



Logan Neighborhood

Applying a form based code to the Hamilton Corridor

Logan Neighborhood Council
March 19, 2013



Logan Neighborhood Planning

- City Council designated \$21,000 to Logan in 2007 for Neighborhood Planning
- Began Planning in Spring 2012
- Stakeholder Manager: Karen Byrd
- City Planner: Nikole Coleman-Porter
- Hired Studio Cascade in August 2012

Consultant Assignment




- Model form based code
- Hamilton corridor focus
- Neighborhood involvement

FBC - What Is It?

- Focus on placement
- Focus on scale
- Focus on treatment
- Focus on public realm

Form-Based Code

A model for the Hamilton corridor



what's this about?

The City of Spokane is experimenting with a model form-based code (FBC). The FBC emphasizes the shape and type of development and streets, using new zoning techniques to create pleasant and active streets that are tailored more closely to community characteristics. This model is a first attempt, exploring how the concept can apply in Spokane.

what's the difference?


Conventional (Euclidean) zoning and form-based codes are similar in many ways, but they're different, too. Here's a quick guide, plus a bonus chart to see how FBC applies here:

Euclidean Zoning

Euclidean zoning is the most common form of zoning turned after a town in Ohio, not the Confederation. The Spokane zoning ordinance is a typical example of a Euclidean zoning system.

Also known as "traditional" zoning, Euclidean zoning is characterized by its emphasis on separating commercial, residential, and industrial uses. Typically, land use is separated into geographic zones primarily defined by use, density, and work district. Typical districts found in Euclidean zoning codes include single-family residential, multi-family residential, commercial, and industrial. Other, allowable and excluded uses are defined in a use table, or matrix.

Typical Euclidean development standards include building height, lot area, building coverage and setbacks, building setbacks, lot area, and setbacks. Building setbacks are often quite specific, meaning they are set at a fixed distance from the street. As a result, Euclidean zoning systems create lots in terms of the most restrictive outcome of development.




Form-Based Code

A form-based code regulates land use but provides greater contribution to the physical form of buildings. The approach also promotes the establishment and conservation of interconnected street networks and pedestrian-oriented streets.

Form-based codes provide clear and meaningful illustrations showing what the community expects from development. Form-based codes generally include the following components:

- A regulating plan, showing where standards apply
- Building form standards, governing contributions to streets such as setbacks, lot area, height, and on-street parking
- Building form standards, identifying the configuration of building forms such as building and parking placement, build-to-line, building height, and in some cases, street-facing facade and material specifications
- A design-defined application and design review process

Despite their focus on traditional urban forms, form-based codes are relatively new, and can be difficult to meet for the public and developer familiar with Euclidean systems.



	Euclidean	Form-Based
Permitted land uses	Specific uses that are permitted, conditionally permitted and prohibited are listed in tables, usually in a multi-stage table.	Uses are listed by general category, and the number of conditionally permitted uses is either reduced or eliminated, with more permitted by right.
Design guidelines	Design guidelines are advisory in nature and are contained in a separate document, not directly related to specific zoning districts.	Design requirements - many of which are drawn from the existing guidelines - are built into the code, customized to fit this particular part of Spokane.
Discretionary review	Uses requiring conditional use permits must go through a hearing examiner, public hearing process.	There are no uses in Hamilton that require a CUP, so there is no need for a public hearing for any permitted use.
Street design	Street design is governed by the City's public works standards, interpreted by the City's public works staff.	Street design is dictated by the form-based code, with lane widths, landscaping and other items shaped to conform to the neighborhood's character.
Building height	Maximum building height is 7'0" in the CCZ zone, 5'0" in the C2, and 25' in the S2F. But those heights in the commercial districts is unlikely to be reached because of off-street parking requirements.	Height in the character areas are the same as they would be in the Euclidean zoning, but parking requirements are different, permitting more intensive site development.
Parking requirements	Parking requirements vary by use, and on-street parking helps meet required needs.	New street designs add to on-street parking inventory, reducing the number of spaces required to be provided on site.
Mixing uses	Mixed uses are permitted, both vertical and horizontal.	Mixed uses are becoming more vertical and horizontal, but "vertical" street requires retail or traditional uses on ground floor.
Complexity	Development applications require conformance to zoning standards and design guidelines, with some uses requiring public hearing.	Form-based codes provide all development standards in one location, and there is no requirement for public hearing if the project complies with code.

