



## **BLOCK STANDARDS AND PROJECT TARGETS**

# **7**

Section 7 establishes the framework for creating the pedestrian-scaled, walkable community of Badger Mountain South by outlining the process for using Block Standards to subdivide land. Illustrative Neighborhood Plans and density targets are provided to ensure that community goals are met.

7.A	Introduction .....	7-2
7.B	Block Standards .....	7-2
7.C	Project Density and Open Space Targets.....	7-3
7.D	Illustrative Neighborhood Development Plan.....	7-3

## 7.A INTRODUCTION

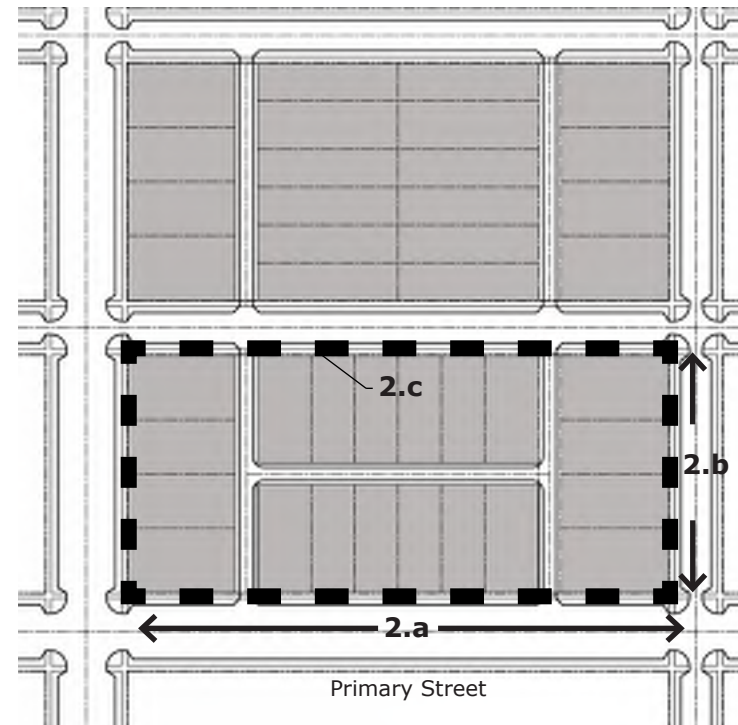
Section 7 provides the standards to follow when subdividing property in Badger Mountain South. These standards are intended to create an urban infrastructure of walkable blocks interspersed with parks and open space within a traditional neighborhood street grid. These elements of the block standards are important components of creating a walkable and sustainable community in Badger Mountain South.

The actual platting and subdivision process begins with a pre-application meeting with the MPA and then follows the City of Richland process as described in RMC Title 24; these steps are illustrated in Section 1.J Submittal Review Process.

When creating a residential subdivision, it is important to understand the Building Type intended to be constructed as well as the District in which the properties is found. Both the District and the Building Types establish particular standards that will influence the lot sizes created during the platting process. District standards are identified in Section 3, Urban Form Standards by District, and Building Type standards are identified in Section 8, Building Type Standards.

Badger Mountain South has also established density and open space targets for each of the five residential neighborhoods; these are discussed in Section 7.C. These targets are set to ensure that the community can meet its intended goals of diversity in housing types and prices, and provide opportunities for the establishment of intergenerational neighborhoods as reflected in the diversity of housing built here. The density and open space targets are monitored by the City of Richland Development Services Department during plat and subdivision review.

## 7.B BLOCK STANDARDS



Block Diagram

### 1. INTENT

The layout of an interconnected street network composed of small blocks are a crucial component to creating a walkable community. The intent of these standards is to create a pedestrian environment that has limited interruptions from vehicles, and allows for maximum connectivity to the surrounding neighborhood areas and amenities.

