Sustainable Neighborhood Planning For The Region

Building Types

Form, Density, Height, and Discipline

October 21, 2011

TREASURE COAST REGIONAL PLANNING COUNCIL

9) Disciplining Of Building Types

Traditional Form

- Logically distributed throughout the neighborhood
- Like scale & like massing
- Buildings have fronts and backs
- Buildings define streets and public spaces
- Creates memorable places

Suburban Form

- Scattered across the landscape
- Big buildings often face small buildings
- Front and back issues
- Little regard for the Public realm
- Creates auto-dominate environments

Nobody Likes Surprises!

Every Type
Has Its Place

"The International Olympic Committee said to Houston forget about hosting the 2012 games because it was 'just too ugly' and Boeing told Dallas it wasn't coming because its downtown was too boring."

Robert Yaro, The Regional Plan Association, 2003

The

Form-Based Code

The Form-Based Code

- Building Mass
- Building Placement
- Building Height
- Building Uses
- Location of Parking

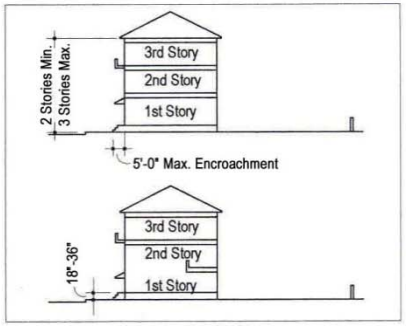


Figure 2 - Height Diagrams

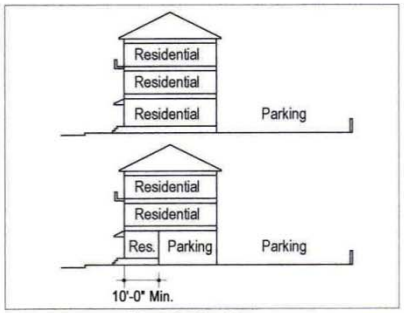
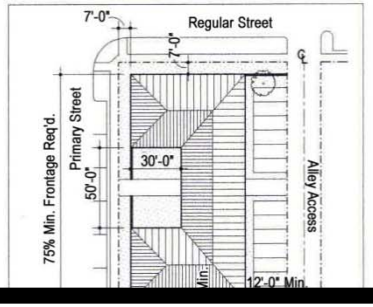
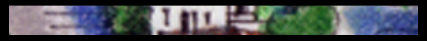


Figure 3 - Use Diagram



Visual and Physical Predictability



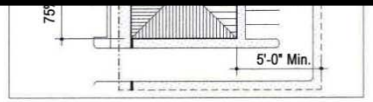
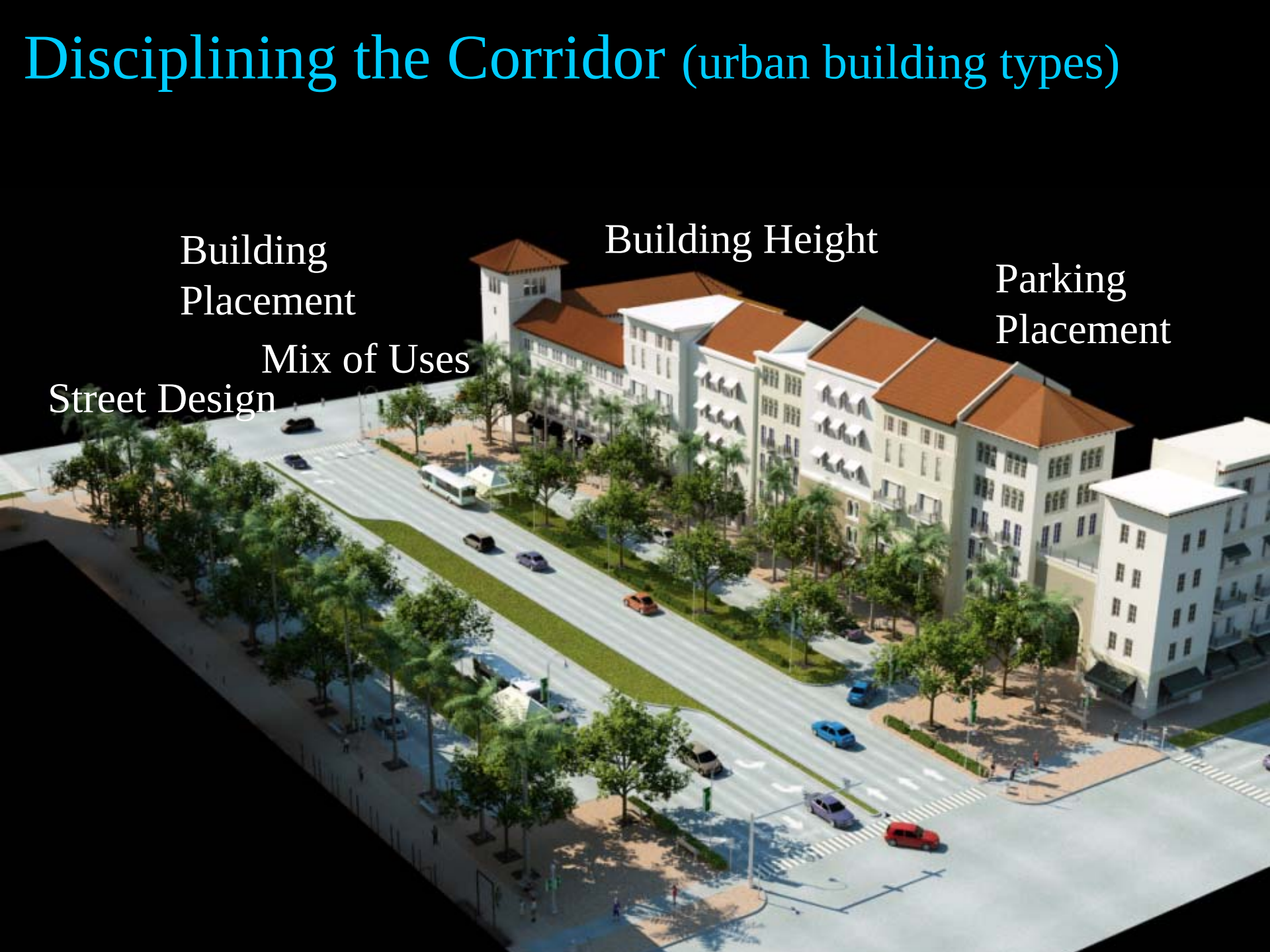


Figure 4 - Parking Diagram

Three Dimensional Site Plan Regulations

Disciplining the Corridor (urban building types)