Hamilton Corridor Model Form-Based Code

Aspiration













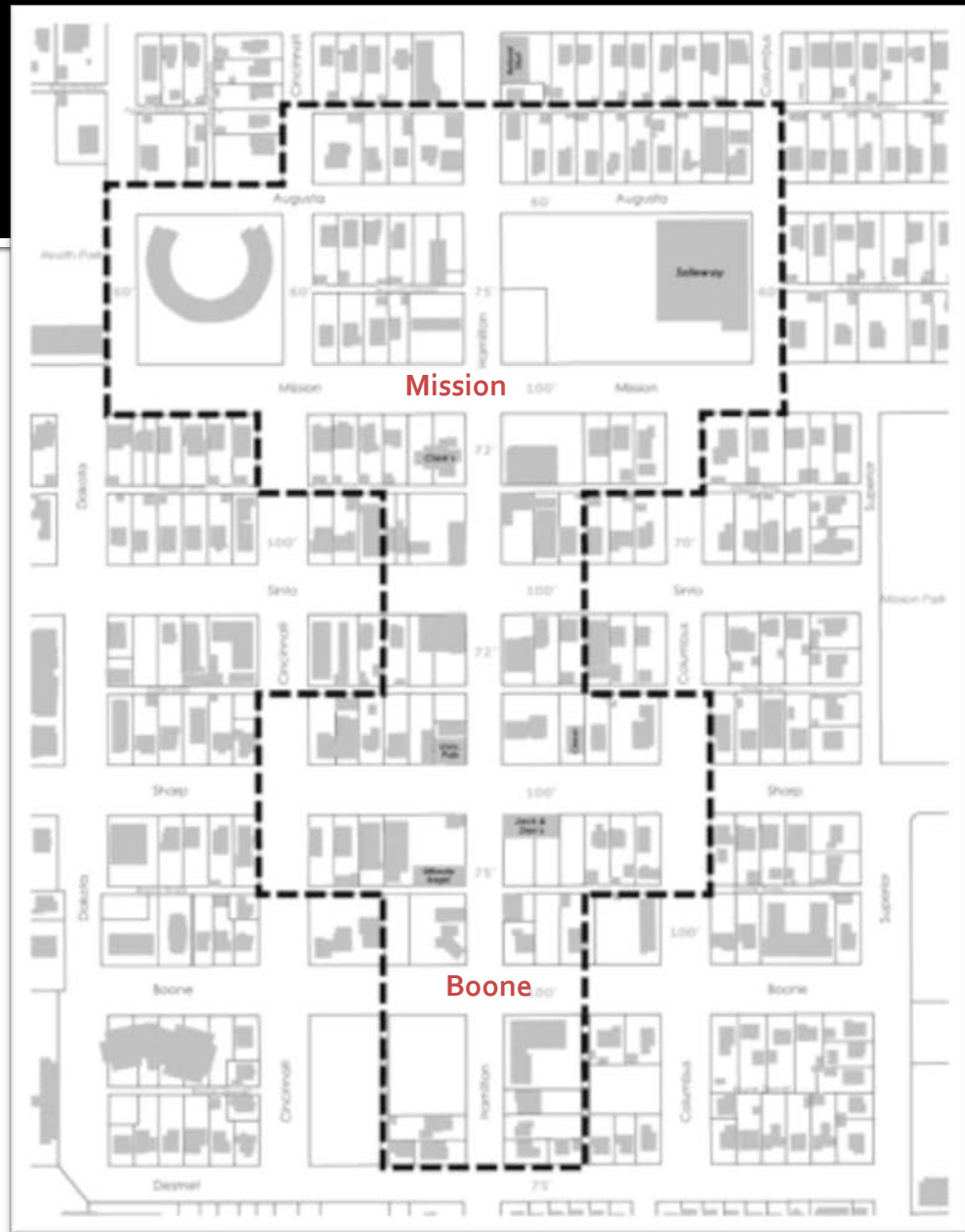






Planning Process

Planning Area



FBC Model Objectives

1. Transforming the built character of the corridor to make it more attractive.
2. Stimulating new retail activity on ground-floor storefronts.
3. Accommodating higher-intensity development, including residential uses on upper floors.
4. Increasing the safety and attractiveness of the pedestrian environment, particularly on Hamilton.
5. Retaining or providing space for historic uses in the district, especially those serving the needs of the surrounding residential areas and Gonzaga students.

