



96

...proving the value of Legacy Design®

Design | Workshop | Proof

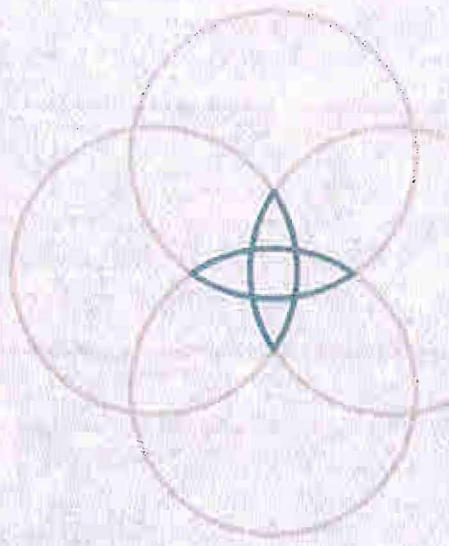


objective evidence sufficient to
establish a thing as true e.g.,
*measurable proof that the
project goals were met*

Balch & Bingham, LLP (William S. Wright)
Nelson/Nygaard Consulting Associates, Inc.
Bowman-Melton Associates
McKinney York Architects
Urban Design Group
Raymond Chan & Associates, Inc.
RCLCO
Jose E. Martinez, LLC
Apex Cost Consulting, Inc.
Dynamic Reprographics

Late Backup

HOW THIS TEAM'S FORM-BASED CODE DIFFERS:

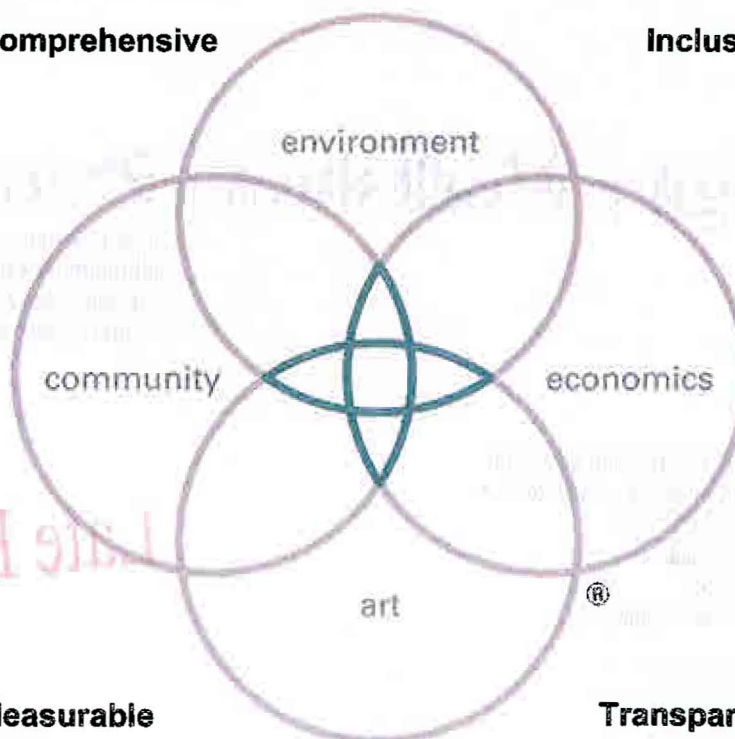


- A Shared Philosophy
- A Great Street Vision
- A Record of High Quality Implementation
- Built on a Legacy of Civic Engagement
- A State-of-the-Art Form-Based Code
- A Commitment to Long-Term Service

A SHARED PHILOSOPHY

Comprehensive

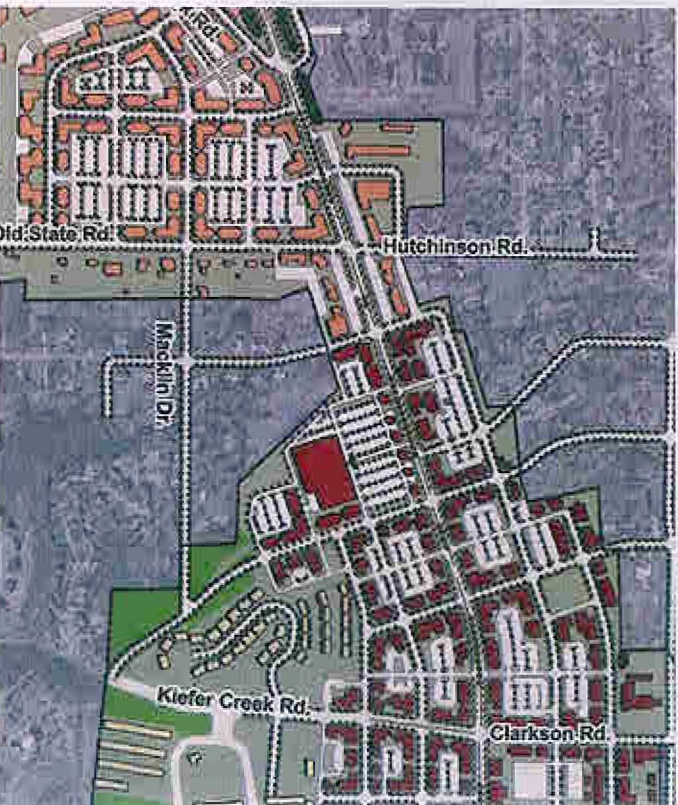
Inclusive



A SHARED PHILOSOPHY



A GREAT STREET VISION



A GREAT STREET VISION



A GREAT STREET VISION



A GREAT STREET VISION



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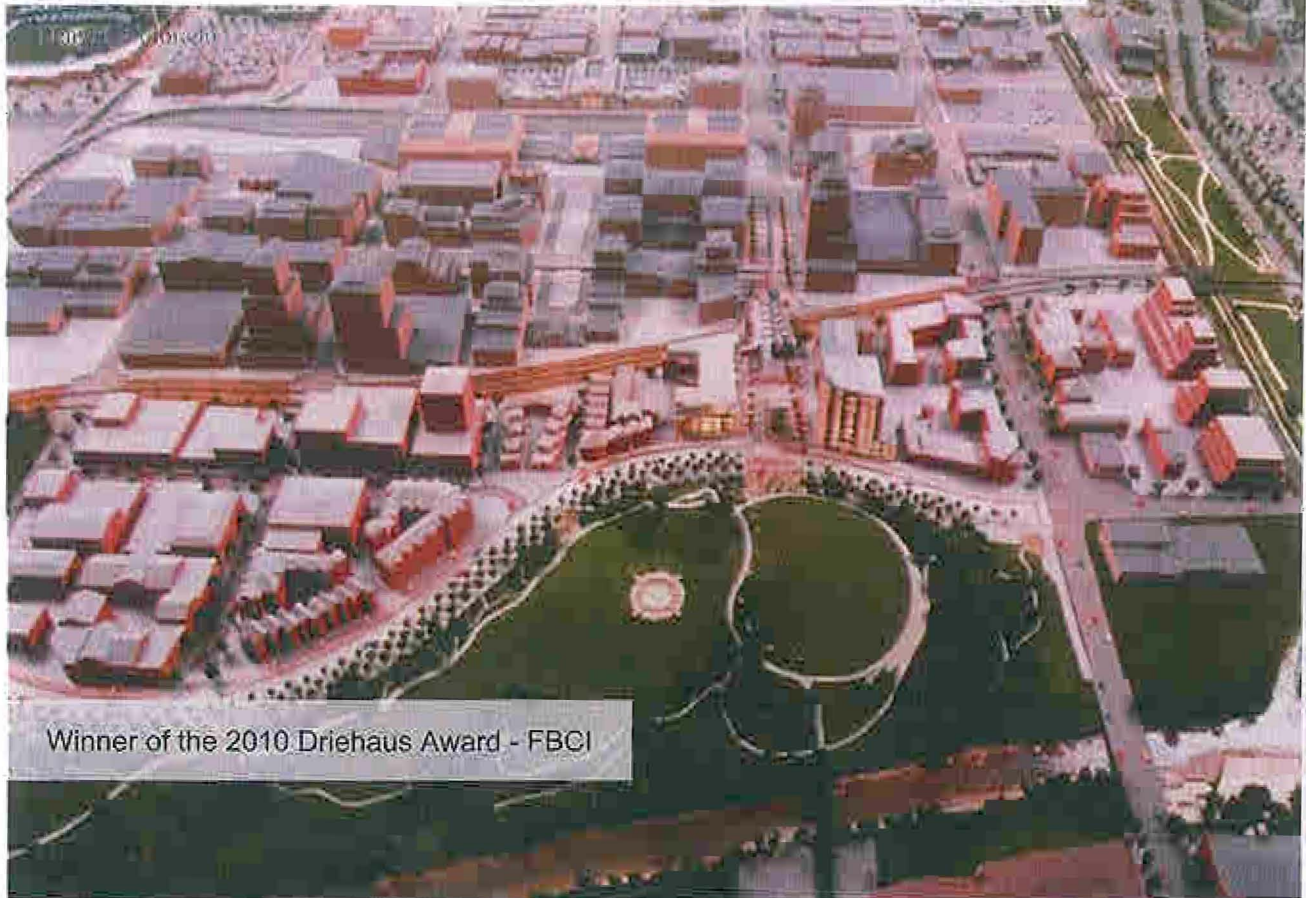
A GREAT STREET VISION