Disciplining the Townhouse

Dover Kohl and Partners

Addressing the Street

Disciplining the Townhouse

Dover Kohl and Partners

Addressing the Street

Disciplining the Townhouse

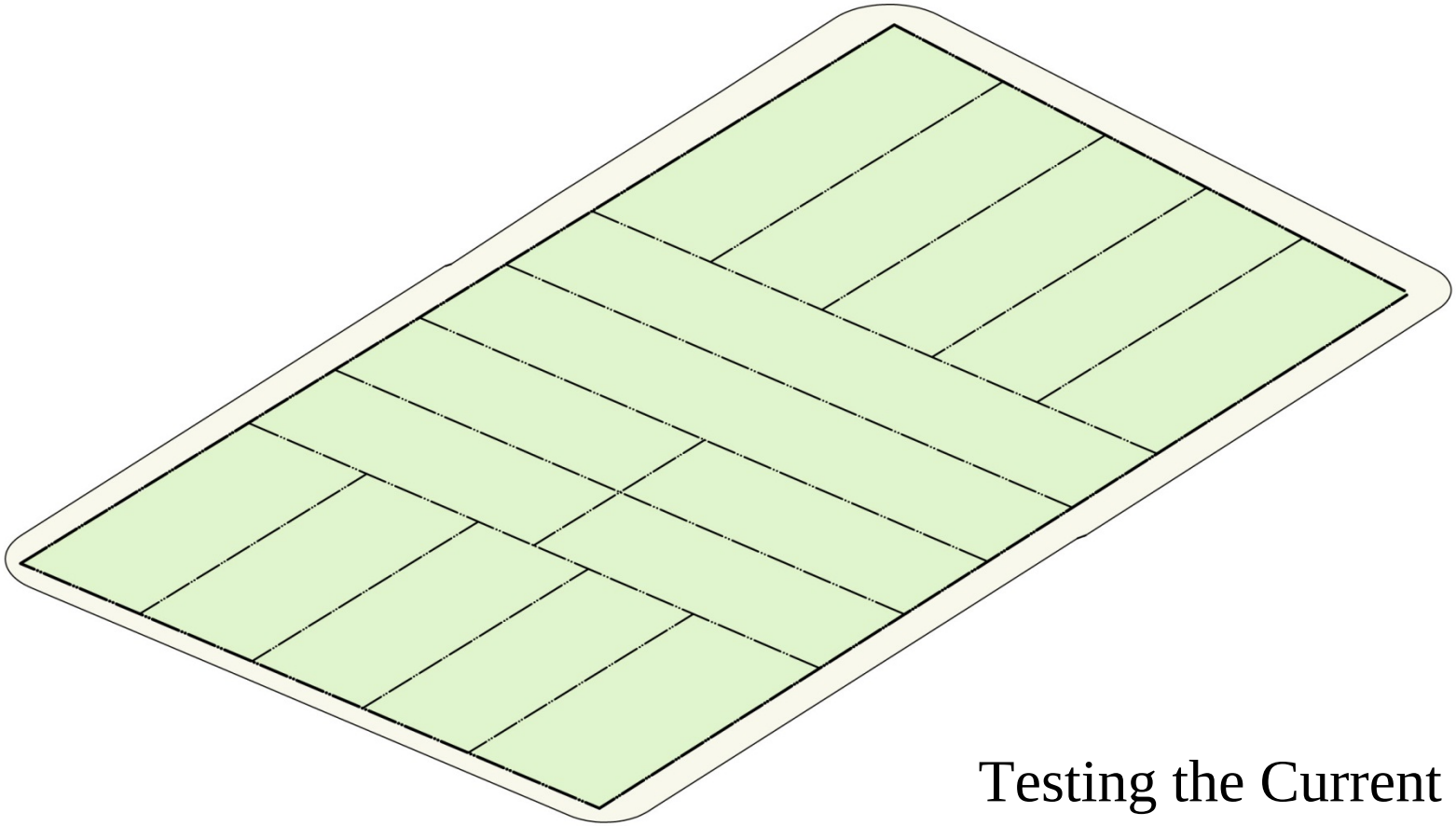
Dover Kohl and Partners

15 Units to the Acre, No Wall, No Gate

Spreads Value to The Community OUTSIDE of the Gates