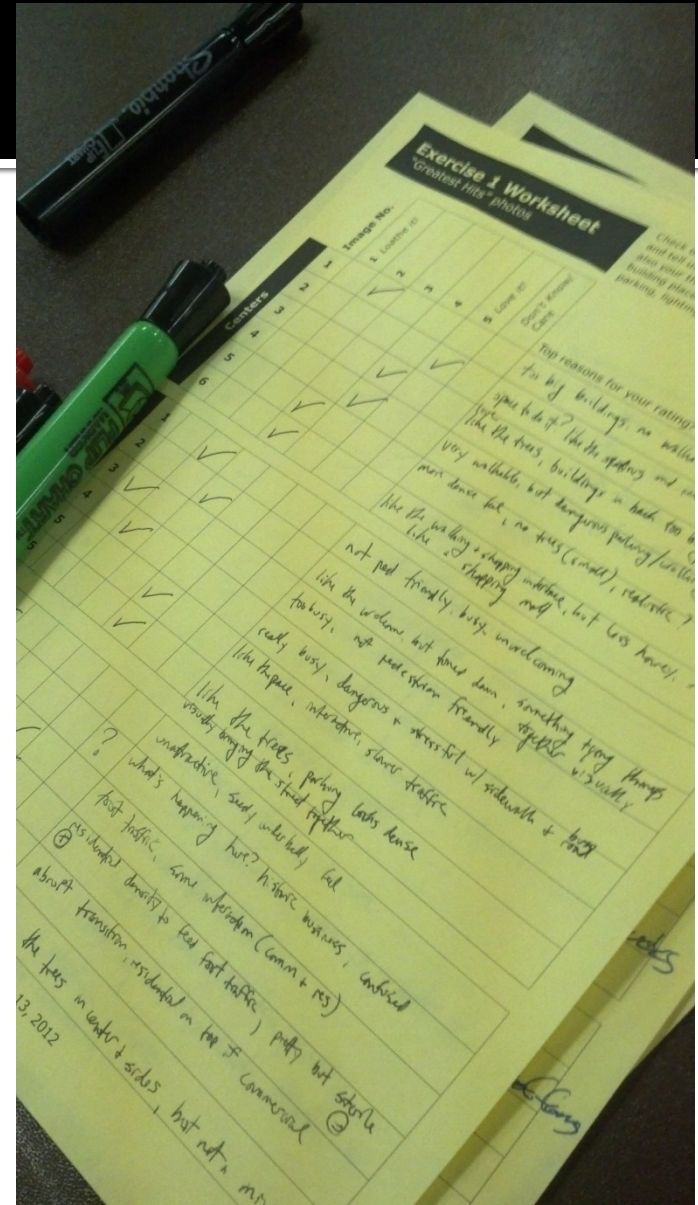
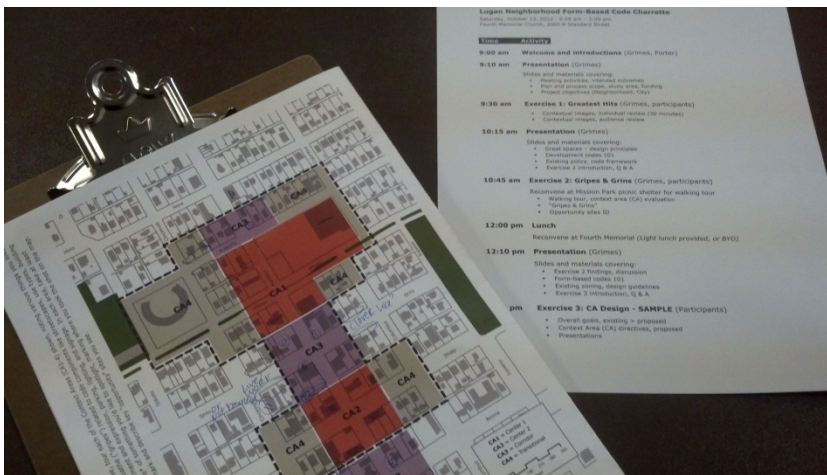
FBC Model Objectives

6. Establishing clear design guidance to ensure development in the district is consistent with the neighborhood's vision for the area.
7. Helping to streamline development design and permitting, all while providing clear design control.
8. Creating a model process and template that the City can apply to other centers and corridors in Spokane, seamlessly working within the City's existing policy and regulatory framework.