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A RECORD OF HIGH QUALITY IMPLEMENTATION



Winner of the 2010 Driehaus Award - FBCI

A RECORD OF HIGH QUALITY IMPLEMENTATION



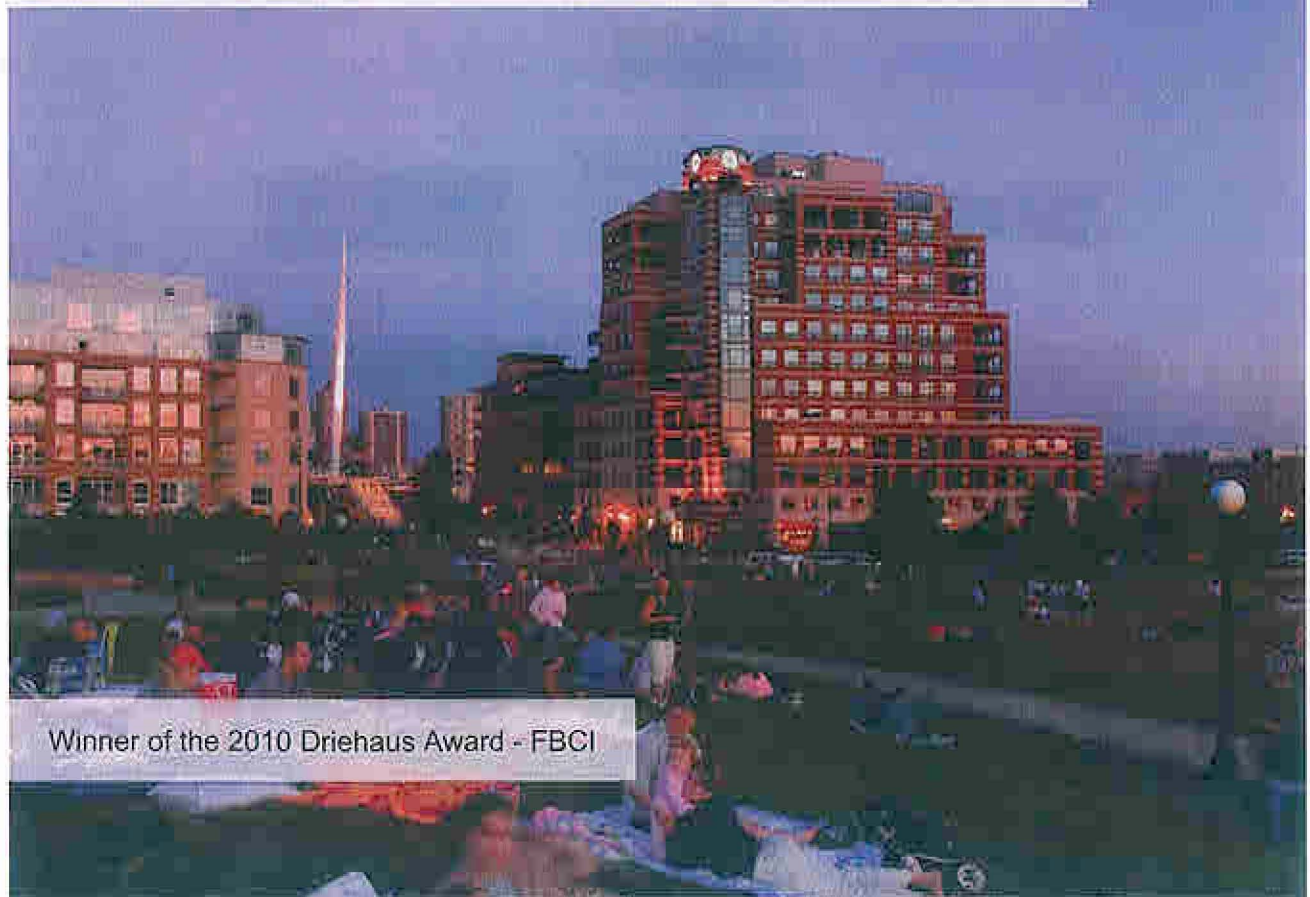
Winner of the 2010 Driehaus Award - FBCI

