



FAYETTEVILLE CITY COUNCIL

Edward J. Johnson, Jr. Mayor
Scott Stacy, Mayor Pro Tem
Kathaleen Brewer
Paul C. Oddo, Jr.
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James B. Williams

STAFF

Ray Gibson, City Manager
Anne Barksdale, City Clerk

MEETING LOCATION

Fayetteville City Hall
Council Chambers
240 South Glynn Street
Fayetteville, Ga. 30214

**MEETING TIME
EACH MONTH**

Regular Session
1st & 3rd Thursday –
6:00pm

MAYOR AND COUNCIL OFFICE

Fayetteville City Hall
240 South Glynn Street
Fayetteville, Ga. 30214

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Agenda
Fayetteville City Council Called
Meeting
October 27, 2016
6:00 P.M.

Call to Order

Opening Prayer

The Pledge of Allegiance to the Flag

Approval of Agenda

PUBLIC HEARINGS:

1. Consider Approval of Pinewood Amended Development Agreement:
Presented by Collaborative Firm Consultant Jahnee Prince



CITY OF FAYETTEVILLE

INTEROFFICE MEMORANDUM

TO: Mayor and Council

VIA: Ray Gibson, City Manager

CC: Anne Barksdale, City Clerk

FROM: Jahnee Prince AICP, Director of Community Development

DATE: October 14, 2016

SUBJECT: Amendment the Development Agreement for Pinewood Forrest / PCD Zoning of Property Located at 431 Veterans Parkway, Parcel #0528011 at Veterans Parkway & Hood Road, and 1065 Hood Road.

Project Information

The applicant is seeking an amendment to the development agreement /current PCD zoning for three parcels totaling approximately 135 acres near the intersection of Veterans Parkway and Hood Road. These three parcels were annexed into the City in 2013 and approved for a mixed -use development under a master plan submitted at that time which included street networks and architectural imagery. The applicant is now seeking to update the development agreement to change the name of the LLC (property owner) from Pinewood Atlanta Holdings to LLC Pinewood Forrest, LLC and more thoroughly address several facets of the site's development including more detail on street cross sections and stormwater facilities. City staff has also added several changes to the development agreement including clarification of sidewalk standards, and adding two appendices referencing the Smart Code transect and fire protection related items.

The proposed development is planned to create a walkable community, connected to the studio, and hospital through the proposed multi-use path system, with primary access off of Veterans Parkway. The conceptual plans to be developed over multiple phases (of the entire master plan) include 600 single family homes, 600 multi-family units, 100 townhomes, 2 hotels, a mix of office and retail space, several pocket parks, and a chapel. The preliminary plat for the first phase of residential development has recently been submitted for the Planning and Zoning Commission's review.

Staff Recommendation

Updating the development agreement is changing the site's zoning. When considering a PCD rezoning request, staff looks at the following.

The PCD zone provides the following guidance for this type of project. Sec. 94-172 (1)e.1. of the City's Zoning Ordinance states: "Objectives. To carry out the purpose of this section, a PCD district must provide the following, as appropriate:

1. A range in the types of residential environment, including types of housing, and community facilities/recreation activities available."

Pinewood Forrest will begin Phase 1 primarily with single family detached homes and continue to add to the types of available housing with the addition of apartments, townhomes and multi-family mixed use units as the market develops for these uses.

The proposed changes to the development agreement are consistent with the intent of the PCD zoning district. Staff recommends approval of the proposed changes to the Pinewood Forrest Development Agreement/ PCD zoning.

PUBLIC NOTICE
City Council Called Meeting

The Mayor and Council of the City of Fayetteville will hold a public hearing on Thursday, October 27, 2016 at 6:00 p.m. at Fayetteville City Hall, 240 South Glynn Street, Fayetteville, GA 30214.

The purpose of this hearing is to consider text amendments to The Pinewood Forrest development agreement pertaining to fire protection, streets, storm water management, and approved construction materials.

Per (Section 2.13(b)) of the City ordinance, the full text of the proposed ordinance shall be available at City Hall for public inspection at the City Clerk's office during regular business hours of 8:00 AM and 5:00 PM, Monday through Friday.

