



Downtown Sault Ste Marie Form-Based Code Focus Groups

October 5, 24, and 27, 2022

MCKENNA

Presenters

Paul Lippens, AICP, NCI

Vice President, McKenna

Michael Campbell, M.Arch, RA

Principal, Campbell Planning & Architecture

Adam Cook, CNU-A, NCI, FBCI

Principal, Seamless Collaborative

Gage Belko

Assistant Planner, McKenna

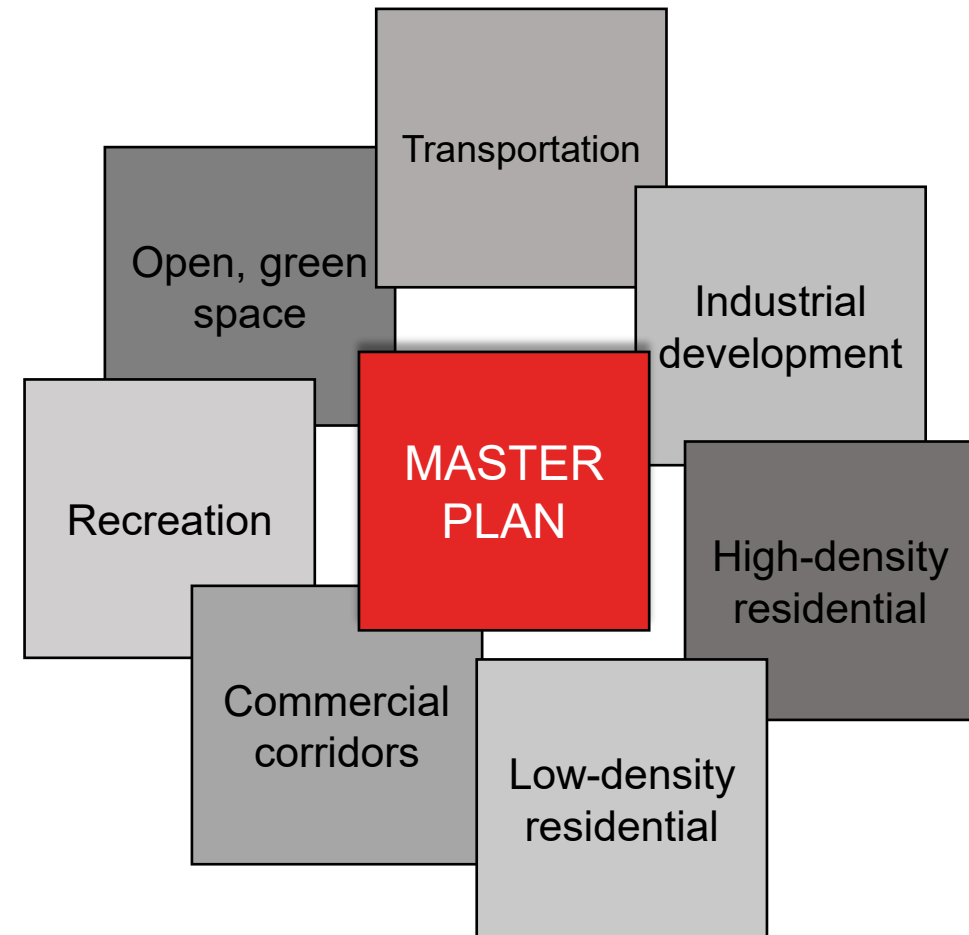




Background Master Plans & Conventional Zoning Form Based Codes

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- Guide for future growth and development.
- Basis for Zoning.
- Used by property owners, developers, and outside agencies to guide decision making.

