

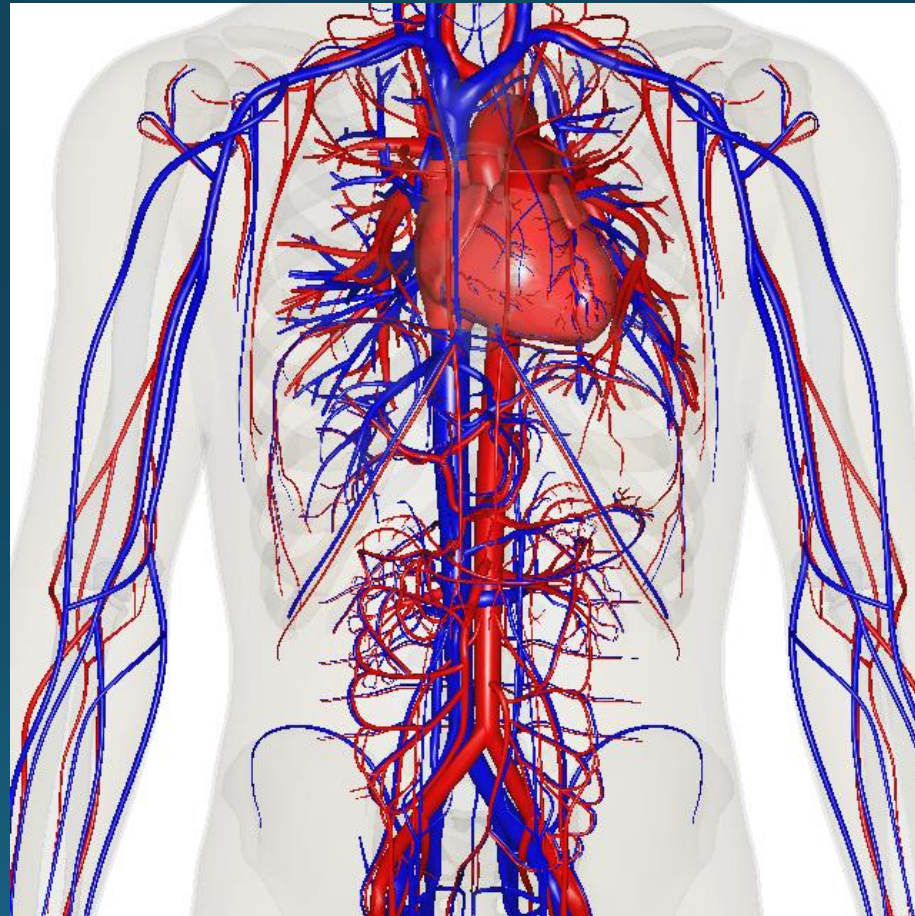
Cultivating Great Public Spaces

PLANNING + ZONING:

*The most
important fun
you will ever
have.*



CIRCULATION



Streets: the primary circulatory system



It is difficult to design a space that
will not attract people. . .

What is remarkable
is how often this
has been
accomplished.

-- William H. Whyte



Great public space is space that people gladly occupy.



So, how do we create great public space?

Make it pretty



Make it fun



What are examples of public spaces?

Public places

- Streets
- Parks
- Playgrounds
- Band shell
- Government offices
- Public land

AND . . .

- Parking lots
- Gas stations
- Street corners
- Cafes
- Sidewalks
- Beaches

Gas station from anywhere



... But a gas station could look like this.



Controlling the form and placement of buildings

This is what typical zoning requires on typical commercial roadways in Connecticut.



SMARTCODE

Hamden, CT

ARTICLE 6. STANDARDS AND TABLES TABLE 15A. FORM-BASED CODE GRAPHICS - T3

TABLE 15: Form-Based Code Graphics. The following plate is a graphic form-based code for buildings.



BUILDING USE (see Table 9.4 Table 10)	
Residential	restricted use
Lighting	restricted use
Office	restricted use
Retail	restricted use

BUILDING CONFIGURATION (see Table 9)	
Principal Building	2 stories min. & max.
Outbuilding	2 stories max.

LOT OCCUPATION	
Lot / Facade Width	75 ft. min.; 120 ft. max.
Lot Coverage	80% max.

BUILDING PLACEMENT (see Table 9)	
Edgeward	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (F)	24 ft. min.
Front Setback (S)	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
Frontage Building	40% min. at setback

SETBACKS - OUTBUILDING	
Front Setback	20 ft. min. - only within
Side Setback	3 ft. or 6 ft.
Rear Setback	3 ft. min.

