

South District

Kick-off Presentation

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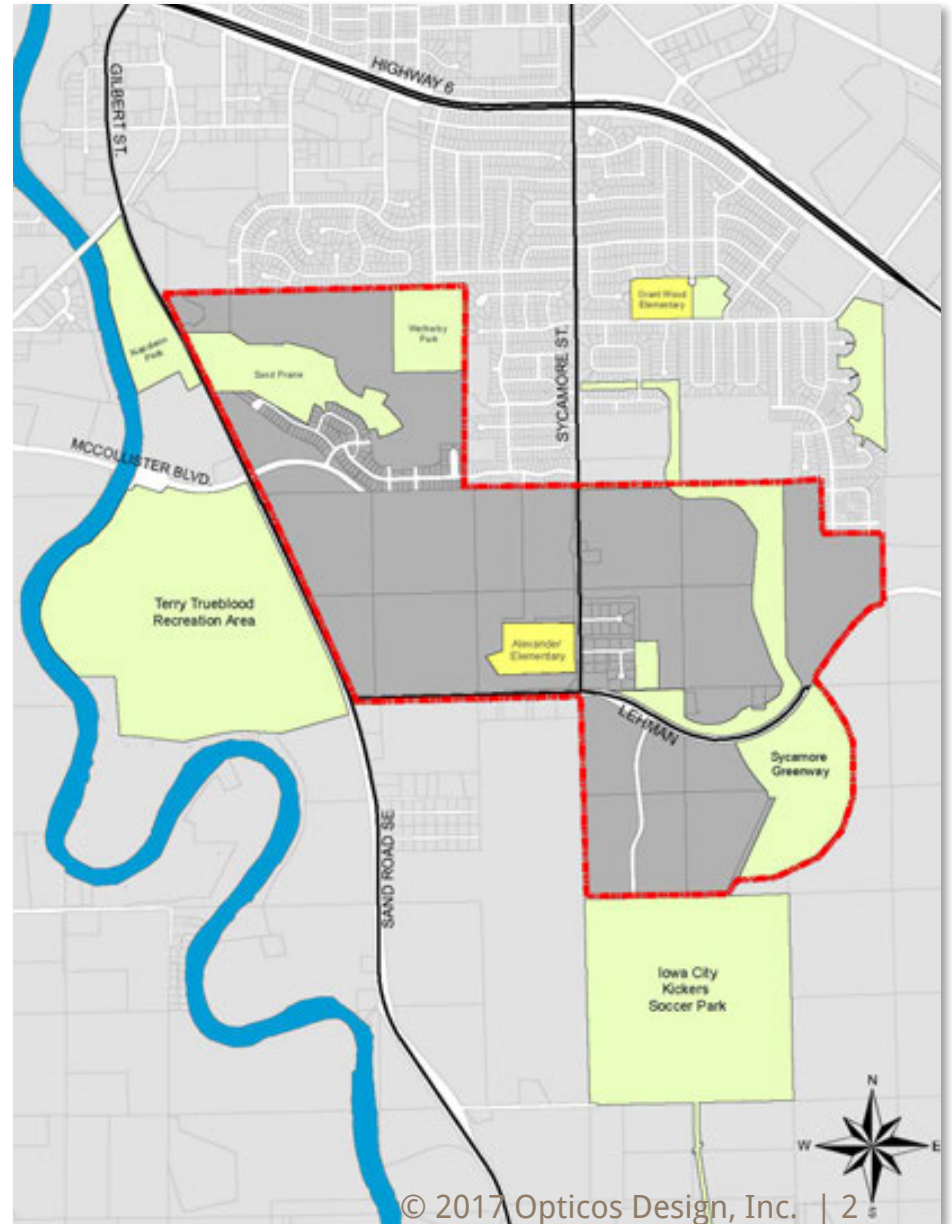
South District FBC Analysis and Concept Plan
15 February 2017



IOWA CITY
South District Plan
DEPARTMENT OF NEIGHBORHOOD AND DEVELOPMENT SERVICES
ADOPTED OCTOBER 26, 2015

Overview of Presentation

- Introduction
- Visual Survey Exercise
- Presentation
- Table Map Activity
- Participants Present their Maps
- Next Steps



