to include 30% deed restricted affordable housing. The 1,200 sf maximum area per unit in this ~~transect~~ subdistrict is increased to 1,560 sf ($1,200 \text{ sf} * 1.3$).

To obtain the AMI, please query income limits for the Seattle/Bellevue region on the U.S. Department of Housing and Urban Development website.

Commented [CH8]: Planning Commission: Do we feel that this regulation has been successful and resulted in additional residential units and affordable units?

Do we want to consider alternative options to include affordable units?

Commented [MM9]: Note to update these sections based on revised maximum residential unit sizes, following Planning Commission recommendation.

EXHIBIT A

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 the DC Zone as it pertains to building form, physical character, land use, and quality.

BS.1B: Applicability

All buildings and lots within the DC Zone shall be governed by the FBC. All buildings are required to comply with NBMC Title 15, Building and Construction, which adopts by reference the International Building and Fire Codes, and the design standards of NBMC Chapter 18.34.

BS.1C: Allowable Uses

The DC Zone is open to residential, commercial, office-related, public, and quasi-public, and light industrial uses that can be contained within and cause no public nuisance outside of existing buildings or proposed development. Uses prohibited in all zoning districts as set forth in NBMC 18.10.030, in addition to new single-family residential units, outdoor storage or outdoor vehicle sales are specifically prohibited in the DC Zone, continue to be prohibited. Nuisances as set forth in NBMC ~~Chapter~~ 8.08 are prohibited, including hazardous materials and uses that produce noises above what lawful as set forth in NBMC ~~Chapter~~ 8.26.

Each proposed building or existing building modification may be designed as one of the building types allowed for the ~~transect-subdistrict~~ applicable to the site as identified in ~~the table~~ Table BS.1 below. Other building types are possible and shall meet North Bend's Design Standards. Redevelopment of buildings within the Historic District are subject to a King County Historic Preservation Program review.

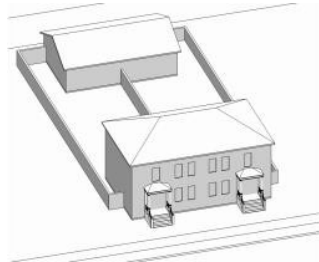
Table BS.1: Allowed Building Types per ~~Transect~~Subdistrict

Building Type	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Multiplex		X
Cottages & Bungalow Court Apartment		X
Row House		X
Live-Work	X (prohibited along arterial streets)	X
Court	X (with ground floor commercial only; ground floor commercial required along arterials)	X
Hybrid	X	X
Liner Building	X	X
Flex Building	X	X

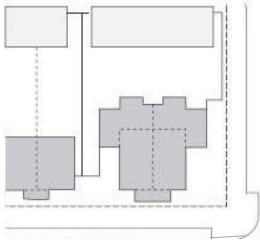
EXHIBIT A

BS.2: Building Type Sheets

BS.2.A Duplex and Multiplex



Illustrative Axonometric Diagram



Illustrative Plan Diagram



Illustrative Photos of Multiplex



- 1) **Description** A Duplex or Multiplex Building Type is a medium-sized structure that consists of side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front. The Duplex and Multiplex Building Type has the appearance of a large-sized family home. While a Duplex is appropriate for a low or medium density neighborhood, the Multiplex ~~and~~ is appropriately scaled to fit well within medium-density neighborhoods. These ~~is~~ building types are ~~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.
- 45) **Private Open Space** Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.
- 56) **Building Size & Massing** Length along frontage: Duplex: 36-ft max.
Length alongside yard: Multiplex: 50-ft max.
80-ft max.

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

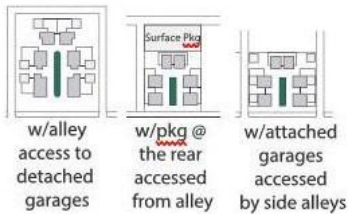


EXHIBIT A

BS.2.B Cottages and Bungalow Court Apartment



Illustrative Axonometric Diagram



Illustrative Plan Diagram

Illustrative Photos of Cottage



- 1) Description** A Cottage Building Type is a group of ~~six~~ **three** or more single dwellings arranged ~~in a linear manner along either side of~~ surrounding a common green space. Having the same right-of-way width as a narrow neighborhood street, the Cottage Type (in contrast to the Bungalow Court Type) must connect two parallel streets. Pedestrian access to the building entrances are accessed from the common green and/or primary street. Cottages ~~are prohibited on corner lots on corner lots shall be accessed from the lower traffic volume public right-of-way (exempt for alleyways).~~

A Bungalow Court Building Type: A group of four 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.