A RECORD OF HIGH QUALITY IMPLEMENTATION



Winner of the 2010 Driehaus Award - FBCI

A RECORD OF HIGH QUALITY IMPLEMENTATION

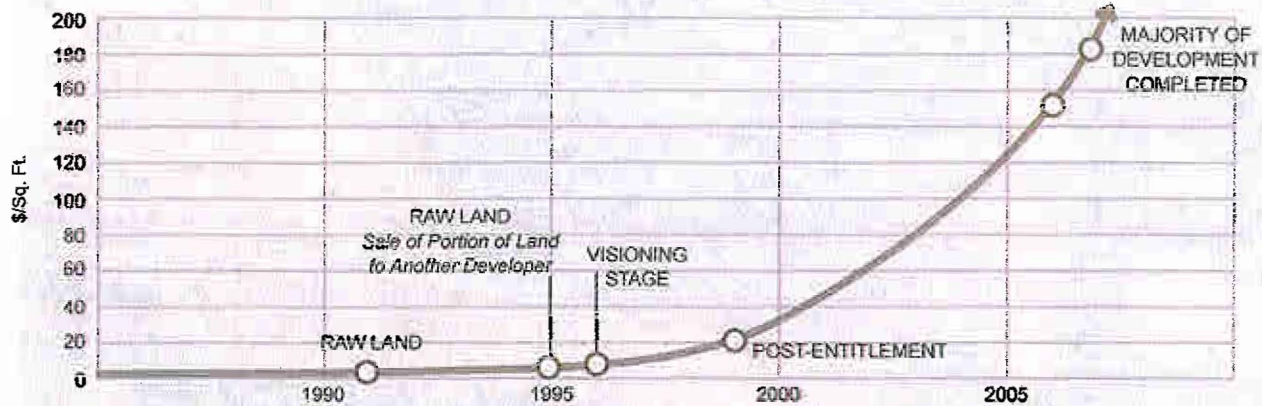


Winner of the 2010 Driehaus Award - FBCI

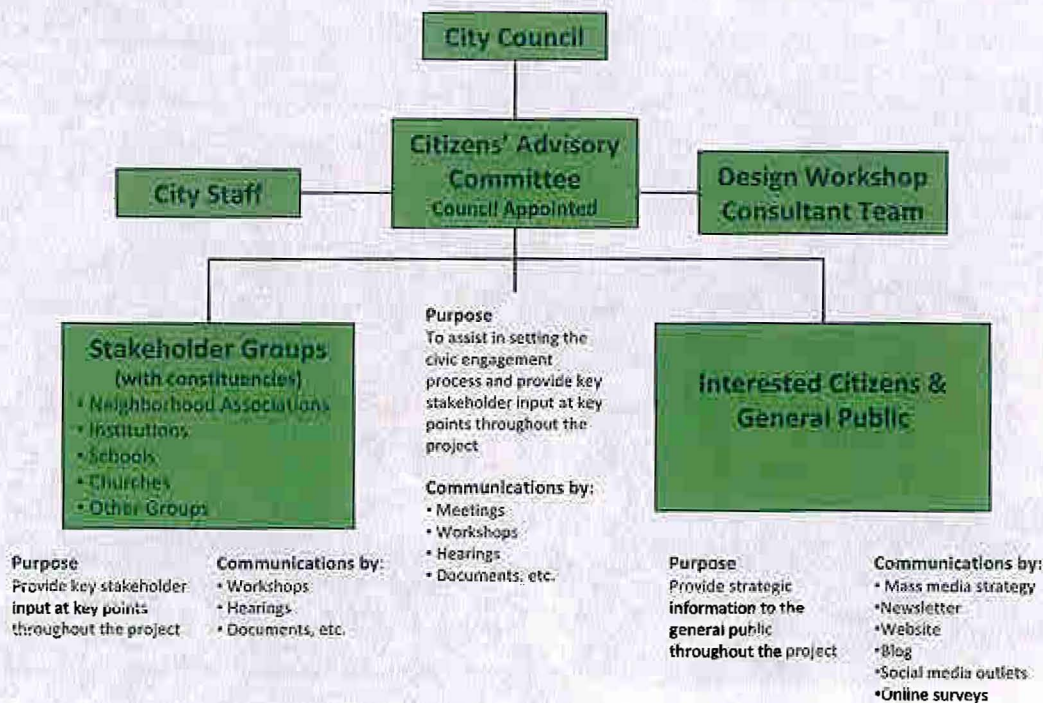
A RECORD OF HIGH QUALITY IMPLEMENTATION

Legacy Delivered

Land value acceleration



BUILT ON A LEGACY OF CIVIC ENGAGEMENT



BUILT ON A LEGACY OF CIVIC ENGAGEMENT

- **Substantive Satisfaction** – collectively arriving at a substantive solutions
- **Psychological Satisfaction** – treating participants equally, respectfully, and taking them seriously
- **Procedural Satisfaction** – solutions reached via open and fair process



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OFFICE 17
New York City

BUILT ON A LEGACY OF CIVIC ENGAGEMENT

- Ensure transparency
- Engage segments of the community typically not engaged
- Instill trust and cooperation between groups
- Instill confidence in community that change will not be driven by outsiders

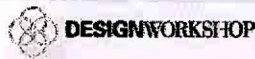
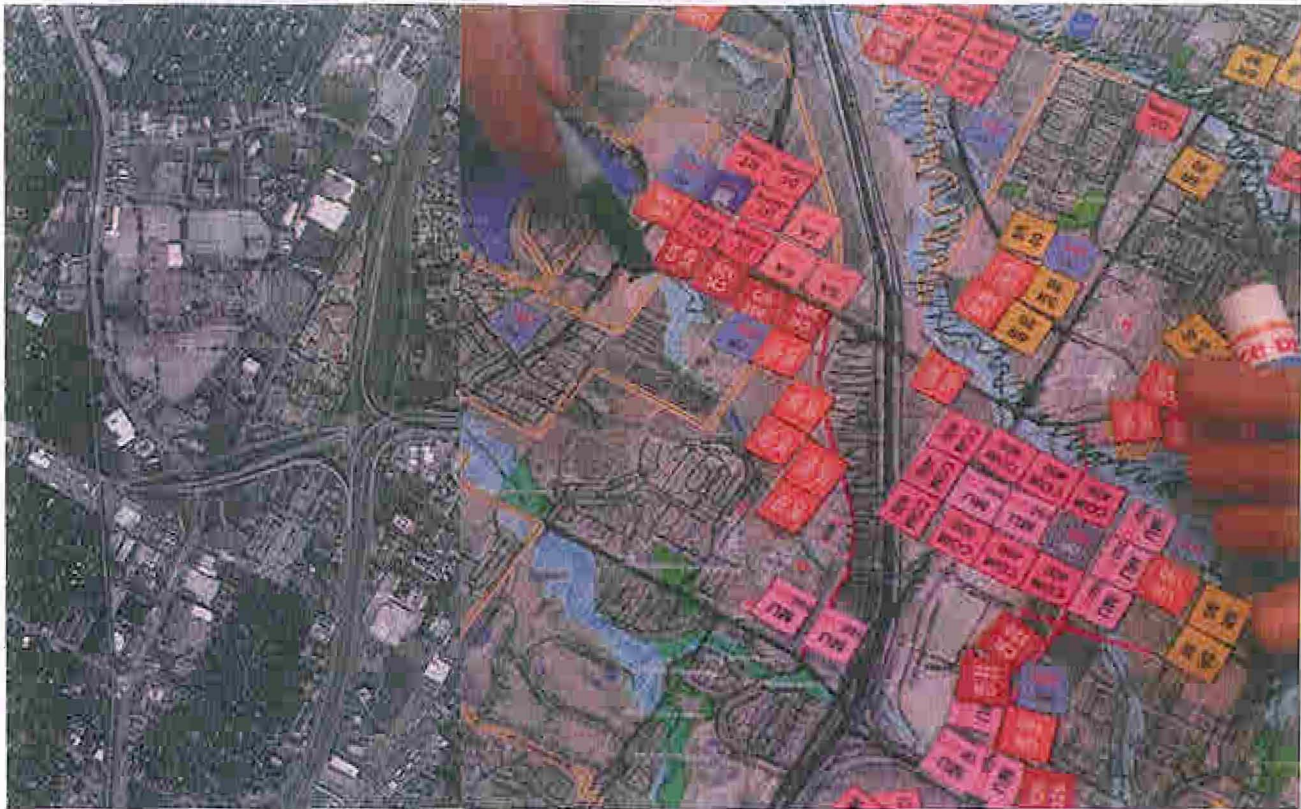


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BUILT ON A LEGACY OF CIVIC ENGAGEMENT



BUILT ON A LEGACY OF CIVIC ENGAGEMENT

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Information
Location:
100 E Main Street
Pflugerville, TX, 78681
Phone:
City Hall 512-990-6100 | After hours
Police Communications 512-251-6004
Mon - Fri:
8:00 am - 5:00 pm

1 Friend Likes This

1,456 People Like This

City of Pflugerville, Tx Save the date - Chili Fest Nov 13, Washers tournament & Rodeo and the Hot Tomatoes!
<https://ht.ly/2m300> via HootSuite · Like

Wall Info Notes Photos Discussions Reviews

Write something...

Share

City of Pflugerville, Tx Save the date - Chili Fest Nov 13, Washers tournament & Rodeo and the Hot Tomatoes!
<https://ht.ly/2m300>
Friday at 4:05pm via HootSuite · Comment · Like

5 people like this.

Write a comment...

City of Pflugerville, Tx Have you taken the Come Home to Shop! (R) quiz?
<https://ht.ly/2g9LC>
August 5 at 2:45pm via HootSuite · Comment · Like

2 people like this

Jeanette C. Larson would shop even more if I knew exactly where the city limits were. When I asked about this a few years ago the response was that the city didn't want to offend the non-city businesses by pointing out that they were not supporting our tax base. Glad to see this is changing!
August 5 at 9:47pm · Like · Flag

City of Pflugerville, Tx You'll like this image then that's part of our upcoming proportional census. It's a city limits map!
<https://ht.ly/2g9LC>
Friday at 10:21am · Like · 1 person · Flag

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Extraordinary Service

Personal service to give you the advantage. Click this ad for Austin Real Estate.
Richard Schley, Broker/Assoc
CB United, Realtors

Ball State Women's Store

Ladies, are you really ready for the Ball State Cardinals Proball Season? Shop Jerseys, Dresses, Jewelry, & More at ladyfanatics.com.