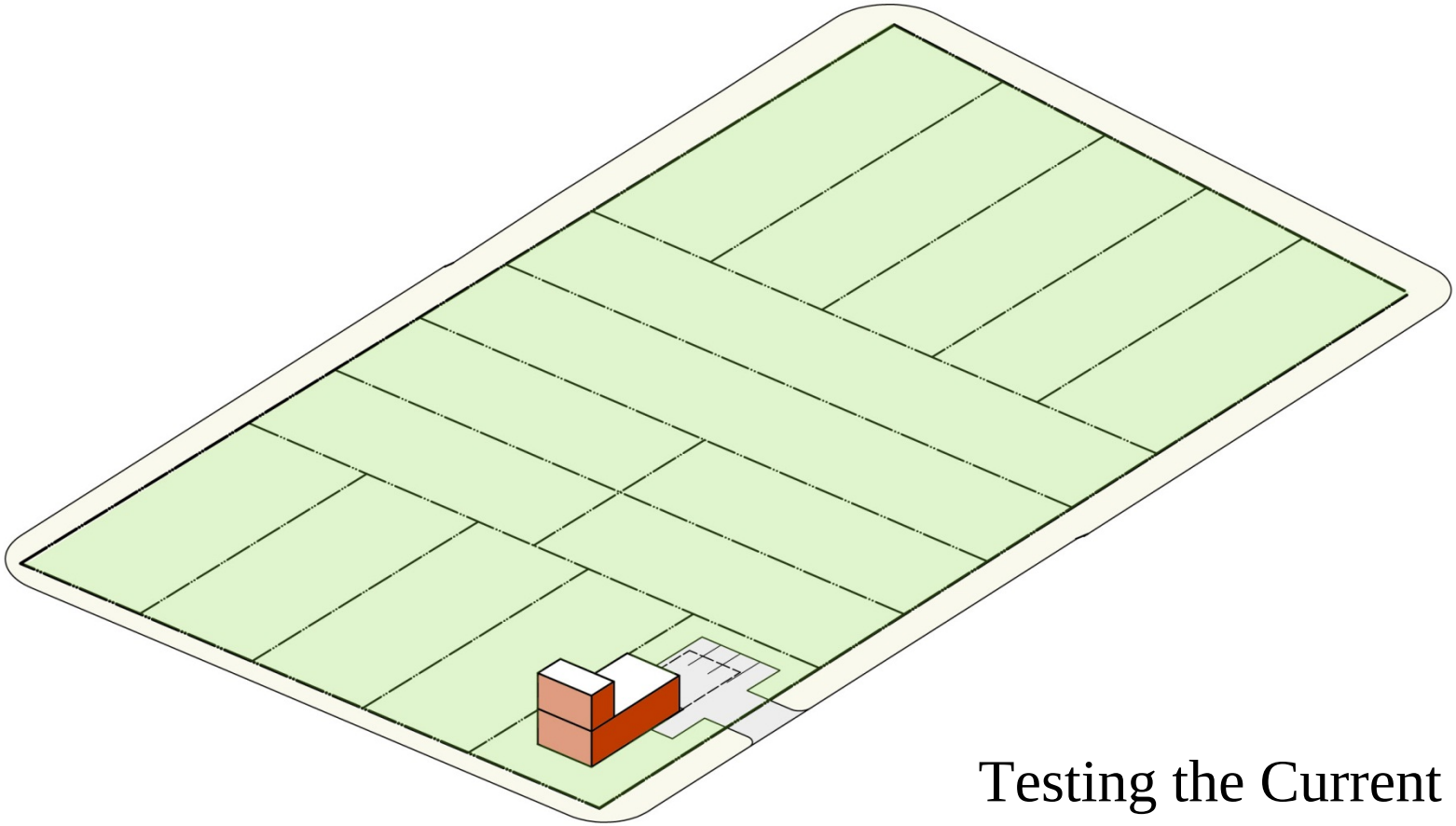
Addressing the Street

Disciplining the Block



Testing the Current
Land Development Code

Disciplining the Block



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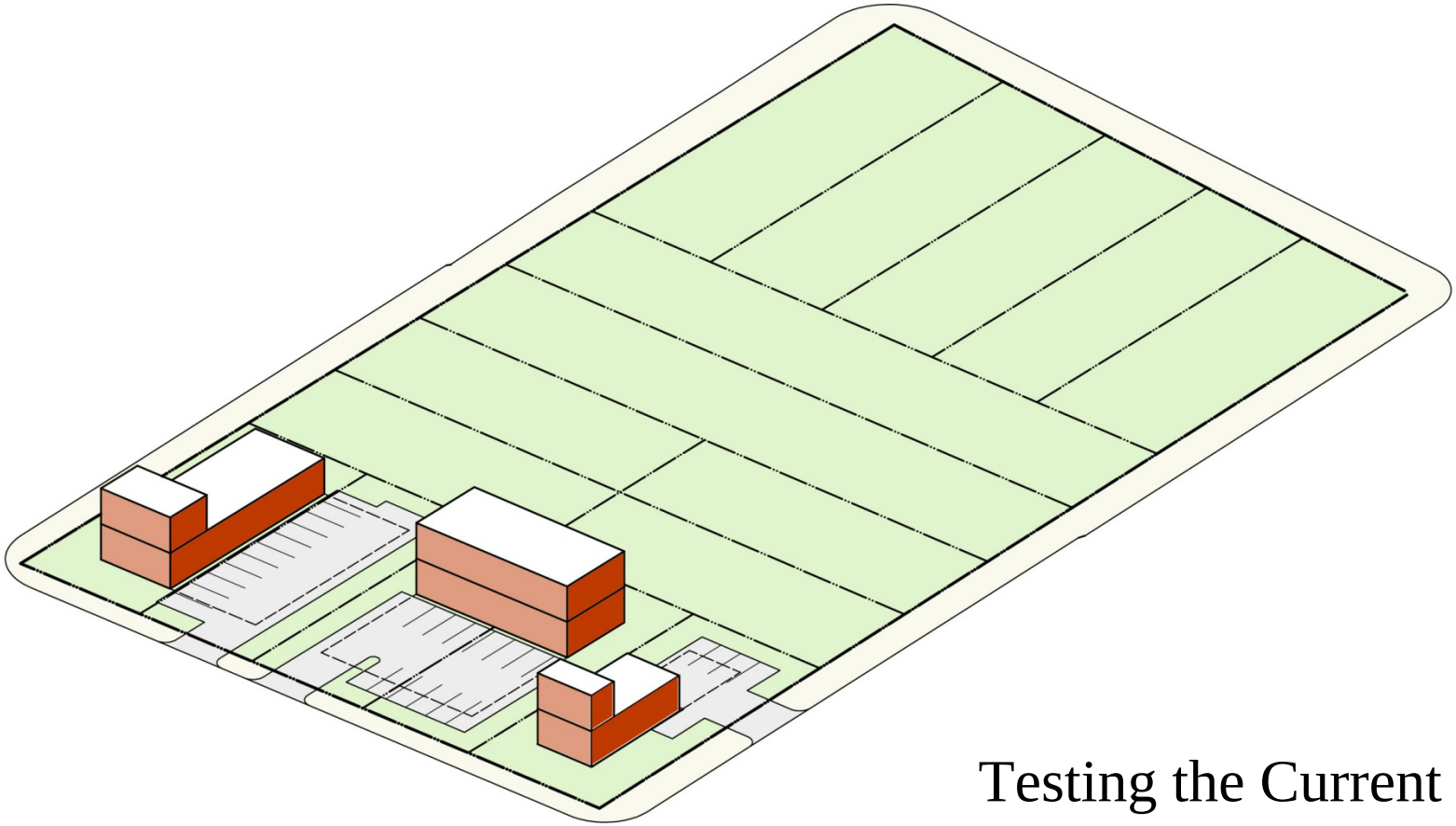

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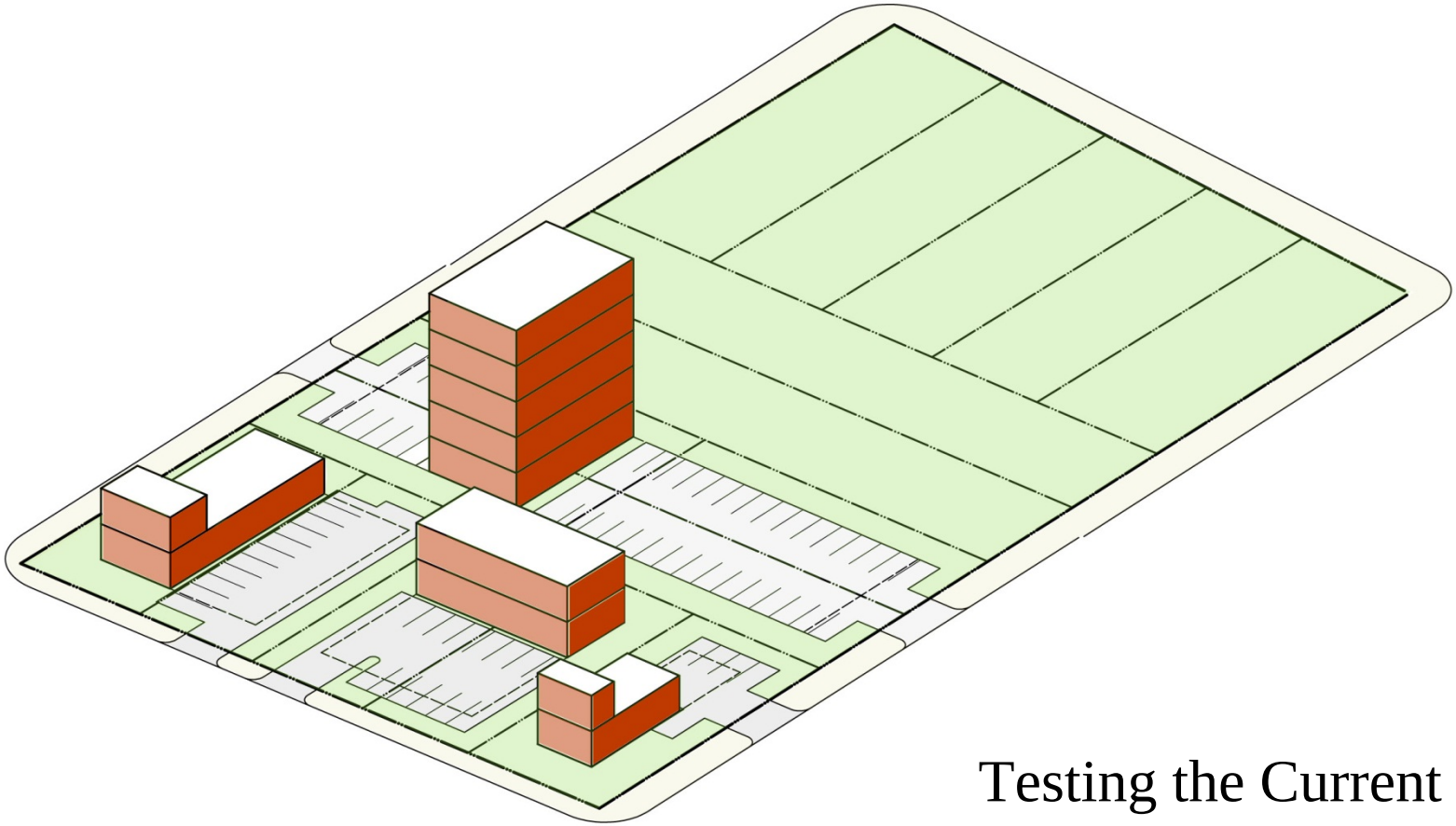