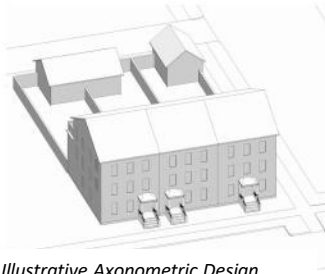
- 2) Pedestrian Access** Main entrance location: Common courtyard
- 3) Frontages** Porch Stoop
Dooryard
- | | | | |
|------------------------------|-----------------|-----------------|--------------------------------------|
| 4) Private Open Space | Width 8-ft min. | Depth 8-ft min. | Area 100-square ft min. |
| 5) Common Courtyard | Width | Depth | 20-ft min. clear
50-ft min. clear |

Also see MDR housing standards in NBMC Chapter 18.11.

Illustrative Photos of Bungalow Court



BS.2.C Row House



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photos of Row Houses



- 1) **Description** A Row House Building Type is a small- to medium-sized building comprised of three or more attached dwelling units arrayed 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. 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 adjacent to the edge of the DC zone near single-family residential uses.~~ 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.~~
Garages must be located and accessed from the rear of the lot.

- 5) **Private Open Space** Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

- 6) **Building Size & Massing** Width per rowhouse: 18-ft min. 36-ft max.

The front elevation and massing of each Row House building may be either symmetrical or asymmetrical, repetitive or unique in disposition, as long as the delineation of each individual unit is evident. The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

Also see MDR housing standards in NBMC Chapter 18.11.

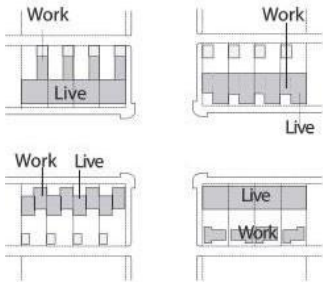


EXHIBIT A

BS.2.D Live-Work



Illustrative Axonometric Design



Illustrative Plan Diagram

- 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 workspace 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: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.
- 5) **Building Size & Massing** Width per unit: 18-ft min. 36-ft min.

The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

Illustrative Photos of Live-Work

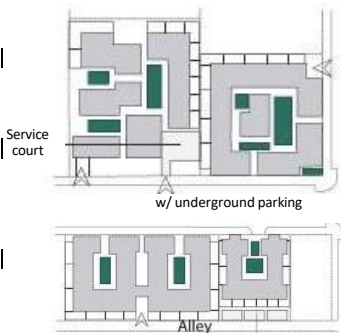


EXHIBIT A

BS.2.E Court



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photos 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 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 an alley, via a driveway, 12-ft wide maximum, located as close to side yard property line as possible.
- 5) **Private Open Space**

<u>Width:</u>	<u>Depth:</u>	<u>Area:</u>
8-ft min.	8-ft min.	100-square ft min.

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

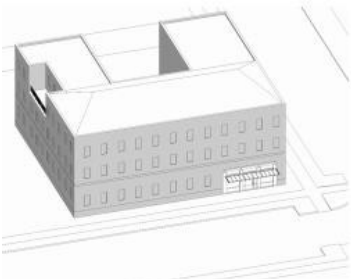
<u>Recommended width/depth/height ratio:</u>	1:1 approx.
<u>Width and depth:</u>	20-ft min.
- 7) **Building Size & Massing**

<u>Length along frontage:</u>	200-ft min.
<u>Length alongside yard:</u>	140-ft max.

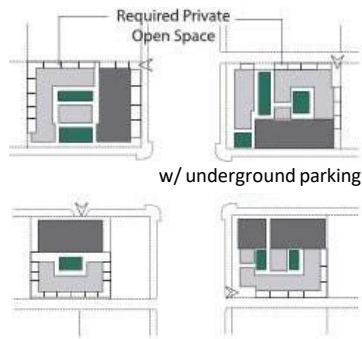
The footprint area of an accessory structure may not exceed the footprint area of the principal structure.