Please advertise October 12, 2016 and October 19, 2016

Residential Building Setback Requirements

Property Line Borders:	Building Setback^{1,4,5} (From Property Line)
Residential Roadway ²	0'
Alley ³	15' from centerline
Adjacent Lot (shared lot line)	6'
Open Space/Common Area	
Along Frontage	0'
Along Side	0'

Notes:

¹ Setbacks shown herein shall apply unless specifically shown otherwise and approved on preliminary plat.

² Corner lots shall have 10' setback along both roadways.

³ Alley considered to be at rear of lot in all cases.

⁴ All townhome lots may have 0' setbacks on all sides.

⁵ Encroachments allowable for architectural features such as chimneys, bay windows, cornices, brows, etc.

PINEWOOD FORREST

DEVELOPMENT AGREEMENT

ACCEPTED JULY 9, 2015

PROPOSED REVISION October 10, 2016

This Development Agreement (“Agreement”) is entered into by ~~Pinewood Atlanta Holdings, LLC~~ Pinewood Forrest, LLC and its agents, successors and assigns (“Developer”) and the City of Fayetteville, Georgia (“City”) to provide for the orderly development of the property more particularly described as Exhibit “A” which is incorporated herein by express reference (“Property”).

It is the intent of this Agreement to finalize the terms of rezoning and all conditions to which the parties have agreed.

1. Developer agrees that the restrictions and conditions contained herein are binding on itself, its successors-in-title to the real property, and other entities by which the property owner shall be known, all assigns, successors-in-interest to the development, and any entity taking possession of this development.
2. Developer agrees that nothing contained in this Agreement shall obviate the requirement that Developer shall comply with all City ordinances, building codes, and development standards. Any plans submitted by the Developer shall be submitted to the City in accordance with the City’s established plan review process under the terms of applicable city ordinances, unless otherwise modified as per the restrictions and conditions of the approved zoning and this agreement.
3. Developer agrees to include the restrictions and covenants contained herein on any and all deeds the Developer signs to transfer said property or otherwise to reference this deed restriction on any forms of conveyance. If Developer fails to include said restrictions and covenants, the City shall have the option to file said restrictions and covenants in the chain of title of said property so the restrictions and covenants will run with the land.
4. All Parties agree that this Agreement is entered into voluntarily.
5. The conceptual plan submitted as a part of the rezoning request is illustrative only. It is understood the general layout of the proposed buildings, roads, parking areas and amenities may change once final engineering documents are prepared.
6. The Property will be developed in phases, with development plans provided for each phase.
 - a. A first phase will begin with development plans in the summer of ~~2015~~ 2016 for an area of approximately 55 acres on the Southern portion of the property to include a mix of residential and mixed uses.

- b. Future phases will progress based on market demands and are estimated to be built out by ~~2022~~ 2026.
7. The Property is a 234.147 Acre site designed to be a Mixed-use Development, comprising of Retail/Commercial, Office/ Commercial, Restaurants, Hotels, Multi-Family Buildings including live/work and stacked flats over retail, Townhomes, and Single Family homes of various sizes. Amenities will include Parks, Green Spaces and Ponds, Recreational Center, Community Center, Chapel, walking trails, boardwalks, and woods. The more dense and retail oriented development is designed to be closest to Veterans Parkway, which will have a 50' setback, and is designated to be a T5 zone in accordance with the Smart Code Development. More towards the East of the site, mixed-use and multi- family along with smaller retail activities are planned as part of the T4 zone. T3 zone, towards the east of the site will be comprised of single family lots of varying sizes. The Smart Code Transect Zone Descriptions are found in Appendix A of this document.
 8. The main entry points will be from Veterans Parkway. Secondary entry points will be from Hood Road.
 9. All Roadways and sidewalks within the property shall be private, with construction and maintenance by a common property owners association.
 10. Utilities will be connected to the Fayette County Water System, and the City of Fayetteville Sewer System. Storm water shall be designed to City and State of Georgia Standards. All Electric, Telephone, Internet and Gas utilities will be underground. Necessary easements shall be provided to each utility for access and maintenance.
 11. Approvals and Controls: All buildings and site improvements will be submitted to a Design Review Committee set up by the ~~Pinewood Atlanta~~ Pinewood Forrest Development Team for conformance with the Architectural Codes and Regulations, and if conforming the specific building or improvement will be allowed to move to permitting to the City of Fayetteville. Building Architecture, architectural character, exterior materials, colors, signage, lighting, and landscaping shall be at the direction of the Architectural Review board and guidelines as submitted to the City as a part of the approved zoning, and in keeping with city requirements to be coordinated directly with City staff. These controls and the site plan will be consistent with the Master Plan and Land Use Plan for the West Fayetteville Area.
 12. The maintenance of all internal parks, landscaped areas and signage will be the sole responsibility of the Developer and the to be formed Homeowners association.
 13. The location of any wetland or floodplain on the Subject Property shall be field located and surveyed prior to preparation of the engineering drawings. No development or land-disturbing activity shall be permitted within any floodplain, except as otherwise permitted by law.
 14. Existing trees shall be surveyed and incorporated as possible into the development plans.
 15. Property required for roadway easements will be deeded to the City as required.
 16. **Approved Uses Proposed:** The development will be limited to the following densities.
 - a. Mixed- Use Retail Uses– 125,000 Square Feet.