### 2. BLOCK DIMENSIONS

- a. Length: 1,000 ft., maximum \*  
\*400 ft. max. in BMS-VMU District

### 3. STREET NETWORK

- a. A simple grid street and block network is preferred.
- b. The street and block network is not required to be orthogonal in response to site features and/or topographical constraints, however streets should be interconnected.
- c. Street stubs are required when adjacent sites are vacant.
- d. Cul-de-sacs are discouraged but will be allowed where necessary due to site constraints or to enhance the walkable community by limiting vehicle access.
- e. All buildings must face a street, or shared open space.

### 4. ALLEYS / STREET ACCESS

- f. Alleys are encouraged to be used in the following Districts:
  - (1) Village Mixed-Use (BMS-VMU), except for Commercial/ Mixed-Use / Liner Building Type which may utilize the entire block.
  - (2) Neighborhood Collector (BMS-NC), except for commercial sites with Neighborhood Goods and Services Building Type.
- c. Dead-end alleys greater than 150 ft. are not permitted.
- d. Blocks with direct street access lots (i.e. without Alleys) are to be limited in use per the following criteria:
  - (1) Direct street access lots are permitted onto a Collector Street when they are (i) located in the BMS-NE District; (ii) when they are in the BMS-NG District and are located along the perimeter of the BMS project boundary; or (iii) when they are located in the BMS-NG District where that district abuts the BMS-NE District.



Typical Blocks with Alleys and Limited Blocks with Street Access Only

- (3) Due to increased pedestrian traffic, street accessed blocks are not allowed across from Civic spaces.

### 5. BLOCK CONFIGURATION

- a. In order to create neighborhood diversity, a minimum number of Building Types per block are required as follows:  
Refer to Section 2.D for all of the Building Types that are allowed in each District.
  - (1) Village Mixed-Use (BMS-VMU): 2 Types/Block
  - (2) Neighborhood Collector (BMS-NC): 2 Types/Block
  - (3) Neighborhood General (BMS-NG): 2 Types/Block
- b. Blocks adjacent to the Civic District (BMS-CIVIC) are required to have lots fronting onto the Civic space.






## 7.C PROJECT DENSITY AND OPEN SPACE TARGETS

The Badger Mountain South community is composed of five residential neighborhoods – West Vineyard, East Garden, West Village, East Market and South Orchard – and one commercial campus called Badger Mountain Station. These areas are shown in Section 7.D, Illustrative Neighborhood Development Plan.

The LUDR is designed to have the flexibility to meet changing conditions, but with standards that result in a community with all the elements shown in this Illustrative Neighborhood Master Plan image.

The Neighborhood Sectors are geographical boundaries based on the proposed street network. They are intended to assist with the geographic distribution of smaller-sized common open spaces and parks based on density, as well as on the location of larger common amenities such as the Greenway Parks. The Neighborhood Sectors are also used to help identify the targeted proportion of the overall community goal of 60 percent Single-family housing to 40 percent Multi-family housing.