EXHIBIT A

BS.2.F Hybrid Court



Illustrative Axonometric Design



Illustrative Plan Diagram



Illustrative Photo of 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 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 may be through interior access points.

For other units, access is directly from a common courtyard or through stairs serving up to three 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.~~

45) Private Open Space Width: 8-ft min. Depth: 8-ft min. Area: 100-square ft min.

This open space is exclusive of the courtyard and may be located in a side or rear yard.

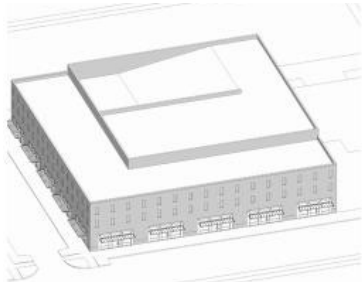
56) Common Courtyard Recommended width/depth/height ratio: 1:1 approximate

Width and depth: 20-ft min.

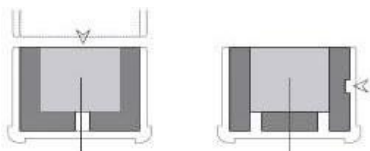
67) Building Size & Massing Width per unit: 18-ft min.
36-ft min.

EXHIBIT A

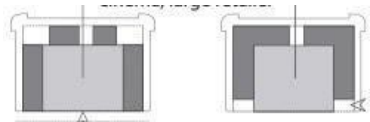
BS.2.G Liner



Illustrative Axonometric Design



Surface parking, parking garage, cinema, large retailer



Rear alley access to parking

Parking access from side street

Illustrative Plan Diagram

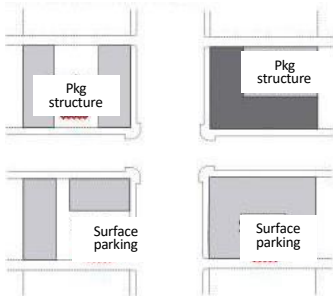
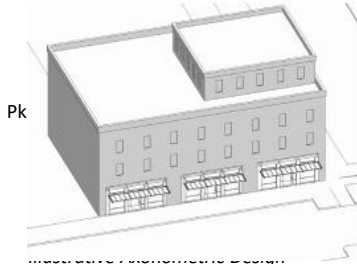
- 1) **Description** A Liner Building Type conceals a garage, or other large-scale faceless building such as a movie theater, or “big box” store designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors configured for retail, service, office, and/or residential uses. The access corridor, if applicable, is included in the minimum depth.
- 2) **Lot Size** Width: 300-ft max.
Depth: 120-ft max.
- 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 five feet in each direction.
- 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 approx.
Width and depth: 20-ft min.
- 8) **Building Size & Massing** Length along frontage: 300-ft max.
Length over 180 ft must provide massing break

Illustrative Photos of Liner



EXHIBIT A

BS.2.H Flex Building



Illustrative Plan Diagram



Illustrative Photos of Flex Buildings



- 1) **Description** A Flex Building Type is 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. Second floor units may be directly accessed from the street through stairs; upper floors are accessed through a street level lobby.
- 2) **Lot Size**

Width: 300-ft max.

Depth: 120-ft max.
- 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 five feet in each direction.
- 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 approx.

Width and depth: 20-ft min.
- 8) **Building Size & Massing**

Length along frontage: 300-ft max.

Length over 120 ft must provide massing break

EXHIBIT A

BS.3: Local Historic Building Façade Features and Building Adornments Encouraged



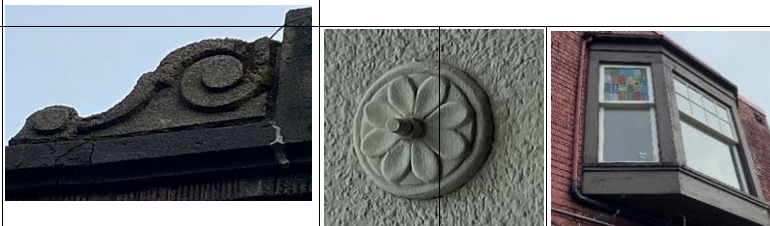
<p>Sunset Garage (201 W North Bend Wy): Built in the 1920s, portions of the Sunset Garage were restored in 2019, resulting in a 2019 Spellman Award for Historic Preservation.</p>	
<p>McGrath Building (101 W North Bend Wy): Built in 1922, The McGrath building was added to the National Register of Historic Places in 2002.</p>	
<p>Other Architectural Features Found in the Downtown Core of North Bend</p>	

EXHIBIT A

FS.1: Frontage Standards

FS.1A: Purpose

Frontages are the components of a building that bridge the building's transition and interface to the public realm, whether it is the side of a building, patio, or yard. The standards for allowed frontage types set forth in this section are intended to ensure proposed developments are consistent with the City's goals for building form as it relates to the public realm and desired use.