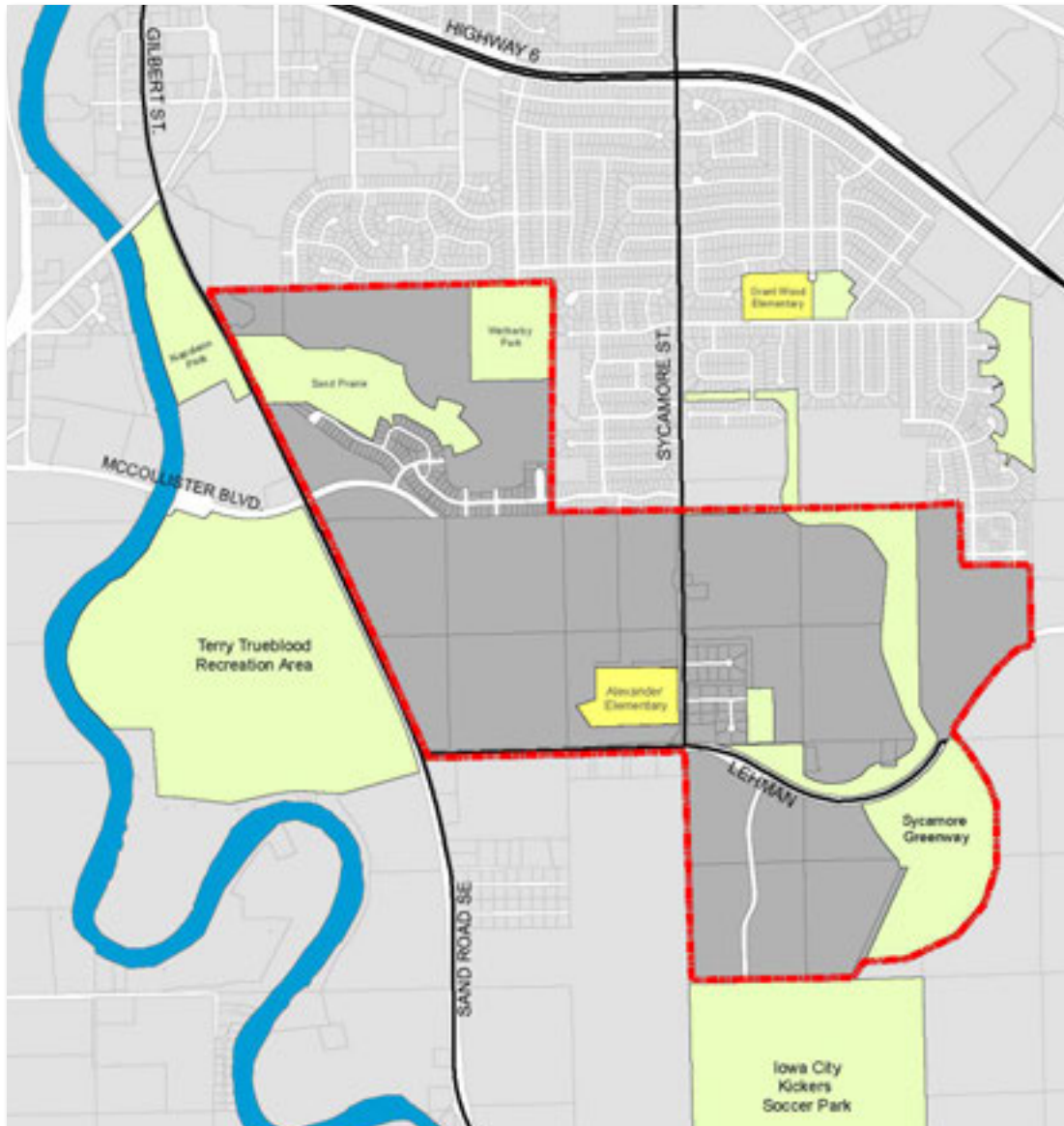


Introduction

Project Overview: Three Phases

- **Understanding**
 - This Trip
- **Exploring**
 - Two additional trips
- **Implementation Steps**
 - Report Summarizing Recommendations

South District Base Maps & Context



South District FBC Analysis and Concept Plan

South District Base Maps & Context





Visual Survey

Quick 5 minute Survey

- Initial Impressions
- Add Notes (optional)