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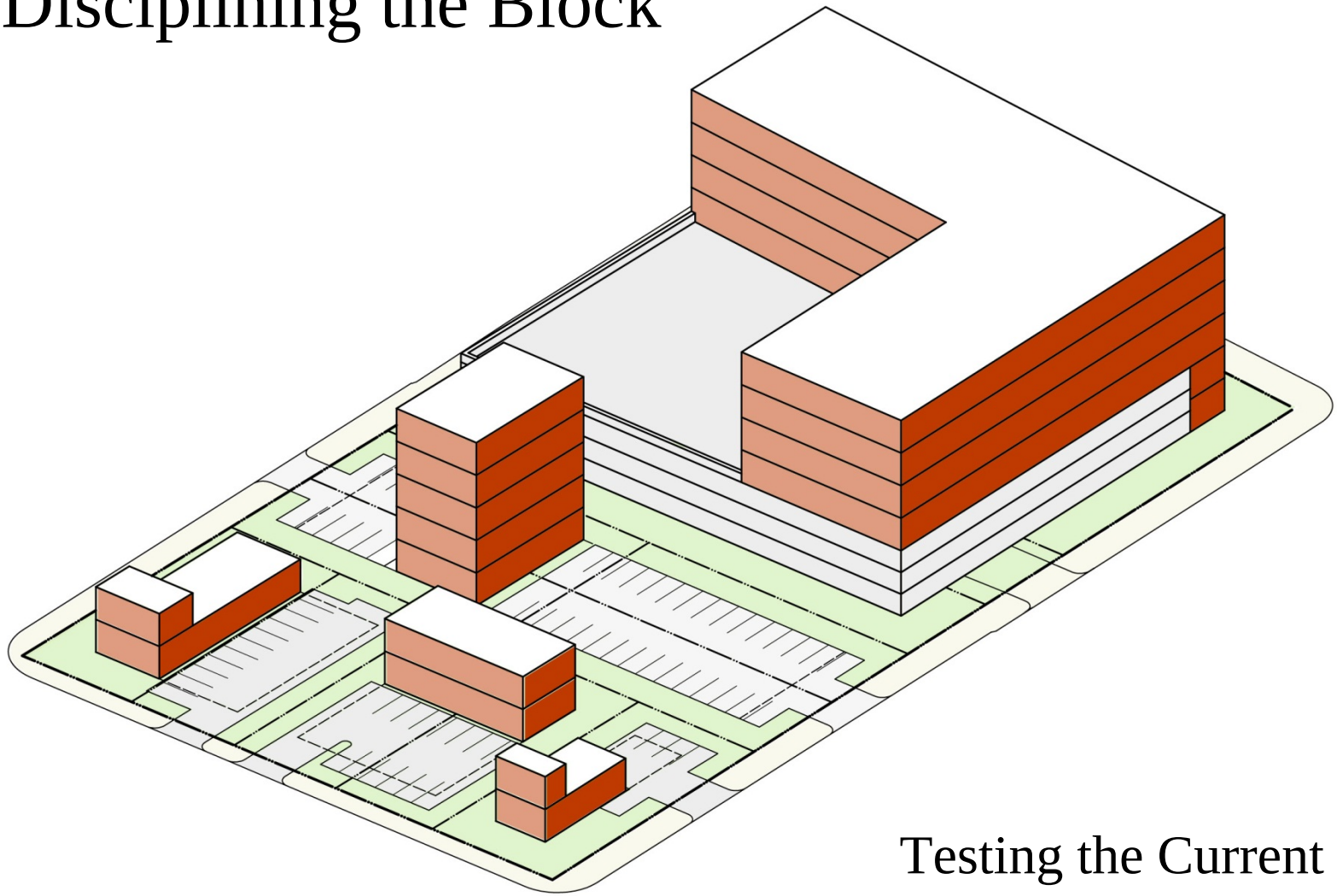

