

we heard...

Form based code is an opportunity to define civic space, provide continuity, support a pedestrian friendly environment and give property owners flexibility.

Priority #1

Flexibility of use

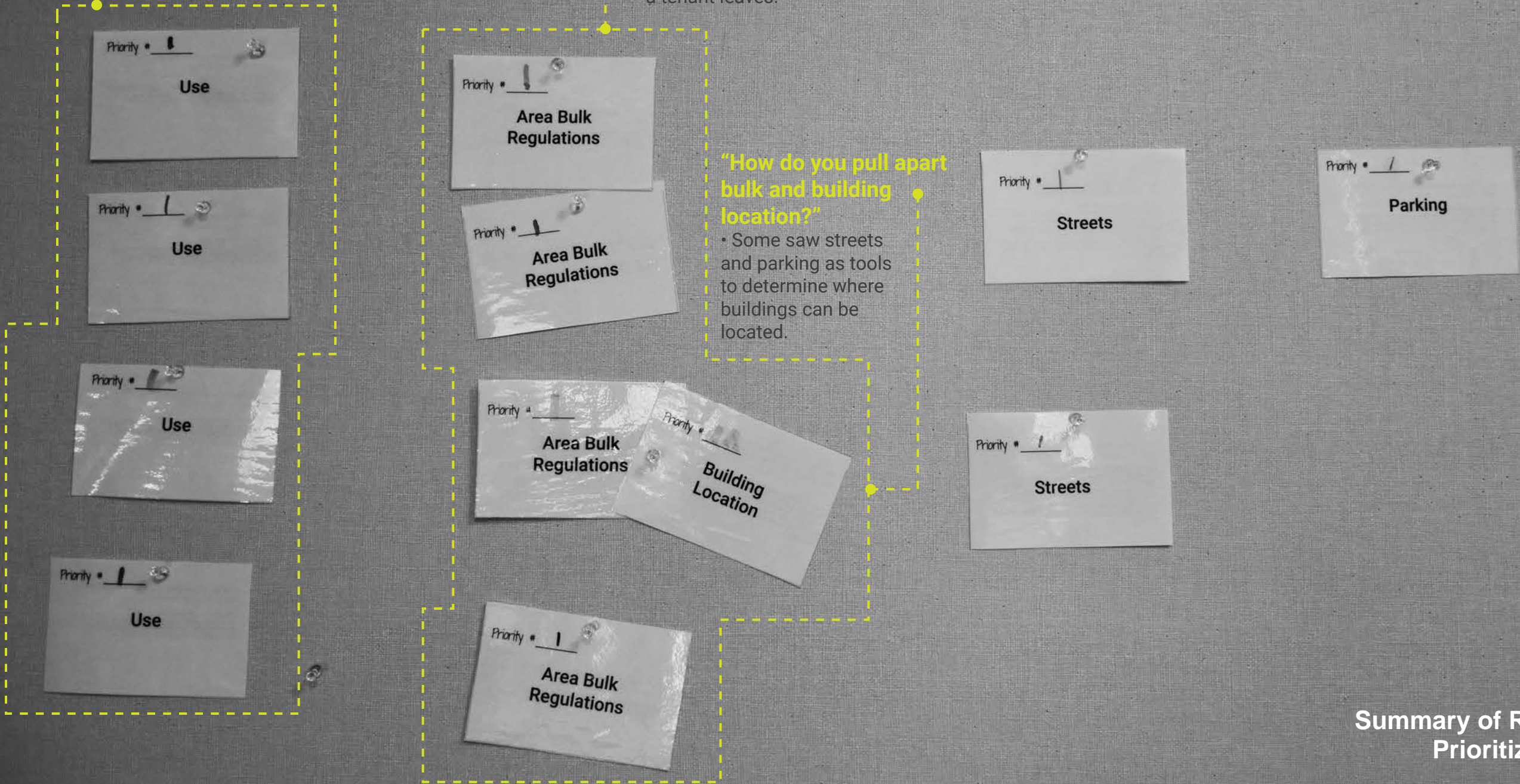
- The absence of specific and strict regulations regarding the use of a building.

The character of a place is defined by the size and shape of a building and their interrelationship.

- Examples like SoHo in New York City show how uses can change over time.
- Listing the uses of a property can be a hindrance to how it can be reutilized when a tenant leaves.

How do you pull apart bulk and building location?

- Some saw streets and parking as tools to determine where buildings can be located.



we heard...

Managing and designing cars is a priority in the Rio29 Area, yet alternative modes of transportation need to support street and parking regulations.

Priority #2

• "Where cars go and how comfortable you feel on the street is important."

- Streets define the character and layout of a place - where you build and where your massing goes.

"You don't want to create a place that's so popular you have a parking problem."

- We might be dealing with an inherent problem, where if we create an enclave, we need to figure out how to get people to that place.

Priority # 2
Area Bulk Regulations

Priority # 2
Use

Priority # 2
Streets

Priority # 2
Parking

Priority # 2
Architecture

Priority # 2
Area Bulk Regulations

Priority # 2
Streets

Priority # 2
Streets

Priority # 2
Parking

"The economics of parking and development are interrelated."

- Moving away from minimum requirements and towards maximum requirements. Quantity and location of parking are important in creating a space.

Priority # 2
Area Bulk Regulations

Priority # 3
Parking

- What is the interim strategy when structured parking isn't yet economically feasible.

Priority #3

"Making sure that green space is included in new development."

"As an architect, architecture wasn't on my list."

- Desire for a variety of interesting architecture, alongside a concern about making the code too restrictive.

Priority # 3
Building Location

Priority # 3
Area Bulk Regulations

Priority # 3
Green/Public Space

Priority # 3
Green/Public Space

Priority # 3
Architecture

Priority # 3
Architecture

Priority # 3
Architecture

Priority # 3
Architecture

Priority # 3
Green/Public Space

Priority # 3
Green/Public Space

Priority # 3
Parking

Priority #4

Priority # 4
Architecture

Priority # 4
Streets

Priority # 4
**Building
Location**

Priority # 4
Parking

Priority # 4
**Building
Location**

Priority # 4
**Affordable
Housing**

Priority # 4
Parking

Priority # 4
**Area Bulk
Regulations**

Priority # 4
Streets

Priority # 4
**Affordable
Housing**

Priority # 4
**Green/Public
Space**

Priority #5

Priority # 5
Affordable
Housing

Priority # 5
Green/Public
Space

Priority # 5
Building
Location

Priority # 5
Area Bulk
Regulations

Priority # 5
Use

Priority # 5
Green/Public
Space

Priority # 5
Affordable
Housing

Priority # 5
Parking

Priority # 5
Streets

Priority # 5
Parking

Priority # 5
Green/Public
Space