Presentation

Walkable Cities are Thriving Cities



Connected Streets



Welcoming Streets

Livable Commercial Streets

- Contributing building frontages
- Active retail at-grade
- Street trees
- On-street parking
- Narrow travel lanes
- Curb radii & extensions
- Building enclosure



Vibrant Commercial Streets



*Blank Walls **Detract** from Vibrant Commercial Areas*



*Active Shopfronts and Wide Sidewalk **Contribute** to Vibrant Commercial Areas.*

Complete Streets

Think About All Users and All Ages

- Pedestrians Young and Old
- Bicyclists
- Transit
- Cars and Trucks



Community Gathering Spaces



Community Gathering Spaces



Trails and Paths



<http://www.city-data.com/forum/general-u-s/256362-show-me-some-beautiful-midwest-farmland.html>



Welcoming Streets

Livable Residential Streets

- Contributing frontages (stoops, porches, etc.)
- Slow traffic
- Street trees
- On-street parking
- Yield travel
- Curb radii



South District Plan



Diversity of Housing Choices



South District Plan: What does Commercial Mean to You?



South District Plan: What does Commercial Mean to You?

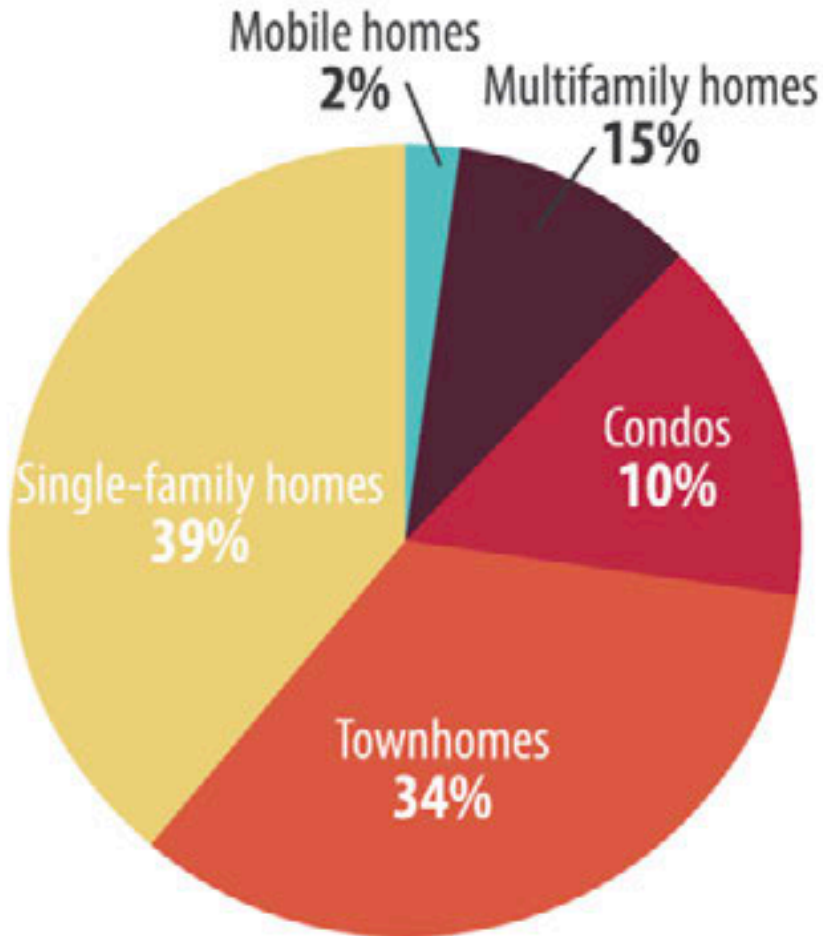




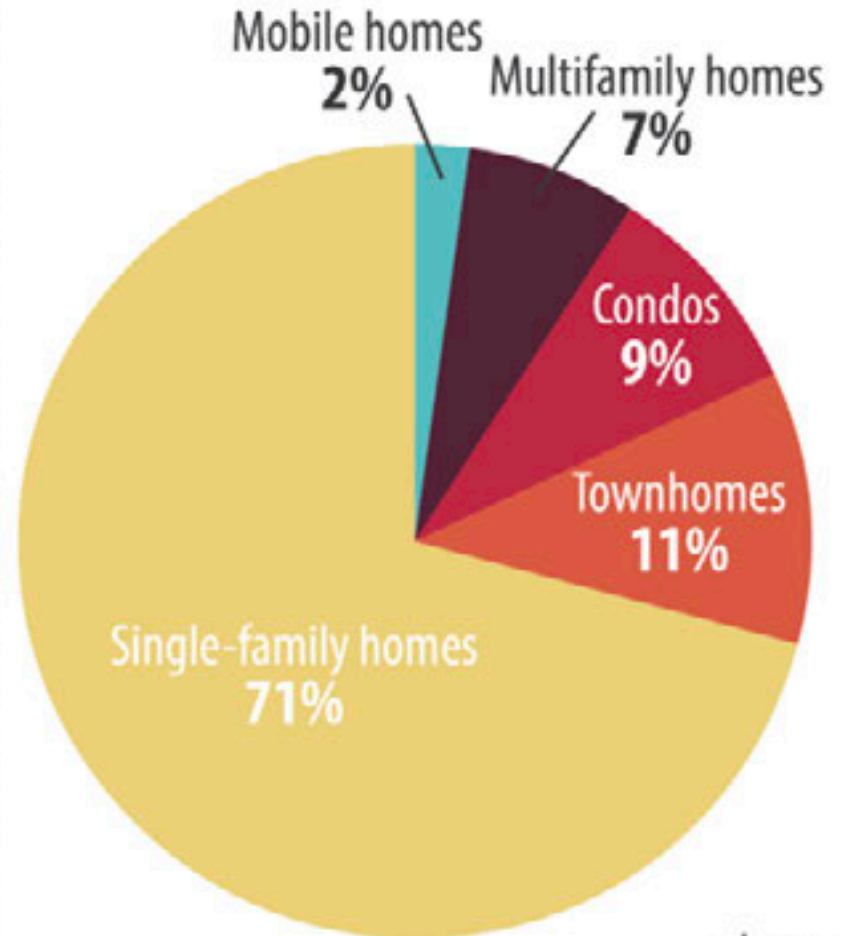
Missing Middle Housing

The Homes That Will Be in Demand

Millennials (25-34):



Baby boomers (55-64):



realtor.com

Nearly
30 %
of Households
are
Single Persons

~U.S. Census Bureau

75-85%

Households
Without Children
by 2025

