

Logan Neighborhood Charrette

Applying a form-based code to the Hamilton corridor

Bill Grimes, AICP

Rick Hastings

Nikole Porter, AICP



Logan Neighborhood Charrette

October 13, 2012



What We're Doing

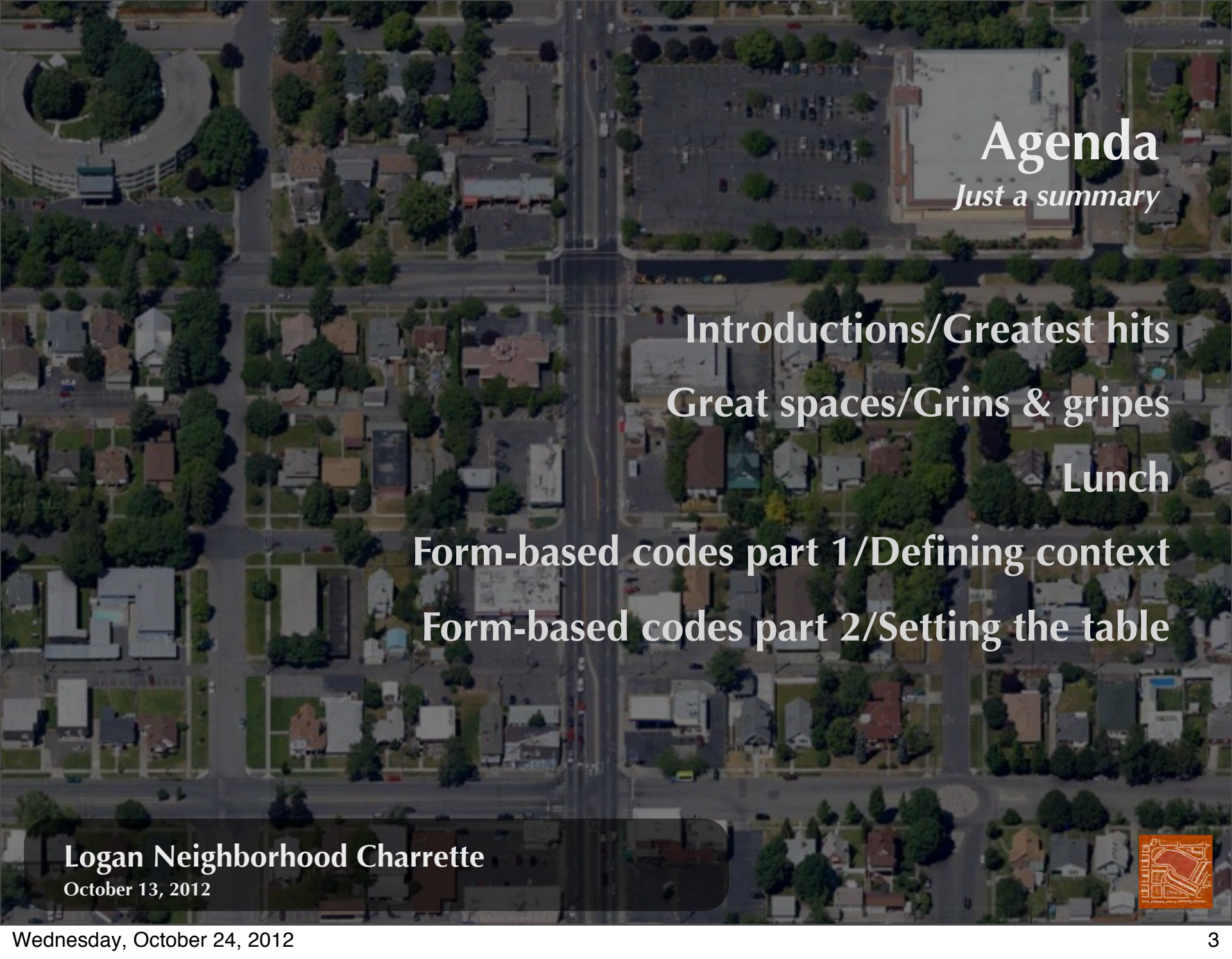
Today's agenda & intros

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October 13, 2012



Wednesday, October 24, 2012



Agenda

Just a summary

Introductions/Greatest hits
Great spaces/Grins & gripes

Lunch

Form-based codes part 1/Defining context

Form-based codes part 2/Setting the table

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Outcomes, Process, Objectives

Just a summary

Code
Empowerment
Involvement

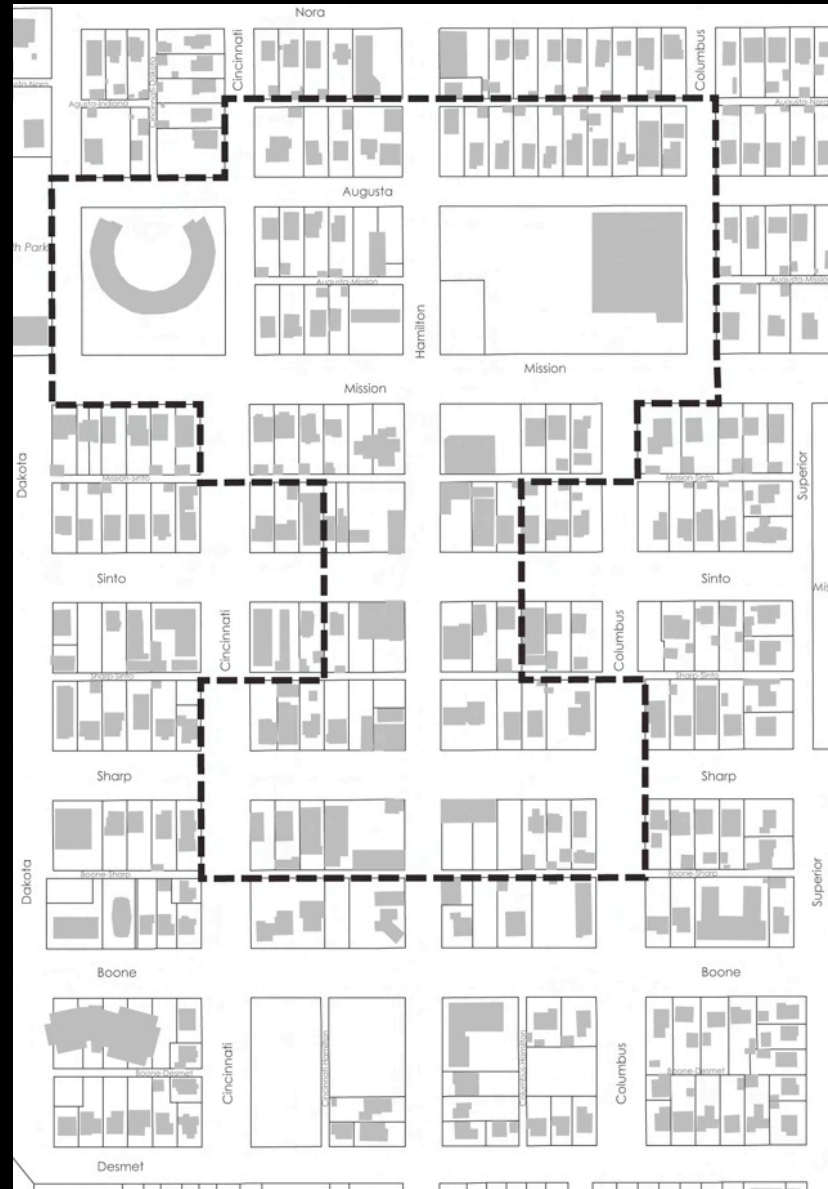
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Study Area

Our sandbox



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Greatest Hits

Letting us know what you're hoping for

Pairs

Posters

Pencils

Presentation

20 minutes



Exercise 1 Worksheet

Greatest Hits" photos

Check out each of the 18 images we've provided and tell us what you think - your overall rating, as well as your thoughts on form-based components like building placement and expression, use type, parking, lighting, and signage.

Image No.	1	2	3	4	5	6	Top reasons for your rating?
1							
2							
3							
4							
5							
6							

Image No.	1	2	3	4	5	6	Top reasons for your rating?
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Check out each of the 18 images we've provided and tell us what you think - your overall rating, as well as your thoughts on form-based components like building placement and expression, use of trees, parking, lighting, and signage.

Image No.	1 Loathe It!	2	3	4	5 Love It!	Don't Know/ Care	Top reasons for your rating?
1	<input checked="" type="checkbox"/>						
2				<input checked="" type="checkbox"/>			
3			<input checked="" type="checkbox"/>				
4			<input checked="" type="checkbox"/>				
5		<input checked="" type="checkbox"/>					
6	<input checked="" type="checkbox"/>						
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5	<input checked="" type="checkbox"/>						
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Image No.	1 Loathe It!	2	3	4	5 Love It!	Don't Know/ Care	Top reasons for your rating?
1	<input checked="" type="checkbox"/>						Good street!
2				<input checked="" type="checkbox"/>			Too many cars
3			<input checked="" type="checkbox"/>				
4			<input checked="" type="checkbox"/>				
5		<input checked="" type="checkbox"/>					
6	<input checked="" type="checkbox"/>						Good street!
1					<input checked="" type="checkbox"/>		
2					<input checked="" type="checkbox"/>		Dangerous!
3			<input checked="" type="checkbox"/>				
4	<input checked="" type="checkbox"/>						
5	<input checked="" type="checkbox"/>						
6		<input checked="" type="checkbox"/>					
1			<input checked="" type="checkbox"/>				
2					<input checked="" type="checkbox"/>		
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4		<input checked="" type="checkbox"/>					
5	<input checked="" type="checkbox"/>						
6				<input checked="" type="checkbox"/>			

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Centers



Centers

1

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Centers

2



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Centers

Centers



Centers

3

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Centers



Centers

4

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Centers



Centers

5

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Centers



Centers

6

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Corridors



Corridor

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Corridor



Corridors

2

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Corridor



Corridors

3

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Corridor



Corridors

4

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Corridor



Corridors

5

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Corridor



Corridors

6

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Transitions



Transition

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Transition



Transitions

2

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Transition



Transitions

3

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Transition



Transitions

4

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Transition



Transitions

5

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Transition



Transitions

6

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Carnaerfyon Castle - dating from the 14th Century - sits next to the town hall constructed 400 years later.



Hey Mom!

*These places are amazing!
Can you imagine what
our town would look
like in 500 years if we
did this kind of stuff now?*

*Love ya,
Mungo*

*Mama
202 E Sharp
Spokane, WA
99204
USA*

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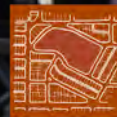
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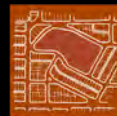
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Genesis

Inspirations driving city formation

Utopian



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Genesis

Inspirations driving city formation

Utopian
Military



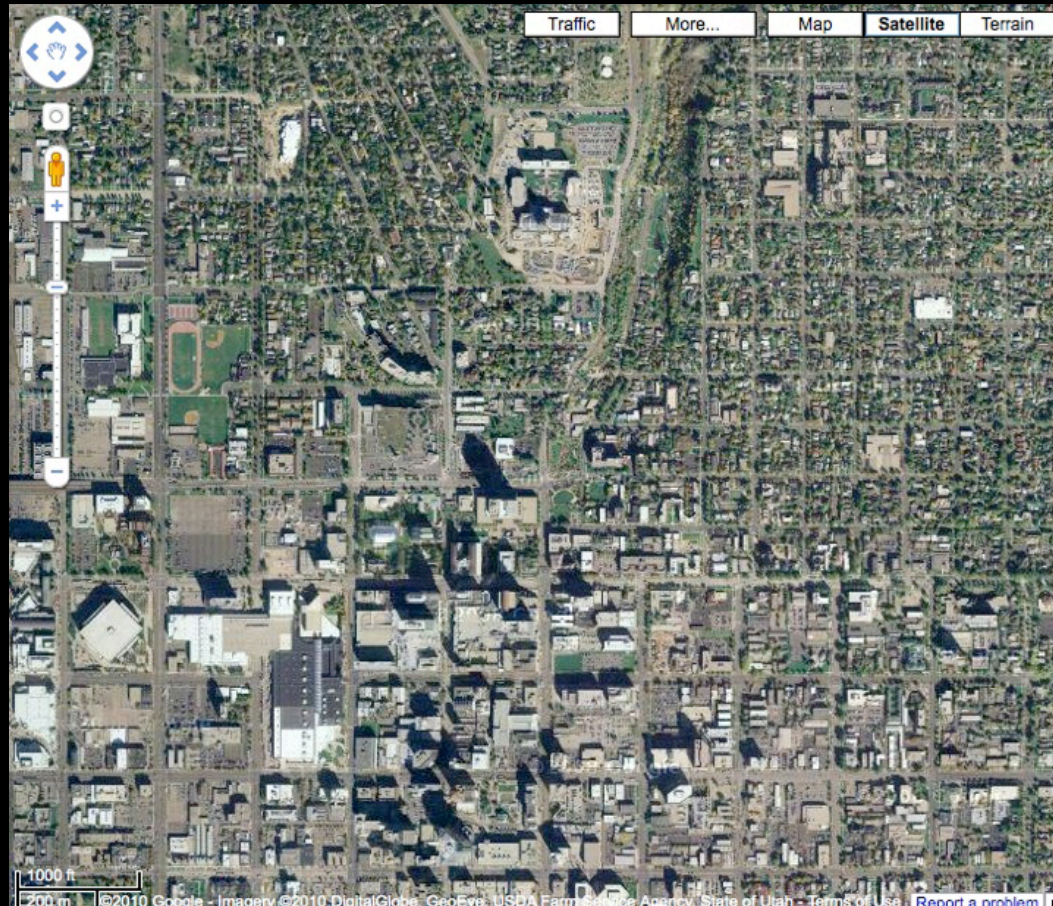
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Genesis

Inspirations driving city formation

Utopian
Military
Religious



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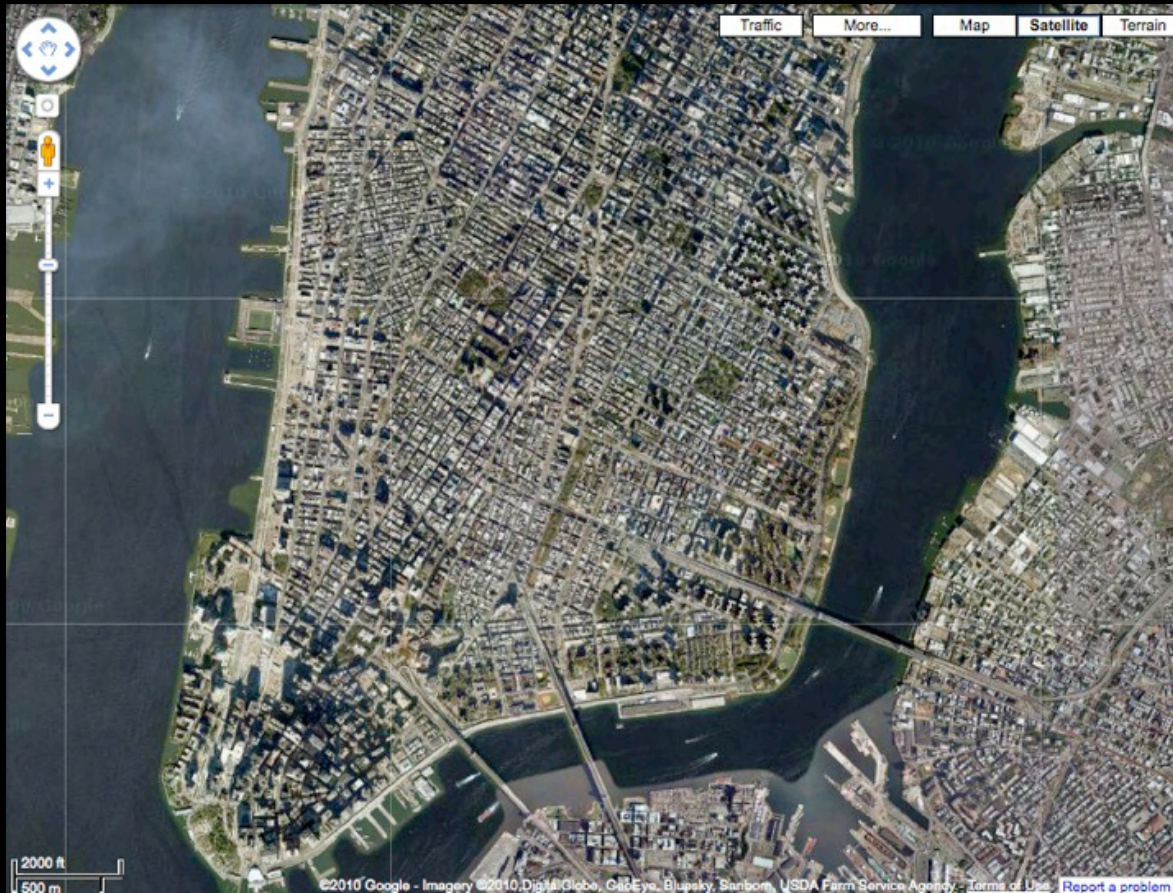
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Political