FS.1B: Applicability

Frontage standards work in combination with the development and building standards set forth throughout the FBC, and are applicable to private frontages abutting public lands, such as right-of-way and designated open space. Frontages are not limited to the below list, but all must meet North Bend's Design Standards.

Sketch demonstrating the components of a commercial frontage



Table FS. 1: Allowed Frontage Types by ~~Transect~~Subdistrict

Frontage Types*	Downtown Commercial – Core (DC-C)	Downtown Commercial – Mixed-Use (DC-MU)
Front Yard		X
Porch & Fence		X
Dooryard (Terrace)	X	X
Stoop		X
Forecourt	X	X
Shopfront	X	X
Gallery	X	X
Arcade	X	X
Lightcourt		X

*Note: all commercial buildings must have frontages that are compliant with the American Disabilities Act.

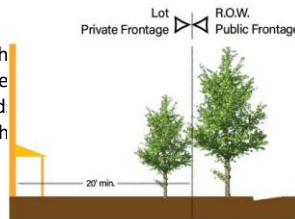
EXHIBIT A

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 created 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-ft

Design Standards The front yard created 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 creates the first impression of a home and therefore should be carefully landscaped, preferably with drought-resistant plants.

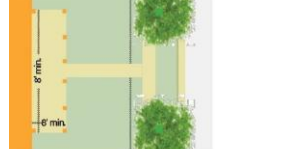
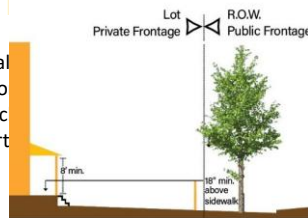


Porch & Fence

Description This type of frontage 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-ft min.
Depth: 8-ft min.
Height: 8-ft min.
Pathway: 3-ft wide min.
 Finished level above sidewalk: 18-inch min.

Design Standards Projecting porches must be open on three sides and have a roof.

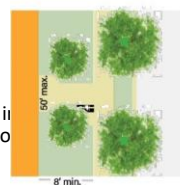
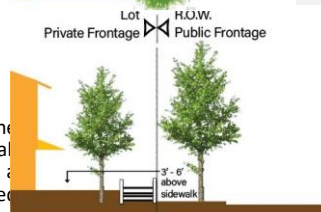


Dooryard (Terrace)

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 the R.O.W. The dooryard may be raised, sunken, or at grade and is intended for ground-floor residential.

Size Width: 8-ft min.
Length: 50-ft max.
Pathway: 3-ft min.
Finished level above sidewalk: 3'-6" max

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.



Captions Left to Right:

Illustrative Photo of Dooryard (Terrace)

Illustrative Photo of Front Yard

Illustrative Photo of Porch and Fence

EXHIBIT A

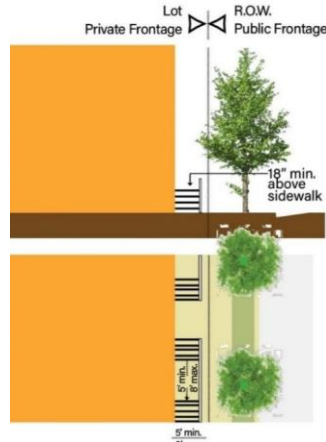
Stoop

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-ft min.; 8-ft max. Finished level above sidewalk: 18-in min.

Design Standards

- 1) Stairs may be perpendicular or parallel to the building arcade.
- 2) Lamps shall be parallel to façade or along the side of the building.
- 3) Entry doors are encouraged to be covered or recessed to provide shelter from the elements.