- b. Office/ Commercial/ Retail uses – 150,500 Square Feet of Buildings.
 - c. Hotels – 300 Units
 - d. Multi-Family Residence and Live/Work Residence – 600 Units.
 - e. Townhomes 100 Units.
 - f. Single-Family Residences – 600 Units.
 - g. Parking garages (where appropriate)
17. **Buffers and Setbacks:** Buildings adjoining Veterans Parkway will have a setback of 50 feet from the Right of Way. On the north and south boundary of the property a vegetated buffer/setback of a minimum of 50 feet from the property line will be provided. Should multi-family use adjoin the north boundary a vegetated buffer/setback of a minimum of 100 feet from the property line will be provided. Interior buildings will have setbacks varying from driveways based on uses. Entrances will be set back 100' from the right of way, with signage & monuments and features as allowed by City requirements.
18. **Entrances:** Two Primary Entrances will be provided at Veterans Parkway aligned with entry points across from the main entry to Pinewood Studios and the intersection with Sandy Creek Road. Two Secondary entrances will be provided off Hood Road.
19. **Fencing:** Perimeter fencing ~~at roadways~~ when provided at roadways will be equestrian type with details of stone or brick columns at key accent areas shown in Exhibit A of natural materials such as stone, brick, ornamental metal, or wood.

Exhibit A

20. **Signage:** Signage for businesses will be appropriately proportioned and aesthetically applicable for the location. In addition to primary signage, site directional signage will be allowed as required for direction of pedestrian or traffic flows.
- 1. General requirements: External Signs within view of Veterans Parkway or Hood Road shall not be translucent or internally illuminated from behind.
 - 2. Street Light poles may serve as hosts for signage.
21. **Sidewalks:** Sidewalks will be provided for pedestrian circulation and connectivity within the development and will also connect to Pinewood Atlanta Studios by ways of multi-use trails and crosswalks. The goal is to make this a pedestrian and environmentally friendly community with reduced need for vehicular traffic. Sidewalks to be environmentally and pedestrian friendly by way of trees/ shrubs/ greenery/ streetlights and sidewalk furniture. Sidewalks will be ~~4'~~ 5 feet width minimum in detached residential areas, and 5' width minimum in all attached residential, retail, commercial, or multi-use areas as shown on the Conceptual Master Plan.
22. **Multi-Use Path:** An exterior multi-use path will be located throughout the development, especially in the landscape/buffer area along Veterans Parkway continuing on Sandy Creek Road to connect to Pinewood Atlanta Studios and its neighboring uses at The Pinewood Production Centre and proposed additional Higher Education uses. Where connecting to

County and City pathways the width will be 10'. Interior connections through the development may be reduced to 8' pathway width.