Consultant Process

- Stakeholder Interviews - September 2012
- Charrette - October 13, 2012
- City Direction Meeting- December 14, 2012
- City Review of Initial Concepts - January 7, 2013
- Stakeholder Presentation - January 23, 2013
- Neighborhood Open House - February 6, 2013

Charrette



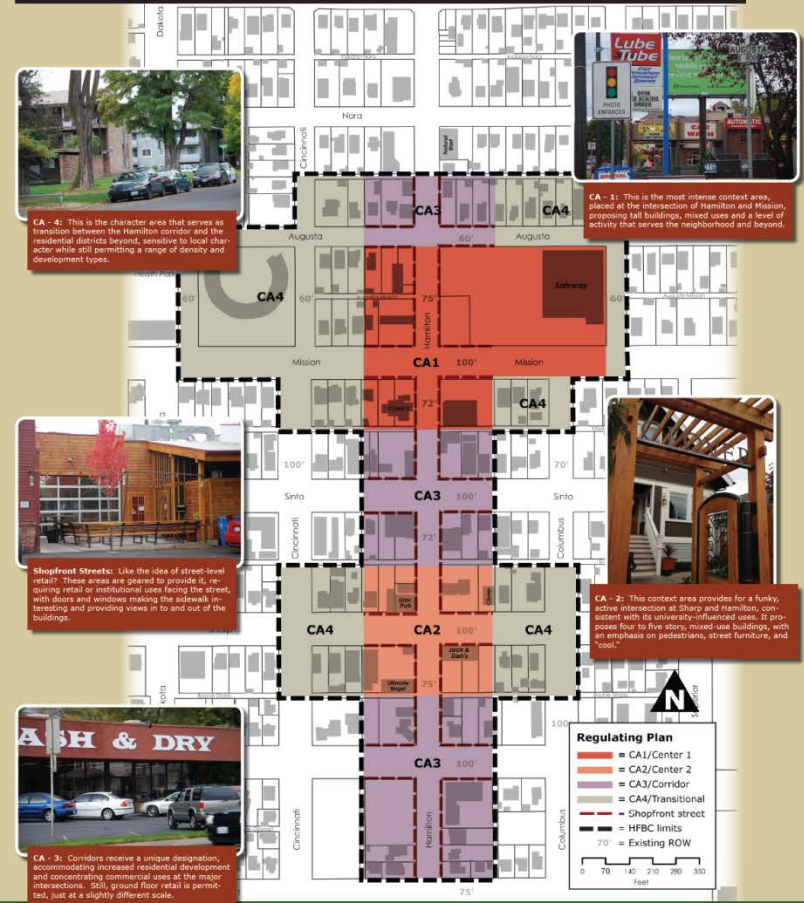
Open House



Regulating Plan - Land Use

This regulating plan essentially takes the place of the City's existing zoning, establishing "Character Area" designations on properties within the study boundary. Though building placement and design requirements may be more specific than in the existing CC1, CC2 or RSF zoning, maximum development intensity may increase.

If you have questions or information on properties that might influence Context Area designations or development standards, **let us know!**