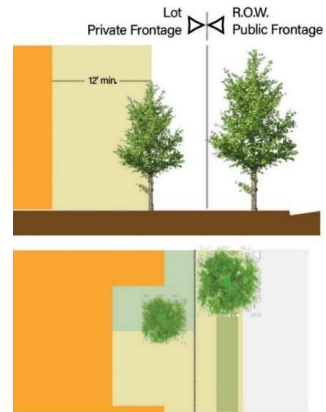


Forecourt

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 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-ft min. Ratio, height to width: 2:1 max.

Design Standards The proportions and orientation of these spaces should be carefully considered for solar orientation and user comfort.



Illustrative Photo of Stoop



Illustrative Photo of Forecourt

EXHIBIT A

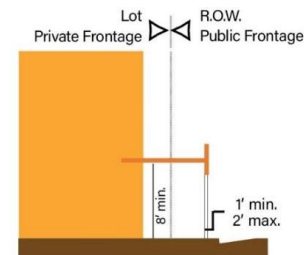
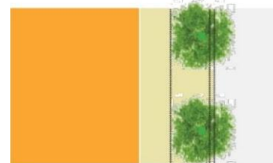
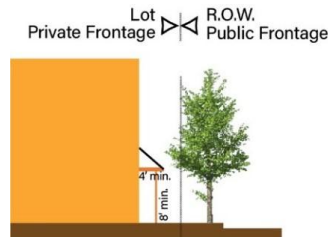
Shopfront

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-ft min.
Height, clear: 8-ft max.

- 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-ft min.
Ground floor height: 12-ft min.
Setback from curb: 1-ft min.; 2-ft max.



Illustrative Photo of Shopfront



Illustrative Photo of Shopfront



Illustrative Photo of Gallery

SS.1: Street Standards

SS.1A: Purpose

This section is to ensure that all proposed developments within the DC Zone are designed in accordance with the City's adopted Public Works Standards, and any approved complete streets design efforts in the future. The City's Public Works Standards do not currently specify differences between Local and Collector streets within North Bend's DC Zone and other areas throughout the City. This section is therefore an extension of those standards.

The Right-Of-Way (ROW) sections of the DC Zone shall support the intended physical character, land use activity, and quality of the neighborhood. These streets should contribute to the look, feel, and experience of the DC Zone, in addition to providing efficient and safe movement of people, goods and services.

SS.1B: Applicability

This section describes the unified standard for Local and Collector street segments within the DC Zone. The standard is the same throughout the zone, without differences between the two ~~transsects~~ subdistricts. Additional street assemblies can be integrated into this section when approved by the City.