Genesis

Inspirations driving city formation



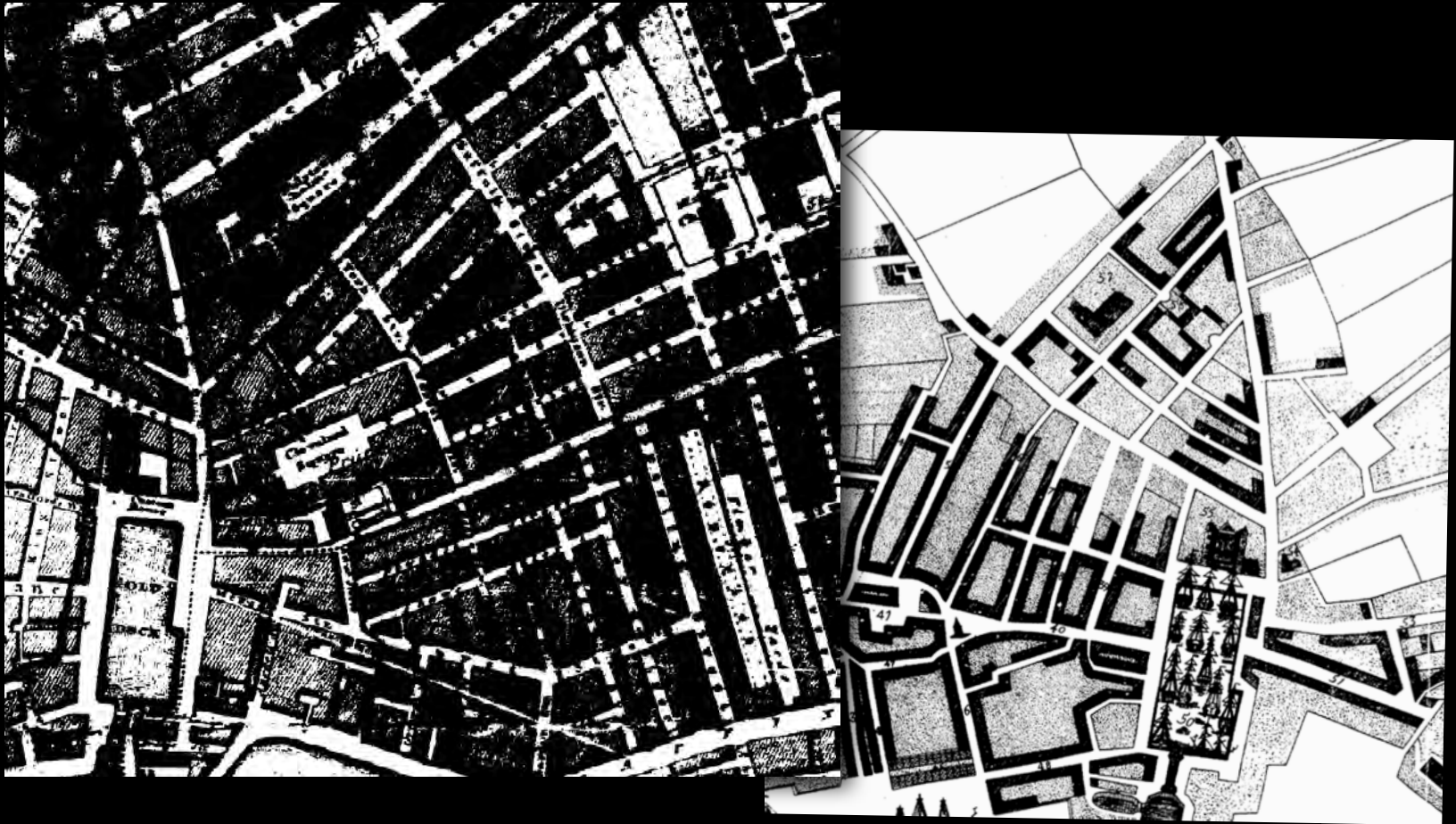
Utopian
Military
Religious
Political
Economic

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Evolution

How time, investment and social patterns direct change

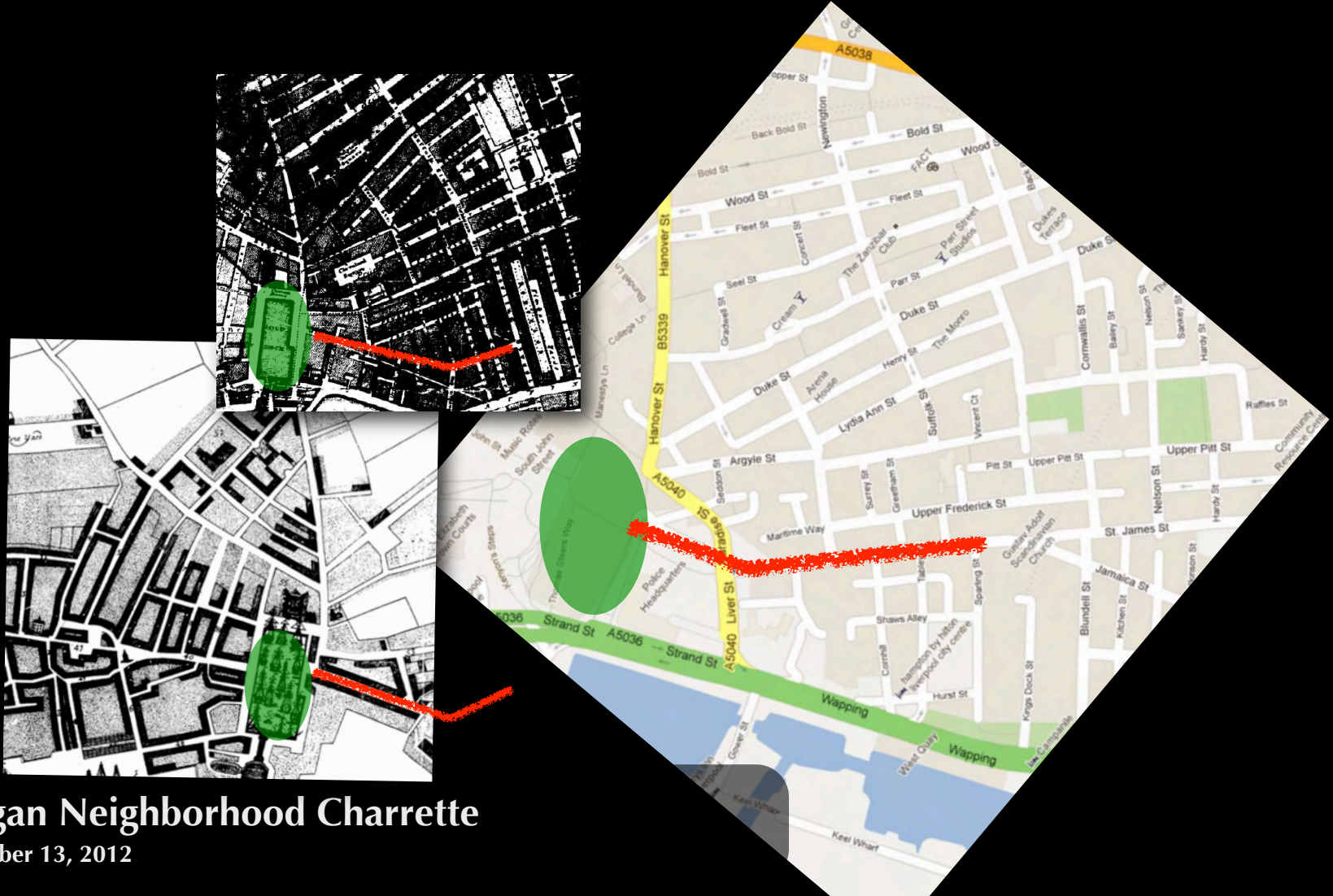


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Evolution

How time, investment and social patterns direct change



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Evolution

How time, investment and social patterns direct change

Site

Transport

Civic spaces

Utilities

Architecture

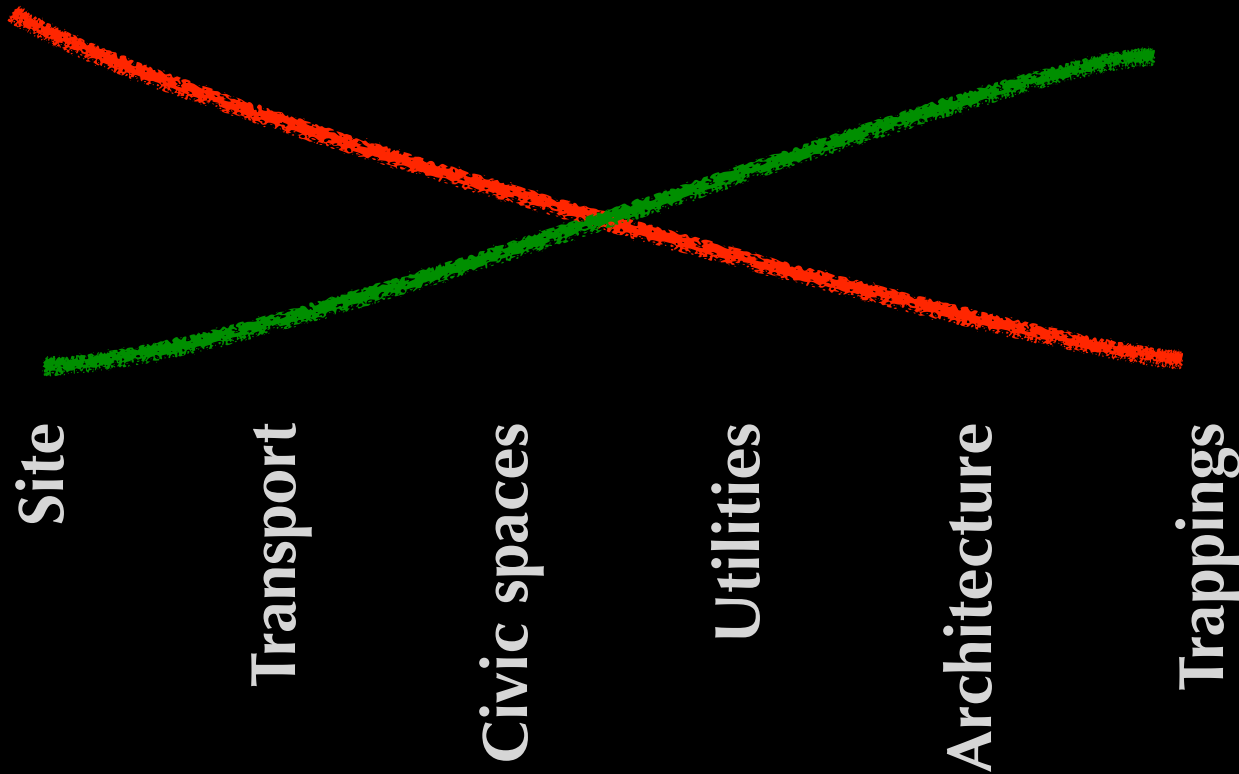
Trappings

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Evolution

How time, investment and social patterns direct change



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Safe, Sacred & Busy
Kotkin's keys to a successful urban environment

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Principles

What these spaces have in common

Scale



Principles

What these spaces have in common

Scale

Public realm



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Principles

What these spaces have in common

Scale

Public realm

Activity



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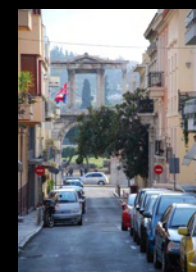
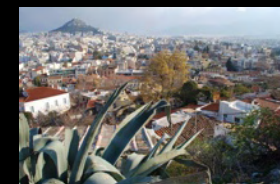
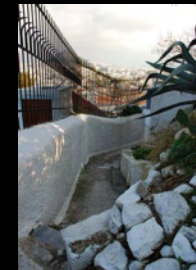
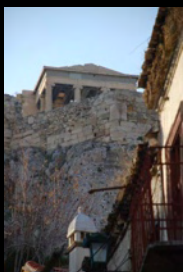
Case Study