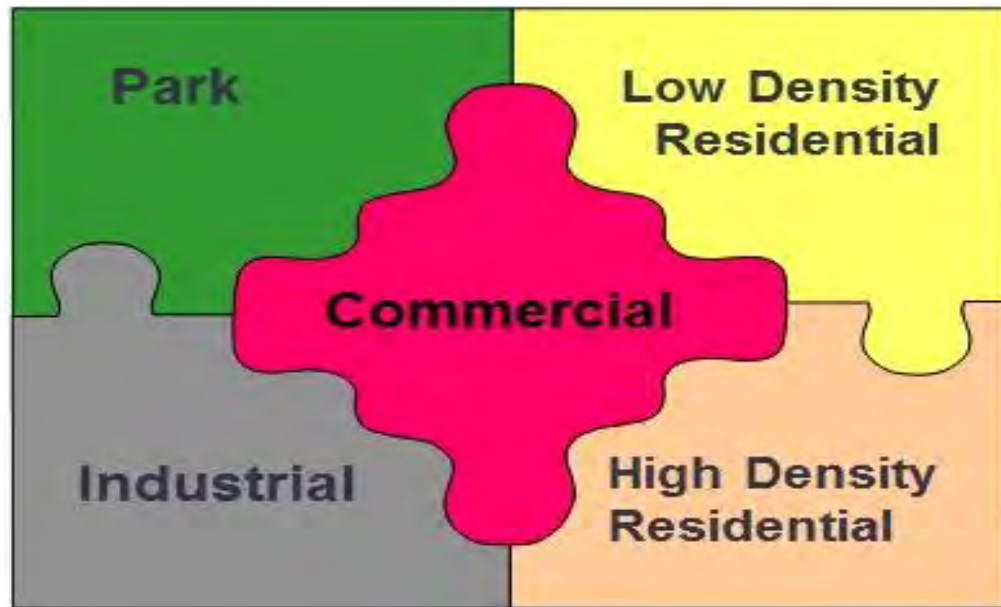


Master Plan and the Zoning Ordinance

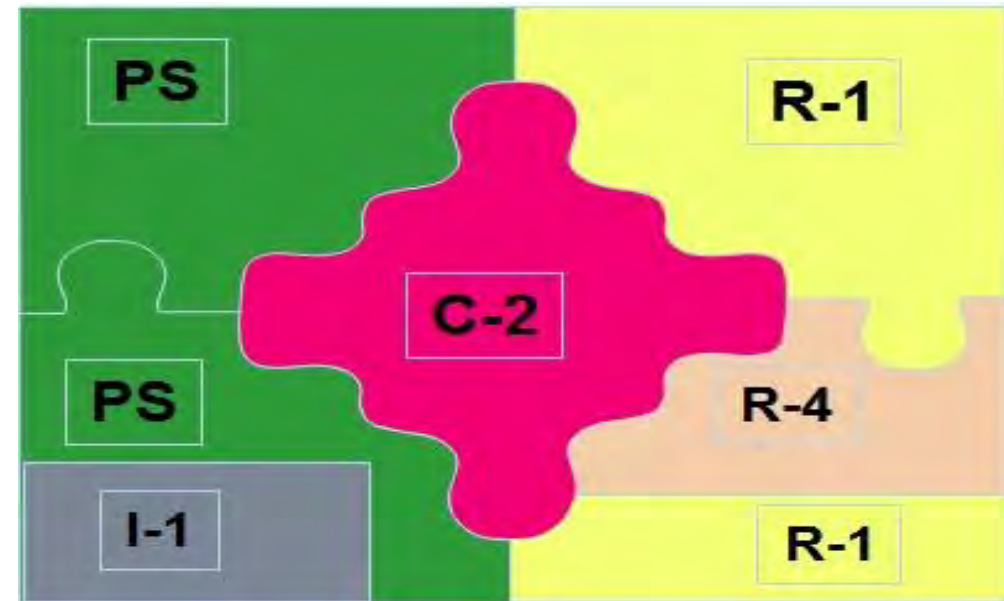
Master Plan	Zoning Ordinance
The Master Plan is <u>Policy</u> .	The Zoning Ordinance is <u>Law</u> .
The Master Plan is adopted by the <u>Planning Commission</u> .	The Zoning Ordinance is adopted by the <u>City Council</u> .
The Master Plan shows how land is to be used in the <u>future</u> .	The Zoning Ordinance shows how land is regulated <u>today</u> .

