

Get to the Point!

Cool Planning Ideas Edition!



PLANNING

MUCH WORK REMAINS TO BE DONE BEFORE WE CAN ANNOUNCE
OUR TOTAL FAILURE TO MAKE ANY PROGRESS.

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Implementing the Regional Vision, Wasatch Choice for 2040, with Form Based Codes

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John before he was APA President



Definition – Form Based Codes

- A new zoning tool that emphasizes form over the separation of uses. Promotes a mixing of uses and the principles of place with a human scale emphasis.

Traditional Codes

- Are we getting what we want?
- Can they achieve the vision for a particular area?

Traditional Zoning

- Usual add-ons
 - Design guidelines or standards
 - Design Review committees
 - Town architects
 - More conditional uses
 - Development agreements
- Tough Public Hearings

Traditional Zoning Weaknesses

- Mixing of Uses
- Dealing with Density

Traditional Zoning

- Dealing with Design
- Answering the question of “what do we want to see in the built environment”?

Use/Density

Management

Form

Form

Management

Use/Density

FBC Components

- Regulating plan
- Urban Design standards
- Architectural Standards (generally includes building types)

FBC Components

- Landscape Standards
- Street/Thoroughfare Standards
- Definitions
- Administration/processing

Typical adoption process

- Inventory of existing uses
 - Are there existing forms and patterns that you may want to reinforce?
 - Take a macro and a micro view of the area
- Visioning – often a charrette
 - Include streets, sidewalks, building relationships, public spaces

Typical adoption process

- Scenarios – Illustrative plan,
Regulating plan
- Discuss processing
- Draft Code

Community Benefits

- Involving Visioning Process
- Real Design discussion
- Wrestle with the Density issue upfront
- Make the transit and land use connection
- Understand and accept what you will be seeing built – more control
- Promotion of Place, connections, walkability
- Fewer contentious public hearings

Developer Benefits

- Easy to understand what is required
- Processing most uses as permitted
- Expedited processing
- Don't have to go through the conditional use and/or hearing process
- They become part of the vision

Regional Benefits

- Land use (jobs and housing) and transit connection
- Compact, Walkable Communities
- Helps address changing housing needs and demands
- Reduced VMT
- Reduced Air Pollution
- More efficient use of existing infrastructure

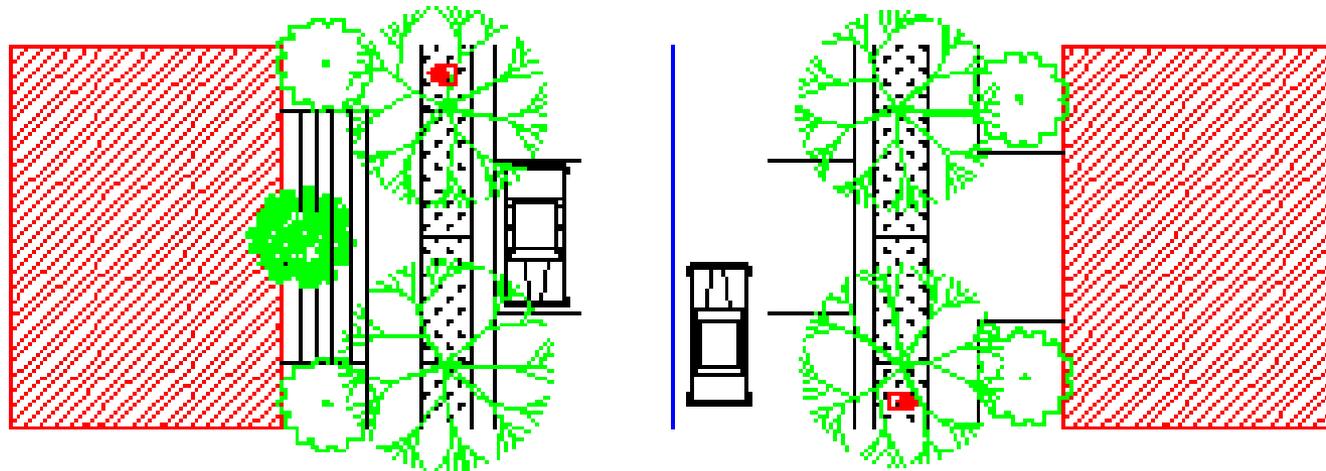
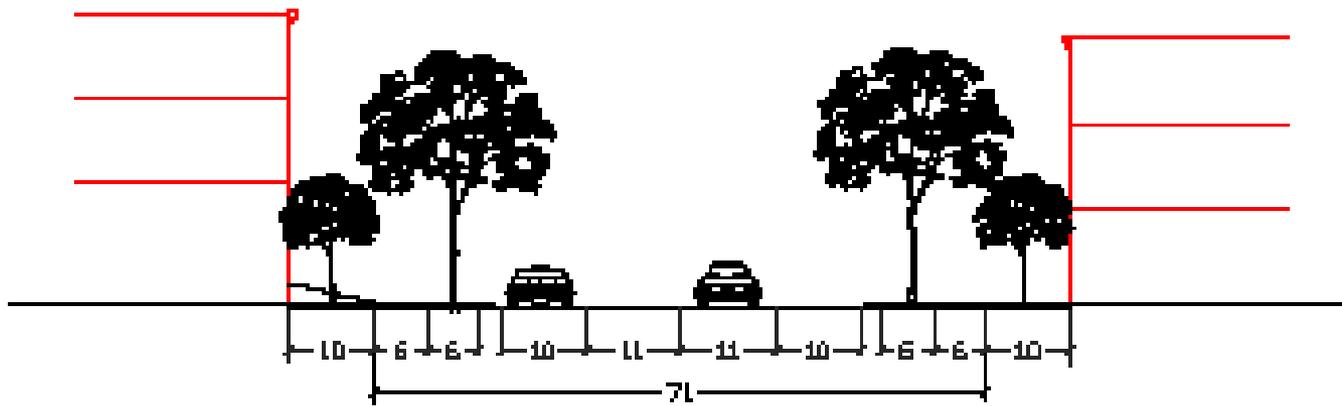
WVC City Center Vision Design Principles

- Downtown for WVC
- Walkable, compact
- Mixed use
- Transit center
- Reasons to come back (place)

City Center Zone Format

- General requirements for all properties
 - Parking
 - Use limitations
 - Building materials
 - Building colors
 - Building design
 - Commercial
 - Residential
 - Mixed-use
 - Pedestrian circulation
 - Public space
 - Fences
 - Curb cuts
 - Power poles

Brock St and Holmberg St



Market St and Lehman Ave



Mixed-Use Building Design



Starbucks