- 23. **Streets:** A typical retail street will have a storefront with street furniture, pedestrian sidewalk, a green strip with trees buffer and planting and regularly placed street lights, on-street parking (possibly on either side), with 1 or 2 vehicular lanes. The minimum width will be 24' back of curb to back of curb. Exhibit B A

Exhibit B A



TYPICAL VILLAGE STREET SECTION
NOT TO SCALE

Short blocks create a network of connections lined with buildings fronting the streets. The size of the street informs the hierarchy of the street network, ranging from major to minor streets. Major streets form the avenues at the entry points of the development and are dispersed into intermediate and then minor streets, depending on the uses of the spaces along the street. The speed and flow of traffic is informed by its size. More urban streets will be 2 lanes with parking on either side with sidewalks and a faster flow of traffic than a smaller retail street, with 2 lanes of vehicular traffic and less on street parking with its landscaping and narrower sidewalk and storefront creating a slower flow of traffic by virtue of its character. Exhibit B

Exhibit B C



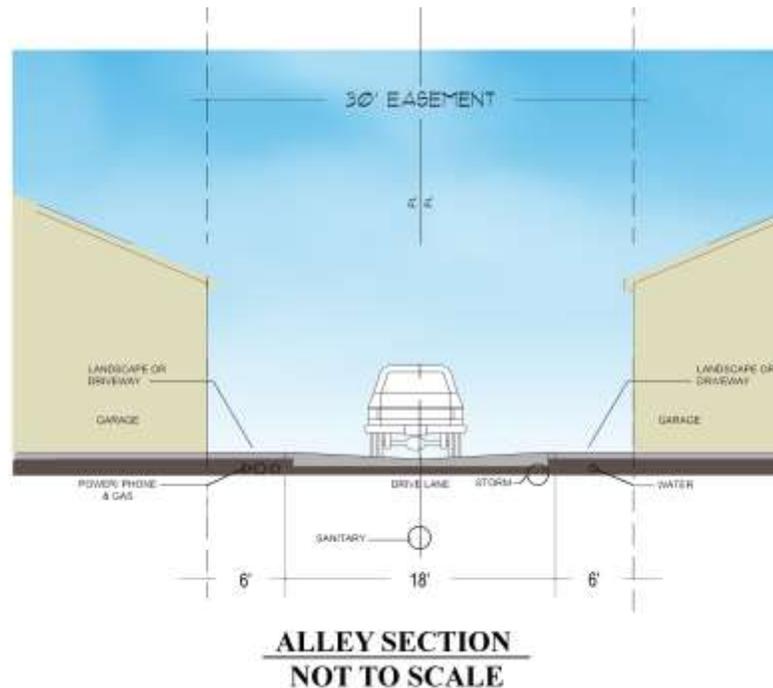
Residential streets may be even slower and narrower with only one lane for vehicular traffic and on-street parking, landscape and sidewalk (Exhibit C).

Exhibit C



Alleys and lanes will be 18' wide with various drivable surfaces and serve the rear access to residential garages and may be so narrow as to be 30' wide from face-of-garage to face-of-garage, including setbacks and groundcover (Exhibit D).

Exhibit D



For Main Streets traffic calming hardscape measure will be installed at a minimum of every 600 feet as needed to eliminate straight sections of roadway.

24. **Lighting Standards:** Streets will be adequately lit without causing any harsh lighting or night time light pollution. These will be designed and installed in places that do not shine light directly into adjacent homes while providing enough light for safety and security. Street lighting will be sized and themed in keeping with the local aesthetics and proportioned to the street and purpose it serves. Cost of street and community lighting will be paid by the Pinewood Forrest Property Owners' Association.
25. **Retail Diversity:** A mix of uses, dispersed throughout the core of the Master Plan promotes a balanced use of the area to activate the neighborhood and create a vibrant feel. The needs of major uses such as Hotels and office/ commercial and residential are met by support uses such as grocery stores, café's, drycleaners, gym, bookstores, restaurants etc. All are within easy accessibility to each other. This creates the potential for people in the area to live and

shop in proximity to work, saving on cost and time for commute. The diversity also creates a potential for a larger variety of job opportunities in the locale.