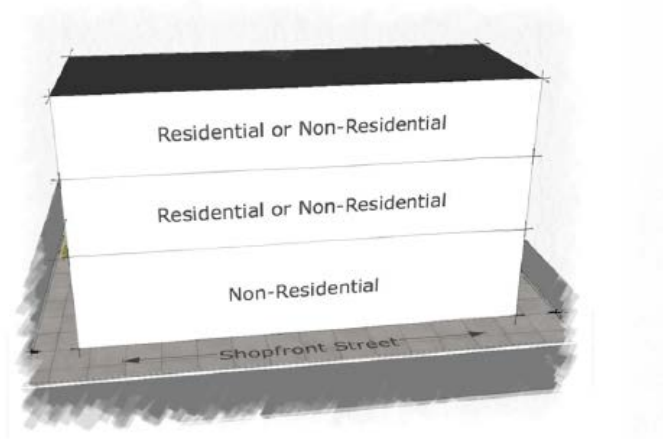


Hamilton Corridor Model Form-Based Code

Components of the Code

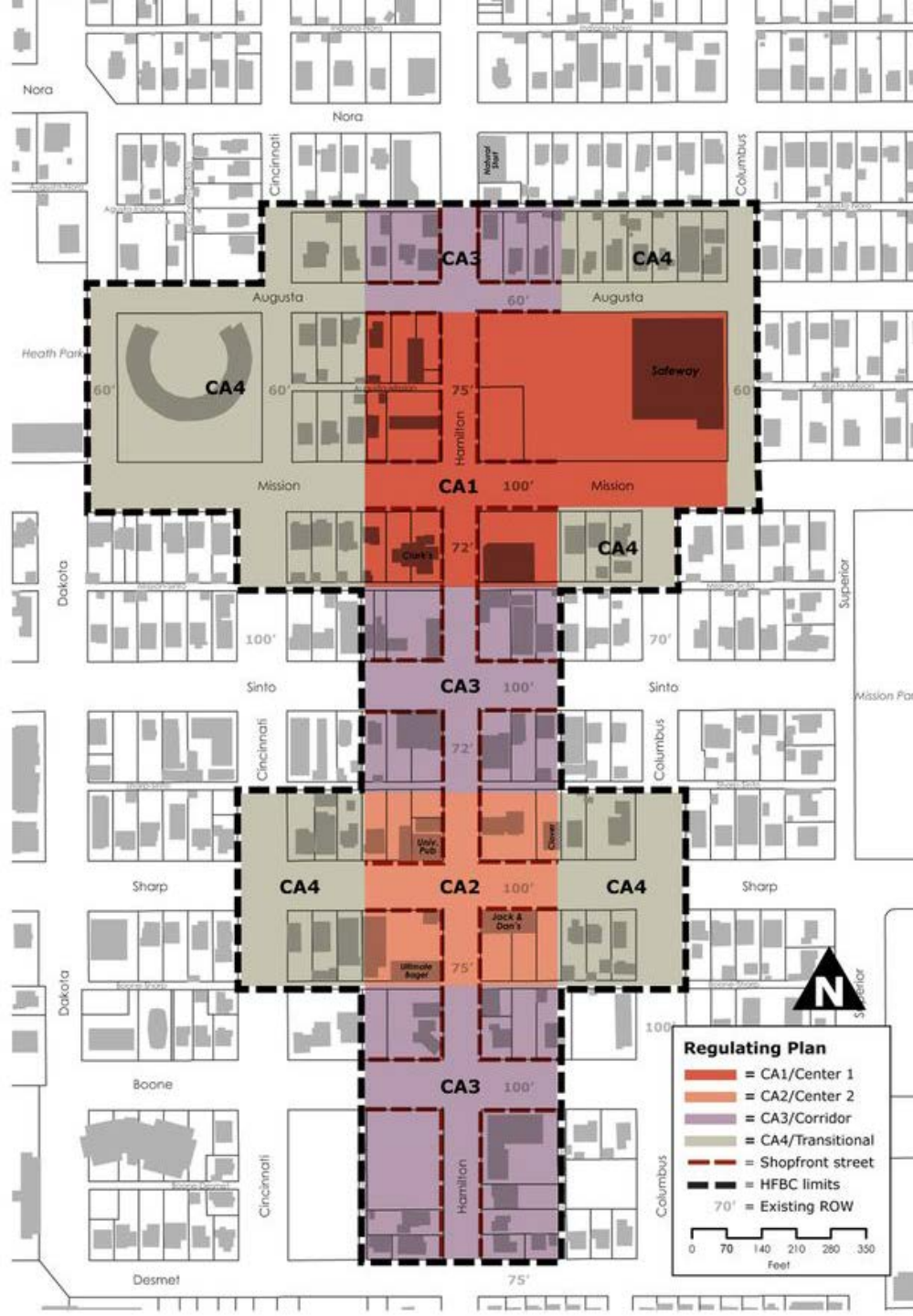
Overall Intent

- Retain entitlements
- Simplified presentation
- “Shopfront” street requirements
- Vertical mixed use



Regulating Plan

- The centerpiece of model code.
- Maps the extents and locations of where the code and its various features apply.
- Includes four distinct condition zones, termed “Context Areas.”
- Also shows the extents of “Shopfront Street” areas, which direct additional use and formal requirements.