Master Plan and The Zoning Ordinance

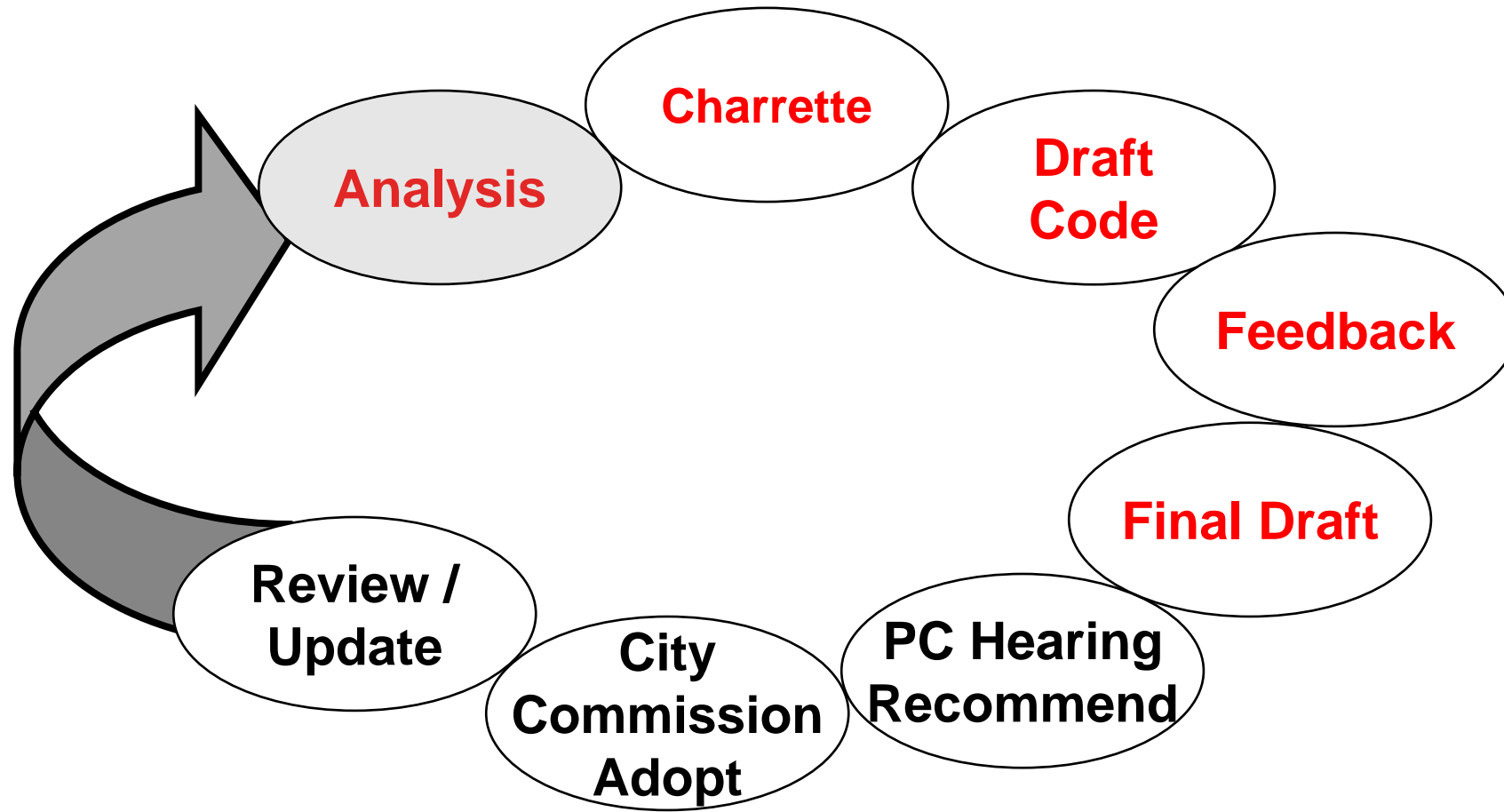
MASTER PLAN FUTURE LAND USE CLASSIFICATIONS



ZONING ORDINANCE DISTRICTS



FBC Project Process



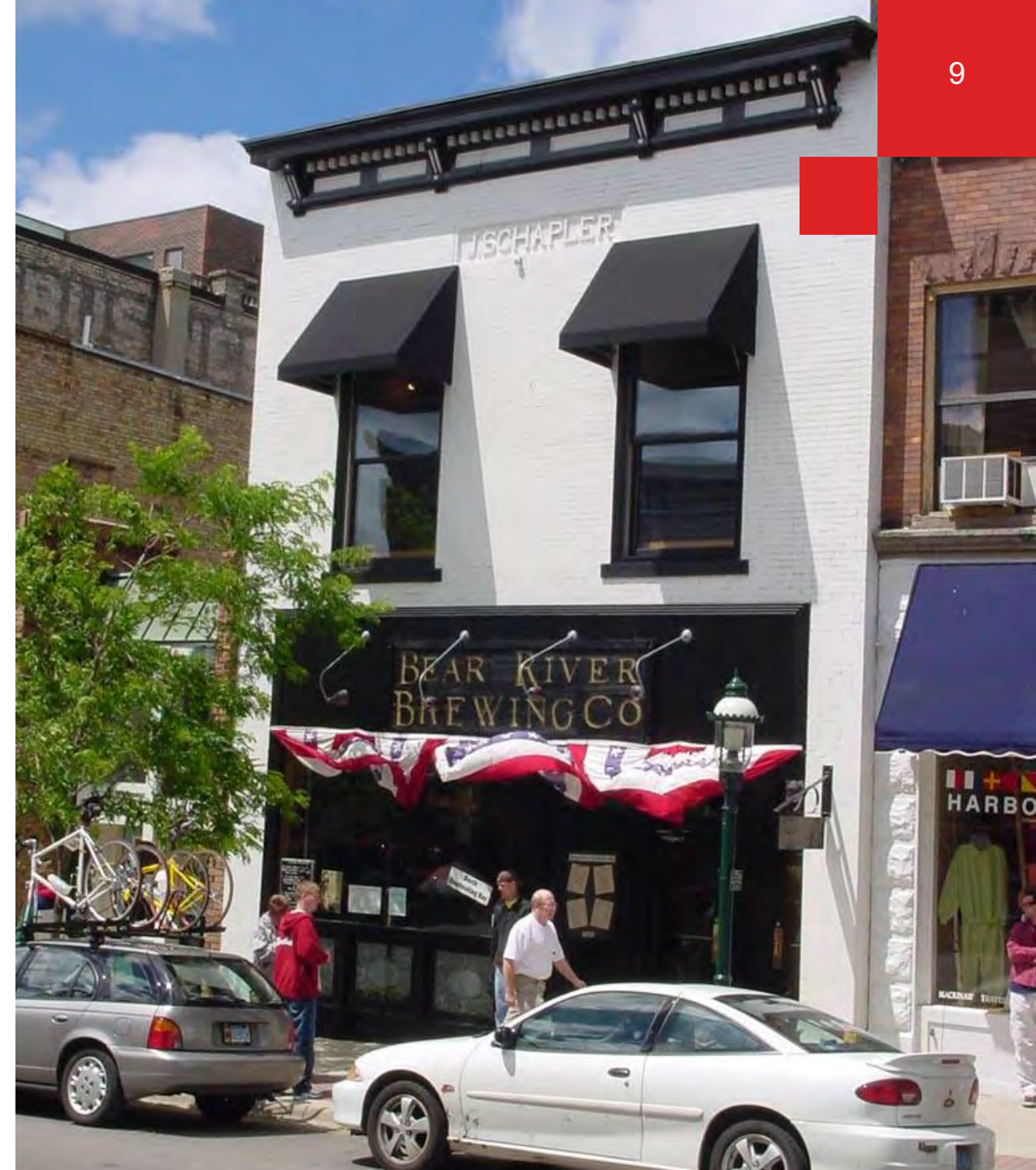
What is Form-Based Code?

- Alternative to conventional zoning
- Fosters predictable building results and a high-quality public realm by using a physical form (rather than separation of uses) as the organizing principle for the code