~U.S. Census Bureau

10,000

Number of people in the US that turn 66 daily

—AARP

What is Missing Middle Housing?



*Missing Middle is a range of multi-unit or clustered housing types **compatible in scale with single-family** homes that help meet the growing demand for walkable urban living.*



Duplex: Side-by-Side



Duplex: Stacked



Duplex: Side-by-Side



Carriage House



Fourplex



Multiplex Small



Townhouse



Live/Work



Cottage Court



Cottage Court



Form-Based Codes

Euclidean Zoning is an Out-of-Date Operating System



Operating System Based on Form: Think Simple

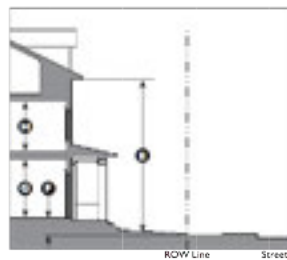
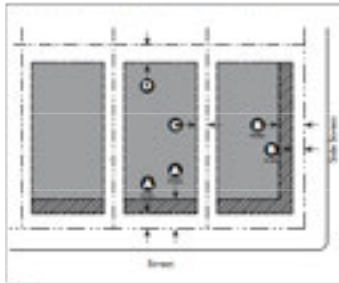


Overall Scale
Setbacks
Size of Uses

Clarity, Usability, and Predictability

10-40.40.080

T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line
- Building Setback Line
- Building Area
- Facade Area

D. Building Placement

Setback (Distance from ROW/Property Line)

Principal Building

Front ¹	5' min.; 12' max.	A
Front facade within area	50% min.	
Side Street/Civic Space	10' min.; 15' max.	B
Side ²	3' min.	C
Rear	3' min.	D

Outbuilding

Front	20' min.
Side	0' min.; 3' max.
Rear	3' min.

¹Setback may match an existing adjacent building as follows. The building may be set to align with the facade of the frontmost immediately adjacent property, for a width no greater than that of the adjacent property's facade that encroaches into the minimum setback.