Counseling

CC Camp (S)



A STATE-OF-THE ART FORM-BASED CODE

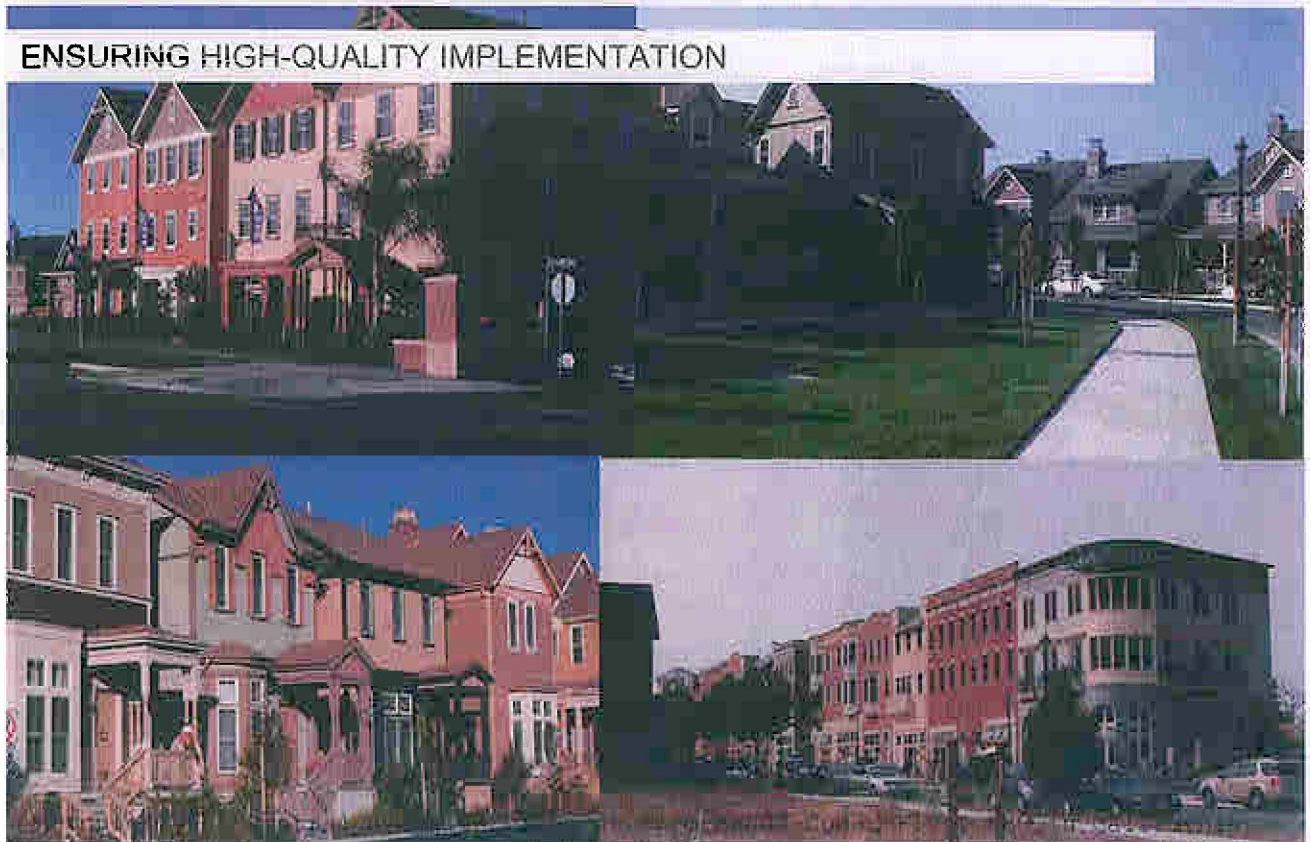


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CITY OF BALTIMORE

ENSURING HIGH-QUALITY IMPLEMENTATION



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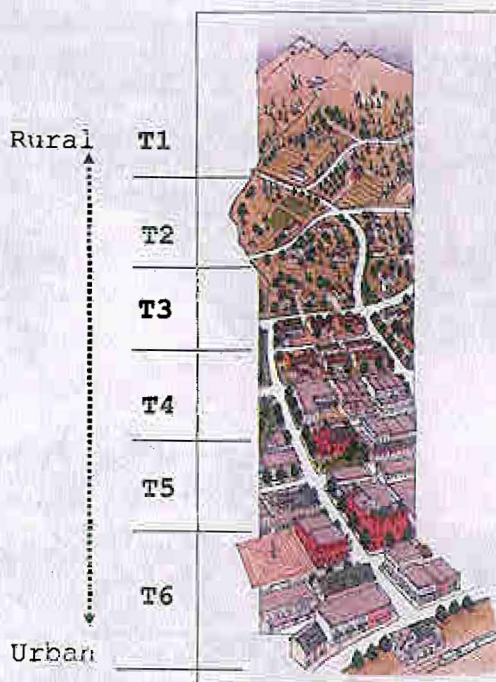
CITY OF BALTIMORE

DIVERSE PUBLIC-SECTOR FORM-BASED CODES

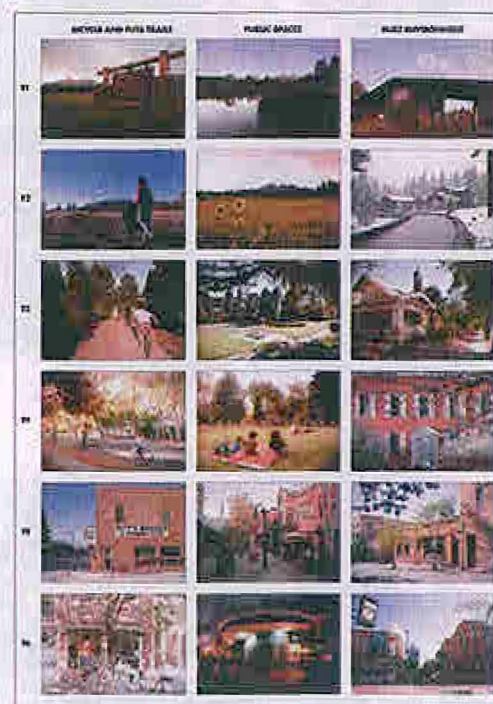
- City-Wide Development Codes with FBC Integration
 - a) Grass Valley, CA
 - b) Flagstaff, AZ
 - c) Livermore, CA
 - d) Kingsburg, CA
- Corridor Plans and Form-Based Codes
 - a) 23rd Street: Richmond, CA
 - b) Main Street: Mesa, AZ
- Bayfront TOD Master Plan and FBC: LEED-ND Gold Certification
- Benicia Downtown Master Plan and FBC: 2008 Driehaus FBC Award Winner
- Beaufort County, SC Code Update
- Consultation for Cincinnati, Ohio and Nashville, TN
- Bayfront TOD Master Plan and FBC



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Flagstaff, Arizona Development Code Update

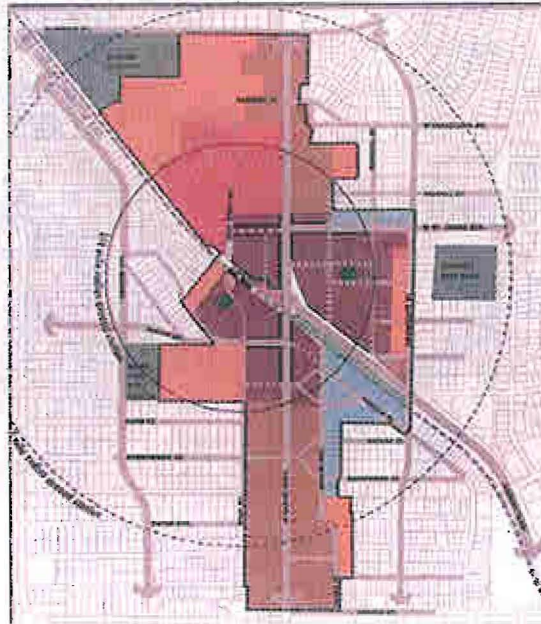


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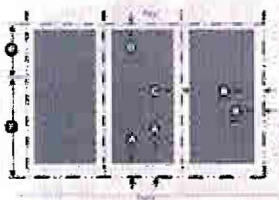
HOW WILL THIS TIE INTO EXISTING AND FUTURE ZONING?