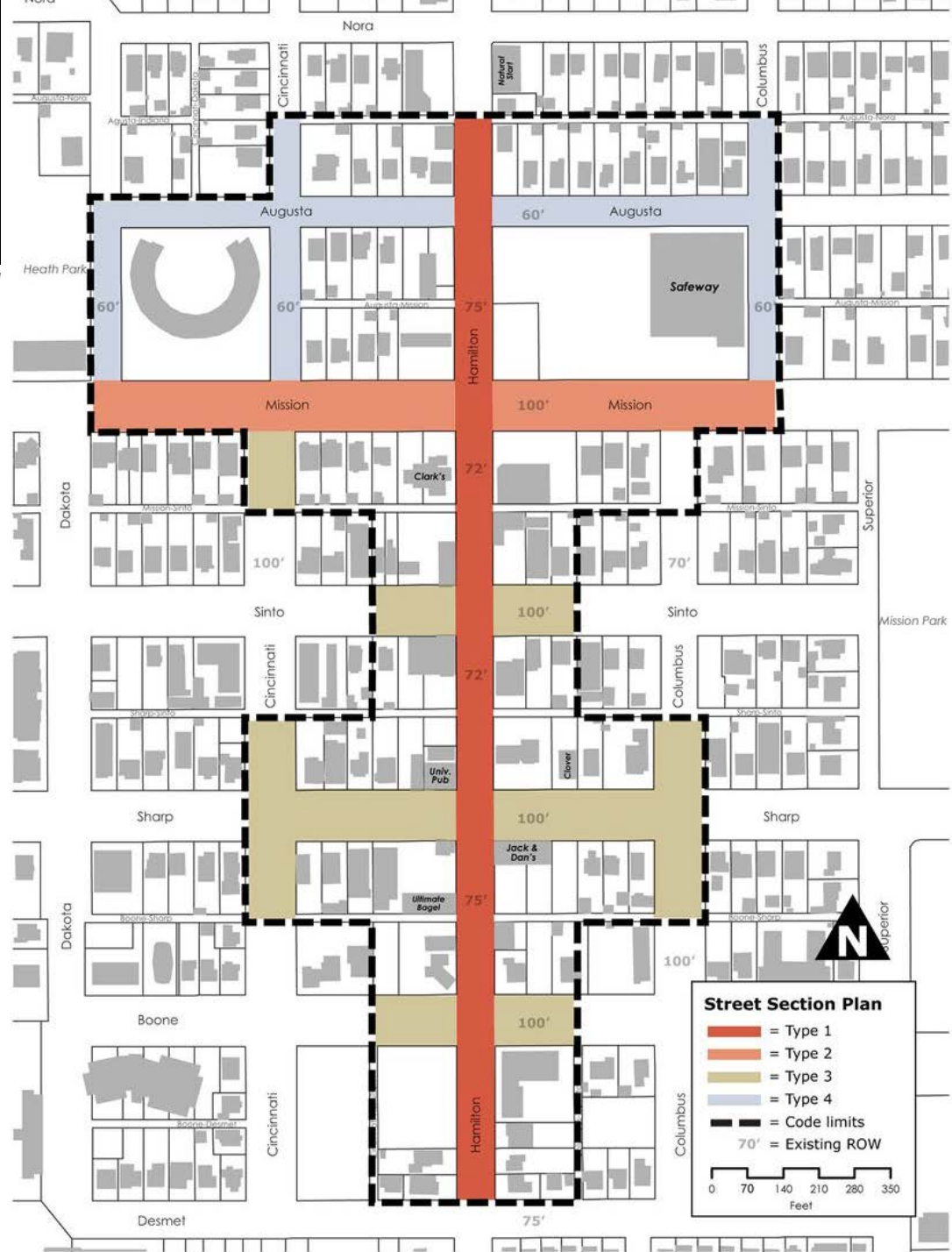
Regulating Plan

- **CA 1:** intended to grow as a mixed-use focal point for the neighborhood, supporting significant commercial offerings, service activities, and high-density housing
- **CA 2:** intended to grow as a second-tier mixed-use area for the neighborhood.
- **CA 3:** intended to grow as a second-tier mixed-use area, providing continuity along Hamilton between CA-1 and CA-2, while at the same time acting as a transition zone between the corridor environment and CA-4 and neighborhood.
- **CA 4:** intended to grow as a third-tier mixed-use area, acting as a transition zone between the corridor environment and lower density residential development.