²No side setback required between townhouse and/or live/work building types.

Miscellaneous

Upper-floor units must have a primary entrance along a street or courtyard facade.

Ground-floor residential units along a street must have individual entries.

E. Building Form³

Height

Principal Building

Stories	4 Stories max.	
To Eave/Parapet	40' max.	E
Overall	52' max.	
Outbuilding	2 Stories max.	
To Eave/Parapet	18' max.	
Overall	28' max.	

Ground Floor Finish Level	18" min. above sidewalk	F
---------------------------	-------------------------	---

Ground Floor Ceiling	9' min. clear	G
Upper Floor(s) Ceiling	8' min. clear	H

Footprints

Depth, ground-floor residential	30' min. space along primary street frontage
Lot Coverage	80% max.

Miscellaneous

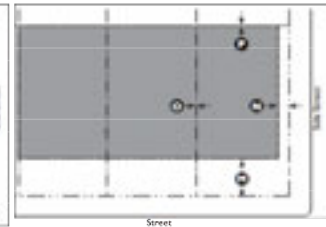
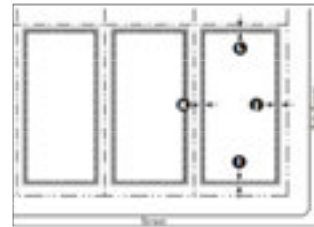
Mansard roof forms are not allowed.

10-74

Flagstaff Zoning Code

10-40.40.080

T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

F. Encroachments and Frontage Types

Encroachments⁴

Front	5' max.	I
Side Street/Civic Space	5' max.	J
Side	3' max.	K
Rear		L
Property Line	0' max.	
Rear Lane or Alley	3' max.	

Galleries may encroach in to street ROW, all other encroachments are not allowed within a street ROW.

⁴See Section 10-50.35 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types⁵

Scoop	Forecourt
Gallery ⁶	Terrace/Lightwell ⁶
Shopfront ⁶	Porch

⁵See Division 10-50.30 (Specific to Private Frontage Types) for private frontage type descriptions and regulations.

⁶Allowed only in open sub-zone(s).

Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

G. Required Parking Spaces

Residential Uses		
Studio/I Bedroom	1 space/unit min.	
2+ Bedrooms	2 spaces/unit min.	
Retail Trade, Service Uses		
≤2,000 sf	No spaces required	
>2,000 sf	2 spaces/1,000 sf above first 2,000 sf	

⁷Use types not listed shall meet the requirements in Table 10-50.70.040.A (Automobile Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front		M
Covered/Attached	30' min.	
Uncovered	Match front facade min.	
Side Street/Civic Space	5' min.	N
Side	0' min.	O
Rear	0' min.	P

Miscellaneous

Linear feet of front or side façade that may be garage 35% max.
See Division 10-50.70 (Parking Standards) for additional parking regulations.

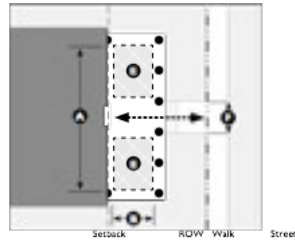
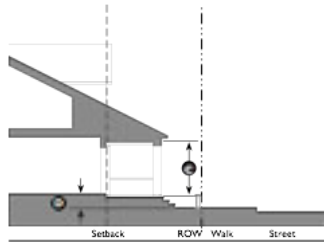
Flagstaff Zoning Code

10-75

Frontage Type Standards

4.03.050

Frontage Standards



Key

- ROW / Property Line
- Setback Line

4.03.050 Porch Integral

Description
The main facade of the building has a small setback from the property line. The resulting front yard is typically very small and may be undefined or defined by a fence or hedge to spatially maintain the edge of the street. An integral porch is part of the overall massing and roof form of a building. With an integral porch it is not possible to remove the porch without major changes to the overall roof form.

Size	
Width, clear	8' min.
Depth, clear	8' min.
Height, clear	8' min.
Finish level above sidewalk	18" min.
Furniture area, clear	4' x 8' min.
Path of travel	3' wide min.

Miscellaneous

The porch may be one or two stories.
Integral porches may be enclosed on up to two sides and have a roof.



Partial-length integral porch integrated into the overall massing.