REGULATING PLAN for the Lamar Blvd./Justin Lane TOD Station Area Plan (SAP)



A TESTED SYSTEM

3.01.000



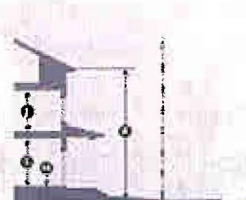
Key
--- ROW / Property Line
--- Setback Line
--- Building Area
--- Setback Zone

C. Building Setbacks

Setback (Distance from ROW / Property Line)

Front	Side	Rear
Minimum ^{1,2}	Minimum ^{1,2}	Minimum ^{1,2}
Maximum ³	Maximum ³	Maximum ³
Front facade width ⁴	Side facade width ⁴	Rear facade width ⁴
Side Street	Side Street	Side Street
Side ⁵	Side ⁵	Side ⁵
1 Story	1 Story	1 Story
2+ Stories	2+ Stories	2+ Stories
Rear	Rear	Rear

¹ For developments on lots over 10,000 sq. ft. the first building setback setback for block in new construction.
² 5' min.
³ No maximum front setback for Corner lots.
⁴ No side setbacks required between Townhouse and/or Live/Work building types.
⁵ Minimum setbacks between Main Buildings on same lot:
1 Story 4' min.
2+ Stories 15' min.



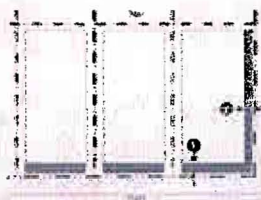
Key
--- ROW / Property Line
--- Setback Line
--- Building Area
--- Setback Zone

D. Building Form

Lot Line

Front	Side	Rear
Minimum ^{1,2}	Minimum ^{1,2}	Minimum ^{1,2}
Maximum ³	Maximum ³	Maximum ³
Front facade width ⁴	Side facade width ⁴	Rear facade width ⁴
Side Street	Side Street	Side Street
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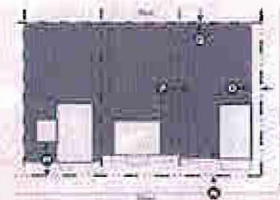
Key
--- ROW / Property Line
--- Setback Line
--- Building Area
--- Setback Zone

E. Allowed Use Types

Ground Floor

Front	Side	Rear
Minimum ^{1,2}	Minimum ^{1,2}	Minimum ^{1,2}
Maximum ³	Maximum ³	Maximum ³
Front facade width ⁴	Side facade width ⁴	Rear facade width ⁴
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Key
--- ROW / Property Line
--- Setback Line
--- Building Area
--- Setback Zone

F. Required Parking

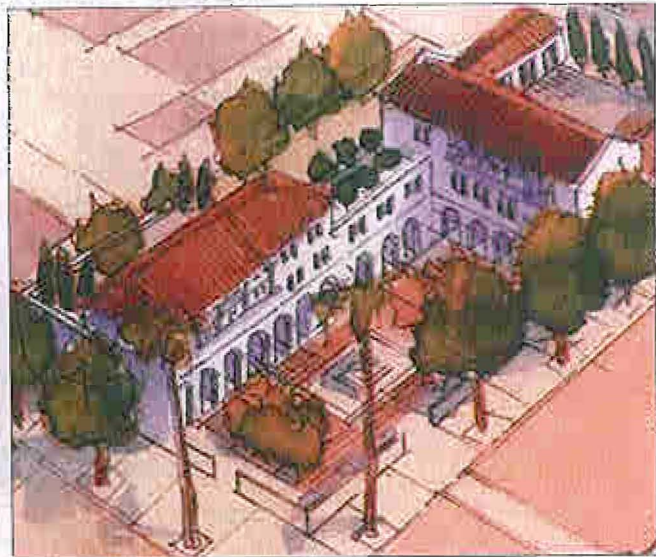
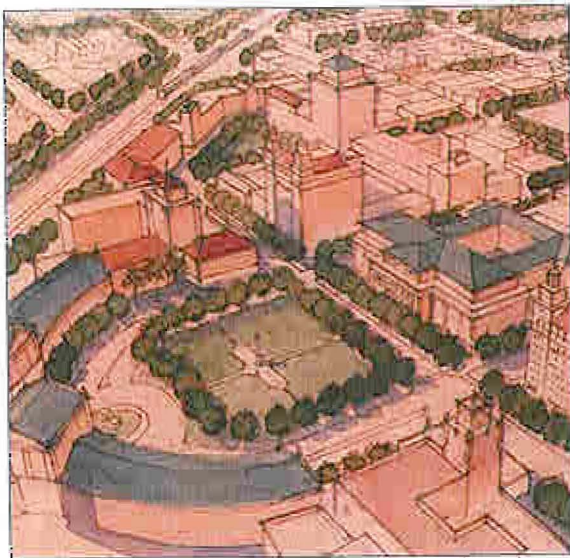
Ground Floor

Front	Side	Rear
Minimum ^{1,2}	Minimum ^{1,2}	Minimum ^{1,2}
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Rear	Rear	Rear

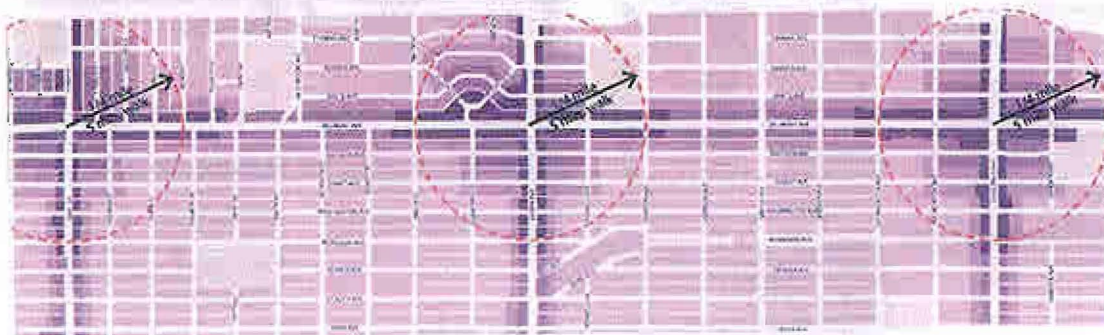
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23RD STREET CORRIDOR: THINK BIG.....THINK SMALL

