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

Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Outcomes, Process, Objectives

Just a summary

Code
Empowerment
Involvement
Logan Neighborhood Charrette
October 13, 2012

Greatest Hits
Letting us know what you’re hoping for

Pairs
Posters
Pencils
Presentation
20 minutes
### Greatest Hits

*Letting us know what you’re hoping for*

**Pairs**
- Posters
- Pencils

**Presentation**
- 20 minutes

---

#### Exercise 1 Worksheet

*Greatest Hits* photos

<table>
<thead>
<tr>
<th>Image No.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>Don’t Know</th>
<th>Care</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>

Check out each of the 18 images we’ve provided and tell us what you think — your overall reactions and also your thoughts on form-based components like building placement and expression, use of parking, lighting, and signage.

Top reasons for your rating?
Greatest Hits

Letting us know what you're hoping for

Pairs
Posters
Pencils
Presentation
20 minutes

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Exercise 1 Worksheet
Greatest Hits photos

Check out each of the 18 images we've prepared and tell us what you think—your overall rating plus any other comments or suggestions you may have. Consider how the street functions in terms of building placement and expression, use of spaces, parking, lighting, and signage.

<table>
<thead>
<tr>
<th>Image No.</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>Location</th>
<th>Don't? Know? Care?</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Good street!</td>
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<tr>
<td>2</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>Too many cars</td>
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<tr>
<td>3</td>
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<td>Good street!</td>
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</table>

Corridors

| 1         |   |   |   |   |   |   | Dangerous! |                   |
| 2         |   |   |   |   |   |   |                   |                   |
| 3         |   |   |   |   |   |   |                   |                   |
| 4         |   |   |   |   |   |   |                   |                   |
| 5         |   |   |   |   |   |   |                   |                   |
| 6         |   |   |   |   |   |   |                   |                   |

Transitions

| 1         |   |   |   |   |   |   |                   |                   |
| 2         |   |   |   |   |   |   |                   |                   |
| 3         |   |   |   |   |   |   |                   |                   |
| 4         |   |   |   |   |   |   |                   |                   |
| 5         |   |   |   |   |   |   |                   |                   |
| 6         |   |   |   |   |   |   |                   |                   |
Logan Neighborhood Charrette
October 13, 2012
Centers
Logan Neighborhood Charrette
October 13, 2012
Centers

Logan Neighborhood Charrette
October 13, 2012

Wednesday, October 24, 2012
Logan Neighborhood Charrette
October 13, 2012

Centers
Corridor

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October 13, 2012
Corridor
Corridor
Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Transition
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Transition
Greatest Hits

Letting us know what you’re hoping for

Pairs
Posters
Pencils
Presentation
20 minutes
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

Carnaerfon Castle - dating from the 14th Century - sits next to the town hall constructed 400 years later.
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October 13, 2012

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Logan Neighborhood Charrette
October 13, 2012

Wednesday, October 24, 2012
Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012
Genesis

Inspirations driving city formation

Utopian
Genesis

Inspirations driving city formation

Utopian
Military
Religious

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Genesis

Inspirations driving city formation

Utopian
Military
Religious
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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October 13, 2012
Evolution

How time, investment and social patterns direct change

Logan Neighborhood Charrette
October 13, 2012
Evolution

*How time, investment and social patterns direct change*

Site
Transport
Civic spaces
Utilities
Architecture
Trappings
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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Safe, Sacred & Busy
Kotkin’s keys to a successful urban environment
Safe, Sacred & Busy

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

What these spaces have in common

Scale
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Principles
What these spaces have in common

Scale
Public realm
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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October 13, 2012

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October 13, 2012
Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Wednesday, October 24, 2012
Logan Neighborhood Charrette
October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Wednesday, October 24, 2012
Case Study

A sequence of urban spaces in Spokane’s Garland district
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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
Regional Setting

_How our little piece fits within the larger puzzle_

Comp plan
Regional Setting

How our little piece fits within the larger puzzle

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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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October 13, 2012
Local Setting
SAMPLE for the Hamilton Corridor

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Street
SAMPLE for the Hamilton Corridor

Logan Neighborhood Charrette
October 13, 2012
Street

SAMPLE for the Hamilton Corridor

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October 13, 2012

Wednesday, October 24, 2012
Street

SAMPLE for the Hamilton Corridor

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October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Street
SAMPLE for the Hamilton Corridor
Activity
SAMPLE for the Hamilton Corridor

Logan Neighborhood Charrette
October 13, 2012
Activity

SAMPLE for the Hamilton Corridor

Logan Neighborhood Charrette
October 13, 2012
Activity

SAMPLE for the Hamilton Corridor

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October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Mass
SAMPLE for the Hamilton Corridor
Logan Neighborhood Charrette
October 13, 2012

Mass

SAMPLE for the Hamilton Corridor
Parking
SAMPLE for the Hamilton Corridor

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October 13, 2012
Logan Neighborhood Charrette
October 13, 2012

Parking
SAMPLE for the Hamilton Corridor

Wednesday, October 24, 2012
Parking
SAMPLE for the Hamilton Corridor

Logan Neighborhood Charrette
October 13, 2012
Parking

SAMPLE for the Hamilton Corridor

Logan Neighborhood Charrette
October 13, 2012
Location
SAMPLE for the Hamilton Corridor
Location
SAMPLE for the Hamilton Corridor
Logan Neighborhood Charrette
October 13, 2012