PRIVATE FRONTAGES (see Table 1)	
Common Lawn	permitted
Front Porch	permitted
Veranda or L.C.	not permitted
Frontcourt	not permitted
Scoop	not permitted
Shoptfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

PARKING PROVISIONS	
See Table 10 & Table 11	

* or 15 ft. from center line of alley.
Graphics are illustrative only. Refer to manuals for setbacks and height information.

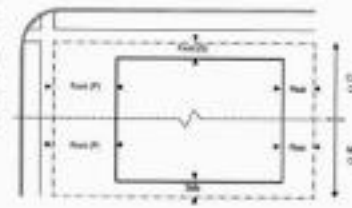
BUILDING CONFIGURATION

1. Building height/shall be measured in number of stories, including attic and raised basements.
2. Signs may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the top of roof deck as specified on Table 8.



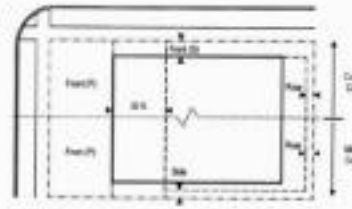
SETBACKS - PRINCIPAL BUILDING

1. The Footcote and Elevation of Principal Buildings shall be determined from the Lot lines as shown.
2. Lots shall be built along the Principal Footcote to the minimum width specified and footcote to the maximum width specified in the table.



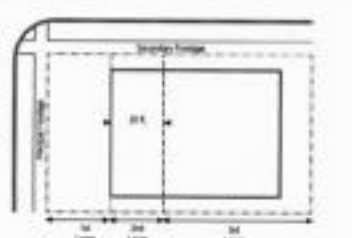
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be determined from the Lot lines as shown.



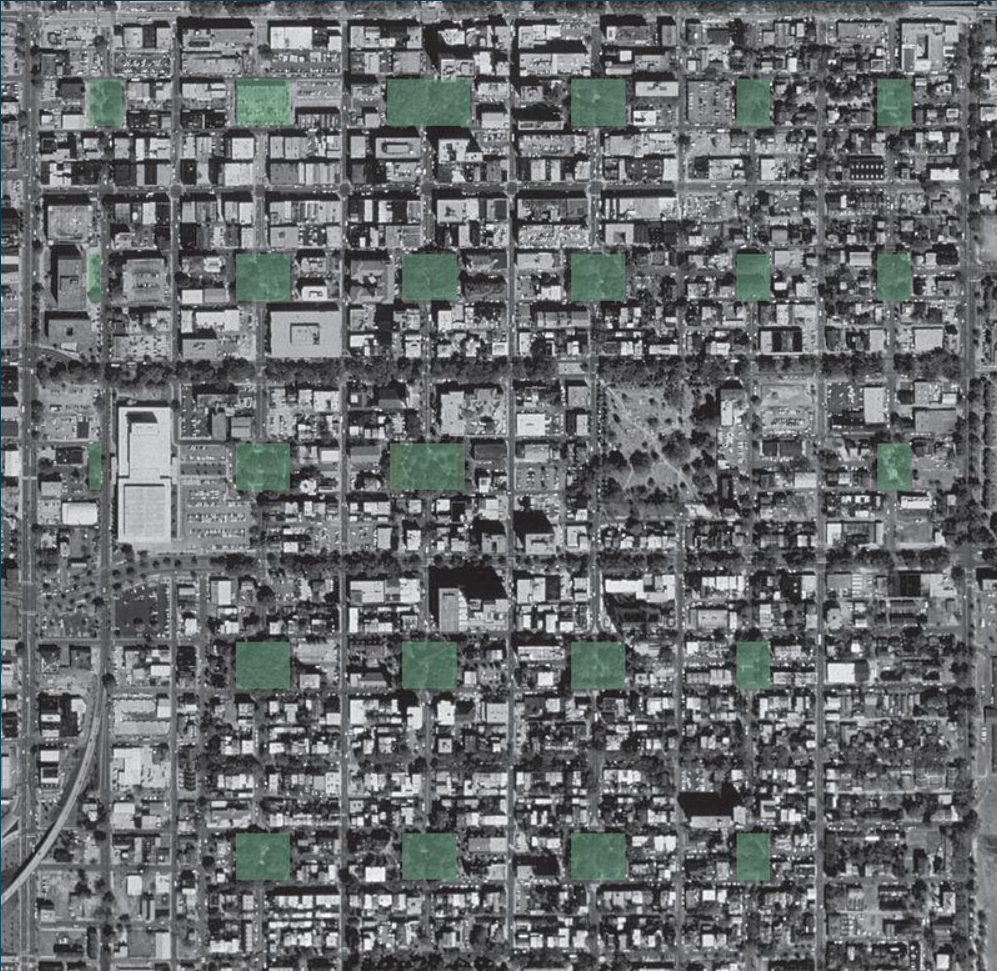
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer (as shown in the diagram (see Table 11)).
2. Covered parking shall be provided within the 2nd Layer (as shown in the diagram (see Table 11)).
3. Trash containers shall be stored within the 3rd Layer.