A sequence of urban spaces in Athens' Plaka district



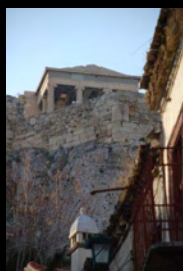
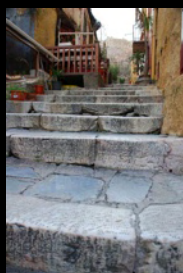
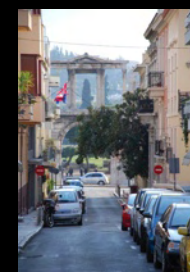
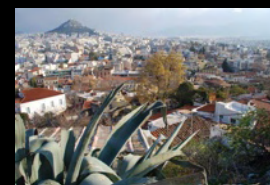
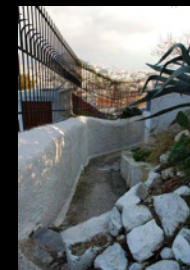
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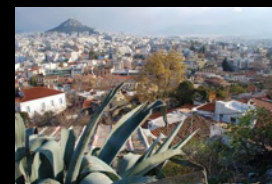
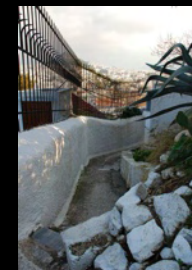
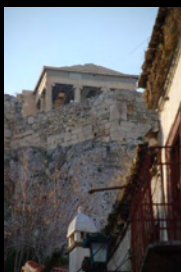
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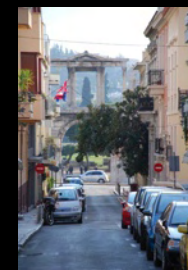
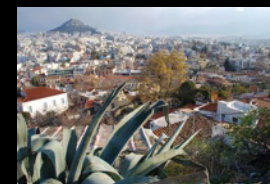
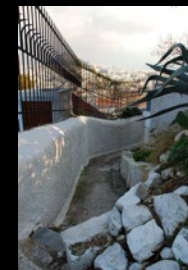
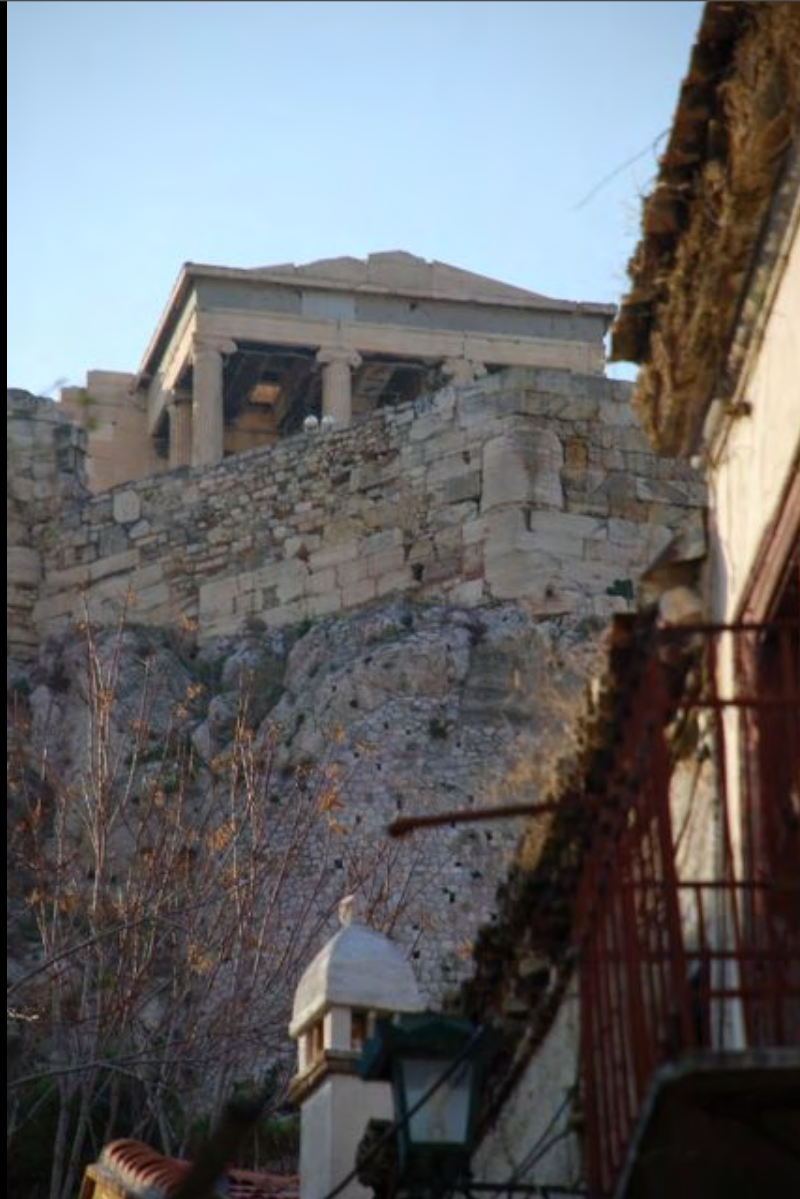
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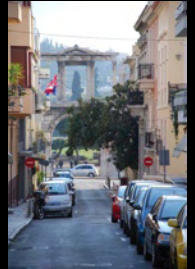
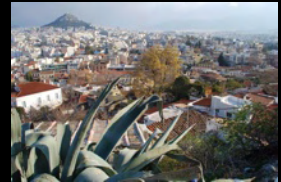
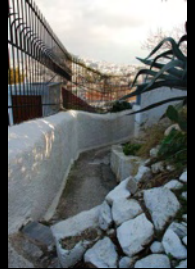
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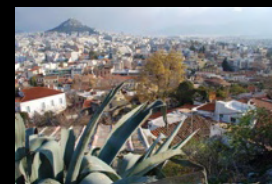
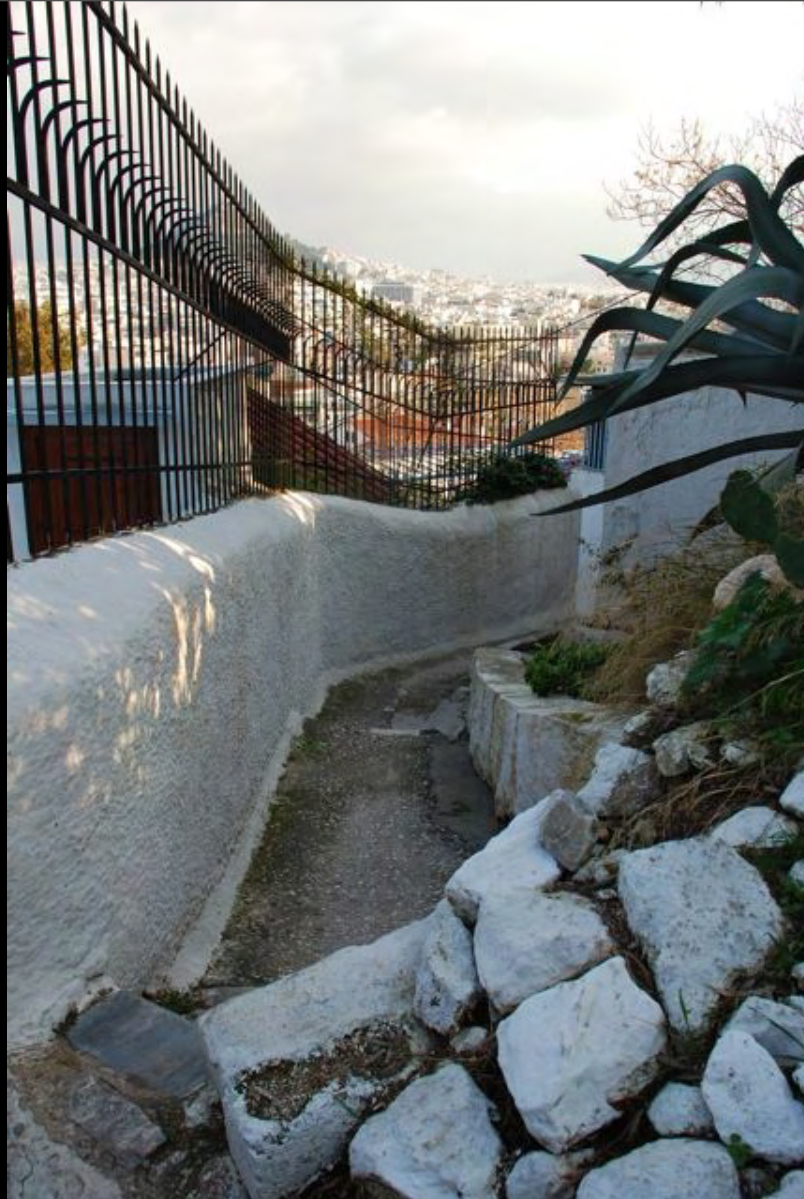
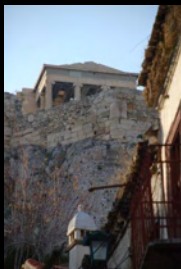


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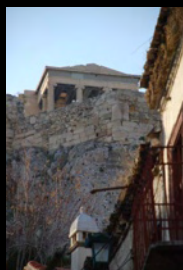
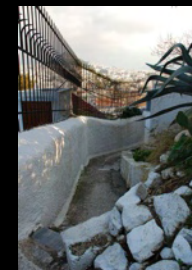


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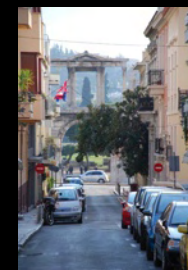
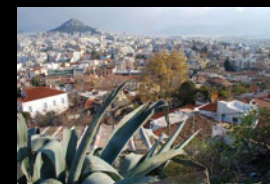
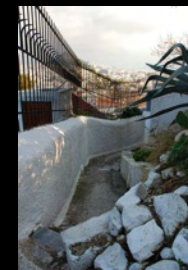
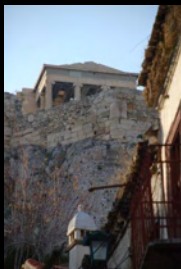
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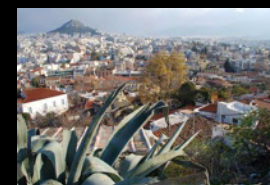
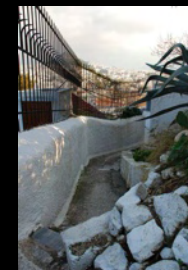
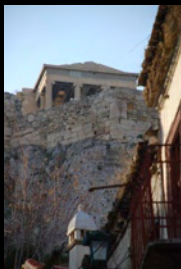
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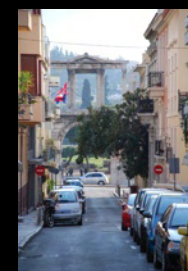
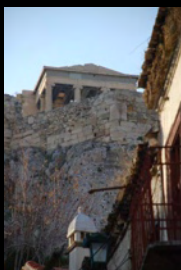
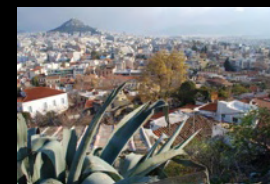
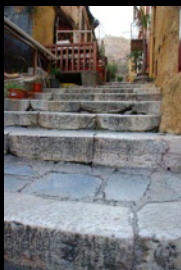
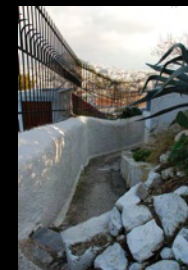
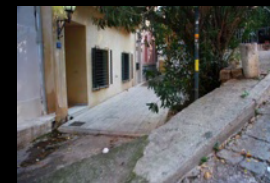
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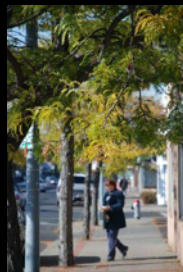
Case Study

A sequence of urban spaces in Spokane's Garland district



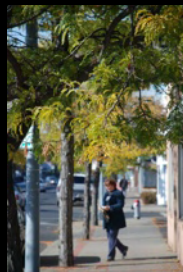
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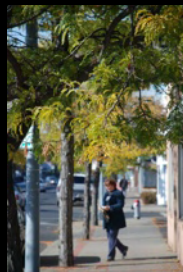
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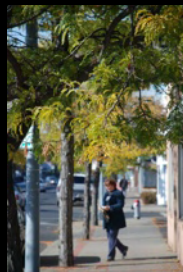


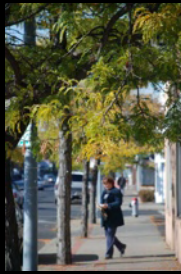
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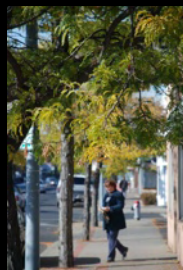
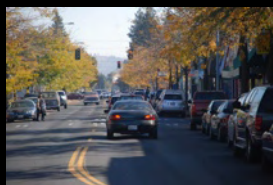


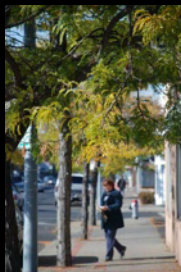


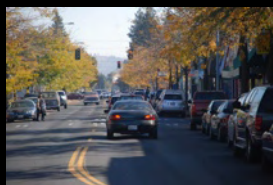


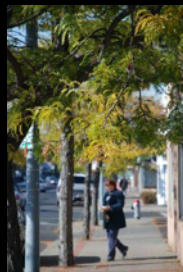


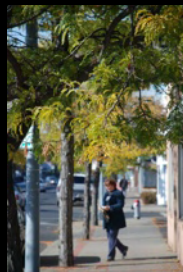


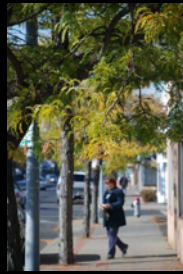


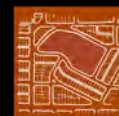
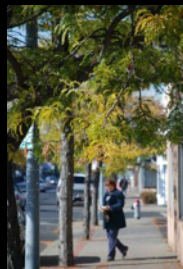














Logan Study Area

The context for our work together

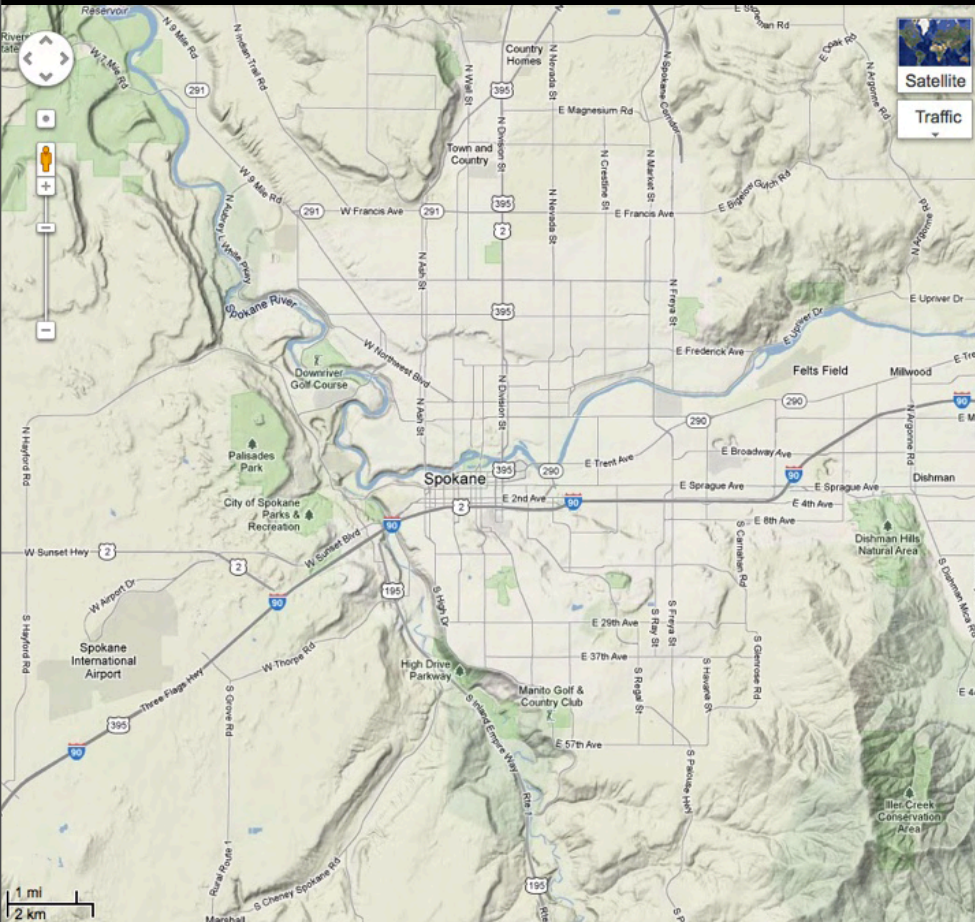
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Regional Setting

How our little piece fits within the larger puzzle



Physiographic

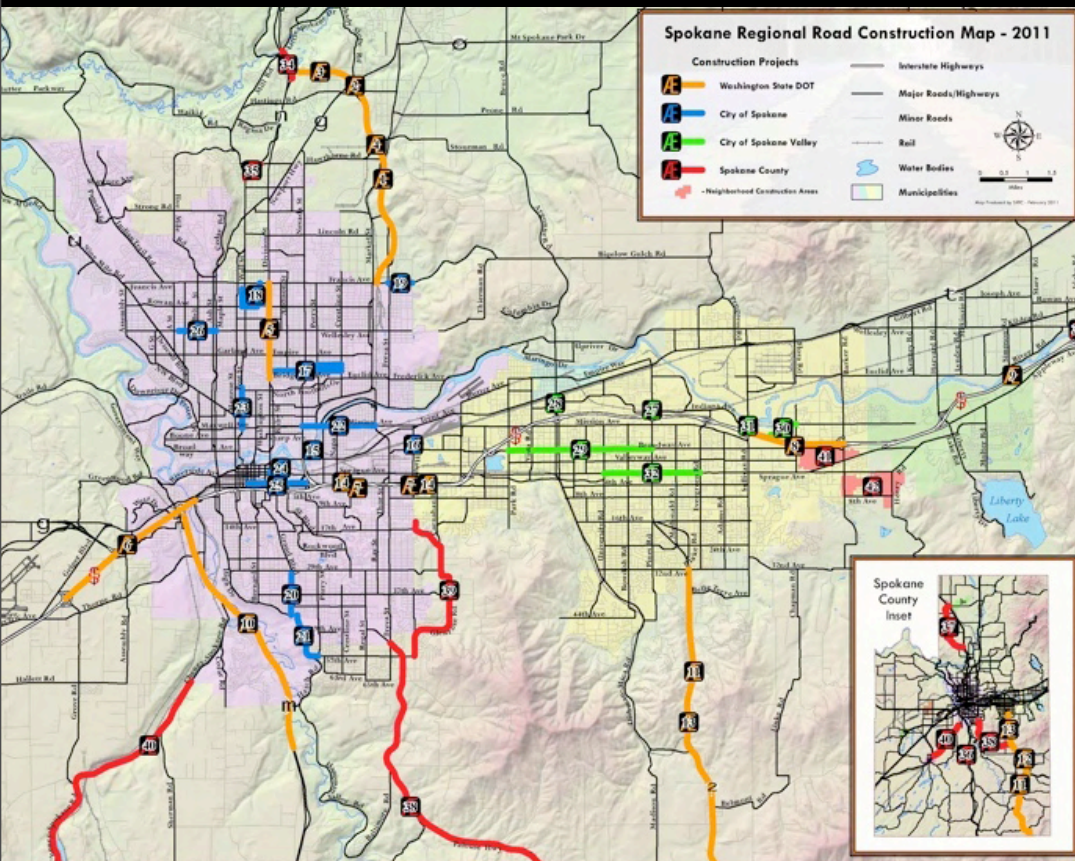
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Regional Setting

