Model Citywide Hybrid Code
2011 Driehaus FBC Award Winner

Daniel Parolek
Principal, Opticos Design, Inc.

New Partners for Smart Growth
San Diego, CA
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Development Code
City of Livermore, CA
Effective: May 1, 2010
Zoning-Creating Polaroids for a Digital Camera Generation
Using an FBC Table of Contents for the Entire Code
FBC Components: Like a Proven Recipe

1. Regulating Plan
2. Building Form Standards
3. Frontage Types
4. Thoroughfare Types
5. Civic Space Types
6. Building Types
7. Architectural Standards
8. Landscape Standards
9. Green Building Standards
10. Alternative Energy
11. Urban Agriculture
12. Stormwater management
13. Etc.
More Typical Approach: FBC is Exception

1. Introductory Provisions
2. Base Zones
3. Overlay Zones
4. Development Regulations
5. Signage Regulations
6. Form-Based Code Regulations
7. Administration
# Code Defaults to Walkable Urbanism

1. Preamble
2. Part 1: Introduction
3. Part 2: General to All
   a. Site Planning and General Subdivision (Design-based)
   b. TND & TOD Site Planning Standards
4. Part 3: Specific to Zones (Building Form-Standards)
   a. Chapter 3.02 Transect Zones
   b. Chapter 3.03 Non-Transect Zones
5. Part 4: General to Zones (Frontage Type Standards)
6. Part 5: Building Types Standards
Form-Based Code Framework with Conventional Fit In

7. Part 6: Specific to Uses
   a. Chapter 6.02 Applicable to All Zones
   b. Chapter 6.03 Applicable to Non-Transect Zones Only

8. Part 7: Thoroughfare Types

9. Part 8I: Civic Space Types

10. Part 9: Permitting & Approvals

11. Part 10: Subdivision

12. Part 11: Definitions
Thoroughfares Remained in Zoning Code!

**7.01.060 Neighborhood Main Street**

**Application**
- Movement Type: Slow
- Design Speed: 20 mph
- Pedestrian Crossing Time:
  - 6 seconds (w/ bulb-outs)
  - 10 seconds (w/o bulb-outs)
- Transect Zones: T4MS, T4MS-O

**Overall Widths**
- Right-of-Way (ROW) Width: 60'
- Pavement Width: 36'

**Lanes**
- Traffic Lanes: 2 @ 10' (2-way travel)
- Bicycle Lanes: None
- Parking Lanes: 2 @ 8' parallel
- Medians: None

**Edges**
- Drainage Collection Type: Curb and gutter
- Planter Type: 4’ x 4’ tree grates
- Lighting Type: Low, pedestrian oriented lighting
- Walkway Type: 12’ sidewalk

**Intersection**
- Curb Radius: 15’ max. (bulb-outs recommended)
- Distance Between Intersections: 400’ max.

**Miscellaneous Requirements**
- Transformations to existing streets shall match the designations set forth in the General Plan.

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**7.01.050 Neighborhood Street Planter Strip**

**Application**
- Movement Type: Slow
- Design Speed: 20 mph
- Pedestrian Crossing Time:
  - 6 seconds (w/ bulb-outs)
  - 10 seconds (w/o bulb-outs)
- Transect Zones: T4N-O, T4N, T3N

**Overall Widths**
- Right-of-Way (ROW) Width: 56-60'
- Pavement Width: 36'

**Lanes**
- Traffic Lanes: 2 @ 10' (2-way travel)
- Bicycle Lanes: None
- Parking Lanes: 2 @ 8' parallel
- Medians: None

**Edges**
- Drainage Collection Type: Curb and gutter
- Planter Type: 5’-7’ continuous
- Lighting Type: Low, pedestrian oriented lighting
- Walkway Type: 5’ sidewalk

**Intersection**
- Curb Radius: 15’ max. (bulb-outs recommended)

**Miscellaneous Requirements**
- Transformations to existing streets shall match the designations set forth in the General Plan.
Effectively Integrating the Charrette Process Into a Citywide Code Update
How Does Visioning Fit Into the Process?

<table>
<thead>
<tr>
<th>Form-Based Coding Process</th>
<th>Plan</th>
<th>Regulations</th>
<th>Administration</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Documenting</td>
<td>Macro Scale</td>
<td>Existing Framework Plan (N/D/C)</td>
<td>Micro Scale</td>
</tr>
<tr>
<td>2.1 Visioning</td>
<td>Illustrative Plan and Imagery</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.2 Regulating Plan and Regulations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.1 Splicing</td>
<td></td>
<td></td>
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<tr>
<td>3.2 Formatting</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>
Use Macro-Scale Analysis to Select FBC Focus Areas
First Determine to Apply FBCs: Macro Scale Analysis
Neighborhoods, Districts, Corridors & Transit

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Livermore Development Code
Walkability: Existing
Long Term Potential Walkability

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Livermore Development Code
Use Charrette to Illustrate Potential FBC Build Out Scenarios
Small-Scale Transformation: Strip Mall to Main Street
From Strip Mall to Main Street/Neighborhood Center
Show How the FBC Would Be Used/Applied
Assess and Illustrate What the Current Code Allows... Then Show How to Fix It With an FBC
Understand Existing Regulations and Why They’re Not Working

**Constraining Factors**

- Limiting factor 1: Parking requirement (1.75 spaces/du, except 1.5 spaces/du where 80 percent of the units are less than 800 square feet each in size and contain no more than one bedroom)

- Limiting factor 2: Density cap established in General Plan: total buildable area is multiplied by GP allowed density to establish max # units (Sec 3-05-080)

Regulations contributing to poor design

1. Regulations encourage "lifted" buildings by allowing additional 3rd floor if the ground floor is devoted only to parking

2. Regulations encourage lot aggregation because 50' wide lots cannot accommodate parking requirement for multifamily units

3. Lack of FAR allows potentially large single buildings (e.g. 14,980 sf total area on a 100x150 typical lot)

4. Parking requirement discourages construction of small units

5. Two-family lots: max of 400 sf can be paved for parking within the front yard setback (Sec 3-20-050B)
RL-5-0: Existing Condition
RL-5-0: Allowed by Current Zoning
T3-N: Allowed by Form-Based Code
Doing a Hybrid Code Correctly
Two Completely Different Types of Places: Do Not Try to Regulate the Same Way!

<table>
<thead>
<tr>
<th>Form-Based Zones/Transect</th>
<th>Conventional Use-Based Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walkable Urban Places</td>
<td>Drivable Suburban Places</td>
</tr>
<tr>
<td>Lower parking requirements</td>
<td>Higher parking requirements</td>
</tr>
<tr>
<td>(More walking, access to transit)</td>
<td>(Less walking and access to transit)</td>
</tr>
<tr>
<td>Public realm = Public space</td>
<td>Larger public and private open space required due to isolation</td>
</tr>
<tr>
<td>Blended density (variety of types)</td>
<td>“Podded” densities and uses</td>
</tr>
<tr>
<td>Mixed use environments</td>
<td>Specific Uses allowed</td>
</tr>
<tr>
<td>Uses more flexible based on</td>
<td></td>
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<tr>
<td>operational characteristics</td>
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What a Form-Based Code Is Not
What an FBC is Not:
1. Simply adding Mixed Use zones to an otherwise conventional code
2. Adding another layer of form and character standards to a conventional code
3. Not site planning guidelines
4. Not architectural guidelines
Conclusion: Time to Get Rid of Your Polaroid!
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