This is what we **COULD HAVE** on Connecticut roadways.

What defines spaces that people occupy?



Aspects of Great Public Spaces

Human scale design

Visibility (Eyes on the street)

EDGES

Linkage

Places to sit

View corridors

Terminating Vistas

Serendipity

Human Scale Design



Visibility



... and places
to sit

Edges



TERMINATING VISTAS

LINKAGES



SERENDIPITY



FORM-BASED CODES

Are NOT ANTI-CAR

FBC's are:

- Pro Walking
- Pro Biking
- Pro Human - centered design

Are NOT ANTI-USE

FBC's are:

- Pro Mixed-Use
- Pro Appropriate Use
- Pro Change of use over time
- Pro Human Scale

Are NOT ONE-SIZE FITS ALL

FBC's are:

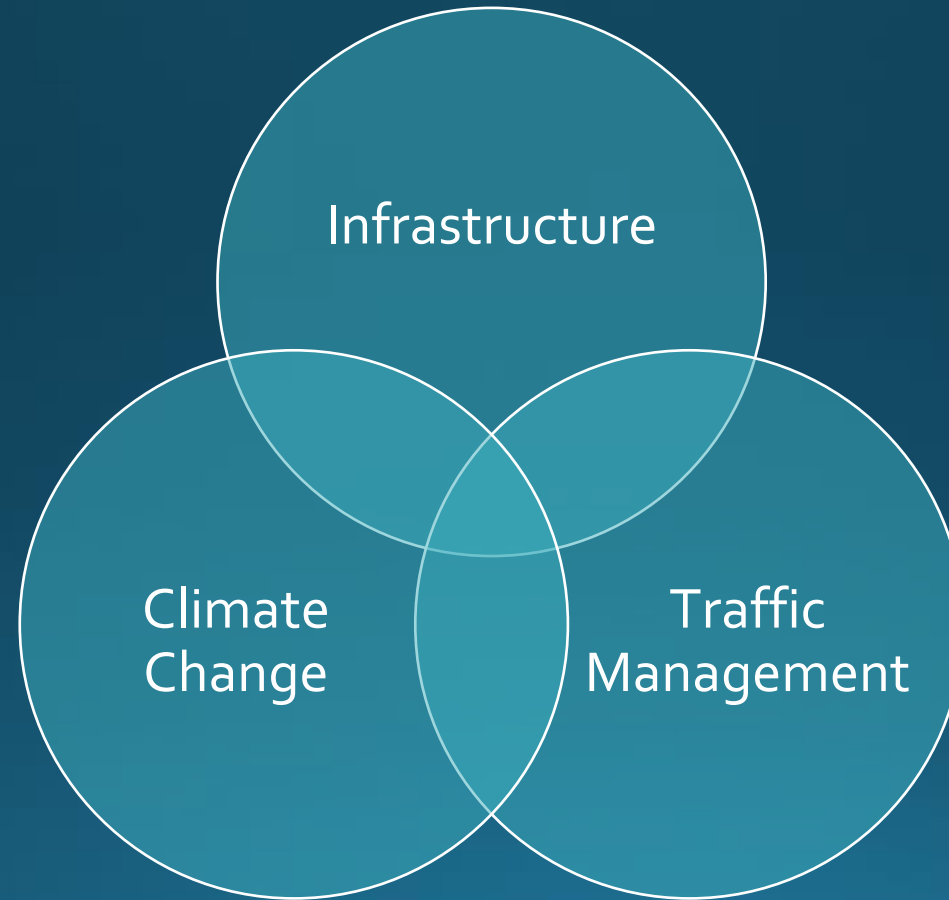
- Different everywhere
- Calibrated for:
 - Building types
 - All-abilities
- Fair distribution of public amenities

Planning for critical adjacencies of use:

Venn Diagrams of Great Places



another



Okay, last one...



FORM MATTERS

Would you walk to these stores?



What is defined by the edges here?