26. **Open Spaces:** Parks, Plazas, Squares, ponds, boardwalks, green spaces and other congregational elements are situated at specific locations to add variety and character to the neighborhood. These are within walking distance and accessible by sidewalks, pedestrian ways, bike paths, trails and cart paths to create a sense of place and strengthen a sense of community to promote active use of spaces in the vicinity. In wetland or environmentally sensitive area pervious paths, boardwalks, or other permissible path uses will be provided. The open space will be provided in each phase, based on an estimated percentage by phase to be a minimum of 10%.
27. The Property Owner shall pay City Development Impact Fees at the time of submitting for building permit.
28. Residential Construction within the Project will comply with the GA State Minimum Standard One and Two Family Dwelling Code, 2012 IRC with Georgia State Amendments (2012) Edition Revised January 1, 2014. Building separation between residences will comply with State Requirements only.
29. **Major Changes to Conceptual Master Plan:** As development proceeds, major changes to circulation, uses, density increases or changes to size limitations, shall be brought to the attention of the City Council for comment and review. Modifications would be defined as any design change by over 20% to the Conceptual Master Plan.
30. **Conditions for Pinewood Annexation:** - The developer of this property agrees to an implementation schedule for traffic mitigation, and shall provide such mitigation as recommended in the conditions of "Attachment A" as part of GRTA's Notice of Decision for DRI 2480 Pinewood Atlanta Studios as follows: Conditions of "Attachment A" will be implemented in phases as the overall development progresses. Specifically, the implementation of such conditions will be based on the results of a periodic traffic warrant study, conducted by an independent party and paid for by the developer of the affected properties, as thresholds of 20% increments of the overall development are completed. The thresholds of 20% increments are based on the total number of units projected at build out, as defined within DRI 2480. The purpose of this warrant study will be to determine whether or not the projected traffic counts of DRI 2480 are being reached. If the study shows that traffic volumes are less than originally projected, the developer may request that the City petition GRTA for an amendment to any of the required conditions listed in "Attachment A". Separately, the implementation of conditions that call for specific driveway alignment and lane improvements shall only be required as part of the development of those specific parcels serving those driveways.

A. Architectural Style:

1. **Entry and Road Frontage Character:** All areas within 100' of Veterans Parkway or Hood Road and Vehicle Entrances will incorporate natural materials for features and Signage at each entry. The character of these structures will be reflective of the local Residential and Agrarian nature of the area. Reference attached Entry and Road Frontage Character Examples and Entrance Rendering.
2. **Zone T5 (Hotels, Office/Commercial & Multi-Family Dwelling Buildings):** The highest density of development is located along Veterans Parkway. The uses include Hotels, Office/Commercial and Multi-Family Dwelling buildings. These buildings are limited to a mixture of 2 to 5 stories. The buildings will be oriented towards the street and engage the storefront and streetscape as an extension of the building. There will be additional amenities related to these uses such as adjacent green spaces, parks, plazas and ponds to enhance the character of the site and the related architecture. The architectural character of these structures will be in keeping with the local flavor and will be with respect to the reference images attached. Exhibit E.

Exhibit E



3. **Zone T4 (Townhomes, Live/work & Mixed-Use Retail and Commercial):** This area has lower density houses and buildings of up to 2-3 stories. The Character of this area is more intimate, with 24' wide streets and shorter setbacks to 5' with neighborhood parks, plazas and greens spaces interspersed within the plan. The streetscape will cater to pedestrians and patrons lingering around the storefronts, shops, cafes, residential

Pinewood Forrest
Development Agreement

porches and balconies to promote a sense of community. The architectural character will include: Canopies and signage at storefronts along with appropriate lighting for evening occupancy, sidewalk benches, café seating, and street trees at ~~40~~ **60** foot intervals to provide shade and to add visual interest. The buildings will be oriented towards the street for easy pedestrian access and with on-street parking. The more residential uses like townhomes and mixed-use (residential over retail) will also address the street and use elements such as porches, patios and balconies facing the street to form connections to the community.

Exhibit F



- 4. Zone T3 (Single-Family residences):** are situated towards the back of the site, furthest away from Veterans Parkway. These lots are a mix of sizes from 30' wide to over 60' wide. The lots will vary in size on each street to maintain diversity and will be modified as demand changes within each area. Detached homes will generally be one or two levels, with levels or basements specifically approved by the **Pinewood Forrest Architectural Review Board**. The variety of lot and home sizes creates an opportunity for a combination of dwellers from different socio-economic strata living together to form a cohesive community. The architectural character will be controlled by the **Pinewood Forrest Architectural Review Criteria** which is design to assure buildings reflect and respect the local flavor and at the same time be designed to engage the street and the neighborhood. Exhibit G.

