

Logan Neighborhood Planning  
Form Based Code Charrette  
October 13, 2012

Consultant: Studio Cascade



## Agenda

### Logan Neighborhood Form-Based Code Charrette

Saturday, October 13, 2012 - 9:00 am - 3:00 pm  
Fourth Memorial Church, 2000 N Standard Street

#### Time Activity

**9:00 am Welcome and introductions** (Grimes, Porter)

**9:10 am Presentation** (Grimes)

Slides and materials covering:

- Meeting activities, intended outcomes
- Plan and process scope, study area, funding
- Project objectives (Neighborhood, City)

**9:30 am Exercise 1: Greatest Hits** (Grimes, participants)

- Contextual images, individual review (30 minutes)
- Contextual images, audience review

**10:15 am Presentation** (Grimes)

Slides and materials covering:

- Great spaces - design principles
- Development codes 101
- Existing policy, code framework
- Exercise 2 introduction, Q & A

**10:45 am Exercise 2: Gripes & Grins** (Grimes, participants)

Reconvene at Mission Park picnic shelter for walking tour

- Walking tour, context area (CA) evaluation
- "Gripes & Grins"
- Opportunity sites ID

**12:00 pm Lunch**

Reconvene at Fourth Memorial (*Light lunch provided, or BYO*)

**2:10 pm Presentation** (Grimes)

Slides and materials covering:

- Exercise 2 findings, discussion
- Form-based codes 101
- Existing zoning, design guidelines
- Exercise 3 introduction, Q & A

**3:00 pm Exercise 3: CA Design - SAMPLE** (Participants)

- Overall goals, existing > proposed
- Context Area (CA) directives, proposed
- Presentations



9



Centers

10



Centers

4



Centers

8



Centers

7



Centers

11



Centers

12



Centers

13



Corridors

4



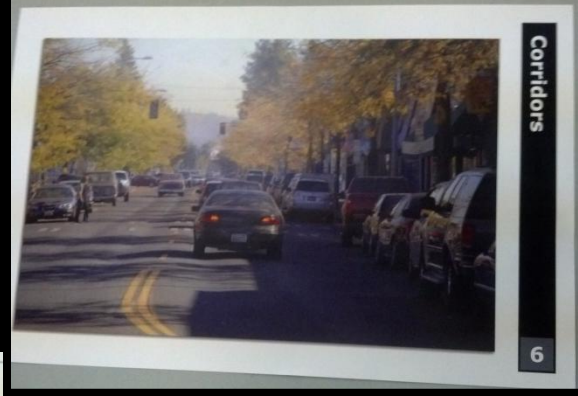
Centers

6



Transitions

4



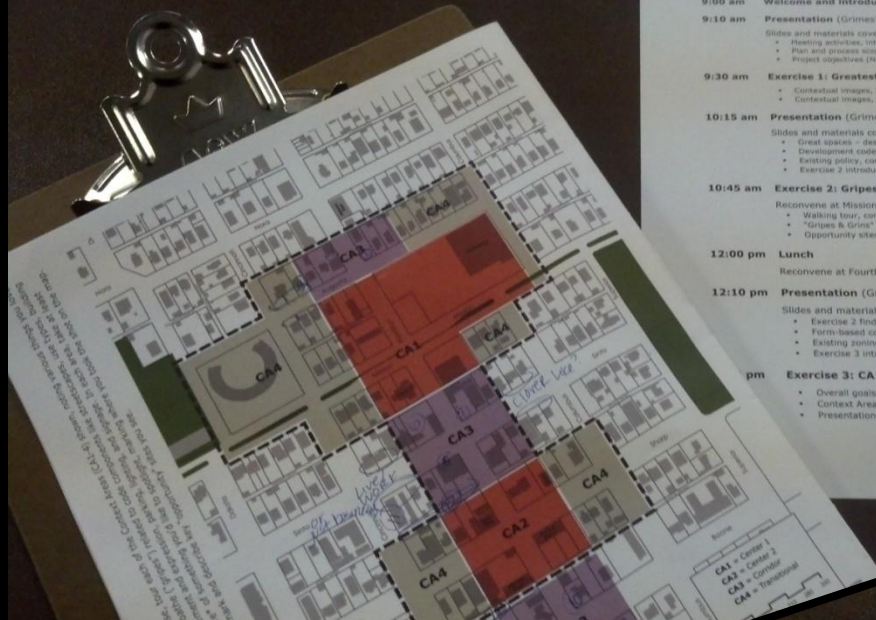
9

Corridors

**Logan Neighborhood Form-Based Code Charrette**

Saturday, October 13, 2012 10:00 am - 2:00 pm  
Fourth Memorial Church, 2500 N. Standard Street