GOOD FORM = GOOD ECONOMICS

Mix Uses – maintain income production and tax generation

Give edges to what is most important

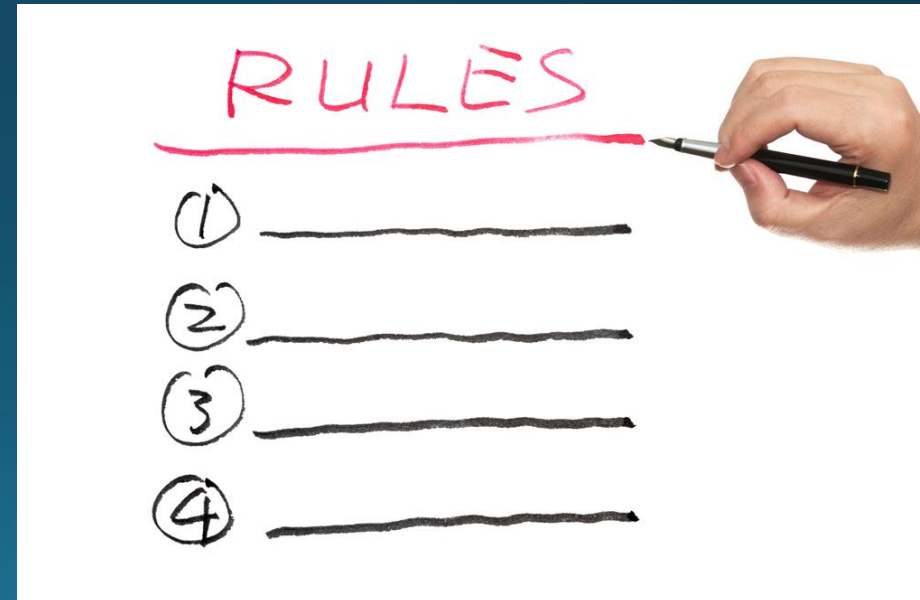


TOOLS FOR CREATING, ENHANCING + PRESERVING GREAT PLACES

PLAN OF CONSERVATION
+ DEVELOPMENT (POCD)