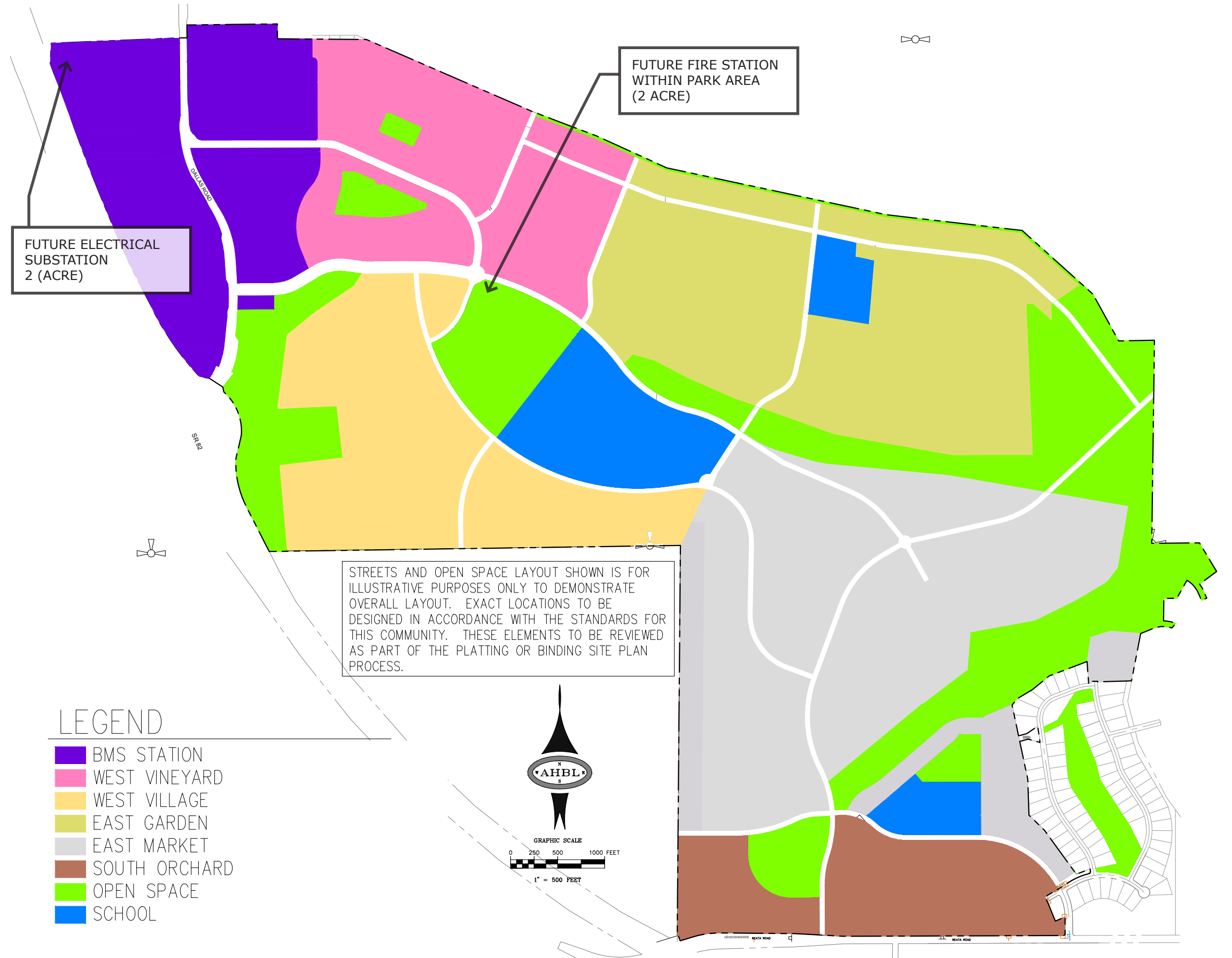
A summary of the density targets for each of the residential neighborhoods is provided below. The targets are described as a minimum and a maximum number of units because each neighborhood contains Districts that allow for more than one Building Type. Since each Building Type can impact neighborhood density differently, density is provided as a range of numbers of units. Construction of a variety of Building Types provides the opportunity to create interesting and diverse neighborhoods while also offering the flexibility to adjust to market demands over the build-out of the community. This flexibility is an important component to creating a walkable and sustainable community. The density targets will be monitored by the City of Richland to ensure that project goals are met over time.

DENSITY TARGETS:	Min.	Max.
 WEST VILLAGE	830 units	1040 units
 WEST VINEYARD	430 units	510 units
 EAST GARDEN	1,050 units	1,150 units
 EAST MARKET	1,300 units	1,650 units
 SOUTH ORCHARD	540 units	650 units
<b>TOTALS:</b>	<b>4,150 UNITS</b>	<b>5,000 UNITS</b>








### NOTES:

- A minimum of 10 percent of the NC zone shall be designated for use as multifamily or commercial space.
- Density may be adjusted between communities to achieve desired mix of product types. Community density or adjustment shall be submitted to the city with platting submittal.
- Concept sketches to show neighborhood density to be provided to show that proposed density can be achieved.

## 7.D ILLUSTRATIVE NEIGHBORHOOD DEVELOPMENT PLAN



### LEGEND

-  BMS STATION
-  WEST VINEYARD
-  WEST VILLAGE
-  EAST GARDEN
-  EAST MARKET
-  SOUTH ORCHARD
-  OPEN SPACE
-  SCHOOL