Time	Activity
9:00 am	<b>Welcome and Introductions</b> (Grimes, Porter)
9:10 am	<b>Presentation</b> (Grimes) Slides and materials covering: • Meeting activities, intended outcomes • Plan and process scope, study area, funding • Project objectives (Design/Process, CA1)
9:30 am	<b>Exercise 1: Greatest Hits</b> (Grimes, participants) • Contextual images, individual review (30 minutes) • Contextual images, audience review
10:15 am	<b>Presentation</b> (Grimes) Slides and materials covering: • Great issues - design principles • Development codes 101 • Existing zoning, code framework • Exercise 2 introduction, Q & A
10:45 am	<b>Exercise 2: Gripses &amp; Grins</b> (Grimes, participants) Reconvene at Mission Park picnic shelter for walking tour • Walking tour, context area (CA) evaluation • "Gripses & Grins" • Opportunity sites ID
12:00 pm	<b>Lunch</b> Reconvene at Fourth Memorial (Light lunch provided, or BYO)
12:10 pm	<b>Presentation</b> (Grimes) Slides and materials covering: • Exercise 2 findings, discussion • Form-based codes 101 • Existing zoning, design guidelines • Exercise 3 introduction, Q & A
pm	<b>Exercise 3: CA Design - SAMPLE</b> (Participants) • Overall goals, existing > proposed • Context Area (CA) directives, proposed • Presentations



(Mark or arrow to map, describe below)

**"Gripses"**  
need ped scale signage!  
tweed is also visible to auto's. other places do successfully

(Mark or arrow to map, describe below)