Figure 5: Map of street classifications and main thoroughfares

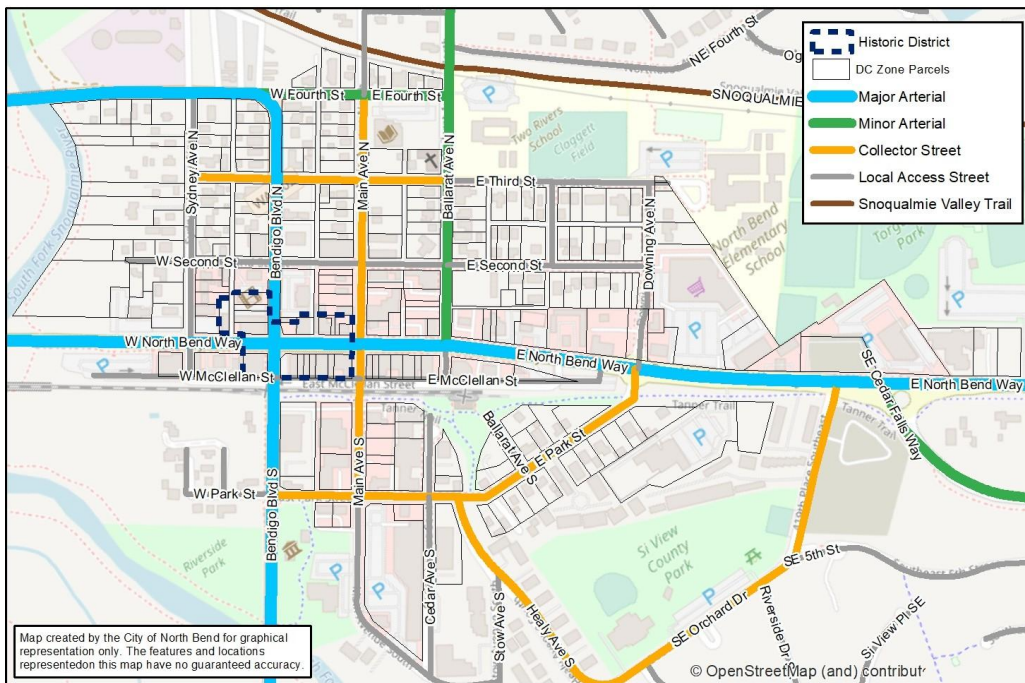


EXHIBIT A

SS.1C: Design Objectives

As the interface between private development and public space, streets are an important element of the DC Zone. The goals of this portion of future development include:

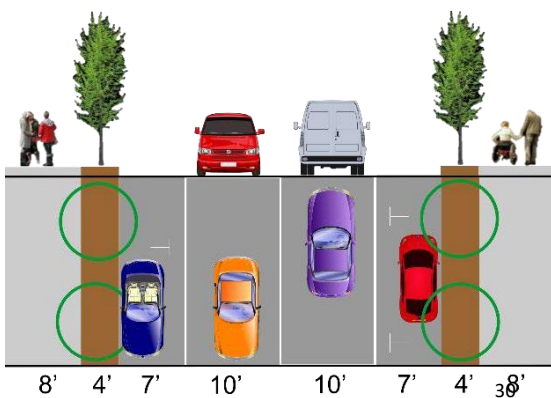
- Function - ensuring access for both patrons and delivery and support for businesses through effective use of curb space and upgrading/undergrounding utilities.
- Mobility - walkability for residents and visitors, as well as reliable movement for support services.
- Livability - enabling the public realm to support a community that works for both businesses and residents, with space for community activities.

All 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.

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. If the pavement width is larger than the width range shown below (27 – 34 ft), angle parking can be used in lieu of parallel parking on one or both lanes. All final designs must be approved by the Public Works Director.

DC Zone Collector and Local Street Standards*

DC Zone Collector Local Streets			
Assembly		Transportation Way	
Type	Feeder with parking	Vehicle Lanes	2 lanes; 1 lane each direction
Right-of-way	51 – 58 ft	Lane Width	10 ft
Pavement	27 – 34 ft	Parking Lanes	Parallel; one or both sides, unless available ROW is larger than standard, where angle parking may be used
Public Frontage		Movement Type	Slow
Curb Type	Vertical curb; 10 ft radius	Median Width	NA
Walkway Width	12 ft with 4-ft tree wells and contrasting pavement strips	Median Planting	NA
		Median Surface	NA
Walkway Surface	Concrete and pavers	Target Speed	20 mph
Planter	Shade trees limbed for visibility and pedestrian access	Bicycle Provisions	Marked sharrows
		Transit	No transit



*The exception to this section is Park Street from Healy Avenue S to North Bend Way shown on Table 4.4 (pg. 4-11) of North Bend's Public Works Standards.

OS.1: Public Open Space Standards

OS.1A: Purpose

The purpose of this section is to provide a catalog of pre-approved public open space types and planned open space improvements within the DC Zone, to enhance the public realm and non-motorized transportation within this area.

OS.1B: Applicability

This section describes the guidelines for development of public open spaces in the DC Zone. The standards shall apply to all proposed development within the DC Zone and shall be considered in combination with the other zone standards. Additional 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 placemaking. Their standards must be considered alongside building form, building types, frontage types, and thoroughfares in creating urban environments.

OS.1D: Open Space Requirements

All proposed developments including a corner within the DC-C ~~subdistrict~~~~Transect~~ but outside of the designated Historic District shall have a plaza created at such corner. Plaza requirements for these corners can be found in NBMC 18.34.070 City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines, specifically section A-4A (page 13).

Each proposed development that involves at least two acres, requires a minimum five percent of the net land area to be dedicated as park or open space. The required open space shall be designed in compliance with the applicable requirements from *Table OS.1*, or commensurately enhance the open spaces shown in Map OS.1, as determined by the Community and Economic Development Director. All proposed developments comprising less than two acres shall comply with the provisions set forth in NBMC Chapter 17.25, Residential Recreation and Common Space Requirements. Specifically, refer to NBMC 17.25.040 for multi-family developments, and NBMC 17.25.050 for mixed-use developments with residential components. Parks must contain the minimum components described in NBMC 17.25.060.