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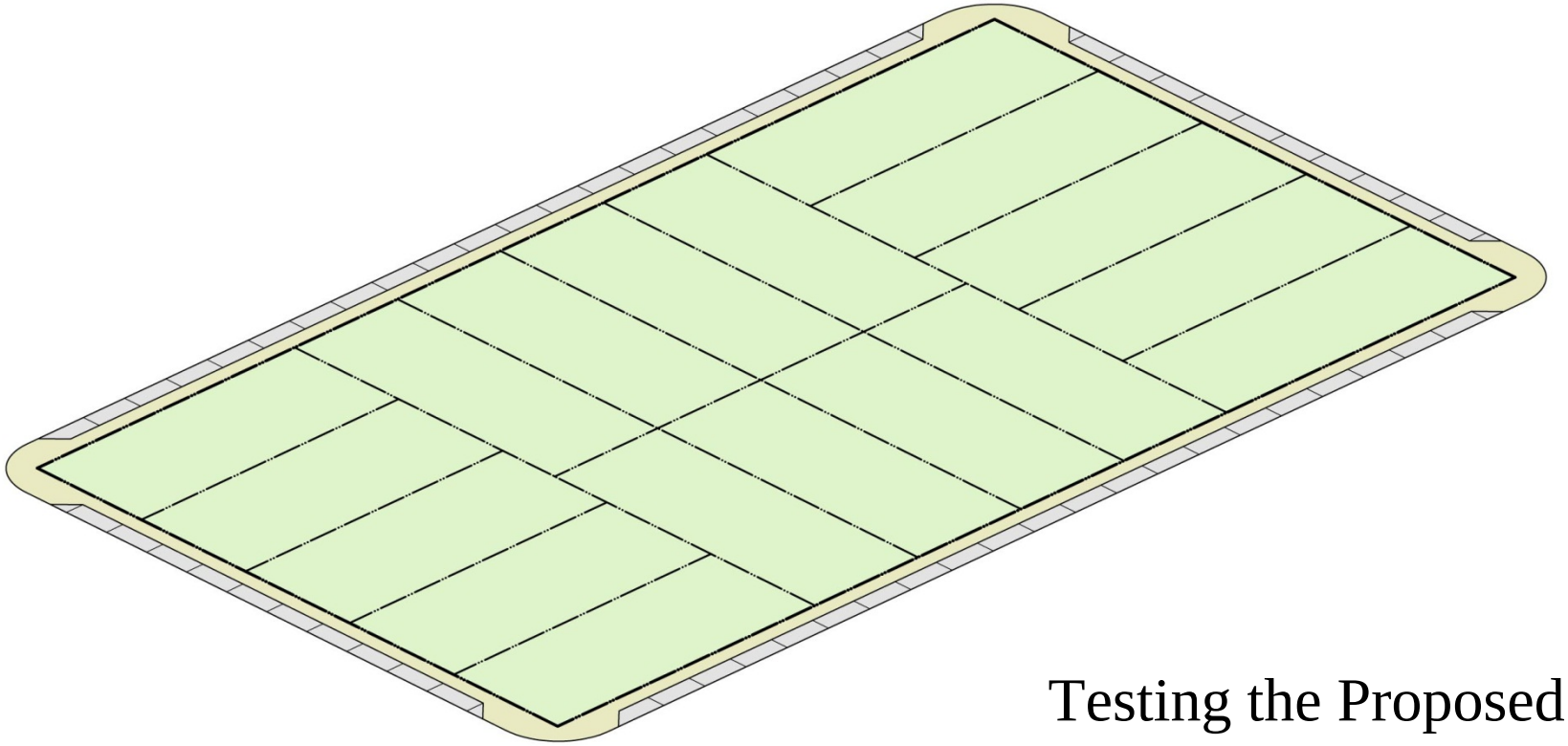
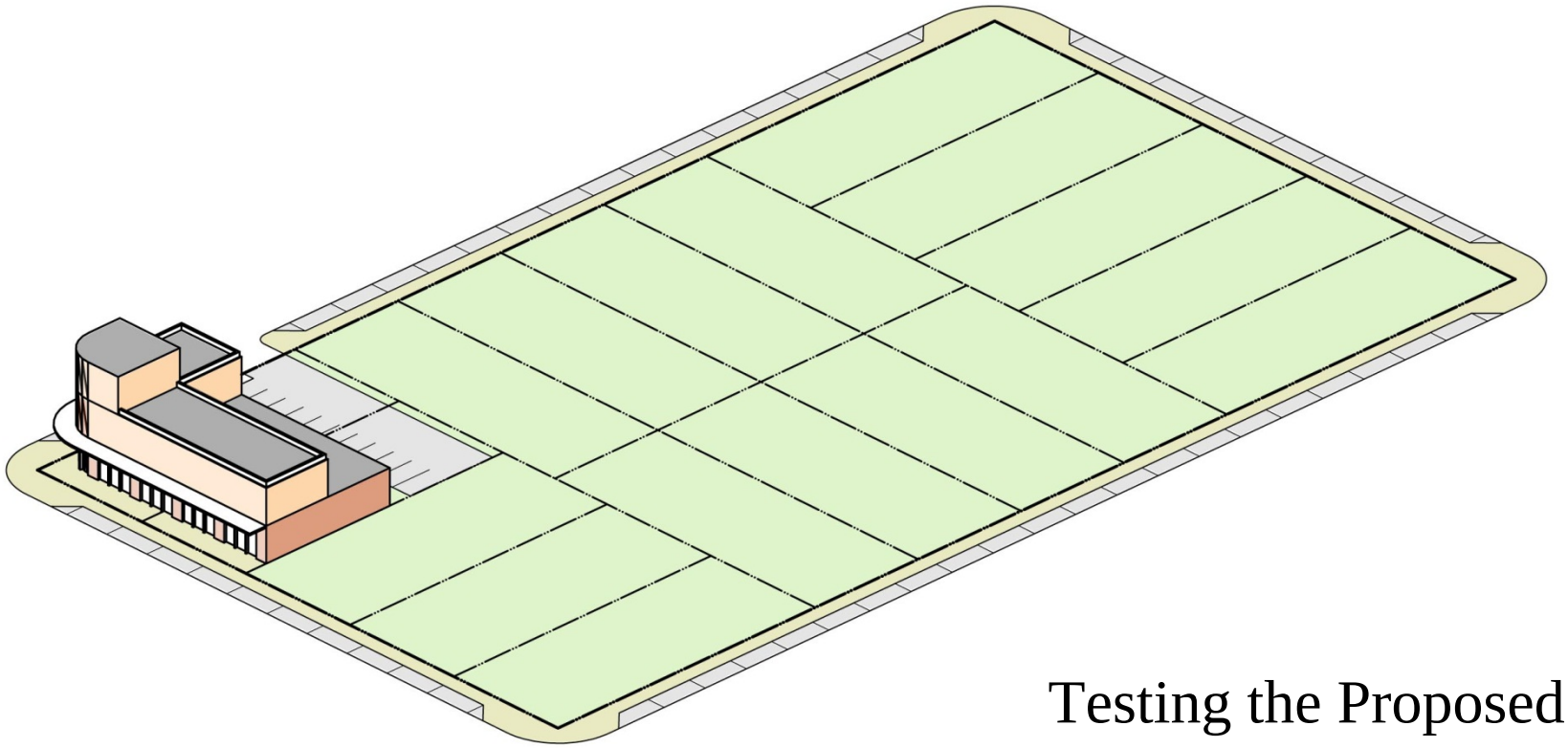
Disciplining the Block



Testing the Proposed
Land Development Code

Disciplining the Block



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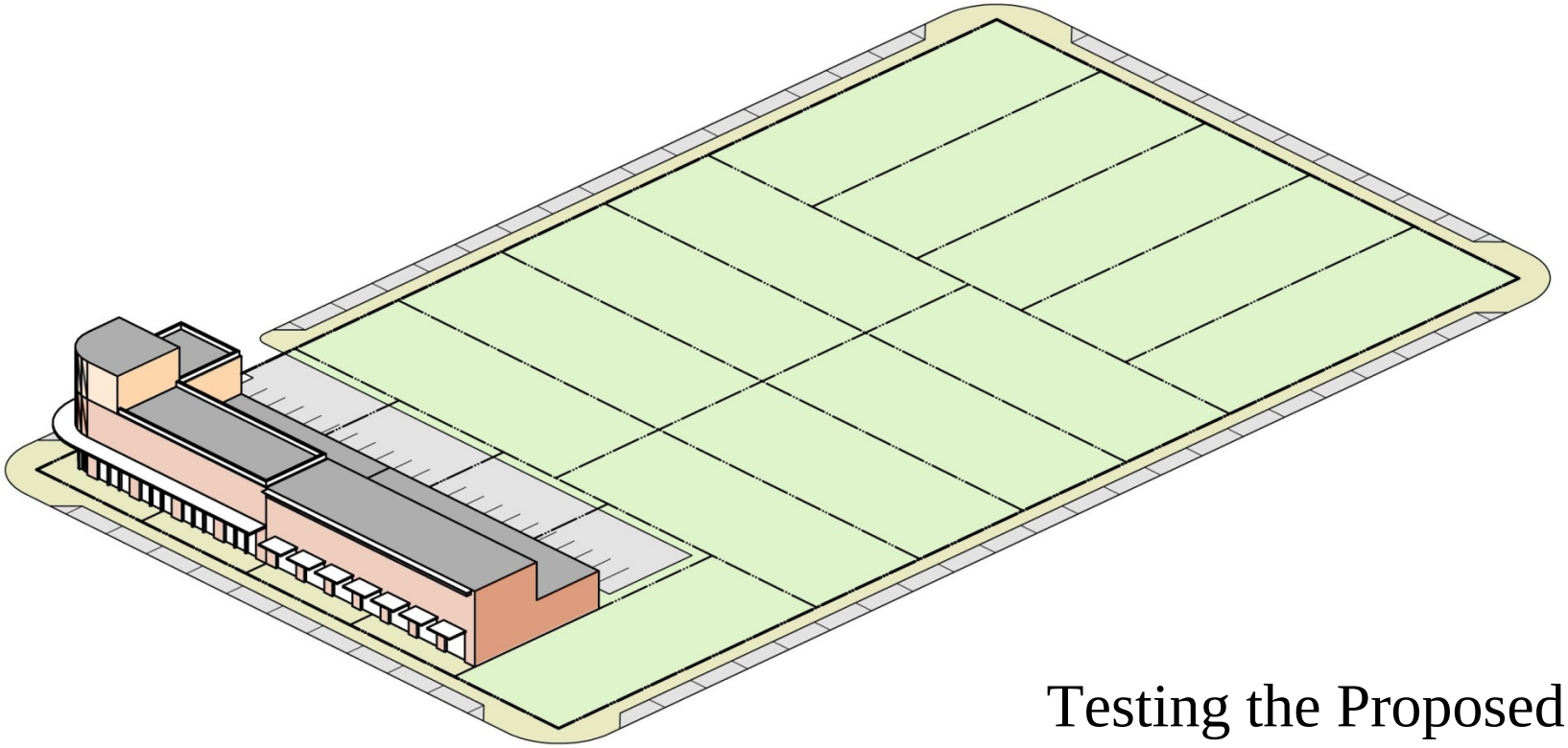
Disciplining the Block