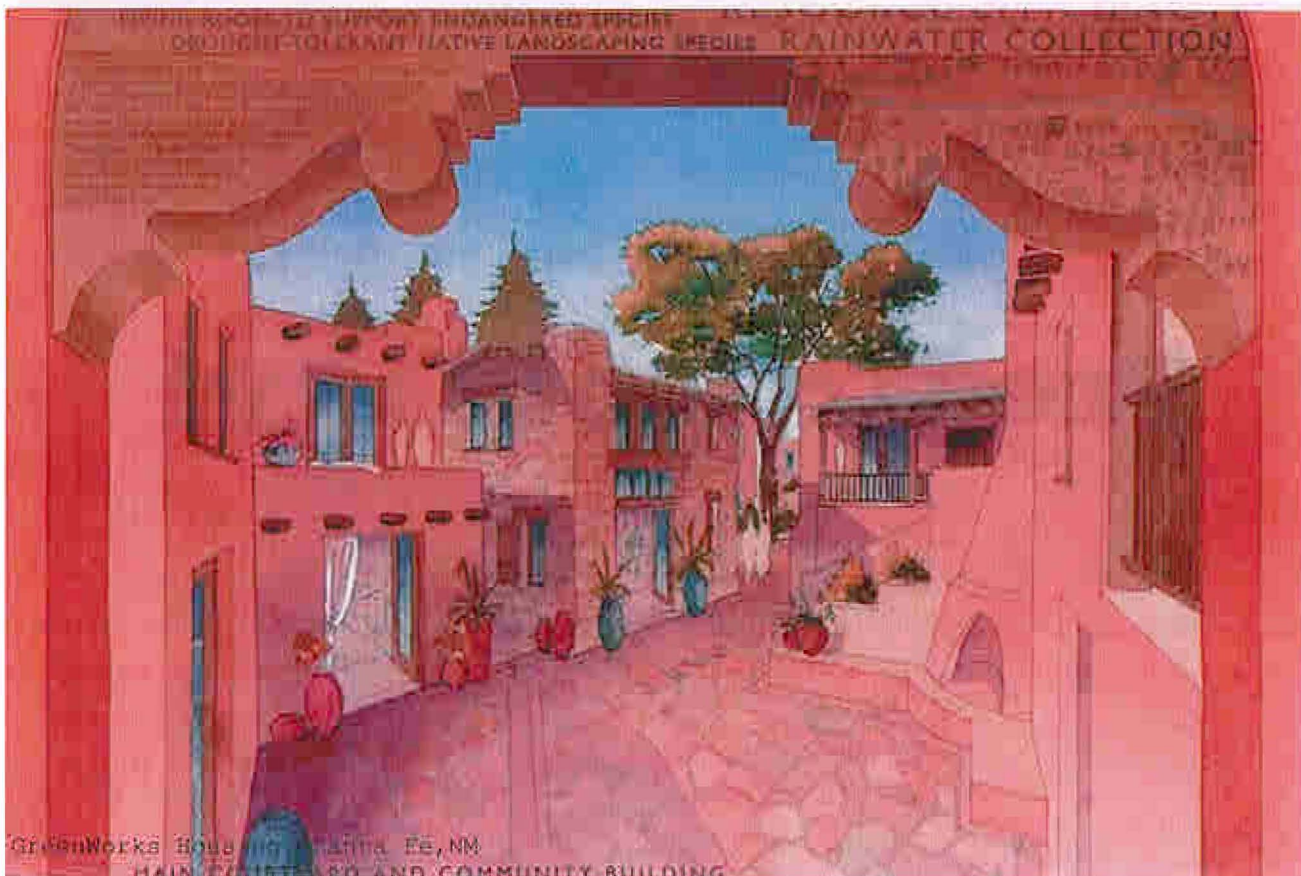
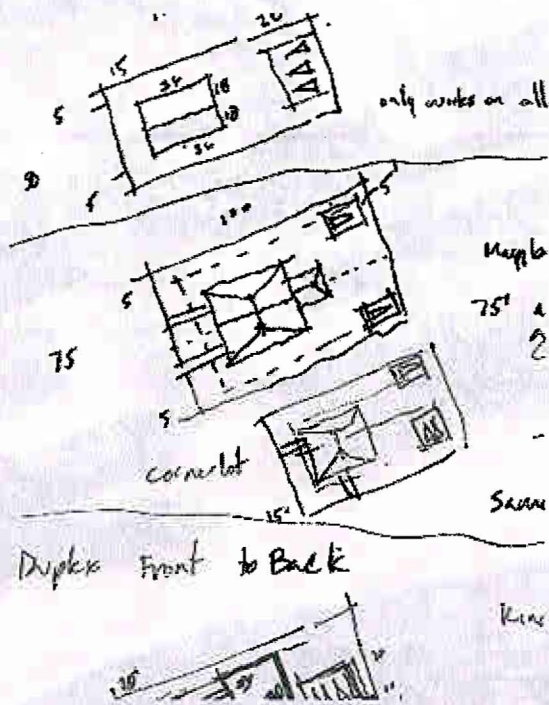


FROM ZONING TO PLACEMAKING WITH FORM-BASED CODES



DESIGNING WHILE CREATING CODE CONTENT

Building Placement		
Build-to Line (Distance from Property Line)		
Front	0'	1
Side Street, corner lot	0'	2
Setback		
Side	0'	3
Rear		
Adjacent to residential	10'	4
Adjacent to any other use	5'	5
Building Form		
Primary Street built to BTL	80% min.*	6
Side Street, Corner Lot built to BTL	30% min.*	7
Lot Width	75' max.	8
Lot Depth	150' max.	9
* Street facades must be built to BTL within 30' of every corner.		
Notes		
All floors must have a primary ground-floor entrance which faces the street.		
Rear facing buildings, loading docks, overhead doors, and other service entries are prohibited on street facades.		



SEASIDE, FLORIDA: BEACHFRONT MASTER PLAN



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Predictability!