How our little piece fits within the larger puzzle

Transportation



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Regional Setting

How our little piece fits within the larger puzzle

Economic

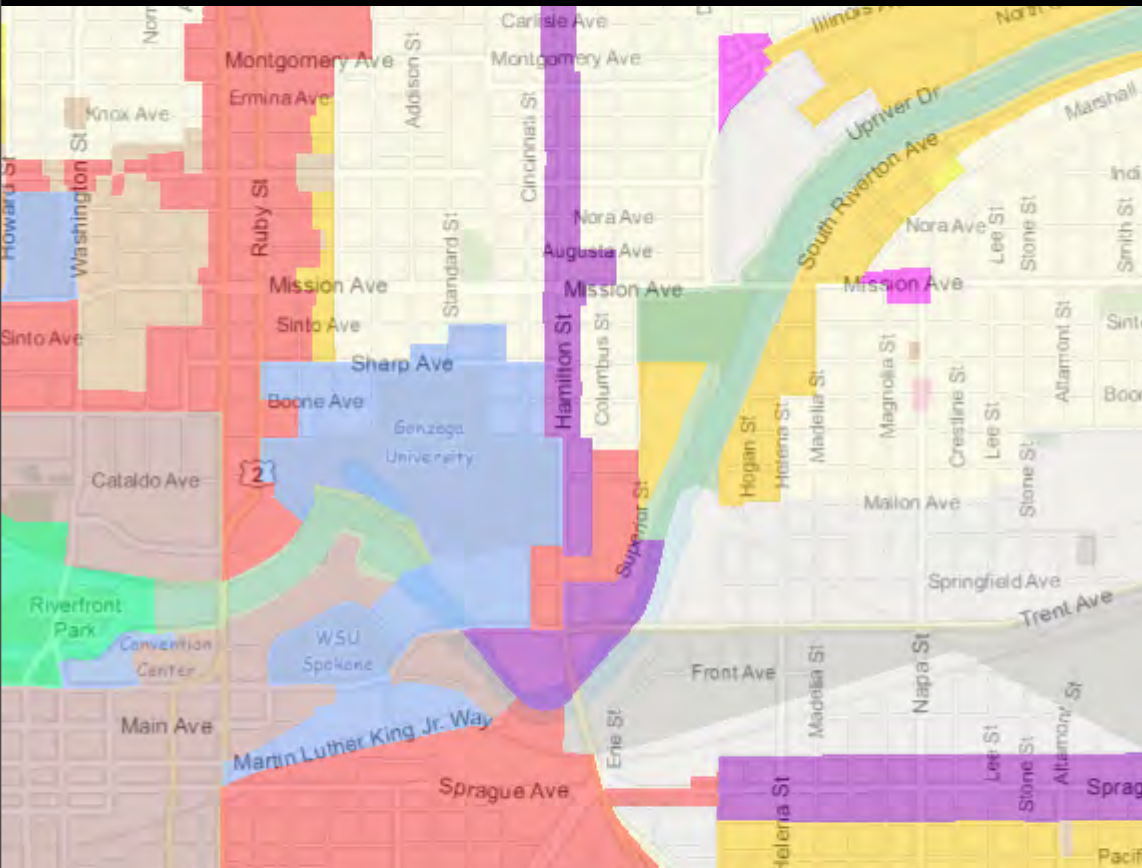
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Regional Setting

How our little piece fits within the larger puzzle

Comp plan



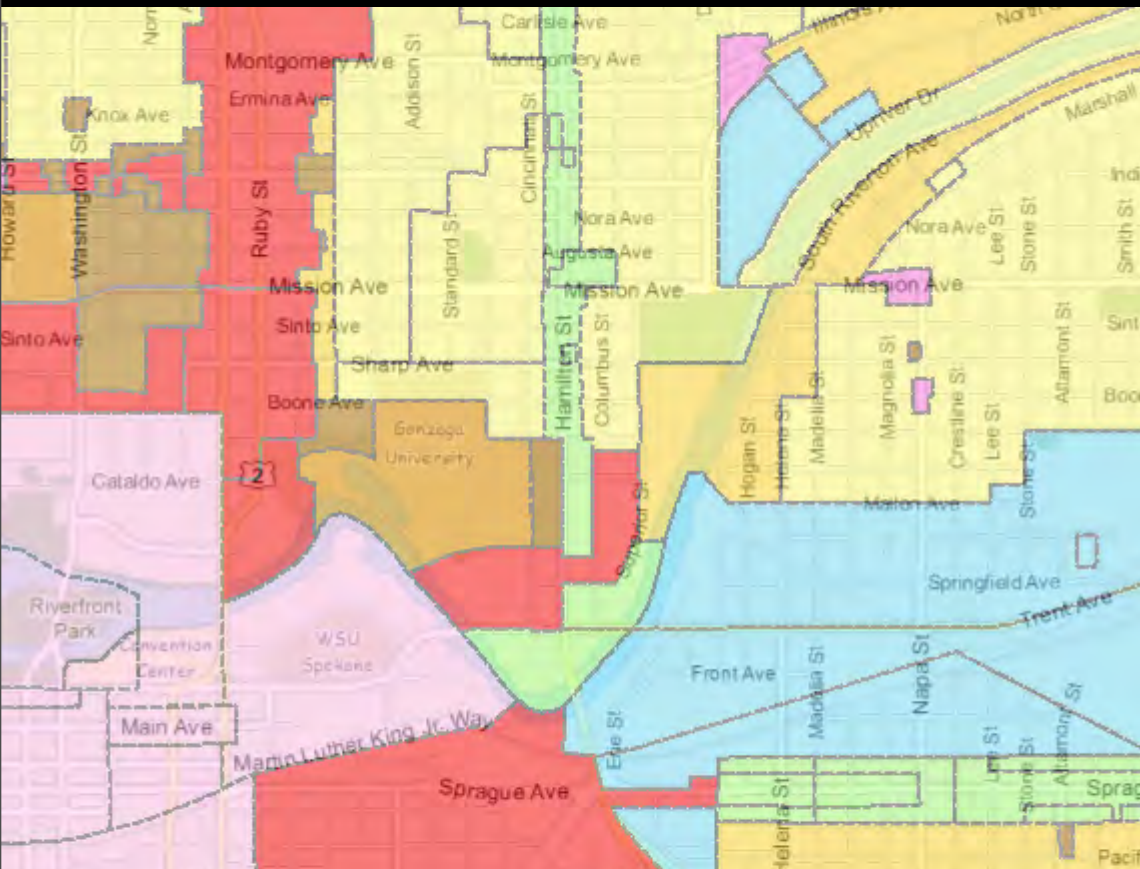
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Regional Setting

How our little piece fits within the larger puzzle

Zoning



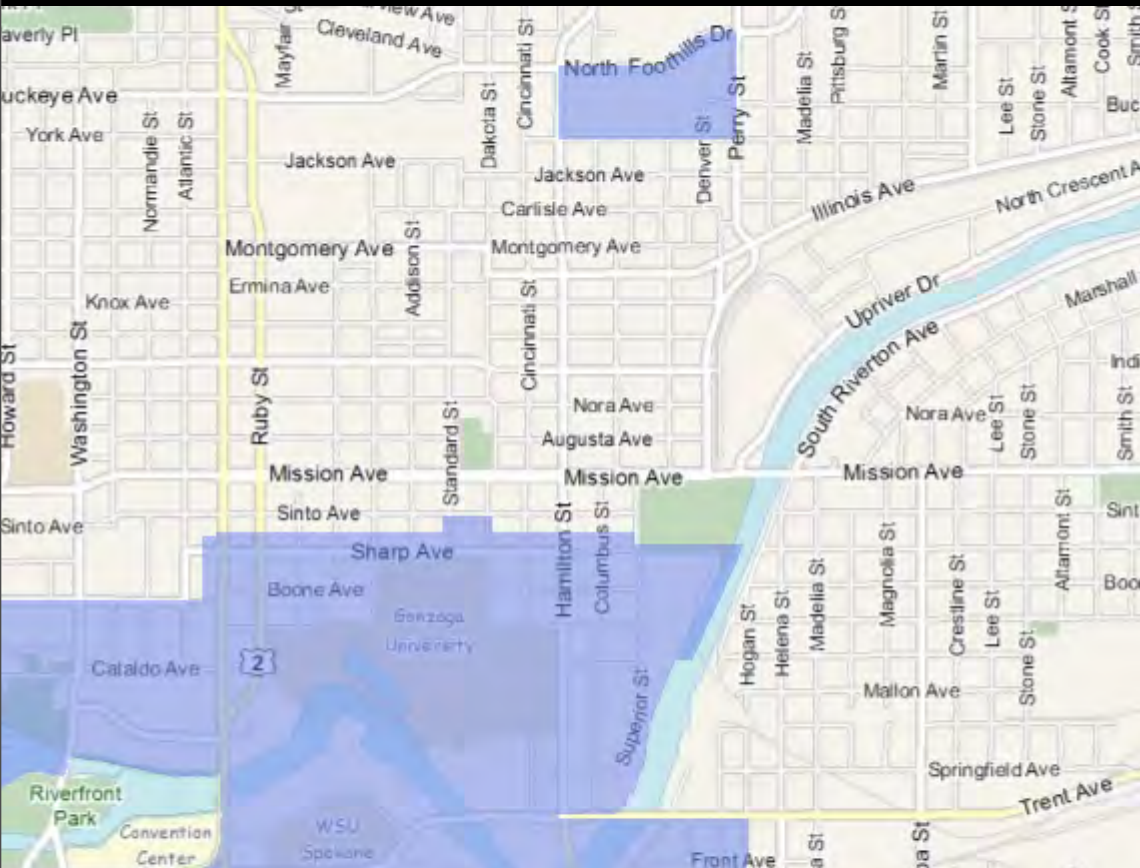
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Regional Setting

How our little piece fits within the larger puzzle

“Targeted Area”



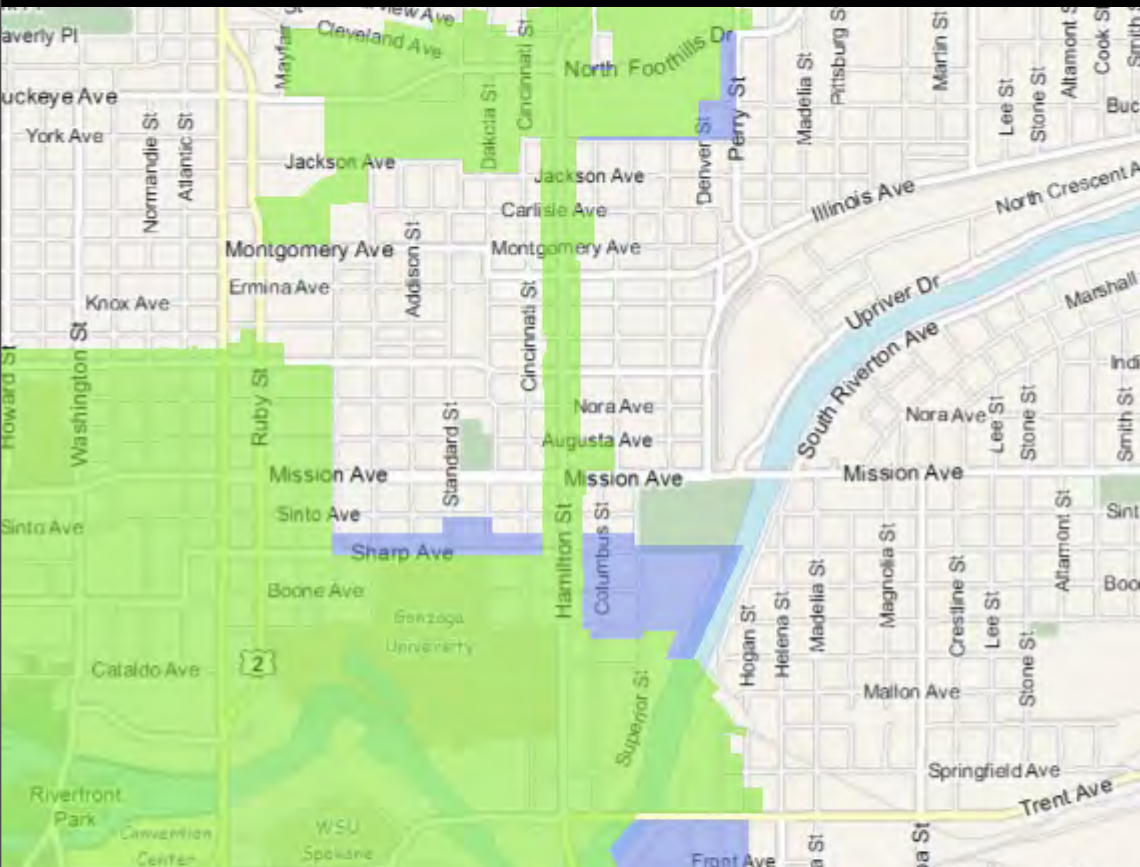
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Regional Setting

How our little piece fits within the larger puzzle

Multi-family



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Local Setting

SAMPLE for the Hamilton Corridor

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Street

SAMPLE for the Hamilton Corridor



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Street

SAMPLE for the Hamilton Corridor



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Street

SAMPLE for the Hamilton Corridor



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Street

SAMPLE for the Hamilton Corridor



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Activity

SAMPLE for the Hamilton Corridor



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Activity

SAMPLE for the Hamilton Corridor



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Activity

SAMPLE for the Hamilton Corridor



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Mass

SAMPLE for the Hamilton Corridor

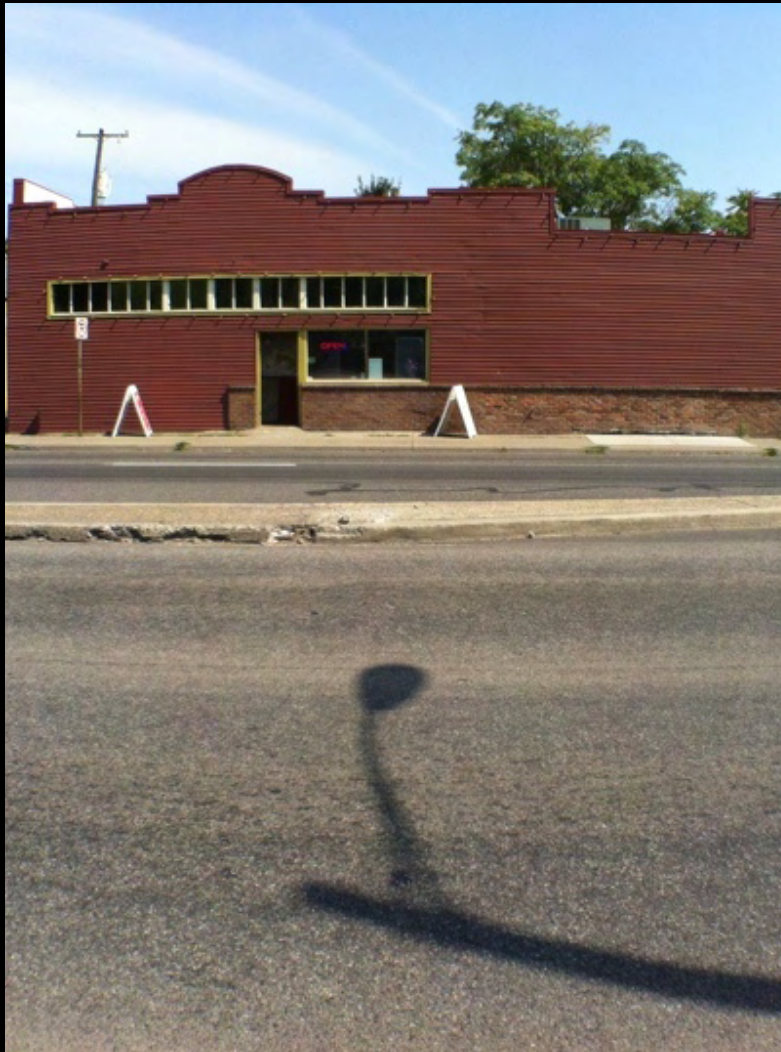
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Mass
SAMPLE for the Hamilton Corridor

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Mass
SAMPLE for the Hamilton Corridor

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Parking

SAMPLE for the Hamilton Corridor



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Parking

SAMPLE for the Hamilton Corridor



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Parking

SAMPLE for the Hamilton Corridor



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Parking

SAMPLE for the Hamilton Corridor

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Location

SAMPLE for the Hamilton Corridor



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Location

SAMPLE for the Hamilton Corridor



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Expression

SAMPLE for the Hamilton Corridor

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Expression
SAMPLE for the Hamilton Corridor

Vision Gap

The gulf between what we want and what we have



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Grins and Gripes

Field walk and lunch conversation

Mission Park Scavenger hunt

Slideshow

Debrief over pizza



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"Gripes"		"Grins"	
(Mark or arrow to map, describe below)		(Mark or arrow to map, describe below)	
			
			
			
			
Opportunity Sites (Mark or arrow to map, describe here): 			

* For smart-phone users, please e-mail your images to bgrimes@studiocascade.com, or text the images to 509-220-9560. We'll try to include them in our slideshows following lunch!