**"Grins"**  
great opportunity @ sidewalk parking lot. Important to keep greenery. But how can parking @ Street?

CA1 - Center 1

CA2 - Center 2

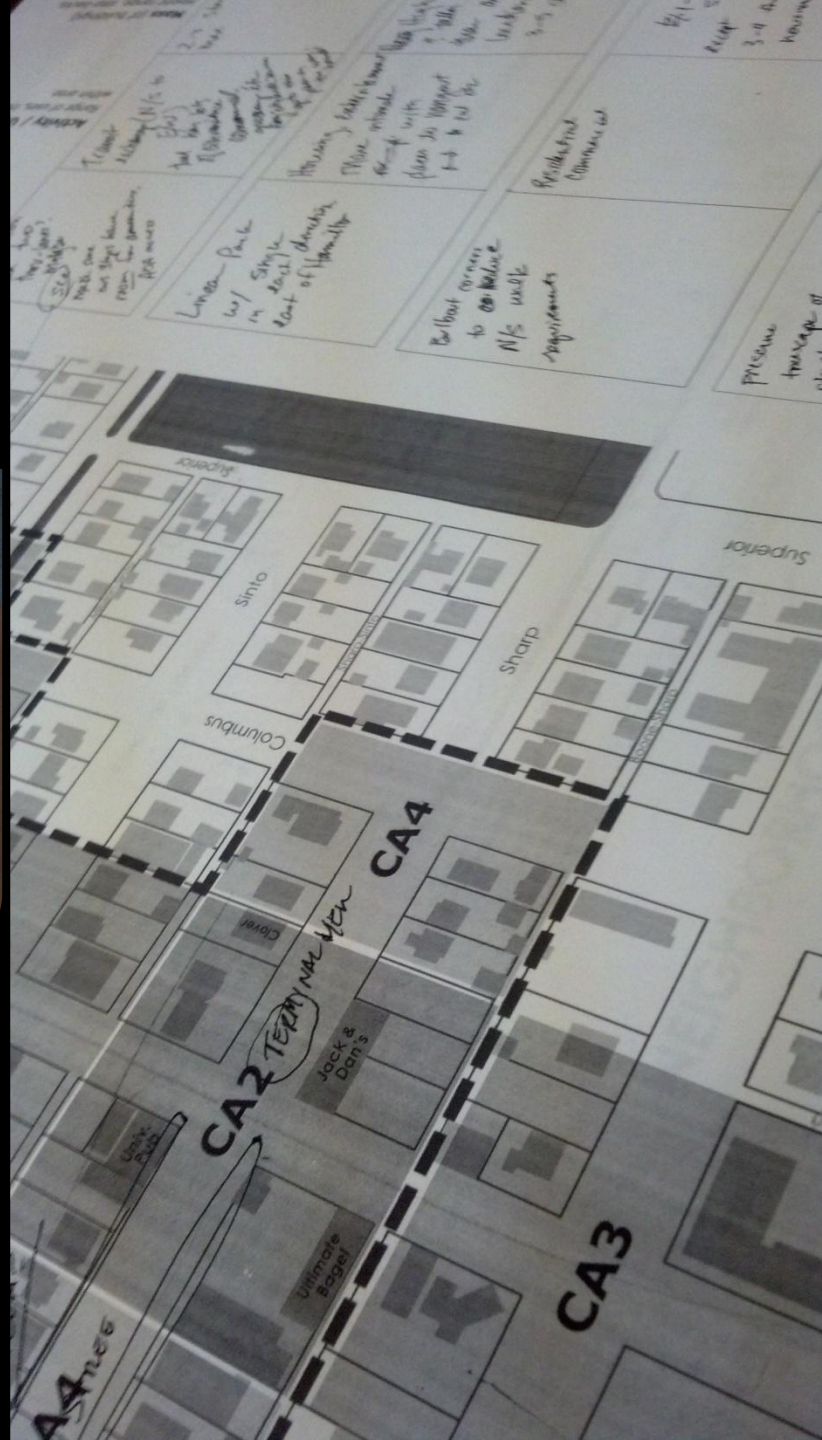
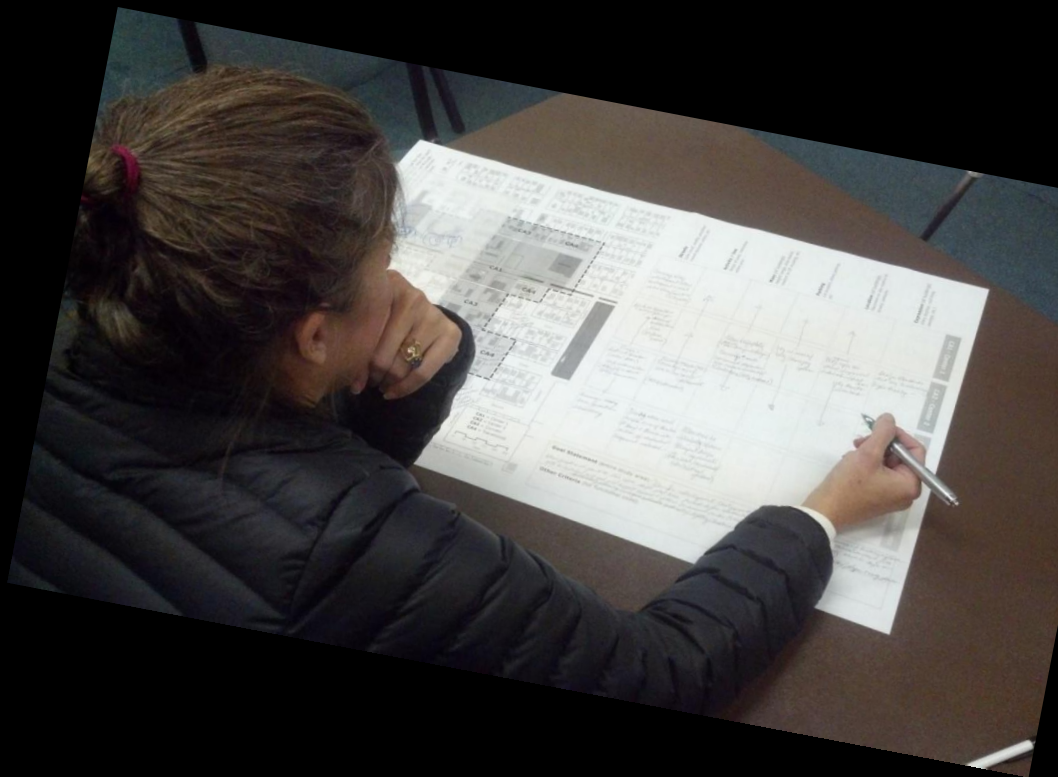
CA3 - Corridor