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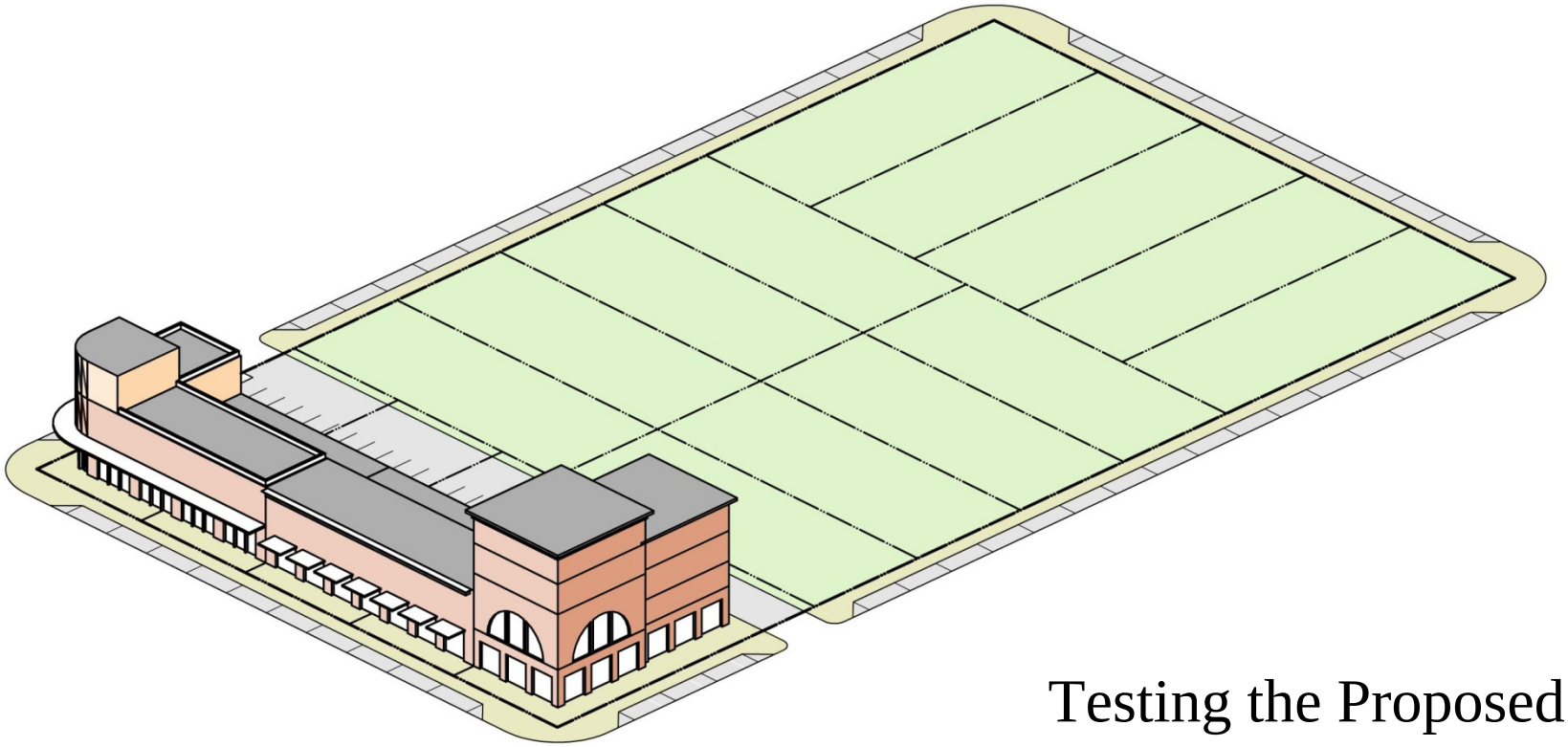
Disciplining the Block