LAND USE REGULATIONS

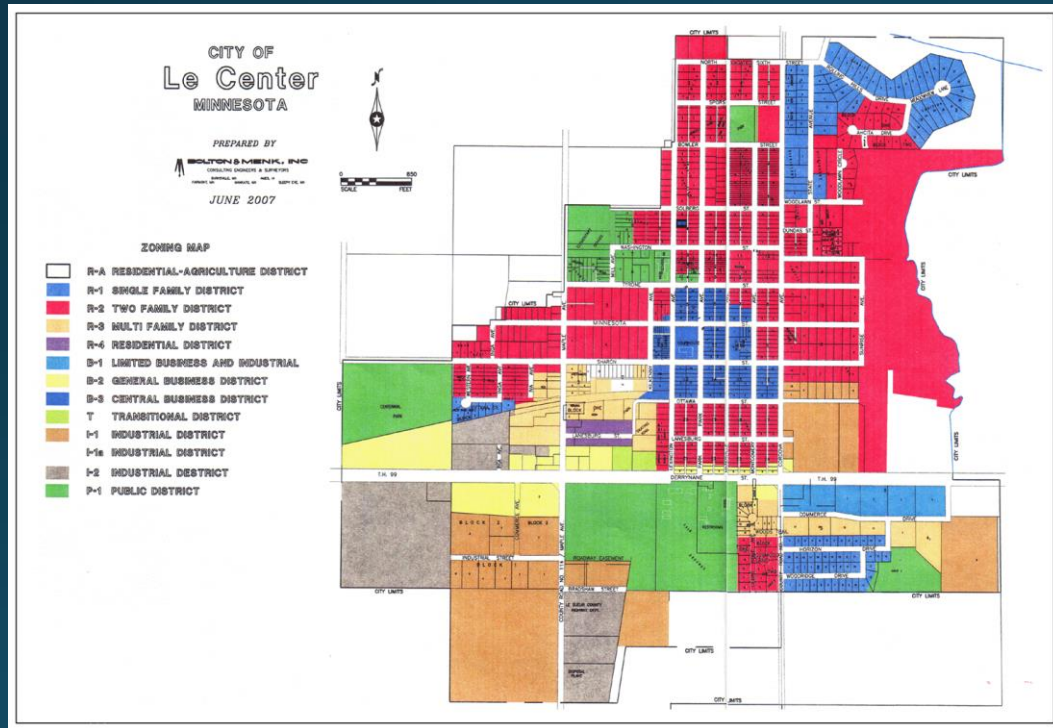


IMPLIMENTING THE VISION

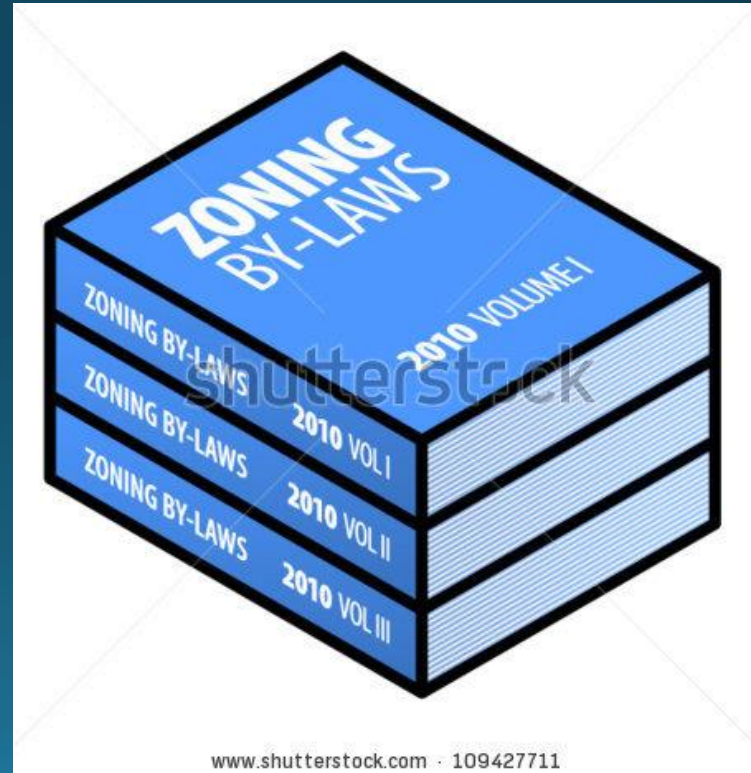
- REVISE LAND USE REGULATIONS
 - ZONING REGULATIONS
 - USES
 - FORM
 - HYBRID
 - PLAN OF CONSERVATION AND DEVELOPMENT
 - SUBDIVISION REGULATIONS
 - STREET DESIGN

USE-BASED ZONING TOOLS

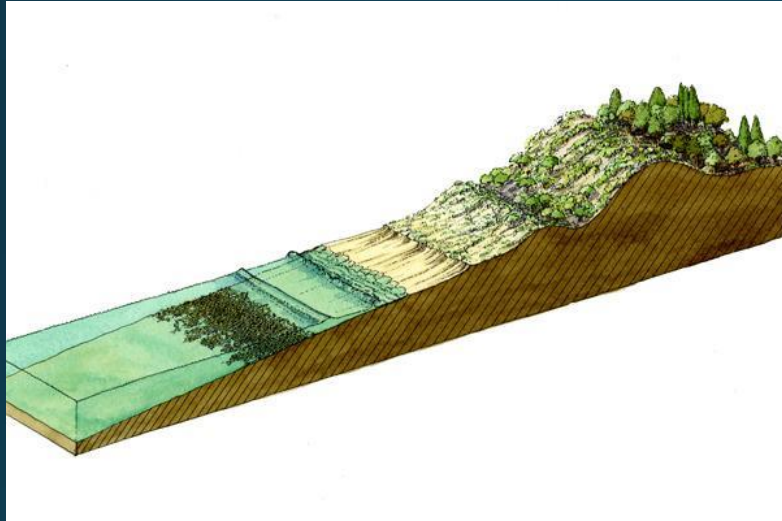
TYPICAL ZONING MAP



382 PAGES OF TEXT



FORM-BASED ZONING TOOLS: TRANSECTS



What Zoning **CAN DO**

Uses – Can I put a restaurant here?

Form – Where can I put my building? How high can it be? Where can I park?

What Zoning **CANNOT DO**

Aesthetics & Style Village and Historic Districts, Private Covenants

Behavior – Police

Traffic – Local Traffic Authority
DOT, OSTA

IT'S ABOUT MORE THAN YOUR PARCEL



BUILDINGS SHAPE THE PUBLIC REALM

STUDY WHAT WORKS



...AND RECOGNIZE WHAT DOESN'T



Other things to discuss:

Values: Home,
Neighborhoods + Fun

Values + Guiding
Principles

Consistency with State
Smart Growth Principles

Housing + Homelessness
Neighborhood Character

Arts, Culture + Creativity
Civic Life

Climate Change +
Our Future

Climate Change

Energy Efficiencies

Parks, Open Space +
Agriculture

Education, Youth,
Recreations + Job Training

Planning for an Aging
Population

Economic
Development +
Infrastructures

Tax Base Expansion

Commercial Corridors +
Neighborhood Nodes

Traffic, Transit + Parking

Community Facilities +
Infrastructure (physical,
virtual + green)

Thank You!

Leslie Creane, AICP
City Planner, City of Groton, CT