Exhibit G



The setbacks are smaller for this purpose and the fronts of the homes to be close to the streets with porches, patios and balconies oriented to the front and the garages to be tucked in the back, accessed by either alleys from the rear or from small driveways to the side. Included are some examples of such homes with a variety of frontage dimensions that take advantage of the street as a gathering community space to engage the neighborhood. Exhibit H

Exhibit H



These homes are to be single or double story houses for the development. The lots are clustered together to create short walkable blocks, connected by crosswalks and sidewalks without any gated communities or dead-end streets to promote connectivity and inclusiveness.

B. Size/Height:

1. The buildings along Veterans Parkway are to relate to the character of the larger Fayetteville area. The design must also be complimentary to Pinewood Studios across the street as well as have a variation in façade to create interesting visual character for the street. The massing must be broken up with balconies and porches, as well as varying fenestrations at regular intervals to avoid a static or monolithic look. *(Reference Architectural Design Section of Architectural Review Criteria.)*
2. The buildings along Veterans Parkway are to be up to 2 or 5 stories. Buildings further in, transition to a smaller scale with both in height, which is up to 2 – 3 stories, and horizontally with shorter blocks and smaller storefronts and house frontages to relate to the slower pedestrian scale. The single-family houses will be single to double story only except area of the site that provide a basement foundation and oriented towards the street with garages in the back or side. These have a variety of frontages, ranging from 20' to 55' width of actual homes. *(Reference Architectural Design Section of Architectural Review Criteria.)*

- C. **Materials:**
1. Entrance structures will be natural stone, brick, metal or wood, or any facade which simulates the same.
 2. Perimeter buffer will be natural stone, brick or other natural materials and details.
 3. Support structures within 100 feet of Veterans Parkway or Sandy Creek Road, unless visually screened, will be limited to details and brick, stucco, stone material, or other natural materials that complement the materials used on the West of Veterans Parkway for the Pinewood Studios property.
- D. **Tree Save Areas:** To the greatest extent possible, specimen trees and natural stands of trees will be projected and preserved per City of Fayetteville Tree protection & Landscaping Ordinances.
- E. **Storm water Management:** ~~Storm water runoff will be diverted by using topography towards new and existing ponds that will be used as part of the storm water management system for the site along with the introduction of bio swales and other pervious surfaces as part of the landscaping to reduce the burden on retention and detention of runoff. The project will comply with the Georgia Storm Water Management Manual Minimum Standard and City of Fayetteville Standards. Where applicable, based on soil conditions, percolation, and location and project phasing, "green standards" will be implemented. In addition, water quality and environmental improvements will be designed to LEED standards. The first 1" of rainfall will be treated by evaporation, transpiration & infiltration based on a Master Stormwater Management Plan for the entire property. A Master Plan will be provided, prior to any site development permits, for each phase. This agreement may be superseded by future changes in State requirements.~~ Storm water runoff will be controlled by using topography, storm water collection systems and multiple storm water ponds. The development will meet or exceed the current Georgia Stormwater Management Manual Standards. A Storm Water Management report detailing how the above criteria will be met will be provided for each phase, prior to any site development permits.
- F. **Speed Limits:** Speed limits of 19 miles per hour will be provided for all interior street areas.
- G. **Parking Areas:** Parking areas within 100 feet of Veterans Parkway or Sandy Creek Road will be visually screened by landscaped berms at a typical height of 4 feet in height in combination with evergreen hedges with limited spacing.

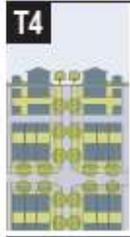
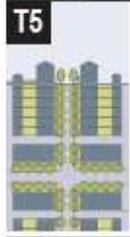
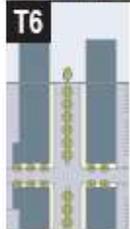
Appendix A

TABLE 1. TRANSECT ZONE DESCRIPTIONS

SMARTCODE

Municipality

TABLE 1: Transect Zone Descriptions. This table provides descriptions of the character of each T-zone.