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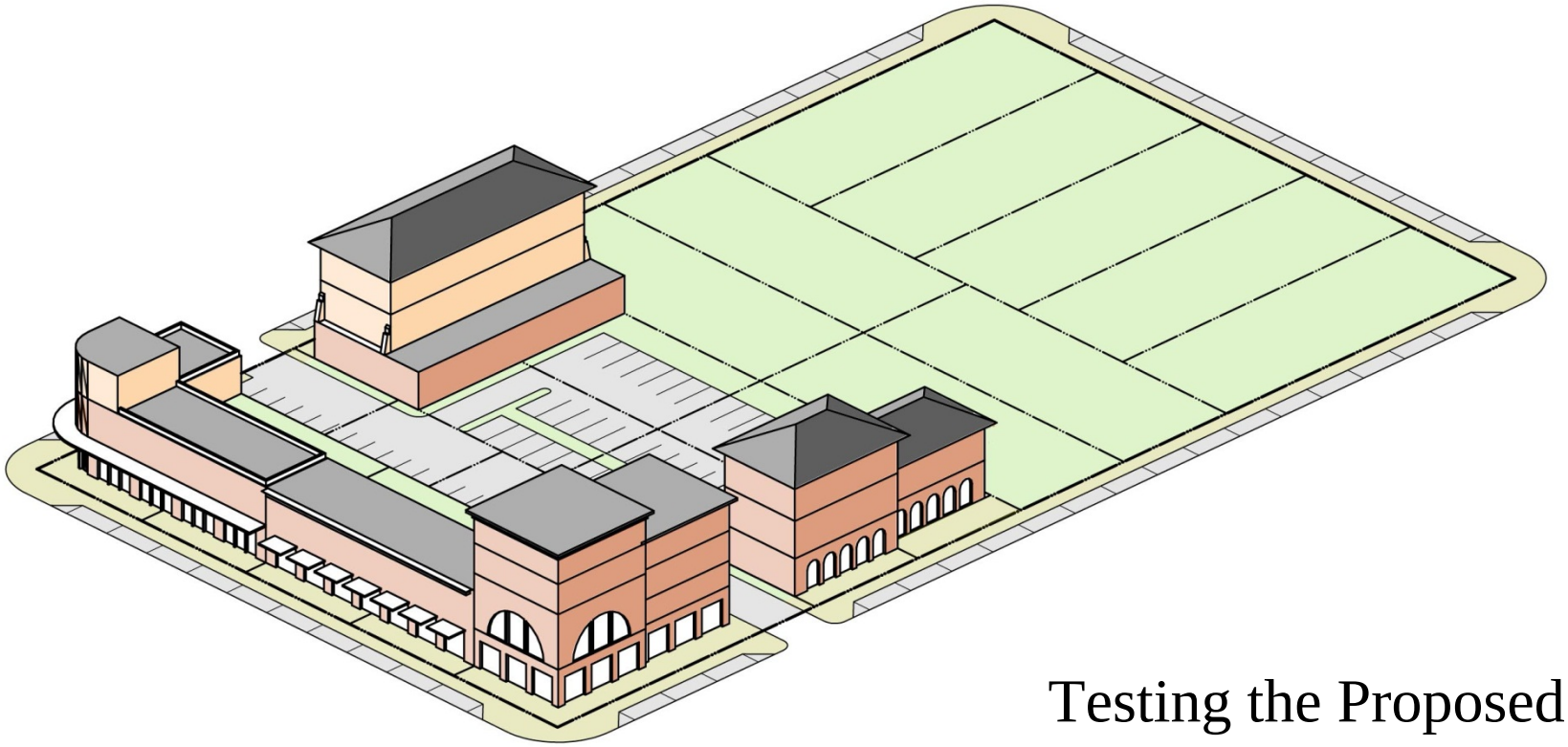
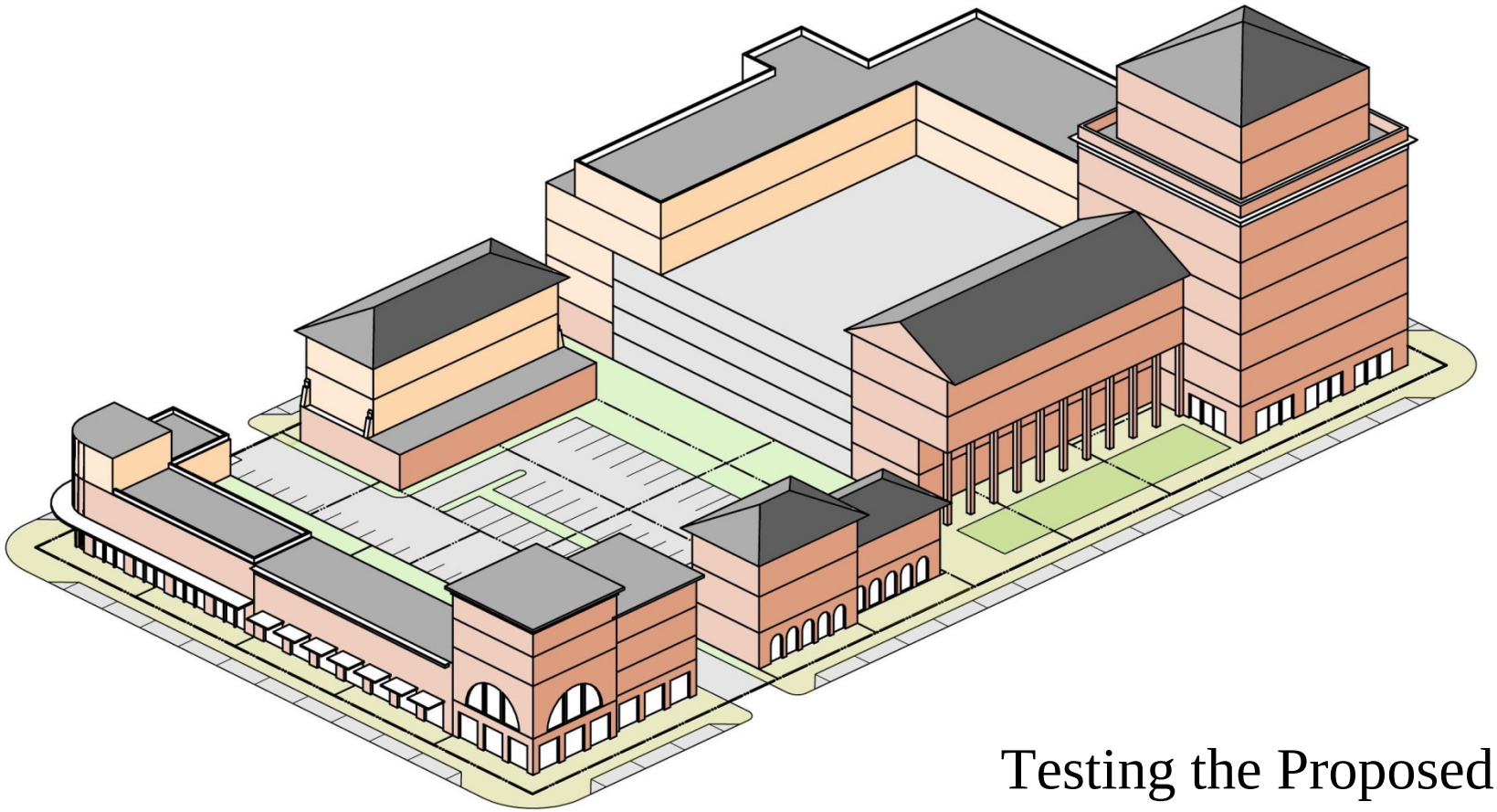
Disciplining the Block



