

## **Frequently Asked Questions**

### **Does my project require an Adequate Public Facilities Certificate?**

All new development or redevelopment of any non-residential building or any mixed-use development of non-residential and residential uses, proposed by an applicant, where the proposed development is greater than 10,000 square feet in area or a residential subdivision of more than eleven (11) lots regardless of the square footage of the development is subject to adequate public facilities review and certification.

### **Is it possible to apply for a Certificate of Adequate Public Facilities prior to submitting for other development approvals?**

The review is done concurrently with Site Design Plan Review approval.

### **How long does it take to obtain a Certificate of Adequate Public Facilities?**

APF Certification is reviewed concurrently with Site Design Plan Review and the time will vary according to the complexity of the project.

### **What information and plans are necessary to obtain an Adequate Public Facilities Certificate?**

In addition to the submittal requirements for Site design Plan Review, each department involved in Adequate Public Facilities review - Fire, Police, Public Works, Recreation & Parks, Neighborhood & Environmental Programs, and Planning & Zoning may require additional information. For access to the specific standards and requirements, please see the Departmental Review section of the Adequate Public Facilities webpage.

### **My building and/or development will be fully sprinklered. Does it meet the fire department portion of the APFO?**

Yes. A proposed project that will include a sprinkler system or systems in accordance with City Code Section 17.12.010 shall be deemed to have adequate facilities under the fire department portion of the APFO.

### **I'm adding a second floor to my existing commercial building, do I have to meet the fire department portion of the APFO?**

No. Certificate of Adequate Public Facilities are only required to be issued before any approval of a Major Site Design Plan application under Section 21.22.060 of the Zoning Code, and any approval of a Planned Developments under Chapter 21.24 of the Zoning Code. However, building and fire codes will still apply.

**What are non-auto transportation alternatives anyway and why should we provide facilities for them?**

Pedestrian, two or three wheeled cycles and shared rides are all examples of non-auto alternatives to the single occupancy automobile. Too many single occupant automobiles create traffic congestion and are a significant source of air and water pollution.

**What types of facilities should developers be prepared to provide to fulfill this requirement?**

Developers will be required to provide pedestrian areas, alternative vehicle parking and other amenities which encourage these non-auto transportation alternatives. Smoothly paved walkways, bike racks or lockers and space for curbside pedestrian waiting shelters are the most common types of facilities.