Proposed developments that require the creation of public open space shall be required to develop the green, square, plaza or playground open space type in accordance with the applicable design concept shown in Table OS.1. If a proposed development applicant intends to submit an application to the City, and an urban design concept has not been prepared and adopted in the FBC for the applicable open space type and location specified in the Regulating Plan Diagram, the applicant shall 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.

Per NBMC 18.34.070, City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines standard for plazas in the Downtown Core District, a plaza shall be created on the northeast corner of Main Ave and North Bend Way when this parcel is redeveloped. ~~Please refer to Section A- Downtown Core District, A-4 Plazas (page 32) of the City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines for more details.~~

Each proposed development application that is adjacent to a public open space, as indicated in *Figure 6* below, shall create site designs oriented to these open spaces, where the facades of buildings that face these spaces provide a greater level of articulation than may be typical to the rear or side of a building.

EXHIBIT A

Figure 6: City Programmed Public Open Space, Parks, and Plazas

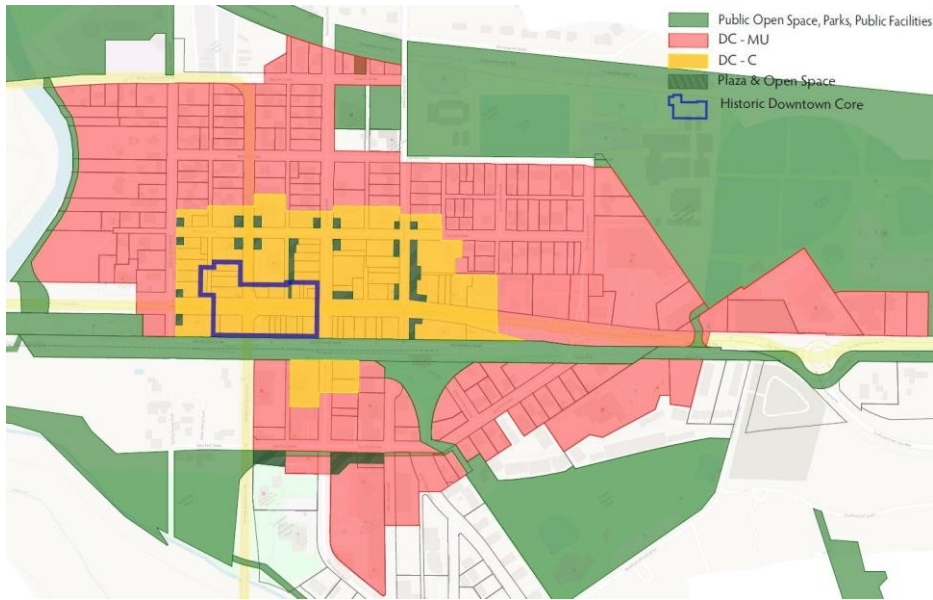


Figure 7: Future Plaza Locations in the DC-C ~~Transect~~ Subdistrict as Parcels Develop

