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

Visual and Physical Predictability

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

15 Units to the Acre, No Wall, No Gate

Spreads Value to The Community OUTSIDE of the Gates
Disciplining the Block

Testing the Current Land Development Code
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Testing the Proposed Land Development Code
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Testing the Proposed
Land Development Code
Implementing a Community’s Vision

Testing the Proposed Land Development Code
Transition of Building Types

Backs Face Backs

The Transition of Uses
Distributing Building Types

- Single Family Homes
- Townhouses
- Mixed Use Buildings
- Buildings Face the Park and A Streets
- Parking Shielded on A Streets
- Exposed Parking Located on B Streets
- Transitions in Use/Scale Occur along Rear Alleys
- Multi-Family Buildings
- Single Family Homes
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

57 du/ac  
72 du/ac
42 du/ac  
88 du/ac
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