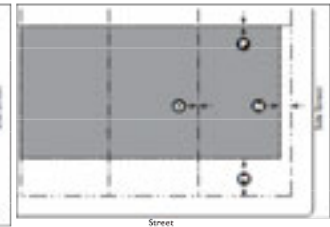
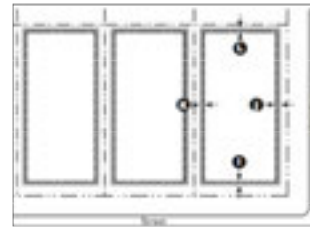
Full-length integral porch integrated into the overall massing.

4-30

Livermore Development Code

10-40.40.080

T4 Neighborhood 2 (T4N.2) Standards



Key

- ROW/Property Line
- Building Setback Line
- Encroachment Area

F. Encroachments and Frontage Types

Encroachments ¹	
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Side Street/Civic Space	5' max.
Side	3' max.
Rear	0' max.
Property Line	0' max.
Rear Lane or Alley	3' max.

Galleries may encroach in to street ROW, all other encroachments are not allowed within a street ROW.
¹See Section 10-50.35 (Encroachments) for allowed encroachments.

Allowed Private Frontage Types²

Scoop	Forecourt
Gallery ³	Terrace/Lightwell ⁴
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Key

- ROW/Property Line
- Parking Setback Line
- Parking Area

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Studio/I Bedroom	1 space/unit min.
2+ Bedrooms	2 spaces/unit min.
Retail Trade, Service Uses	
≤2,000 sf	No spaces required
>2,000 sf	2 spaces/1,000 sf above first 2,000 sf

¹Use types not listed shall meet the requirements in Table 10-50.70.040.A (Automobile Parking Spaces Required).

Location (Setback from ROW/Property Line)

Front	
Covered/Attached	30' min.
Uncovered	Match front facade min.
Side Street/Civic Space	5' min.
Side	0' min.
Rear	0' min.

Miscellaneous

Linear feet of front or side facade that may be garage 35% max.
See Division 10-50.70 (Parking Standards) for additional parking regulations.

Flagstaff Zoning Code

10-75

Frontages and Streetscapes



Buildings and their lots shape the streetscape through a variety of ways or “types”

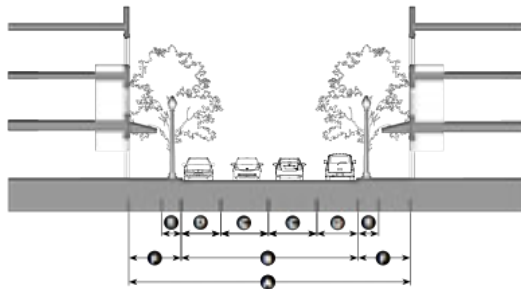
This Transition is Very Important to Regulate!



Thoroughfare Standards

Thoroughfare Types

7.01.060



7.01.060 Neighbourhood Main Street

Application	
Movement Type	Slow
Anticipated Design Speed	20 mph
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.
Transect Zones	T4MS T4MS-O

Overall Widths	
Right-of-Way (ROW)	60'
Face-of-Curb to Face-of-Curb	36'

Lanes	
Traffic Lanes	2 @ 10' (2-way travel)
Bicycle Lanes	None
Parking Lanes	2 @ 8' parallel
Medians	None

Edges

Drainage Collection Type	Curb and gutter
Planter Type	4' x 4' tree grate, min.
Lighting Type	Low, pedestrian oriented lighting
Walkway Type	12' sidewalk.

*Where gallery frontage is used, street trees are not required or allowed.

Intersection

Curb Radius	15' max. (bulb-outs recommended)
Distance Between	400' max.

Intersections

Miscellaneous Requirements

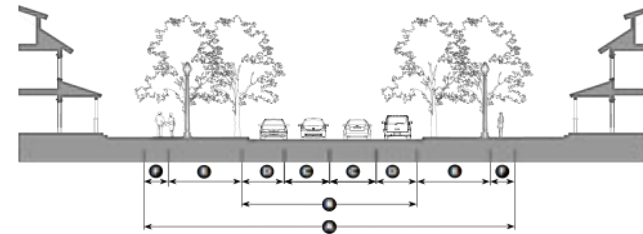
Transformations to existing streets shall match the designations set forth in the General Plan.