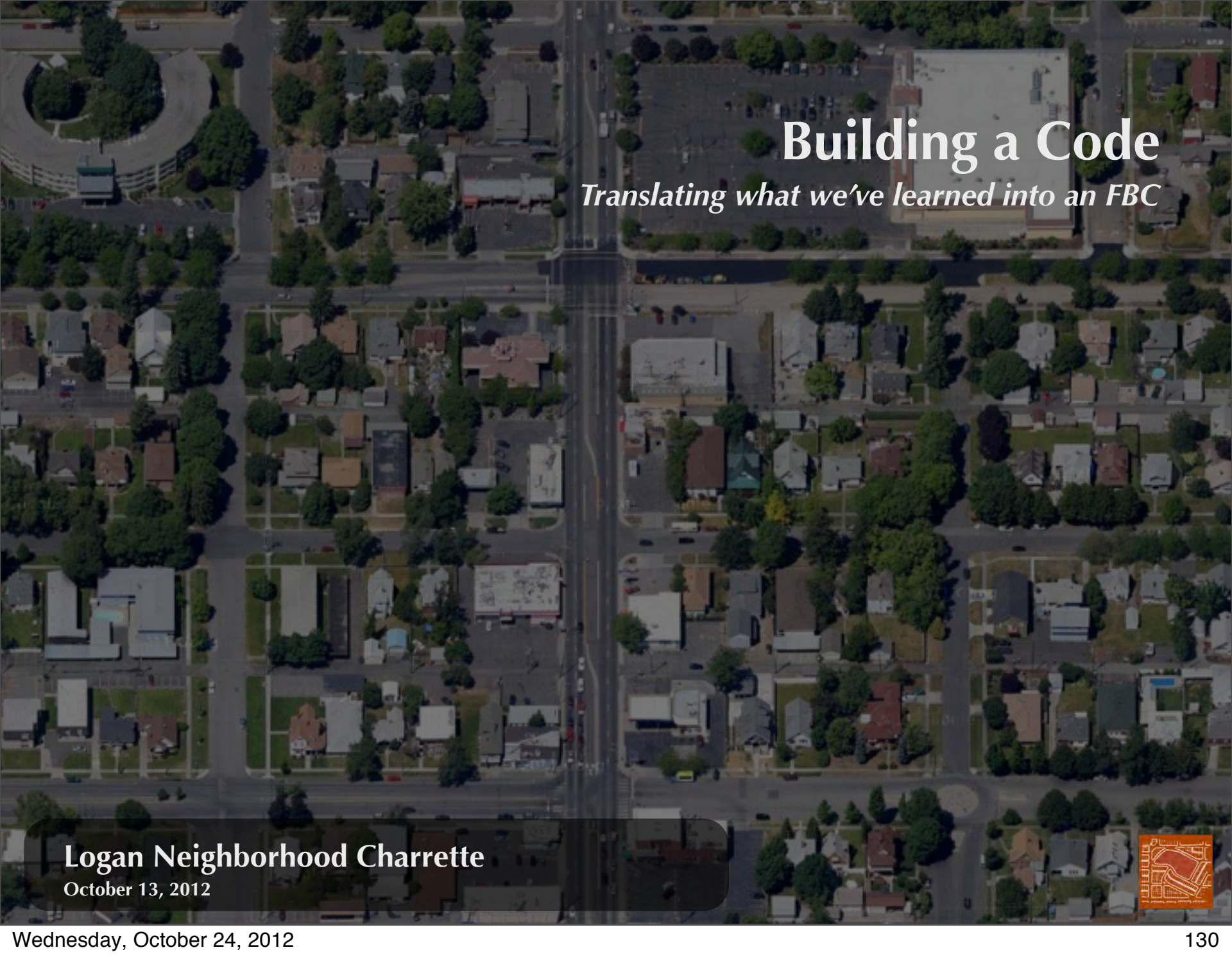
Grins and Gripes

Field walk and lunch conversation

Mission Park
Scavenger hunt
Slideshow
Debrief over pizza

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Building a Code

Translating what we've learned into an FBC

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Grins and Gripes

Getting out there, taking pictures, living the space

For this exercise, tour each of the Context Areas (CA1-4) shown, noting various things you love about the neighborhood and its character. Take photos, make notes, and mark the map with your own observations. In each area, take at least one picture of something you'd like to spotlight, marking where you took the shot on the map. Finally, mark and describe key "opportunity" sites you see.

Exercise 2 Worksheet
Gripes & Grins + opportunity sites

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"Gripes" (Mark or arrow to map, describe below)	"Grins" (Mark or arrow to map, describe below)	CA1 - Center 1
		CA2 - Center 2
		CA3 - Corridor
		CA4 - Transitions

Opportunity Sites (Mark or arrow to map, describe here):

* For smart-phone users, please e-mail your images to bgrimes@studiocascade.com, or text the images to 509-220-9560. We'll try to include them in our slideshows following lunch!

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Part Two - Form-Based Code

What FBC is...and what it isn't



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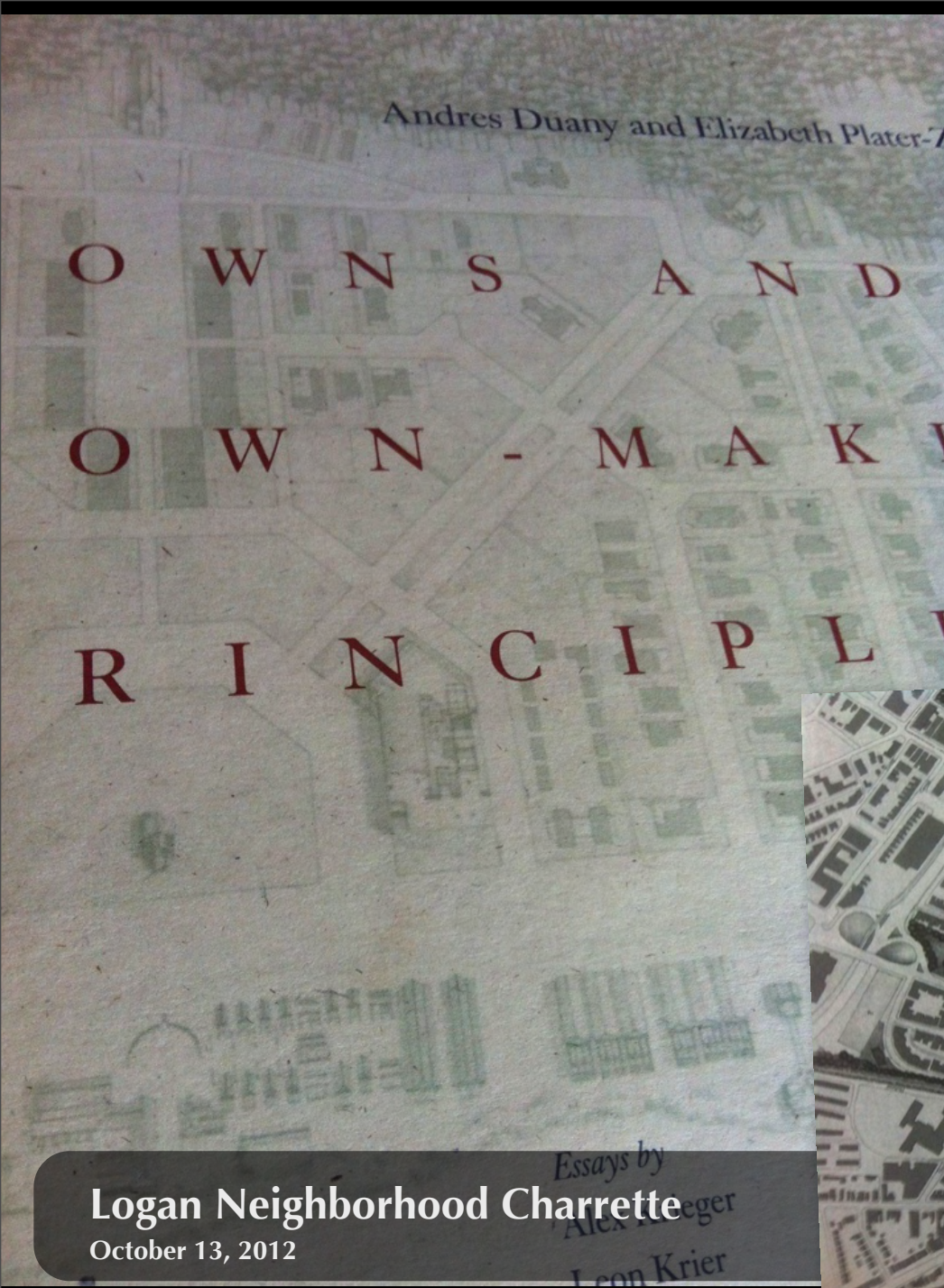
Part Two - Form-Based Code

What FBC is...and what it isn't



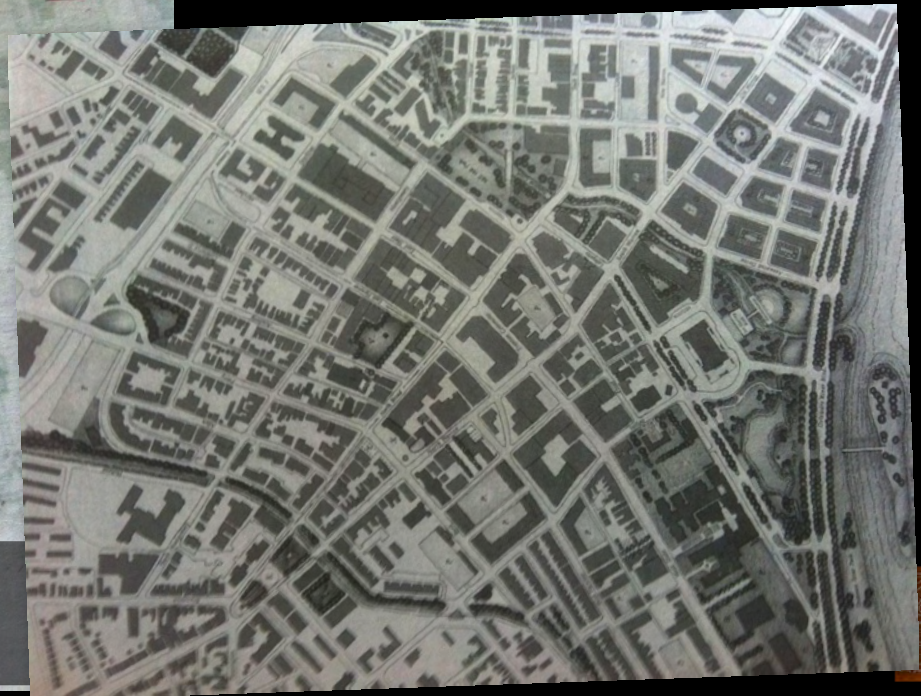
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FBC - What

Concept
Origins



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Essays by
Alex Heeger
Leon Krier

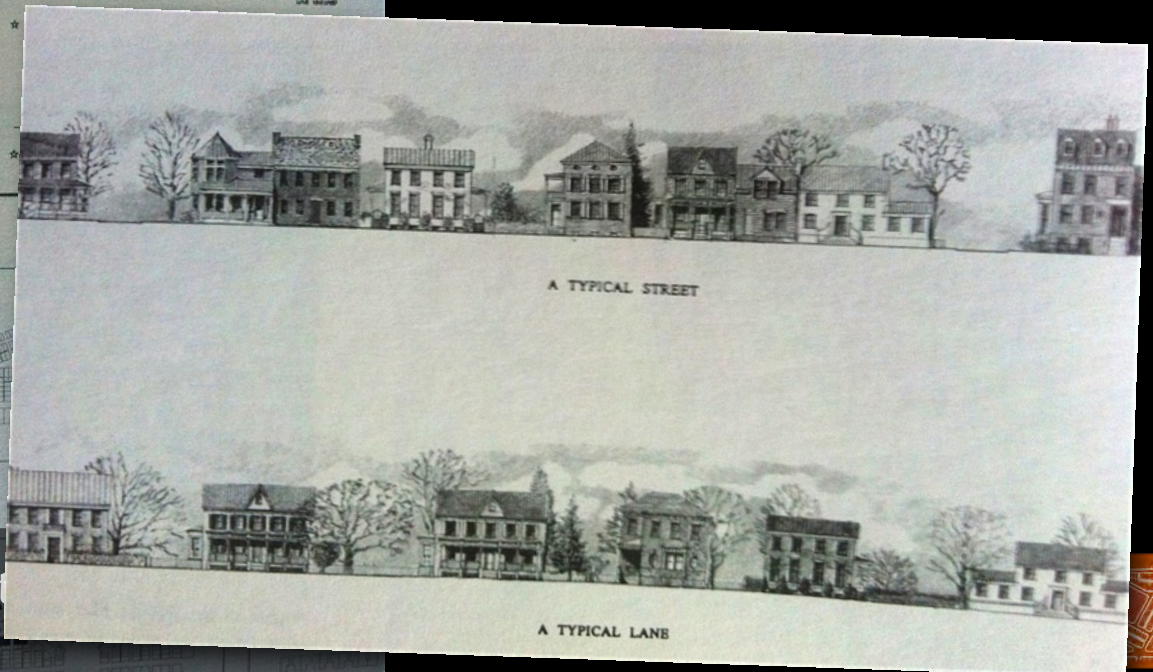


ZONING CODE-TOWN of SEASIDE

CLASS I RESIDENTIAL & LIGHT	CLASS II RESIDENTIAL	CLASS III RESIDENTIAL	CLASS IV RESIDENTIAL & LIGHT	CLASS V RESIDENTIAL & LIGHT	CLASS VI RESIDENTIAL	CLASS VII RESIDENTIAL	CLASS VIII RESIDENTIAL