 <p>T1</p>	<p>T-1 NATURAL T-1 Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.</p>	<p>General Character: Natural landscape with some agricultural use Building Placement: Not applicable Frontage Types: Not applicable Typical Building Height: Not applicable Type of Civic Space: Parks, Greenways</p>
 <p>T2</p>	<p>T-2 RURAL T-2 Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and irrigable desert. Typical buildings are farmhouses, agricultural buildings, cabins, and villas.</p>	<p>General Character: Primarily agricultural with woodland & wetland and scattered buildings Building Placement: Variable Setbacks Frontage Types: Not applicable Typical Building Height: 1- to 2-Story Type of Civic Space: Parks, Greenways</p>
 <p>T3</p>	<p>T-3 SUB-URBAN T-3 Sub-Urban Zone consists of low density residential areas, adjacent to higher zones that some mixed use. Home occupations and outbuildings are allowed. Planting is naturalistic and setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.</p>	<p>General Character: Lawns, and landscaped yards surrounding detached single-family houses; pedestrians occasionally Building Placement: Large and variable front and side yard Setbacks Frontage Types: Porches, fences, naturalistic tree planting Typical Building Height: 1- to 2-Story with some 3-Story Type of Civic Space: Parks, Greenways</p>
 <p>T4</p>	<p>T-4 GENERAL URBAN 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, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.</p>	<p>General Character: Mix of Houses, Townhouses & small Apartment buildings, with scattered Commercial activity; balance between landscape and buildings; presence of pedestrians Building Placement: Shallow to medium front and side yard Setbacks Frontage Types: Porches, fences, Dooryards Typical Building Height: 2- to 3-Story with a few taller Mixed Use buildings Type of Civic Space: Squares, Greens</p>
 <p>T5</p>	<p>T-5 URBAN CENTER T-5 Urban Center Zone consists of higher density mixed use building that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the sidewalks.</p>	<p>General Character: Shops mixed with Townhouses, larger Apartment houses, Offices, workplace, and Civic buildings; predominantly attached buildings; trees within the public right-of-way; substantial pedestrian activity Building Placement: Shallow Setbacks or none; buildings oriented to street defining a street wall Frontage Types: Stoops, Shopfronts, Galleries Typical Building Height: 3- to 5-Story with some variation Type of Civic Space: Parks, Plazas and Squares, median landscaping</p>
 <p>T6</p>	<p>T-6 URBAN CORE T-6 Urban Core Zone consists of the highest density and height, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings are set close to wide sidewalks. Typically only large towns and cities have an Urban Core Zone.</p>	<p>General Character: Medium to high-Density Mixed Use buildings, entertainment, Civic and cultural uses. Attached buildings forming a continuous street wall; trees within the public right-of-way; highest pedestrian and transit activity Building Placement: Shallow Setbacks or none; buildings oriented to street, defining a street wall Frontage Types: Stoops, Dooryards, Forecourts, Shopfronts, Galleries, and Arcades Typical Building Height: 4-plus Story with a few shorter buildings Type of Civic Space: Parks, Plazas and Squares; median landscaping</p>

Appendix B — Additional Fire Department Requirements

(a) Introduction

Where a provision of any other standard, code, law, or regulation recognized by the authority having jurisdiction is in conflict with these requirements, the most restrictive provision shall apply

(b) Alternatives

The authority having jurisdiction may evaluate and approve a system, condition, arrangement, material, or equipment as a substitute for the requirements outlined, provided such alternatives meet the intent and purpose of the standard requirements. Such alternatives would primarily consist of additional prevention measures, fire suppression, or built-in fire protection systems.