Expression
SAMPLE for the Hamilton Corridor
Logan Neighborhood Charrette
October 13, 2012

Expression
SAMPLE for the Hamilton Corridor
Vision Gap

The gulf between what we want and what we have
Grins and Gripe
Field walk and lunch conversation

Mission Park
Scavenger hunt
Slideshow
Debrief over pizza

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October 13, 2012

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Logan Neighborhood Charrette

October 13, 2012

Grins and Gripes
Field walk and lunch conversation

Mission Park
Scavenger hunt
Slideshow
Debrief over pizza

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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October 13, 2012

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Building a Code

Translating what we've learned into an FBC
Grins and Gripe

Getting out there, taking pictures, living the space
Part Two - Form-Based Code

What FBC is...and what it isn’t
Part Two - Form-Based Code

What FBC is...and what it isn’t

But, first...

What do we mean by “form?”
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Wednesday, October 24, 2012
FBC - What

Distinction from convention
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FBC - What

Examples
FBC - What

Examples
FBC - What

Examples
Logan Neighborhood Charrette
October 13, 2012

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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October 13, 2012

FBC - How

Transect

Wednesday, October 24, 2012
<table>
<thead>
<tr>
<th>2.1.1. City Center</th>
<th>Non-Core Streets</th>
<th>2.1.2. Neighborhood Center</th>
<th>2.1.3. Mixed-Use Avenue</th>
<th>2.1.4. Residential Boulevard</th>
<th>2.1.5. Gateway Commercial Avenue</th>
<th>2.1.6. Core Center</th>
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</table>
### FBC - How

#### Structure
- Entire FBC
- FBC by district
- Hybrid FBC

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Logan Neighborhood Charrette
October 13, 2012

<table>
<thead>
<tr>
<th>Top 5 Ingredients:</th>
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</tbody>
</table>
FBC - Success

Market support
Institutional support
Financial support
Developer support
Designer support
Clarity
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October 13, 2012
Centers & Corridors Zoning

How what’s on the books applies

Land use
Building placement
Parking
Landscaping
Streetscape
Design guidelines

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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.
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.
Centers & Corridors Zoning

How what’s on the books applies

Design control

INITIAL DESIGN STANDARDS AND GUIDELINES
for
CENTERS AND CORRIDORS

City of Spokane Planning Services
Third Floor, City Hall
808 W. Spokane Falls Blvd.
Spokane, WA 99201-3329
(509) 625-6300
www.spokaneplanning.org

Effective - August 11, 2002

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October 13, 2012

Wednesday, October 24, 2012
SAMPLE Logan
Writing a prescription for form

Small groups
Worksheets
Context areas
Topics
Direction
Presentation

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October 13, 2012

Wednesday, October 24, 2012
SAMPLE Logan
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Logan Neighborhood Charrette
October 13, 2012

Wednesday, October 24, 2012
### Logan Neighborhood Charrette

**October 13, 2012**

**SAMPLE Logan**

*Writing a prescription for form*

<table>
<thead>
<tr>
<th>Streets</th>
<th>Activity</th>
<th>Mass</th>
<th>Parking</th>
<th>Location</th>
<th>Expression</th>
</tr>
</thead>
<tbody>
<tr>
<td>Live event, gathering, street, park, etc.</td>
<td>Pedestrian, cyclist, motorist, etc.</td>
<td>Large buildings, mid-rise, high-rise, etc.</td>
<td>Lot location, street parking, etc.</td>
<td>Location of building or site within streets, sidewalks</td>
<td>Materiality of streets, sidewalks, etc.</td>
</tr>
</tbody>
</table>

- **Streets**
- **Activity**
- **Mass**
- **Parking**
- **Location**
- **Expression**
### SAMPLE Logan

**Writing a prescription for form**

**Streets**

**Activity**

**Mass**

**Parking**

**Location**

**Expression**

---

**Logan Neighborhood Charrette**

October 13, 2012

Wednesday, October 24, 2012
Logan Neighborhood Charrette
October 13, 2012

### Writing a prescription for form

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- Streets
- Activity
- Mass
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</thead>
<tbody>
<tr>
<td>Live event, walker’s/ biker’s sidewalk, alley, etc.</td>
<td>Street Use, walk on streets, meadows, etc.</td>
<td>Location of buildings</td>
<td>Parking lot, street parking, etc.</td>
<td>Location of buildings, pedestrian or bike routes to streets, sidewalks</td>
<td>Prescriptions for making streets, sidewalks, and building masses more &quot;expressive&quot;</td>
</tr>
</tbody>
</table>

**Goal Statement (entire study area):**

**Other Criteria (for functional code):**

**SAMPLE Logan**

*Writing a prescription for form*

**Streets**

**Activity**

**Mass**

**Parking**

**Location**

**Expression**

Logan Neighborhood Charrette

October 13, 2012

Wednesday, October 24, 2012
SAMPLE Logan
Writing a prescription for form

Small groups
Worksheets
Context areas
Topics
Direction
Presentation
It’s a Wrap!

Final comments and thoughts on next steps

Essential rules

Opportunity sites

Next steps
Thank you!

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October 13, 2012