FBC - What

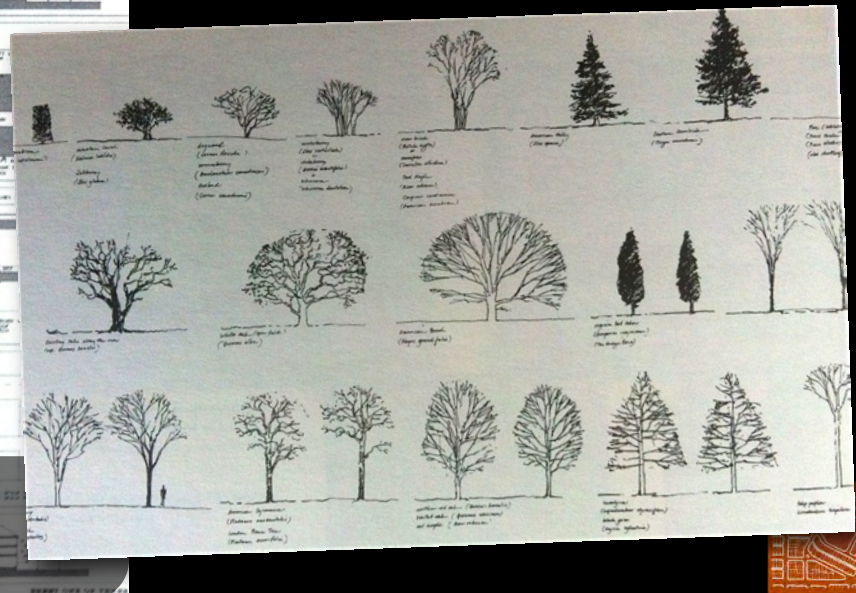
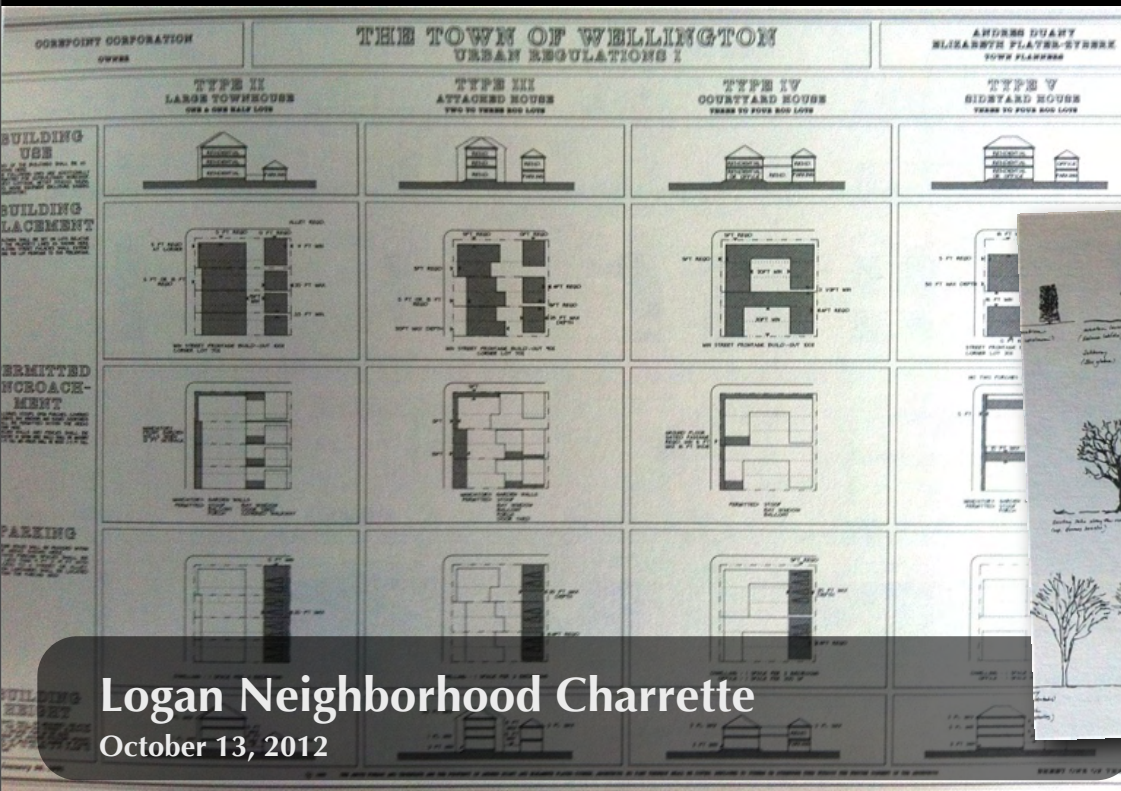
Evolution
Applications



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FBC - What

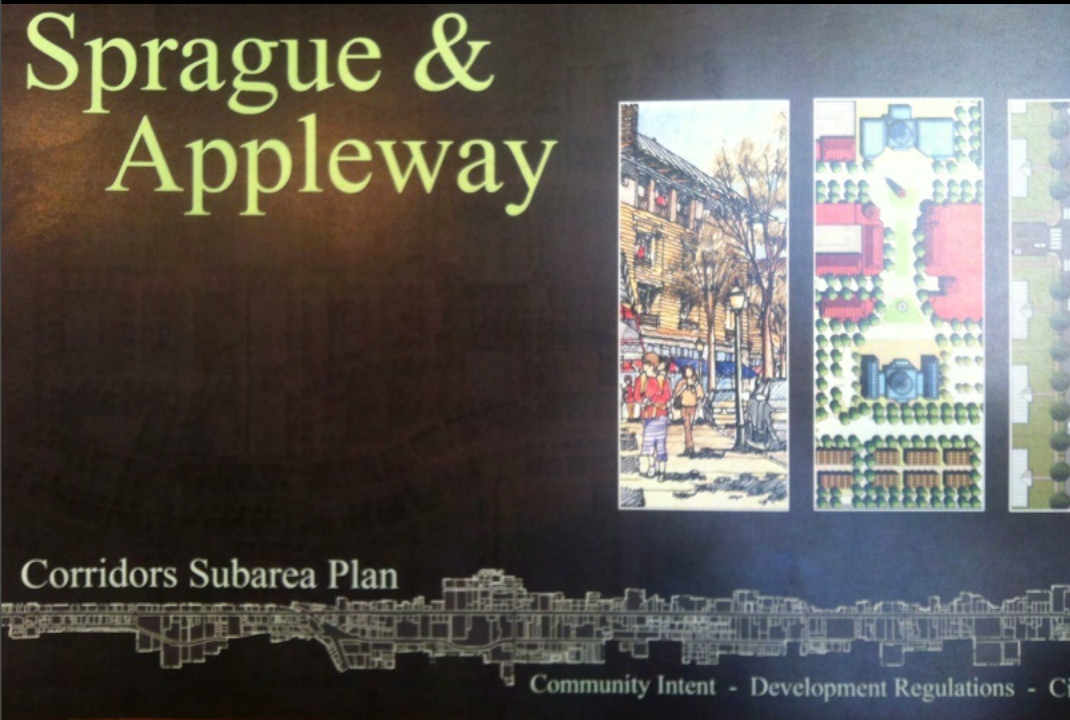
Distinction from convention



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FBC - What

Examples



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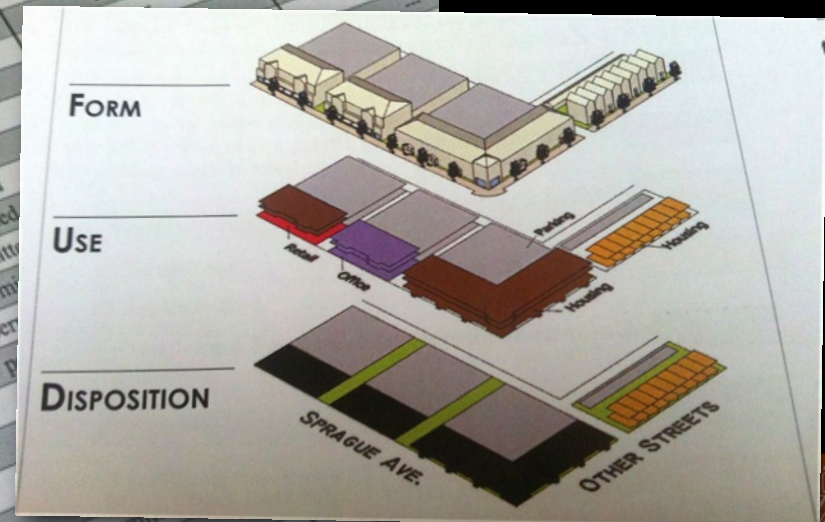
FBC - What

Examples

The image displays a zoning map and a corresponding zoning code table. The map at the top shows a grid of streets with various colored overlays (red, orange, yellow) indicating different zoning districts. Below the map is a table with columns for zoning districts and rows for permitted uses. An inset diagram on the right shows a building footprint with labels for 'FORM', 'USE', and 'DISPOSITION'.

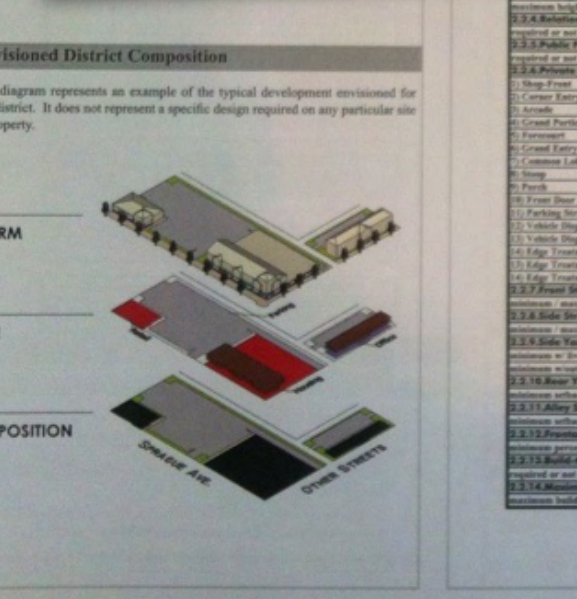
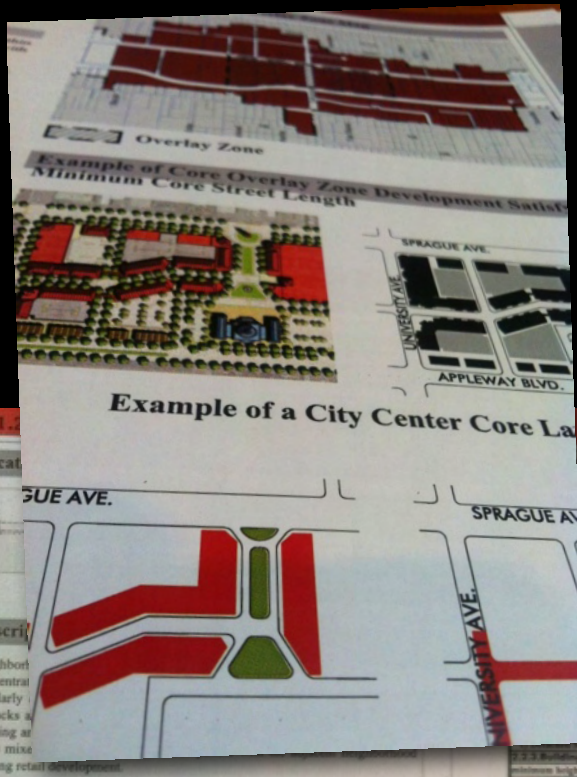
2.1.1. City Center		2.1.2. Neighborhood Center	2.1.3. Mixed-Use Avenue	2.1.4. Residential Boulevard	2.1.5. Gateway Commercial Avenue	2.1.6. Co
Core Streets	Non-Core Streets					
permitted	---	permitted	---	---	---	---
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted
---	---	---	---	---	---	---
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted
---	---	---	---	---	---	---
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted
permitted	permitted	permitted	permitted	permitted	permitted	permitted

The inset diagram on the right shows a building footprint with labels for 'FORM', 'USE', and 'DISPOSITION'. The 'FORM' label is associated with a 3D building model. The 'USE' label is associated with a 2D footprint showing different colored areas labeled 'Retail' and 'Office'. The 'DISPOSITION' label is associated with a 2D footprint showing a building footprint and a 'SPRAGUE AVE.' label.



FBC - What

Examples



Neighborhood Centers			
Development Standards			
Regulating Orientation	Sprague Ave.	Other Streets	
1. Use			
a) Retail	permitted	permitted	
b) Neighborhood Retail	permitted	permitted	
c) Neighborhood Access Retail	permitted	permitted	
d) Neighborhood Center Retail	permitted	permitted	
e) Neighborhood Cultural	permitted	permitted	
f) Neighborhood Office	permitted	permitted	
2. Building Height			
a) Maximum height	1 floor 20 ft	1 floor 20 ft	
b) Maximum height	4 floors 48 ft	4 floors 48 ft	
3.3.4. Relation to Single Family Homes			
a) Required or not applicable	required	required	
3.3.5. Public Frontage			
a) Required or not required	required	not required	
3.3.6. Private Frontage			
a) Shop Front	permitted	permitted	
b) Corner Entry	permitted	permitted	
c) Arcade	permitted	permitted	
d) Grand Portico	permitted	permitted	
e) Forecourt	permitted	permitted	
f) Grand Entry	permitted	permitted	
g) Common Lobby Entry	permitted	permitted	
h) Shop	permitted	permitted	
i) Porch	permitted	permitted	
j) Front Door	permitted	permitted	
k) Parking Structure Entry	permitted	permitted	
l) Vehicle Display, Option 1	permitted	permitted	
m) Vehicle Display, Option 2	permitted	permitted	
n) Edge Treatment, Fenced	permitted	permitted	
o) Edge Treatment, Terraced	permitted	permitted	
p) Edge Treatment, Paved	permitted	permitted	
3.3.7. Front Street Setback			
a) Minimum / maximum	0 ft / 10 ft	5 ft / 15 ft	
3.3.8. Side Street Setback			
a) Minimum / maximum	0 ft / 10 ft	5 ft / 15 ft	
3.3.9. Side Yard Setback			
a) Minimum / maximum	10 ft	10 ft	
b) Minimum / maximum	5 ft	5 ft	
3.3.10. Rear Yard Setback			
a) Minimum / maximum	10 ft	10 ft	
3.3.11. Alley Setback			
a) Minimum / maximum	5 ft	5 ft	
3.3.12. Percentage Coverage			
a) Minimum / maximum	60%	70%	
3.3.13. Build-to-Corner			
a) Required or not required	required	required	
3.3.14. Minimum Building Length			
a) Minimum building length	N/A	100 ft	

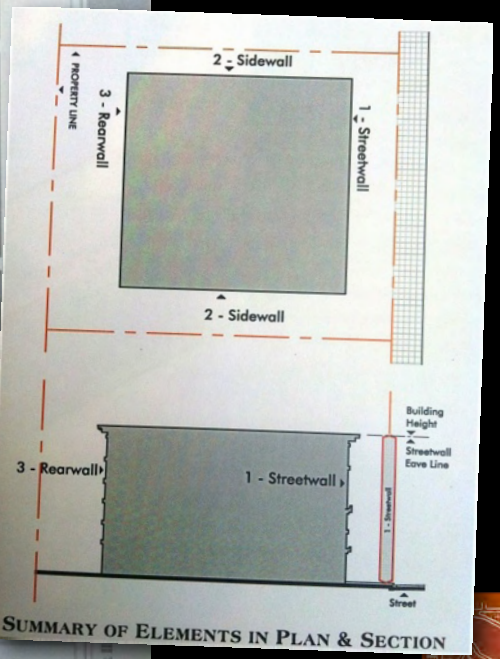
2.3. Street and Open Space Regulations		Sprague Ave.	Other Streets
2.3.1. Street Standards			
a) Street Paving		required	required
b) Maximum Parcel Size		4 acres	4 acres
c) Street Configuration		required	required
d) Street Type			
i) Core Street		N/A	permitted
ii) City Street		N/A	permitted
iii) Neighborhood Street		N/A	permitted
iv) Neighborhood Green Street		N/A	permitted
v) Service Street		N/A	permitted
vi) Alley		N/A	permitted
vii) Passage		N/A	permitted
2.3.2. Open Space Standards			
		see section 2.3.3	

2.4. Parking Regulations		Sprague Ave.	Other Streets
2.4.1. Parking Types			
a) Surface Parking		permitted	permitted
b) Front lot		permitted	permitted
c) Side lot		permitted	permitted
d) Rear lot		permitted	permitted
e) Parking Structure		permitted	permitted
f) Exposed		permitted	permitted
g) Wrapped - Ground Level		permitted	permitted
h) Wrapped - All Levels		permitted	permitted
i) Partially Submerged Podium		permitted	permitted
j) Underground Parking		permitted	permitted
2.4.2. Parking Standards			
		see section 2.4.3	

2.5. Architectural Regulations		Sprague Ave.	Other Streets
2.5.1. Height Massing & Composition			
a) Top		required	required
b) Base		required	required
2.5.2. Length Massing & Composition			
a) Streetwall Increment		100 ft	100 ft
b) Sidewall & Rearwall Increment		N/A	N/A

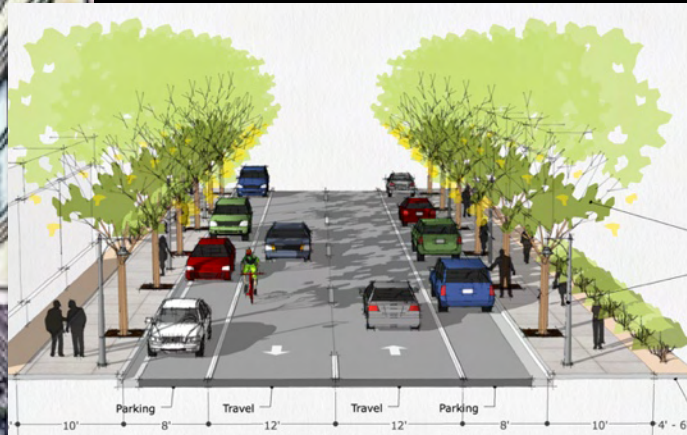
2.6. Signage Regulations		Sprague Ave.	Other Streets
2.6.1. Signage Types			
		see section 2.6.2	
Legend:			
— Not Permitted		[U] Upper Floors Only	[G] Ground Floor Only
Permitted: These elements are allowed, by right unless otherwise specified in Section 2.2.2. Building Use			
Required: These are Required elements of all new development as indicated.			
Limited: These elements may only be applied to existing buildings for upper floor uses that are different from the ground floor use.			