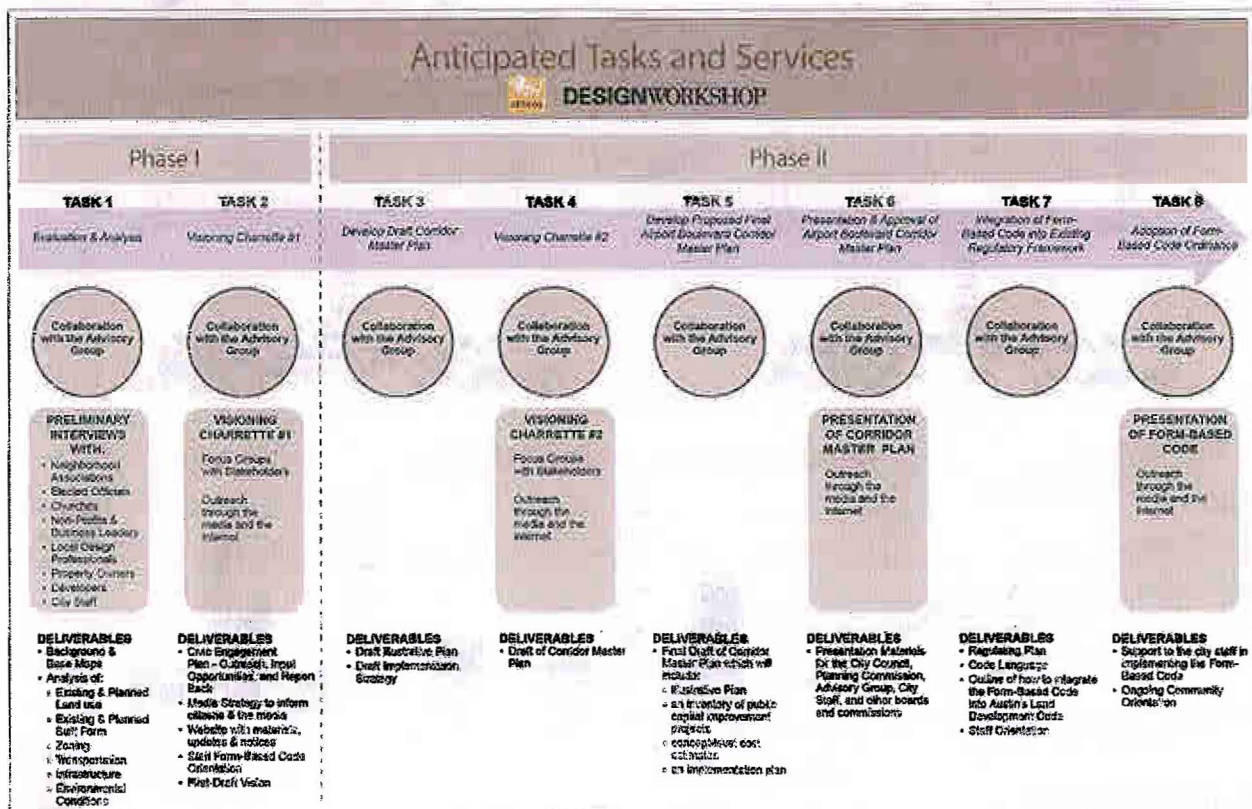


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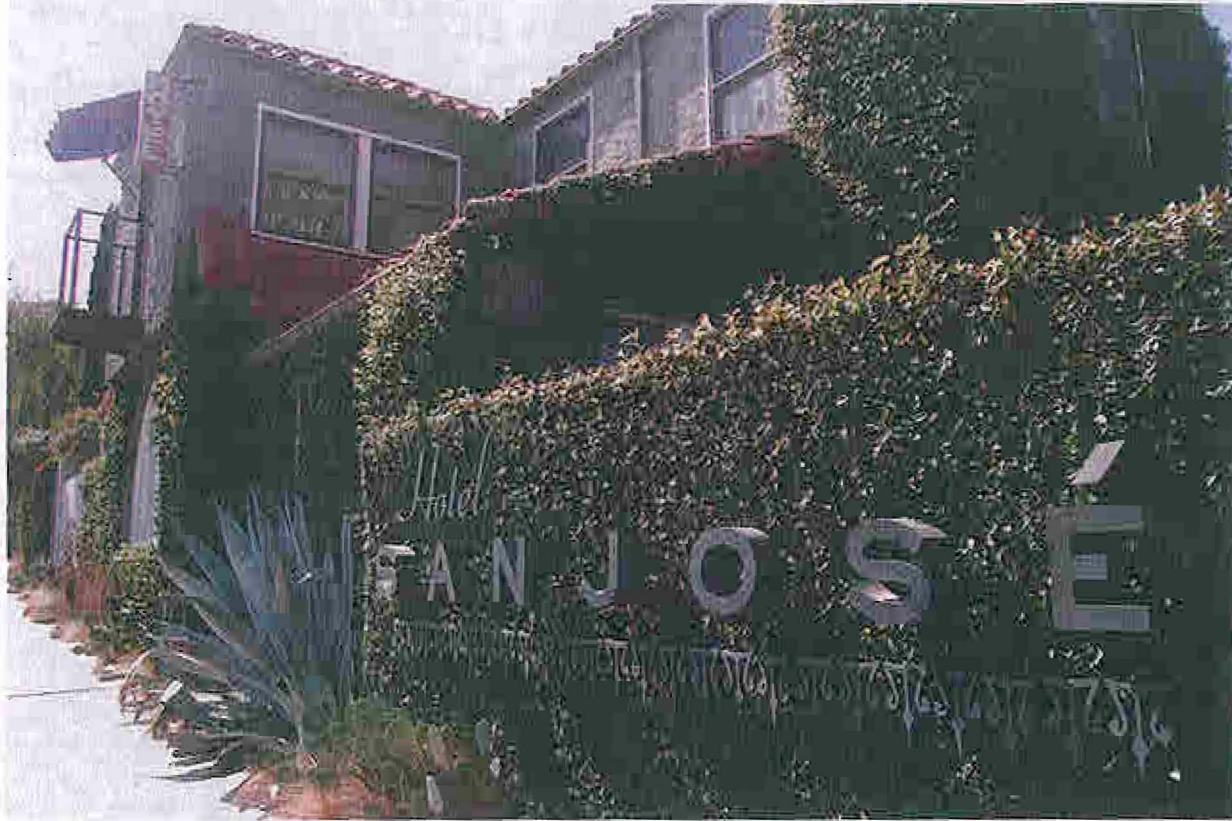




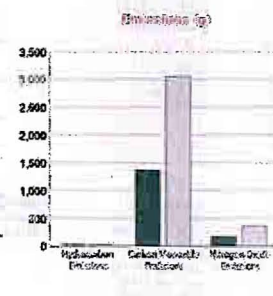
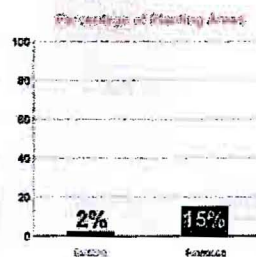
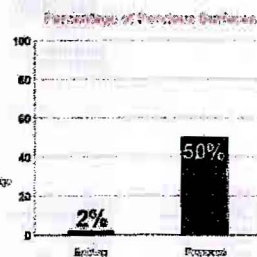
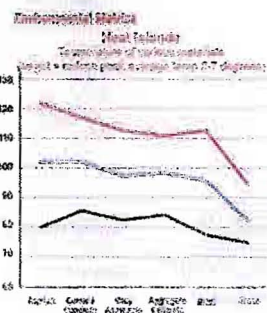
A COMMITMENT TO LONG-TERM SERVICE



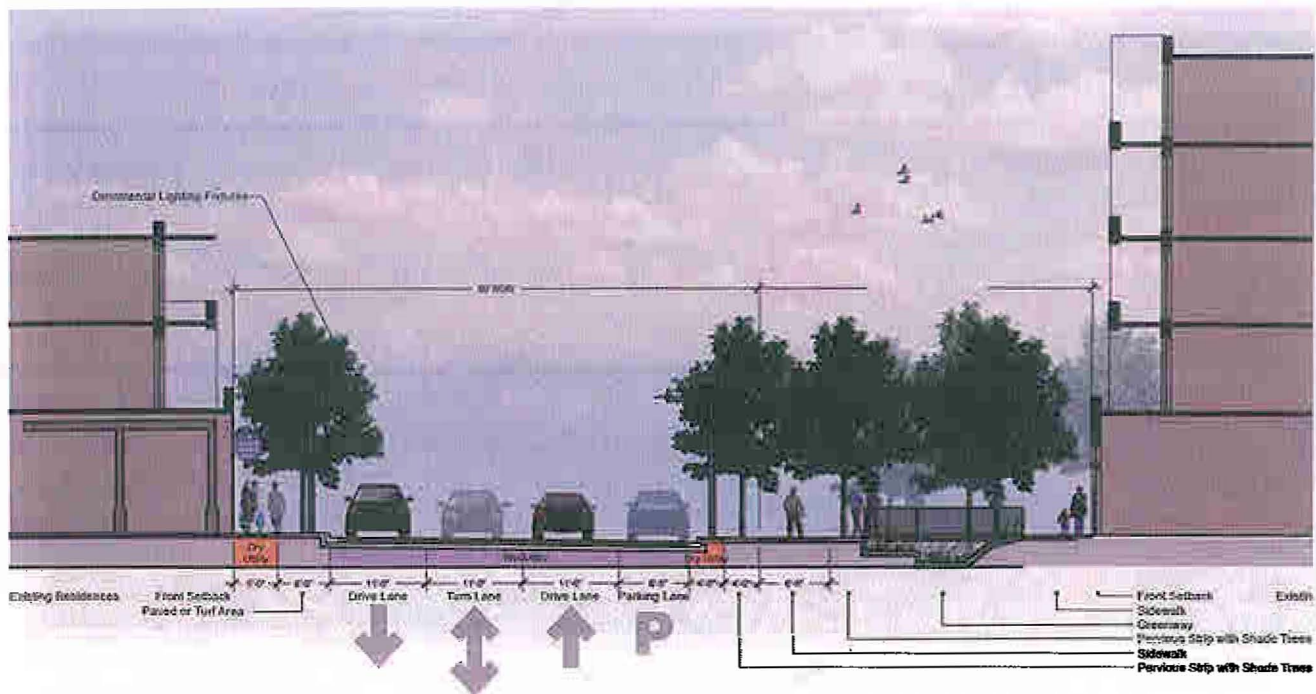
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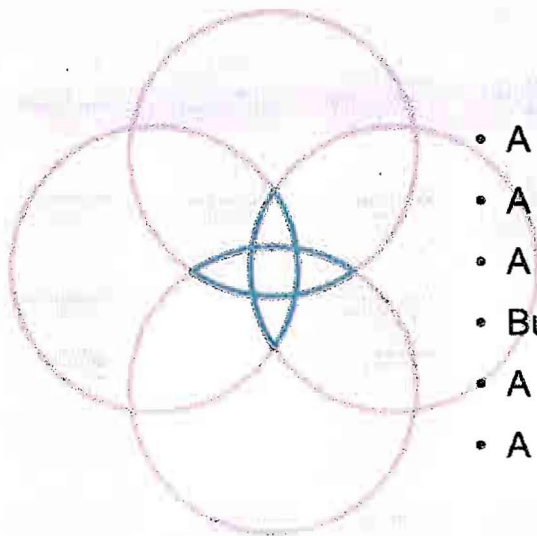
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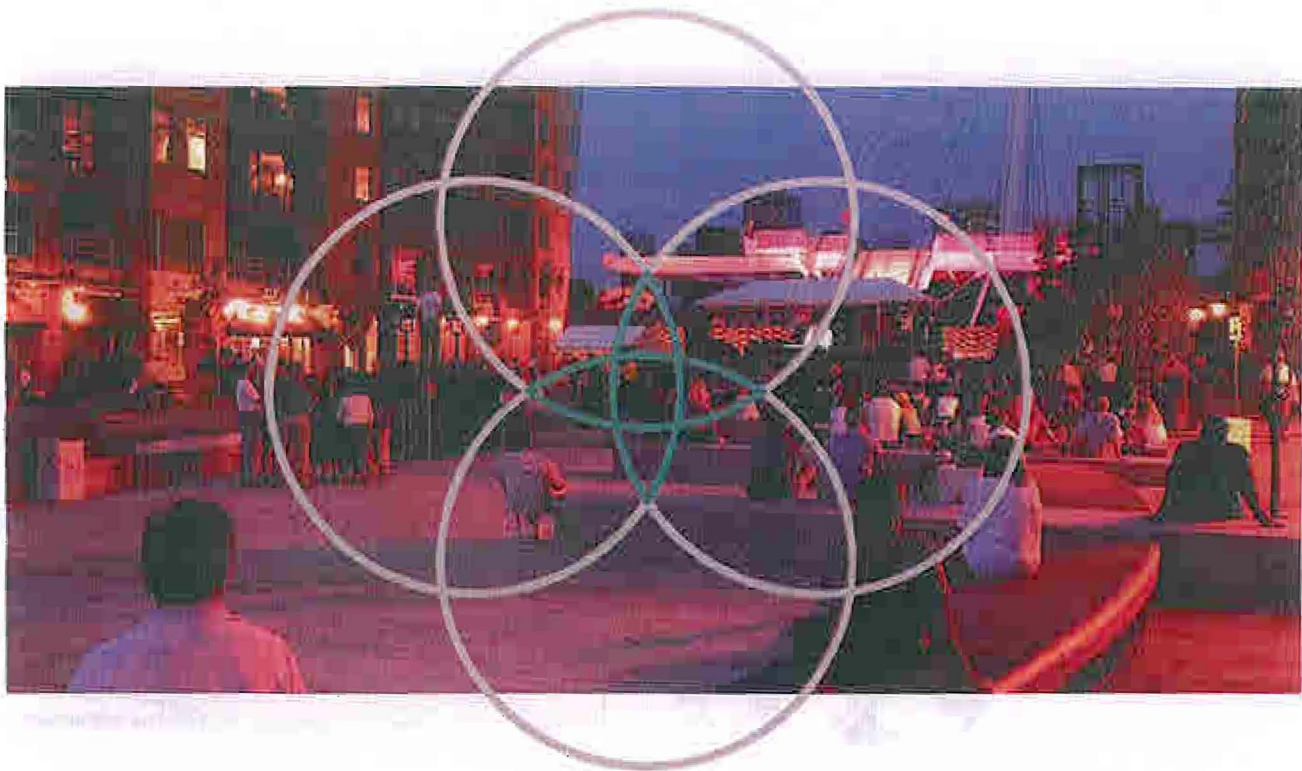
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HOW THIS TEAM'S FORM-BASED CODE DIFFERS:



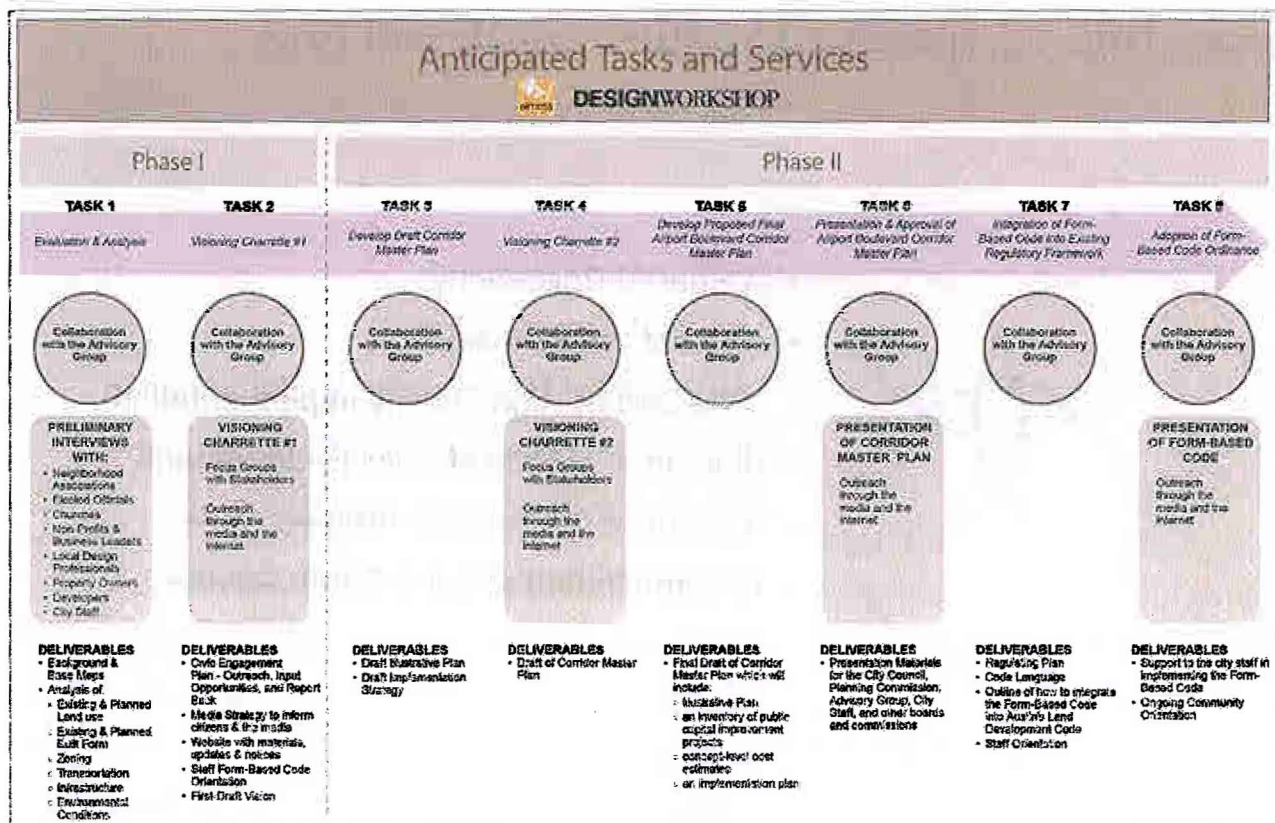
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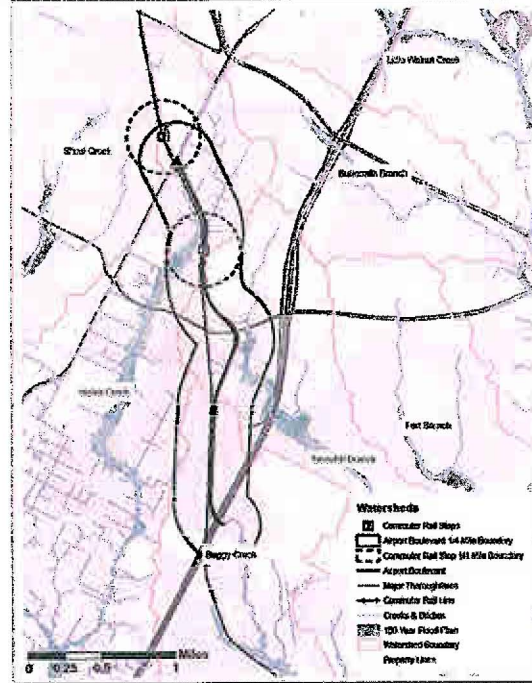


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Future Land Use and Watersheds



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