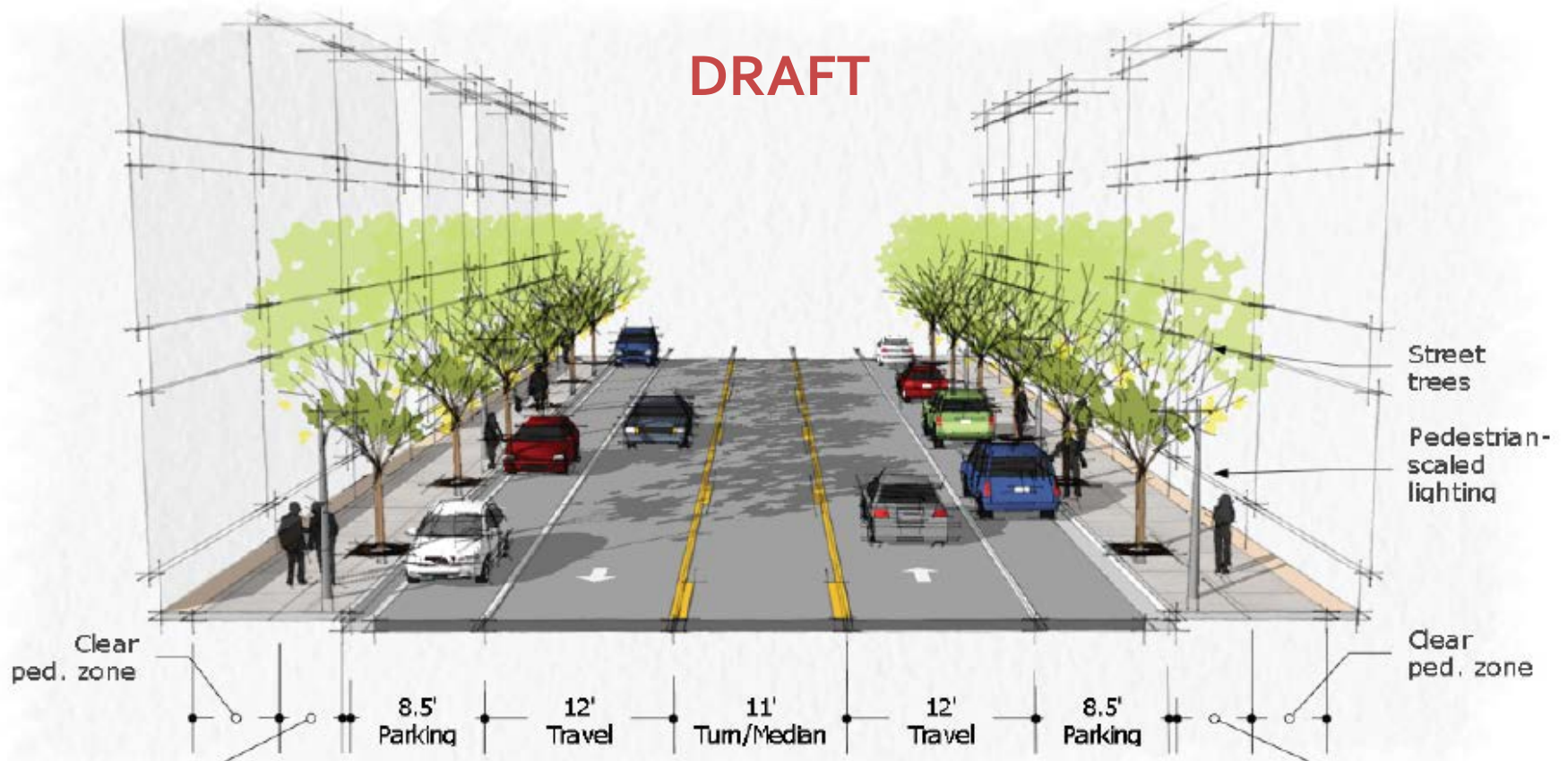
Street Section Plan

- Locates and describes street section types to be developed within the study area, supporting code objectives and the Regulating Plan.