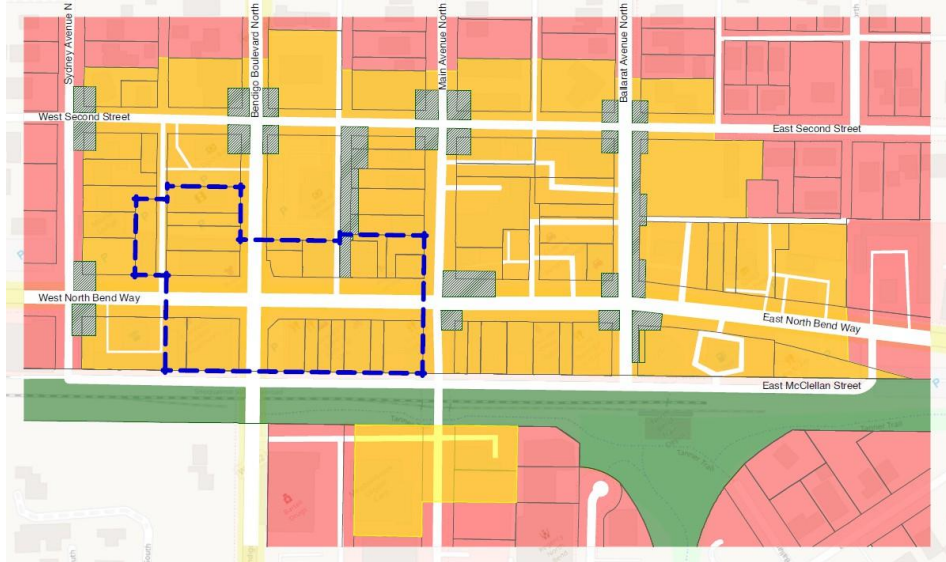
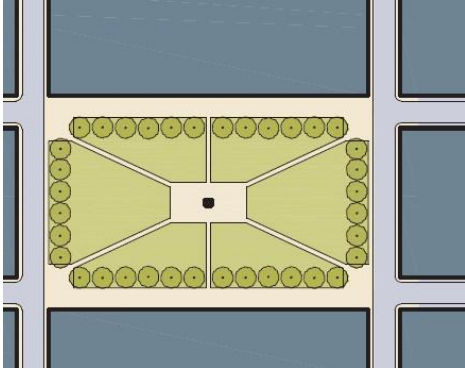


EXHIBIT A

Table OS.1: Open Space Types Accepted

Square

An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be five acres.



Scalable Examples:

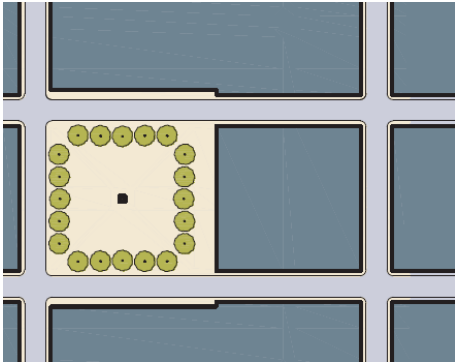


EXHIBIT A

Plaza

An open space available for civic purposes and commercial activities. A plaza shall be spatially defined by building frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas should be located at the intersection of important streets. For greater detail on plaza requirements please refer to Section [A.2C \(Streetscape Amenities\)](#), [A.3A \(Plazas, Courtyards, and Seating Areas\)](#), [A.5a \(Plazas, Courtyards and Seating Areas\)-Downtown Core District](#), [A.4 Plazas \(page 32\)](#) of the City of North Bend Commercial/Mixed Use/Industrial Design Standards and Guidelines for more details.

Additionally, for redevelopment of the northeast corner of Main Ave and North Bend way, a minimum 600sf plaza shall be provided in a south facing location. The City will waive parking requirements for the first 10,000sf of a building area to accommodate the space required for the plaza. At a minimum, the plaza shall include features as noted in the above referenced sections to the Commercial/Mixed-Use/Industrial Design Standards and Guidelines. Additional amenities such as public art or gathering features are encouraged. Buildings located adjacent to the plaza shall contain entrances that open to the plaza.



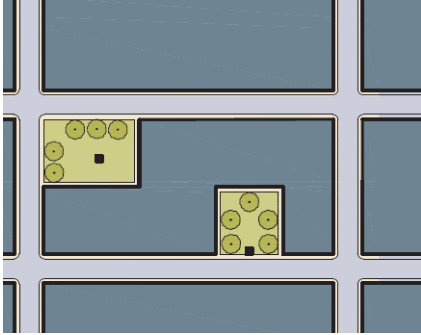
Scalable Examples:



EXHIBIT A

Playground

An open space designed and equipped for the recreation of children. Playgrounds shall be interspersed within primarily residential areas and may be placed within a block. Playgrounds may be included within larger parks and open spaces. There shall be no minimum or maximum size. For more detail on playground requirements please refer to NBMC 17.25.060.



Acceptable Playground Examples & Features:



Master Planning Provision for Large Parcels

The owner of a parcel or abutting parcels totaling over two acres or more of contiguous lots within the DC Zone may apply to prepare a subarea plan. In consultation with the Community and Economic Development Director, a subarea plan may assign new transect zones, open spaces, thoroughfare designs, and building designs, provided public works approvals are granted and appropriate transitions to abutting areas are provided. The subarea plan must complete a public process including public notification of a Planning Commission recommendation, and City Council approval.