Testing the Proposed
Land Development Code

Implementing a Community's Vision

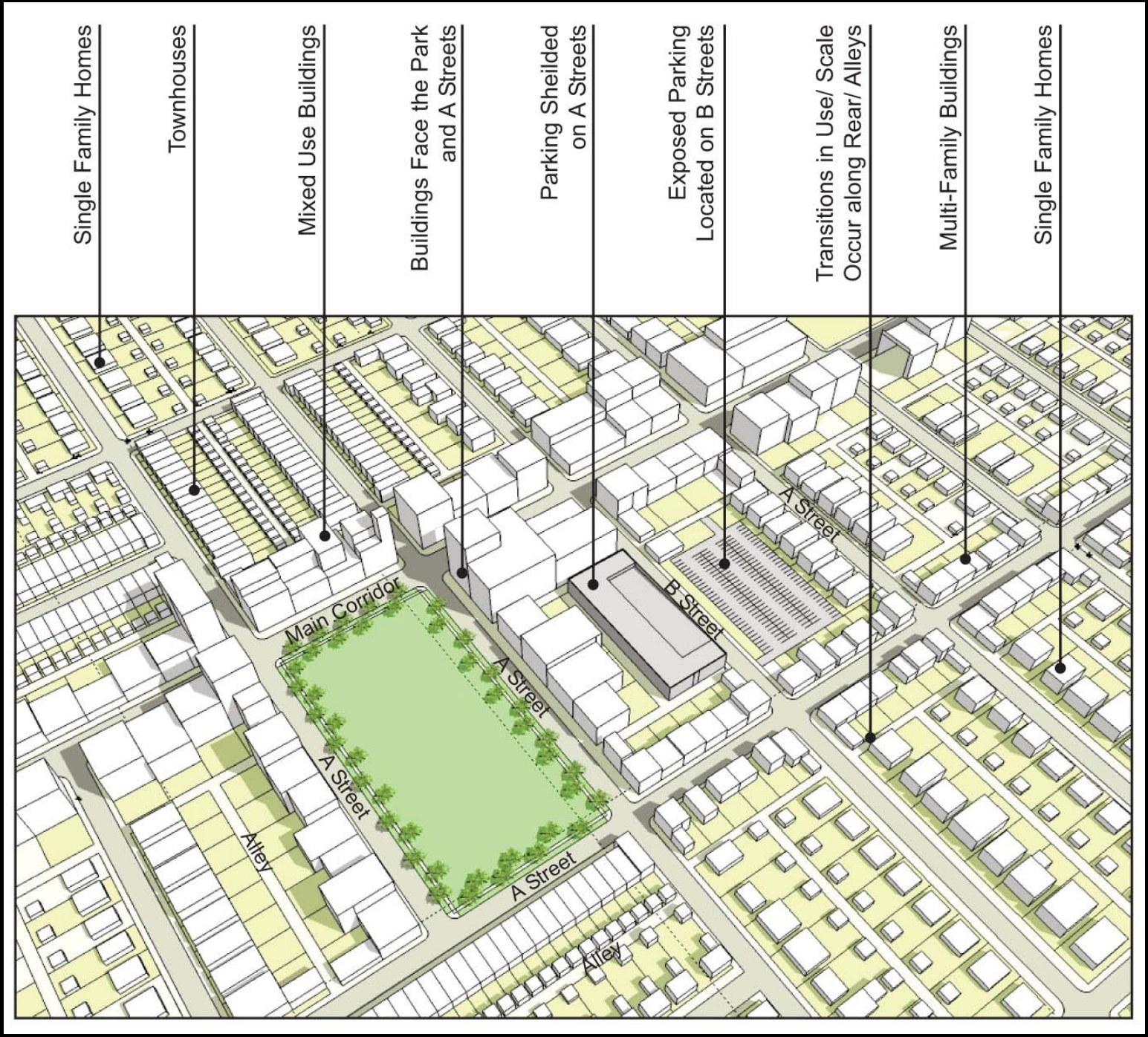


Testing the Proposed
Land Development Code

Transition of Building Types

The Transition of Uses

Distributing Building Types



The

“D”

Word

D E N S I T Y

Building Types

The "D" Word

Stands for DESIGN

9 Units to the Acre

9 Units to the Acre

"D" Stands for DESIGN

15 to 20 Units to the Acre

What Do The Numbers Really Mean?

What *Really* Matters?

29 du/ac 5 du/ac

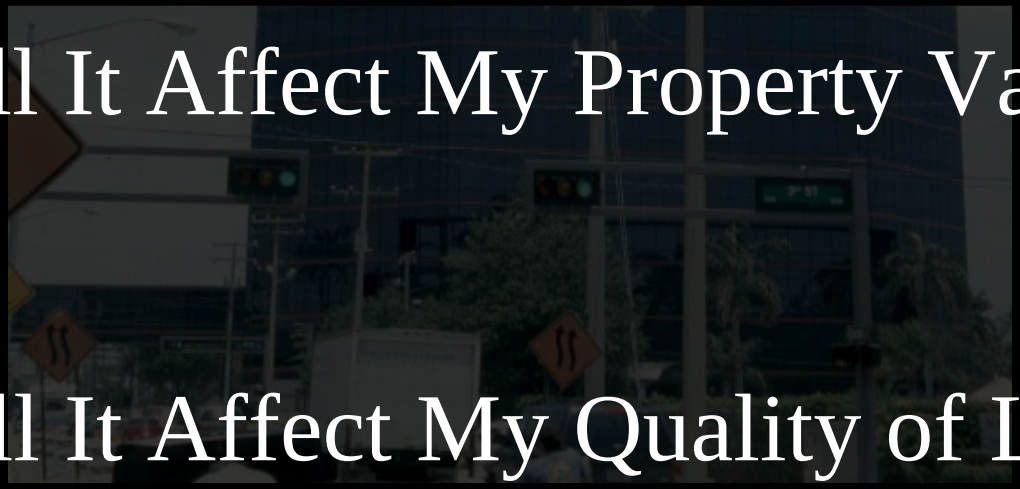
Discipline of Building Types

Is It Too Big?

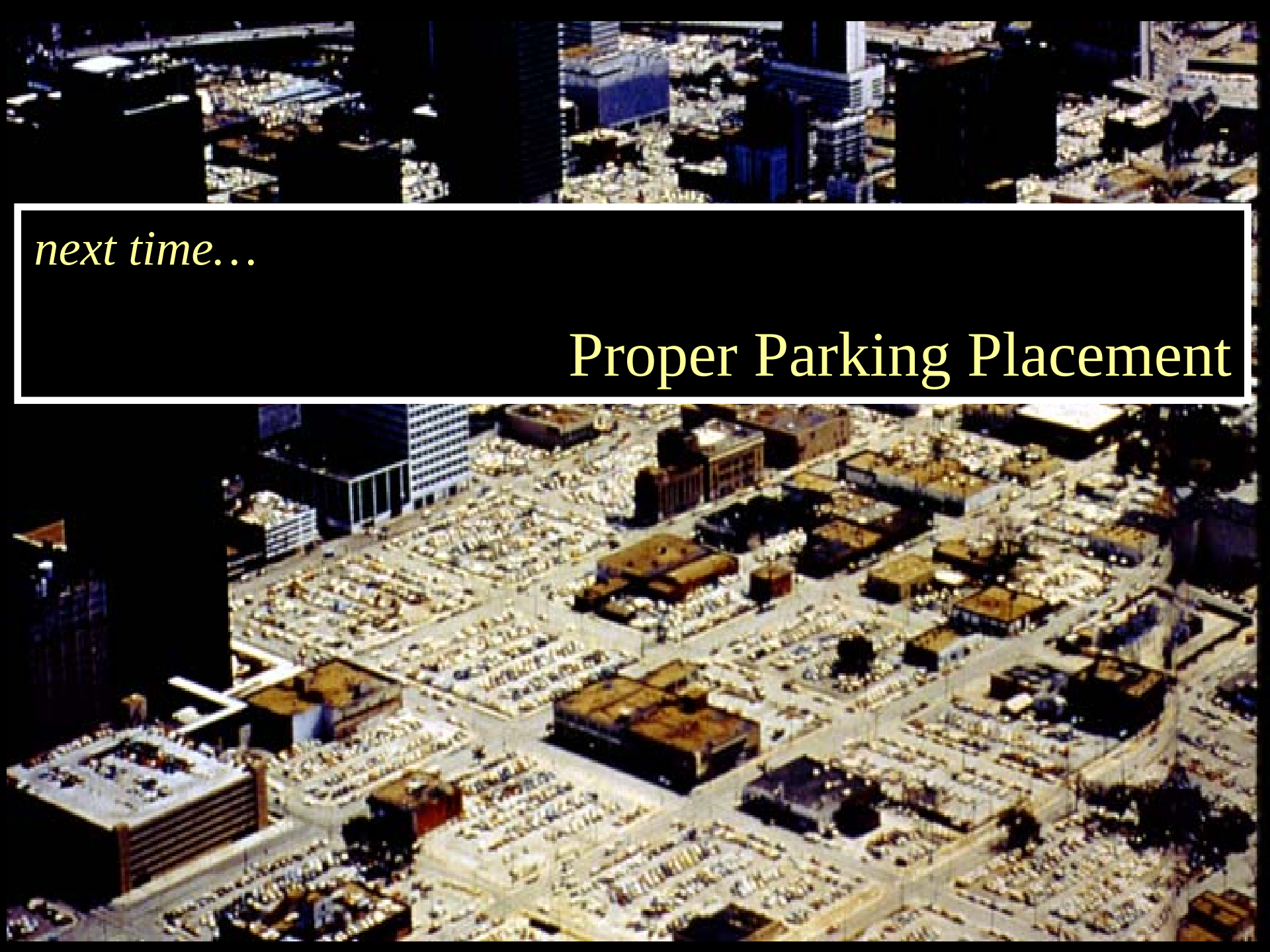
Is It Too Ugly??

Visual and Physical Predictability

How Will It Affect My Property Values???



How Will It Affect My Quality of Life????



next time…

Proper Parking Placement