- No vegetation @ Street - or business
- No character
- Small scale signage
- Street - or subway parking
- Sense of safety as ped.
- Alley access. Potential to do more w/ their yards.
- Plenty of space in some spots for property owners to add veg.
- Great Sidewalks ped environment
- Bonus - Lots to build on well from RSF w/ great trees!
- Beautiful homes

• No Transition currently between CE & RSF at "forming back" on street - or ugly.

(Mark or arrow to map, describe below)

on Augusta - Live/work?  
on corner - also Carolyns & Hap  
& Blank  
can





**Exercise 1 Worksheet**  
 "Greatest Hits" photos

Choose a photo and tell us why you think it's one of the building places parking matters.

Image No.	Location	Comments	Top reasons for your rating
1	2		top reasons for your rating
2	3		too big buildings, no walkway
3	4		space to do it? like the spacing and
4	5		like the trees, buildings in back too
5	6		very walkable, but dangerous parking/walk
6	7		more dense but, no trees (small), realistic?
7	8		like the walking + shopping interface
8	9		like the shopping area
9	10		not ped friendly, busy, unwelcoming
10	11		like the welcome, but slow down, something trying things
11	12		too busy, not pedestrian friendly
12	13		ready, busy, dangerous + stressful w/ sidewalks + trees
13	14		like the space, interactive, slower streets
14	15		like the trees, parking looks dense
15	16		visually bringing the street together
16	17		? what's happening here? historic business, confused
17	18		unattractive, sad, unhelpful, feel
18	19		about traffic, some interaction (comm + res)
19	20		residential density to feed foot traffic, pretty but sterile
20	21		about transition, residential on top of commercial
21	22		the trees in center + sides, but not a mix

13, 2012



<p>Pad Lot &amp; Change Same Way Store Crown Point + 1008</p> <p>CA1</p>	<p>Carve Bank Takes 5 Circles</p> <p>CA2</p>	<p>THAT'S COOL! Lots of "Stroller" All Access?? Paved for stroller THANK U. PADS - XING</p> <p>CA3</p>
<p>Walking Stairs... on the left + 3 rows west Street signs E. on Main! Gas Storage!</p> <p>CA2</p>	<p>TxD! Curb</p> <p>CA3</p>	<p>Stroller Low character</p> <p>CA4</p>
<p>Transition to St Subway Pkgs?? Mid lot?? Stroller?? Curb's lot?? Stroller 100' rad</p> <p>CA3</p>	<p>Access Access "Paved Linear" Then Walk to Hill</p> <p>CA4</p>	<p>Look on Landscape Use of Signs - THANK U. THANK PAVED Paved Drive!</p> <p>CA4</p>
<p>How's CA? How's Stroller?? Paved Walk?? Access High Area Delivery Curb's Entry with</p> <p>CA4</p>		

- ## Conidors
1. ● N.R.S.V., utilities
  2. ○ Entry sign ok, too car-driven, Disney  
Ped safety not good, too low bldght.
  3. ● Planting strips w/ trees, traffic density  
anxiety, signs plentiful, safe but sad ped  
Visual clutter, low-scale detail.
  4. ○ Anxiety for stroller, no parking lane,  
through artery, suburban feel
  5. ○ Narrow street Good, Bldgs too low  
Sidewlk narrow, fit within P.O.W  
Theme lacking "place"
  6. ● Street trees, parking takes up too  
much space (bikelane missing)  
Cross walk prominence