Livermore Development Code

7-7

7.01.110

Thoroughfare Types



7.01.110 Route with 18' Wide Planter Strip

Application	
Movement Type	Slow
Anticipated Design Speed	20 mph
Pedestrian Crossing	Bulb-outs encouraged to decrease pedestrian crossing time.
Transect Zones	T4 N-O T4 N T3 N

Overall Widths	
Right-of-Way (ROW)	80'
Face-of-Curb to Face-of-Curb	36'

Lanes	
Traffic Lanes	2 @ 10' (2-way travel)
Bicycle Lanes	None
Parking Lanes	2 @ 8' parallel
Medians	None

Edges

Drainage Collection Type	Curb and gutter
Planter Type	17' continuous
Landscape Type	Medium trees @ 35' on center average
Lighting Type	Low, pedestrian oriented lighting
Walkway Type	5' sidewalk.

Intersection

Curb Radius	15' max. (bulb-outs recommended)
Distance Between Intersections	600' max.

Miscellaneous Requirements

Transformations to existing streets shall match the designations set forth in the General Plan.

7-12

Livermore Development Code

• Countywide

• Close Up

Distributed throughout a Block with Single-Family Homes



Key



Missing Middle Types
(multi-unit)



Single Family
Detached

End-Grain of a Single-Family Block



Key



Missing Middle Types
(multi-unit)



Single Family
Detached

Transition from Single-Family to Higher-Density Housing



Key



Missing Middle Types
(multi-unit)



Single Family
Detached

Transition from Single-Family Housing to a Mixed-Use Corridor



Key



Missing Middle Types
(multi-unit)



Single Family
Detached

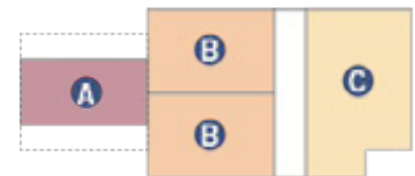
New Walkable Neighborhood



Type	#
Courtyard	12
Mansion Apartment	103
Multiplex Small	114
Tuck-Under Townhouse	48
Townhouse-Over-Flat	90
Live/Work	18
Forecourt Apartment	96
4-Story Corridor Apt.	91
Tree House	6
Carriage Houses	30-40
TOTAL	608-618







UNIT LOCATION, UPPER FLOOR
Scale: 1/16" = 1'-0"

UNIT LOCATION, GROUND FLOOR

Scale: 1/16" = 1'-0"

- ▲ Unit Entrance
- △ Building Entrance



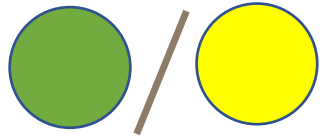




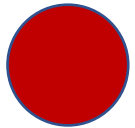
Map Exercise

Strengths, Weaknesses and Opportunities

Maps Exercise



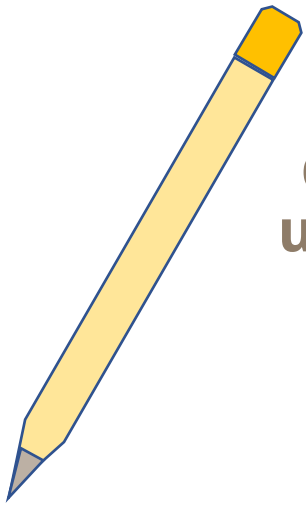
Strengths



Weaknesses



Opportunities



**Add notes,
circle areas and
draw on maps tell
us what you see as
the future for the
South District**





Presentation of Maps



Next Steps

Next Steps

- **Input provided on each trip will be used to inform recommendations on how to address issues identified in the Northside.**
- **Consultant team will begin to review development regulations.**

Detached Single-Family

Detached structure, consisting of one unit.



2

17

Duplex

A small- to medium-sized structure consisting of two attached units.



1

3

18

Triplex & Fourplex

A medium structure that consists of 3-4 Side-by-side and/or stacked units with entries along the front.



7

8

16

Bungalow/Cottage Court

A series of small footprint detached structures (cottages), each containing a single unit. The cottages are arranged to define a shared courtyard.



6

12

Townhouse

A medium footprint building composed of small footprint structures attached in a series with individual entries along the front.



4

5

10

11

13

18

21

Multiplex

A medium to large structure that consists of multiple side-by-side and/or stacked units, typically with one shared entry along the front.



9

14

20