(c) Access

1. Means of access for fire department apparatus shall consist of roadways, fire lanes, parking lot lanes, or a combination thereof, and shall be provided to all structures.
2. Access to the property of the planned building group shall be provided by a minimum of two distinctly separate routes of ingress and egress, each located as remotely from the other as possible.
3. Roadways shall be constructed of a hard, all-weather surface designed to support adequately the heaviest piece of fire apparatus likely to be operated on the roadway.
4. Every permanent dead-end roadway more than 300 (92 m) in length shall be provided at the closed end with a turnaround having not less than a 120-ft (37-m) outside diameter of traveled.
5. Roadways shall have a minimum clearance of 12 (3.7 m) for each lane of travel, excluding shoulders and parking. Provisions shall be made for factors that could impinge on the minimum width, for example, drainage, snow removal, parking, and utilities.
6. Landscaping or other obstructions placed around structures shall be maintained in a manner that does not impair or impede accessibility for fire department operations.
7. Parking lot lanes adjacent to any building shall provide a travel lane with 16 ft. (4.9 m) clear width if traffic flow is one-way and 24 ft. (7.4 m) clear width if traffic flow is two-way.
8. Fire lanes providing one-way travel shall be a minimum of 16 ft. (4.9 m) in width. Fire lanes with two-way travel shall be a minimum of 24 ft. (7.4 m) in width.
9. Turns in fire lanes shall be constructed with a minimum effective radius of 25 ft. (7.6 m) at the inside curb line and a minimum radius of 50 ft. (15.2 m) at the outside curb line.

10. At least one approved means of access shall be provided to each structure or other nonstructural fire hazard within the planned building group. For structures or other nonstructural fire hazards exceeding two stories or 30 ft. (9.2 m) in height above average adjacent ground level, not less than two approved separate means of access shall be provided.

(d) Automatic Fire Protection.

1. Automatic fire extinguishing systems shall be required as set forth in the applicable NFPA code or standard for the intended occupancy of the structures or as otherwise required by the authority having jurisdiction. All such systems shall be installed in accordance with the applicable NFPA standard or code for the type of fire extinguishing system installed.
2. Any residential building containing more than two residential living units shall have an automatic sprinkler system installed in accordance with NFPA 13, Standard for the Installation of Sprinkler Systems, or NFPA 13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height, whichever is appropriate.
3. If mounted on the building they serve, fire department connections for sprinkler systems shall be located not less than 100 ft. (30.8 m) nor more than 200 ft. (61.6 m) from a fire hydrant. If such connections are located at least 100 ft. (30.8 m) from the building they serve, they shall be located not more than 50 ft. (15.4 m) from a fire hydrant. The location of the fire department connection shall be determined by the authority having jurisdiction.

(e) Fire Alarm Systems

1. For residential structures containing fewer than six living units, an approved single-station smoke detector(s) or an approved automatic detection system shall be installed in each dwelling unit in accordance with the applicable provisions of NFPA 72, National Fire Alarm Code@.
2. For all other structures exceeding 1000 ft² (102.5 m²) gross floor area, an approved fire warning or alarm system shall be installed in accordance with the applicable NFPA code or standard for the intended occupancy of the structure. Such systems shall retransmit an alarm. Alarms or warning systems shall be tested and maintained in accordance with the applicable NFPA code or standard or as required by the authority having jurisdiction.

(f) **Water Supply**

1. Fire hydrants shall be spaced at intervals of a maximum of 400 feet along an approved access route.
2. Fire hydrants located in parking areas shall be protected by barriers that will prevent physical damage from vehicles without obstructing hydrant operation.
3. Fire hydrants shall be located within 3 (0.9 m) of the curb line of the means of access unless the authority having jurisdiction determines another location is more acceptable for fire department use.
4. Threads on fire hydrant outlets shall be American National Fire Hose Connection Screw Threads and shall be equipped with thread adapters where local fire department thread is different.
5. Water sources shall be located such that the highest required fire flow, but in no case less than 250 gpm (950 L/min), can be established and maintained within a time period approved by the authority having jurisdiction.
6. Fire hydrants shall be supplied by not less than a 6-in. (15-cm) diameter main installed on a looped system or by not less than an 8-in. (20-cm) diameter main if the system is not looped or the fire hydrant is installed on a dead-end main exceeding 300 ft (92 m) in length.
7. Dead-end mains shall not exceed 600 ft. (184 m) in length for main sizes under 10 in. (25 cm) in diameter.
8. The contractor or installer of water supply systems in planned building groups shall demonstrate by actual test that the capacity of the water supply system will meet fire protection design requirements. Such tests shall be certified by the fire department and other authorities having jurisdiction.

Appendix B