2.7. Special Regulations	
The City Center Neighborhood has the following Special Regulations:	
a) Parking Lot Buffering	
i) Side or rear parking lots with 2 or more bays of parking shall maintain a 10' landscaped buffer with trees along adjacent property lines.	



FBC - What

Examples



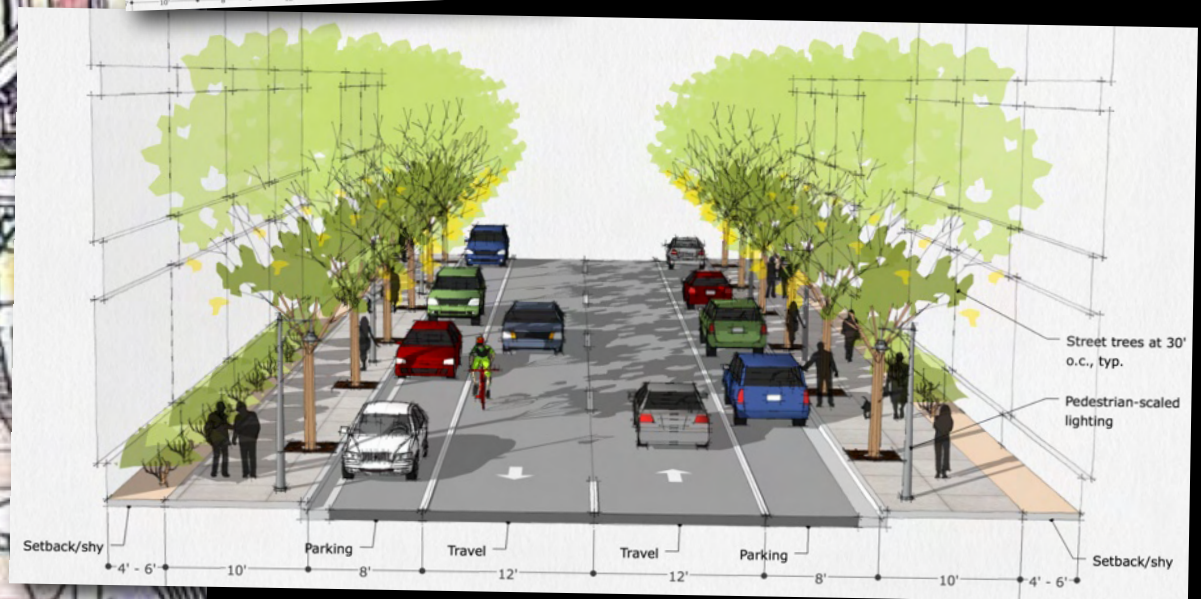
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FBC - What

Examples



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FBC - How

Issues & expectations

Active streetscape

Mix of uses

Upstairs living

Thriving retail

Calmed traffic

Increased property value

Enhanced identity

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FBC - How

Scope Calibration

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Urban Corridor

The urban corridor is a place of transition. The corridor includes a variety of land uses whose common characteristics are compatibility with lots of traffic and a benefit of being close to centers of activity. Residential uses along urban corridors are usually higher density, sometimes in the form of apartment buildings or townhouses and frequently built right to the street edge. There are also often professional offices or smaller-scale storefronts in these areas, contributing to and benefiting from foot traffic on the sidewalks. Urban corridors are in motion, with cars, people, bicycles and buses making the street scene alive and active. In Hickory, NC 127 North near downtown has elements of being an urban corridor, featuring residences converted into professional offices, a streetscape with buildings near the street edge, and several institutional buildings and complexes that gain access from the sidewalks.

Image Ingredient

1	Institutional land uses
2	Institutional and educational land uses
3	Multiple-use streets, street parking
4	Buildings right to street edge, residences, too
5	Public transportation service
6	Proximity to educational land uses
7	Bicycle lanes
8	Proximity to educational land uses
9	High-volume traffic capacity
10	Landscaping along street edge
11	Building orientation to street edge
12	Fuel stations
13	Pedestrian friendliness and continuity
14	Attractive street edge
15	Traffic control and pedestrian safety

Residential District 5 (R-5)
The R-5 zoning district is intended to accommodate a variety of moderate intensity residential uses including single-family, two-family, and multi-family housing types.

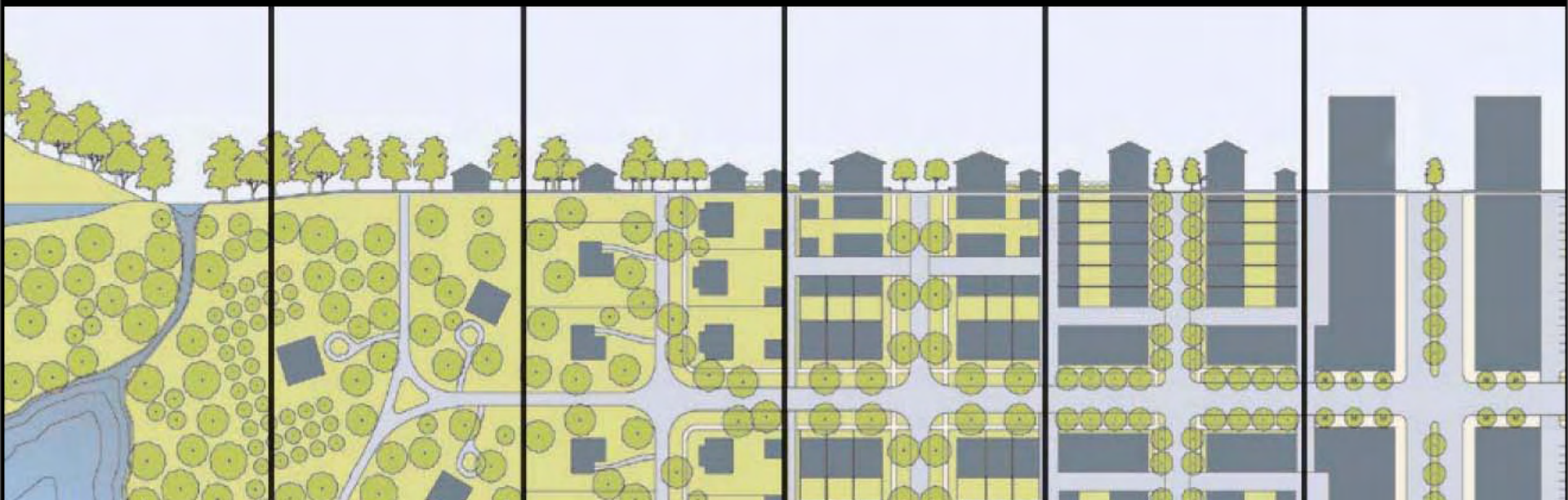
Residential District 6 (R-6)
The R-6 zoning district is intended to accommodate a variety of moderate to high intensity residential uses. The R-6 zoning district allows for manufactured homes and manufactured home parks.

Office & Institutional District (OI-1)
The OI-1 zoning district is intended to provide a transition between residential and business or industrial districts and to accommodate moderate to high intensity mixture of residential, office, and institutional uses. Intensities of uses are lower in those areas in closer proximity to low and moderate density residential areas.

Type:

FBC - How

Transect



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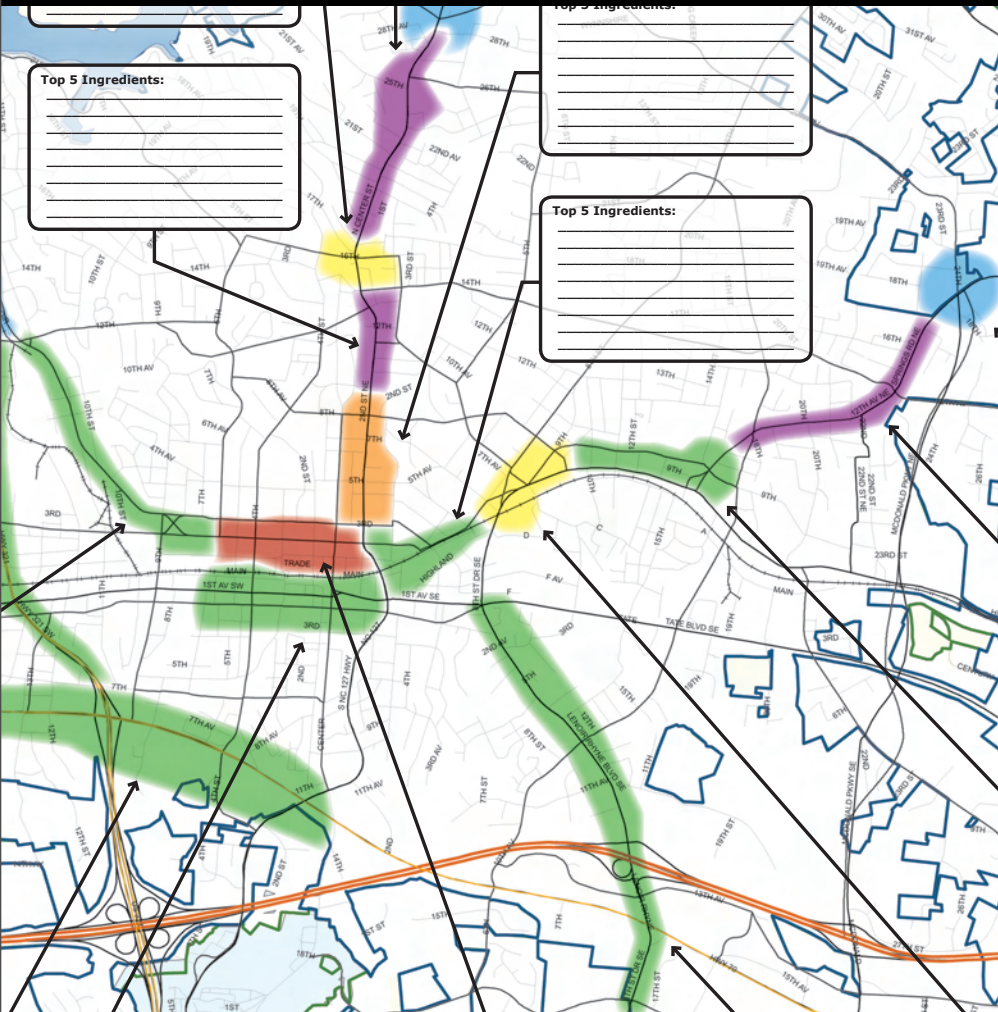


Regulating plan

FBC - How

Structure

Entire FBC
FBC by district
Hybrid FBC



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FBC - Success

Market support

Institutional support

Financial support

Developer support

Designer support

Clarity



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Centers & Corridors Zoning

How what's on the books applies

Land use

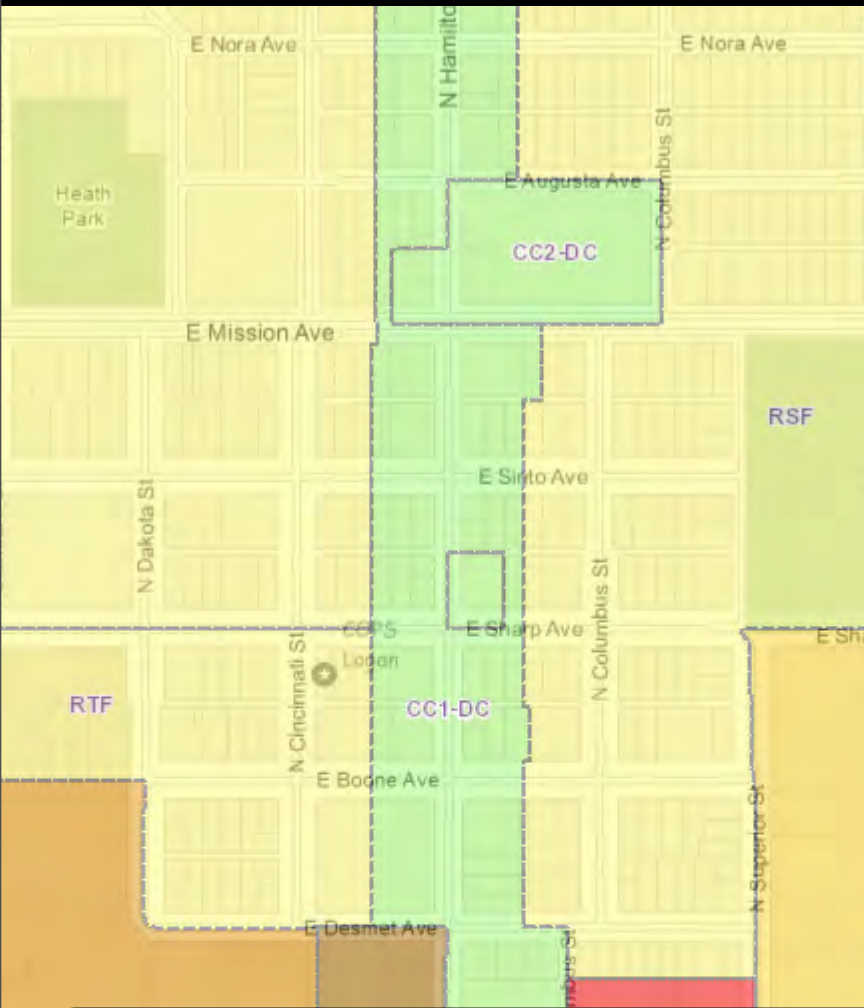
Building placement

Parking

Landscaping

Streetscape

Design guidelines



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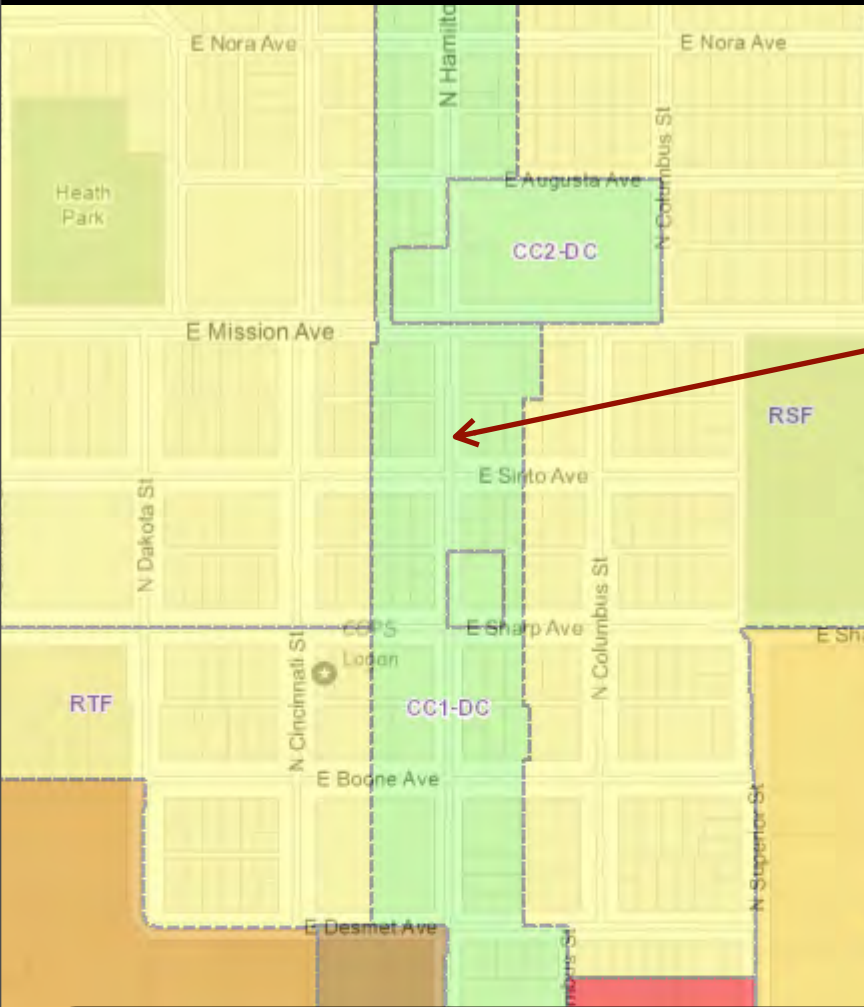
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Centers & Corridors Zoning

How what's on the books applies

CC1 - Pedestrian emphasis/Auto accommodating

The Type 1 center and corridor zone promotes the greatest pedestrian orientation of the center and corridor zones. To accomplish this, some limitations are placed on auto-oriented activities and some types and the allowable size of some uses are controlled.