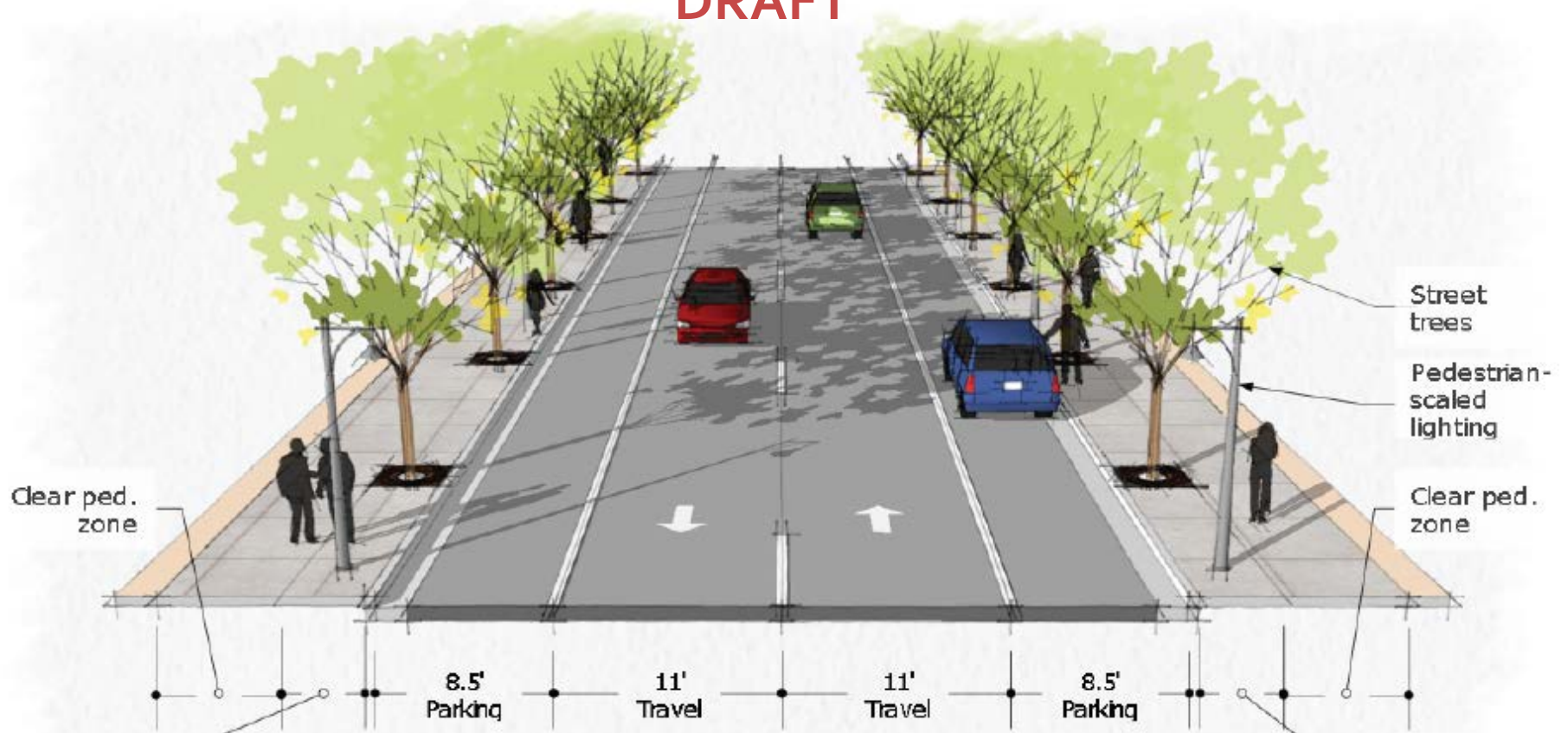




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Streetscape Requirements

- Charts basic features of streets, sidewalks, street furnishings and driveways within the study area, followed by section and plan illustrations.



Figure 3.044.A - Temporary sidewalk encroachments are allowed in the Planting Zone, or in the Clear Pedestrian Zone per Section 5.4.

Use Provisions

- Similar to the City's existing use provision table.
- Simplified table indicates land uses listed as "P" (permitted), as "N" (not permitted), or "D" (subject to discretionary review).

Use Provisions

Table 3.021.A - Use Provisions

Use Type	CA-1	CA-2	CA-3	CA-4
Residential				
Residence as part of mixed-use building	P	P	P	N
Single-family, attached (<i>townhouse</i>)	N	P	P	P
Single-family, detached	N	N	D	P
Accessory apartment	N	N	D	P
Non-Residential				
Service and retail ^[1]	P	P	P	P
Office and professional	P	P	P	P
Civic and institutional	P	P	P	L
Limited industrial ^[2]	D	P	P	D
Heavy industrial	N	N	N	N
Storage or warehouse	N	N	N	N
Parking garage	P	P	P	D
Adult businesses	D	D	D	N
Other (unspecified)	D	D	D	D

Notes:

P = Permitted; N = Not permitted; D = Discretionary review

[1] Retail uses having more than 40,000 GSF are not permitted.

[2] Limited industrial uses having more than 20,000 GSF are not permitted.

Other Components

- Height, Placement and Coverage
 - Setbacks
 - Build to Lines
 - Minimum Building Frontage
- Architectural Requirements
 - Façade
 - Roofline
- Parking Criteria
 - Placement
 - Landscaping



Questions?