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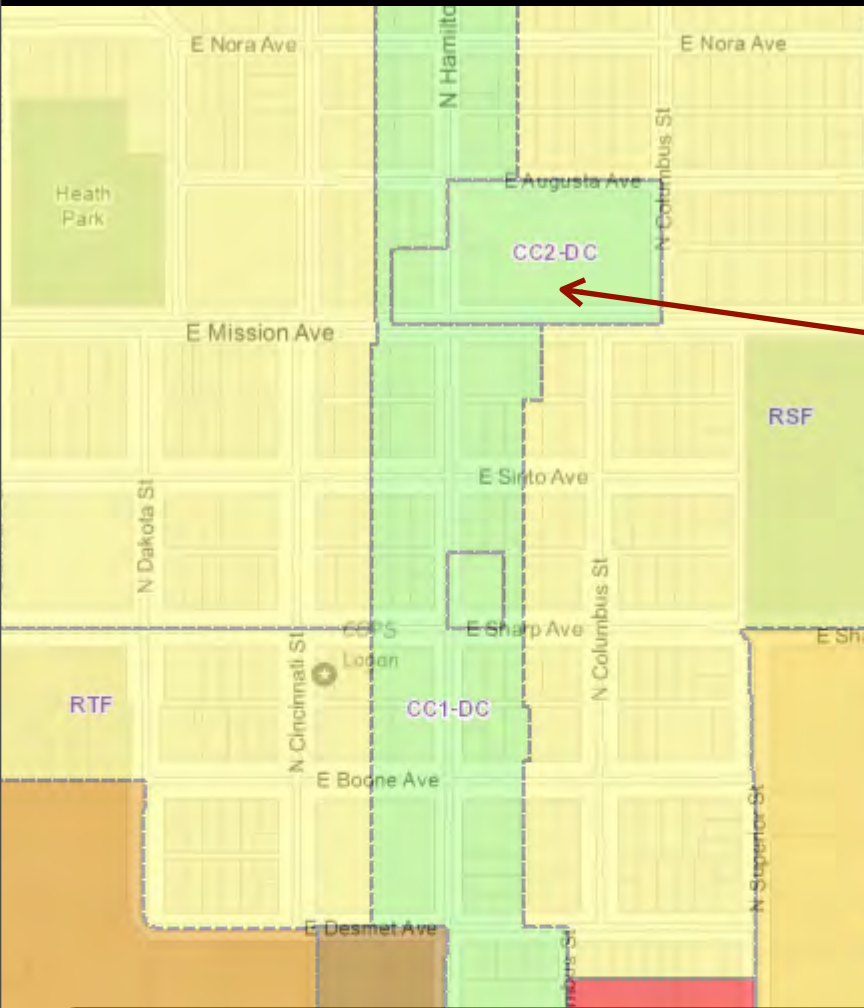
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Centers & Corridors Zoning

How what's on the books applies

CC2 - Pedestrian enhanced/Auto accommodating

The Type 2 center and corridor zone promotes new development and redevelopment that is pedestrian oriented while accommodating the automobile. Incentives allowing a higher floor area ratio in exchange for the provision of greater public amenities as land is developed and redeveloped are encouraged in these areas.



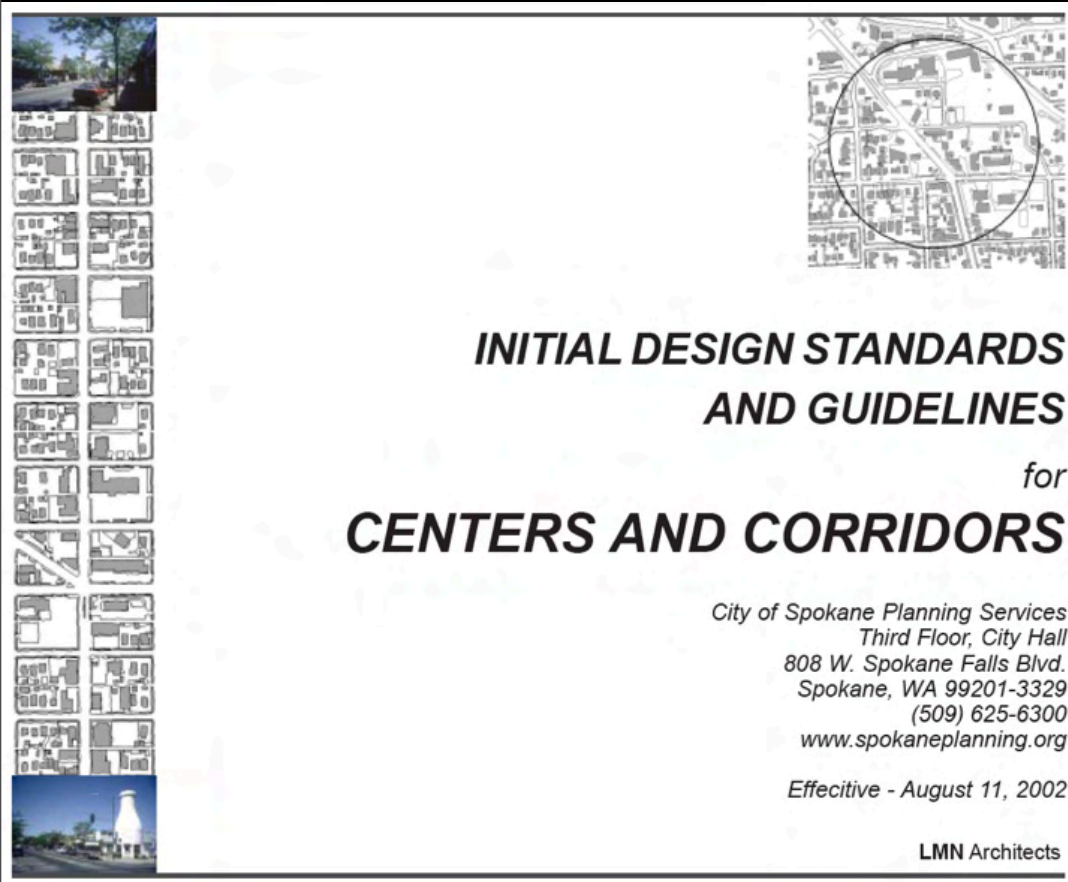
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Centers & Corridors Zoning

How what's on the books applies

Design control



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SAMPLE Logan

Writing a prescription for form

Small groups
Worksheets
Context areas
Topics
Direction
Presentation

For this exercise, it's time to take what you've learned and begin building your own form-based code for the study area. Using this worksheet, establish specific directives (goals and design) for each district, then for each context area. The worksheet is divided into four sections: Context Areas, Topics, Direction, and Presentation. Each section provides written details on how each should be built and perform as ideal centers, corridors and transition areas. Finally, tell us what other form-based criteria you see as critical for this to work as envisioned.

Exercise 3 Worksheet
CA Design - S A M P L E

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Streets	Activity / Use	Mass of buildings	Parking	Location of buildings	Expression of buildings
Law, court, public, school, transit, etc.	Office, retail, restaurant, etc.	Height, mass, setbacks, etc.	Lot location, street parking, etc.	Location of buildings, setbacks, etc.	Style, materials, etc.
CA1 - Center 1					
CA2 - Center 2					
CA3 - Corridors					
CA4 - Transitional					

Goal Statement (entire study area):

Other Criteria (for functional code):

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SAMPLE Logan

Writing a prescription for form

Small groups

Worksheets

Context areas

Topics

Direction

Presentation

Streets Lane count, width, ped/bike/ transit features, alleys, etc.	Activity / Use Range of uses, interchanges within area	Mass (of buildings) Height ranges, step-backs, relation to SF housing, etc.	Parking Lot location, street parking, etc.	Location (of buildings) Placement on site relative to streets, setbacks	Expression (of buildings) Entry location, roof lines, awnings, etc.

CA1 - Center 1

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Writing a prescription for form



Streets
Activity
Mass
Parking
Location
Expression

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Streets Lane count, width, ped/bike/ transit features, alleys, etc.	Activity / Use Range of uses, intensities within area	Mass (of buildings) Height ranges, step-backs, relation to SF housing, etc.	Parking Lot location, street parking, etc.	Location (of buildings) Placement on site relative to streets, setbacks	Expression (of buildings) Entry location, roof lines, awnings, etc.	CA1 - Center 1
						CA2 - Center 2

SAMPLE Logan

Writing a prescription for form



Streets
Activity
Mass
Parking
Location
Expression

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Streets Lane count, widths, ped/bike/ transit features, alleys, etc.	Activity / Use Range of uses, intensities within area	Mass (of buildings) Height ranges, step-backs, relation to SF housing, etc.	Parking Lot location, street parking, etc.	Location (of buildings) Placement on site relative to streets, setbacks	Expression (of buildings) Entry location, roof lines, awnings, etc.	CA1 - Center 1
						CA2 - Center 2
						CA3 - Corridors

SAMPLE Logan

Writing a prescription for form



Streets

Activity

Mass

Parking

Location

Expression

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Streets Lane count, widths, ped/bike/ transit features, alleys, etc.	Activity / Use Range of uses, intermixes within area	Mass (of buildings) Height ranges, step-backs, relation to SF housing, etc.	Parking Lot location, street parking, etc.	Location (of buildings) Placement on site relative to streets, setbacks	Expression (of buildings) Entry location, roof lines, awnings, etc.	CA1 - Center 1
						CA2 - Center 2
						CA3 - Corridors
						CA4 - Transitions

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October 13, 2012

SAMPLE Logan

Writing a prescription for form



Streets

Activity

Mass

Parking

Location

Expression

Streets <small>Lane count, widths, ped/bike/ transit features, alleys, etc.</small>	Activity / Use <small>Range of uses, intensities within area</small>	Mass (of buildings) <small>Height ranges, step-backs, relation to SF housing, etc.</small>	Parking <small>Lot location, street parking, etc.</small>	Location (of buildings) <small>Placement on site relative to streets; setbacks</small>	Expression (of buildings) <small>Entry location, roof lines, awnings, etc.</small>	
						CA1 - Center 1
						CA2 - Center 2
						CA3 - Corridors
						CA4 - Transitions
Goal Statement (entire study area):						
Other Criteria (for functional code):						

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SAMPLE Logan

Writing a prescription for form



Streets

Activity

Mass

Parking

Location

Expression

SAMPLE Logan

Writing a prescription for form

Small groups
Worksheets
Context areas
Topics
Direction
Presentation

For this exercise, it's time to take what you've learned and begin building your own form-based code for the study area. Using this worksheet, establish specific directives (goals and design) for each district, then for each context area. The worksheet is divided into four sections: Context Areas, Topics, Direction, and Presentation, providing written details on how each should be built and perform as ideal centers, corridors and transition areas. Finally, tell us what other form-based criteria you see as critical for this to work as envisioned.

Exercise 3 Worksheet
CA Design - S A M P L E

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Streets	Activity / Use	Mass of buildings	Parking	Location of buildings	Expression of buildings
Law, court, public, school, etc.	Office, retail, restaurant, etc.	Height, mass, setbacks, etc.	Lot location, street parking, etc.	Location of buildings, setbacks, etc.	Expression of buildings, setbacks, etc.
CA1 - Center 1					
CA2 - Center 2					
CA3 - Corridors					
CA4 - Transitional					

Goal Statement (entire study area):

Other Criteria (for functional code):

Legend:
CA1 = Center 1
CA2 = Center 2
CA3 = Corridor
CA4 = Transitional

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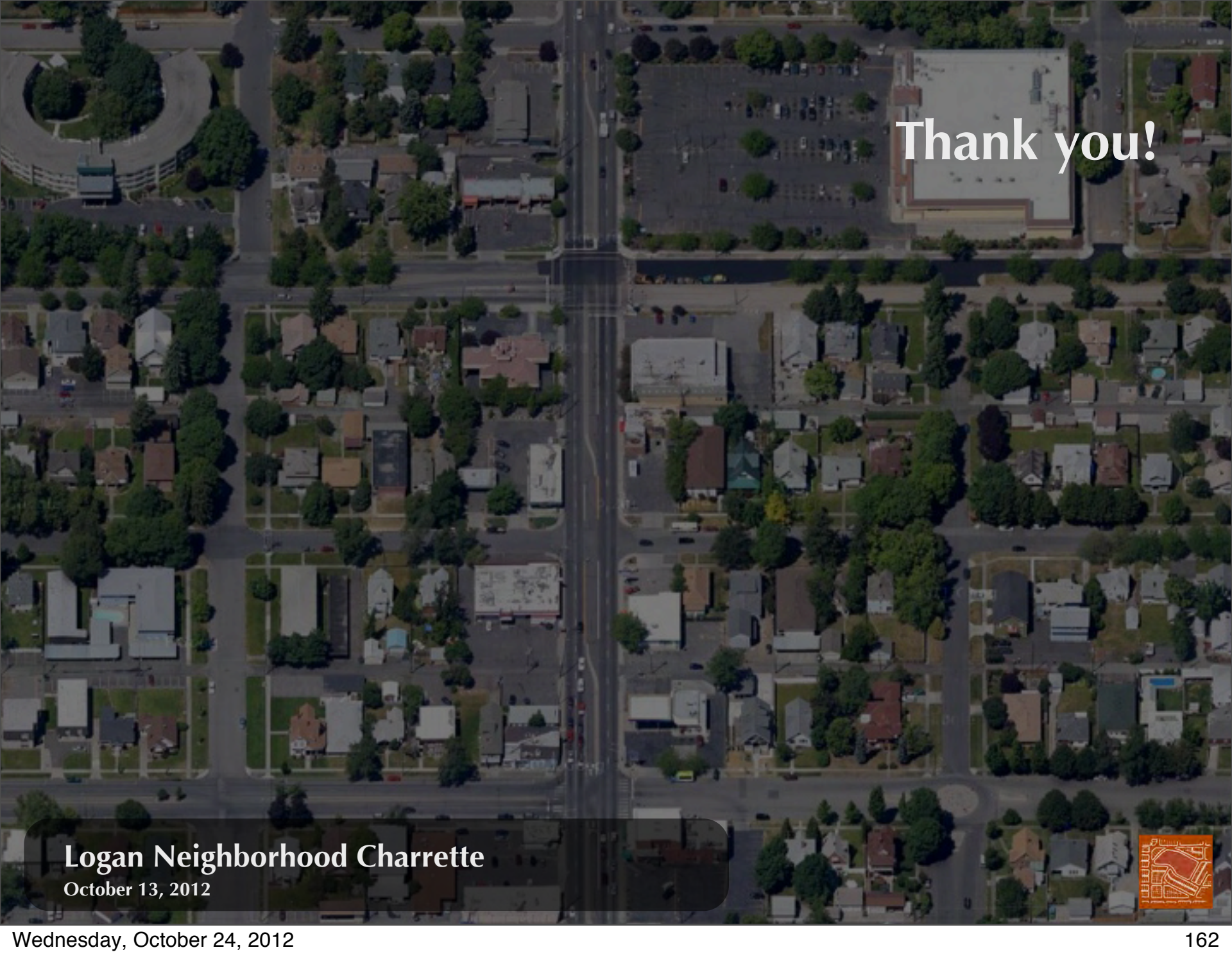
It's a Wrap!

Final comments and thoughts on next steps

Essential rules
Opportunity sites
Next steps



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Thank you!

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