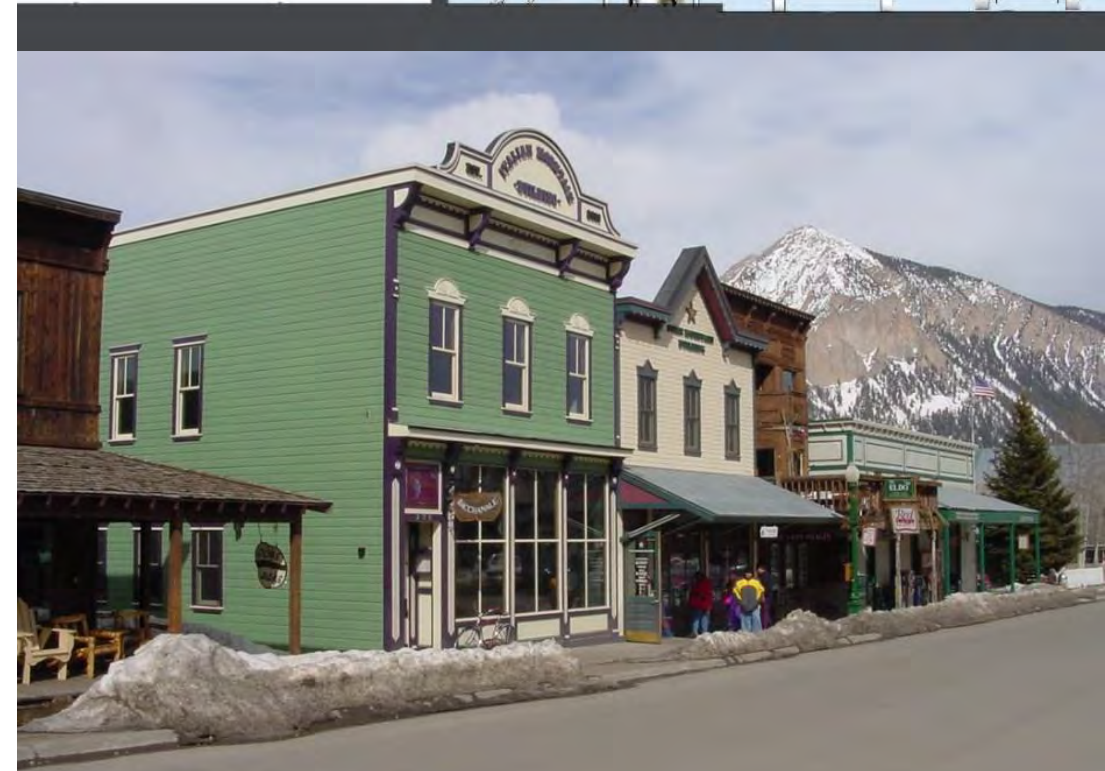
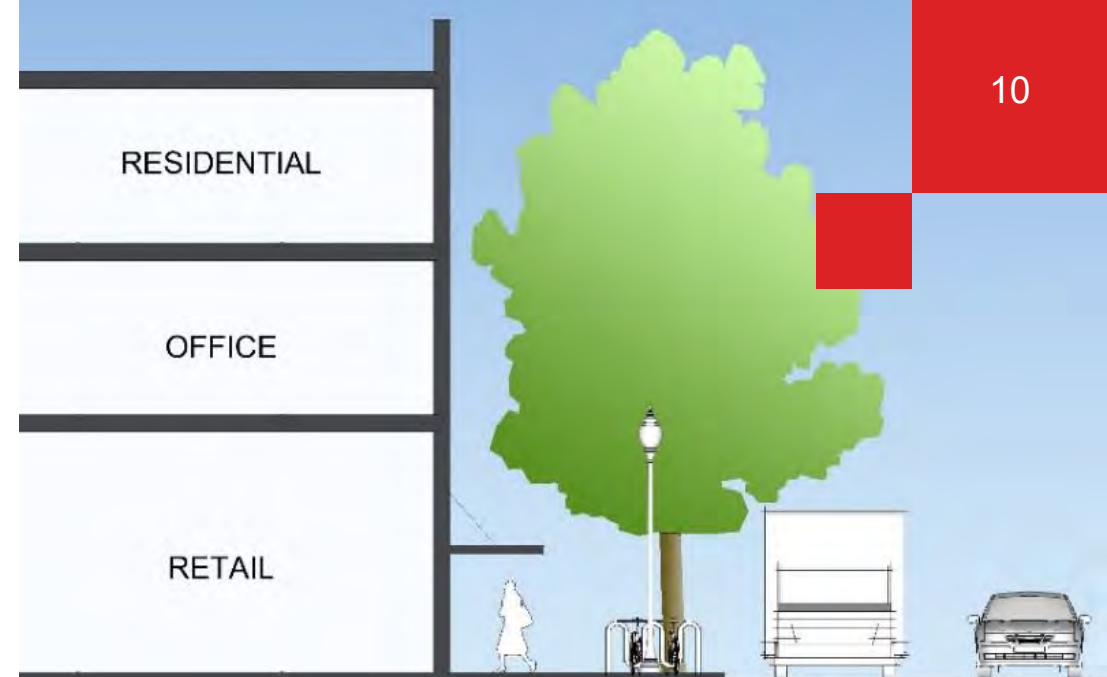
Why Form-Based Codes?

- Reverse the trends and habits of suburban development and Form-Based Codes are its primary tool.
- Make spaces for people living near where they work, shop and go to school.



Form-Based Codes

- Form-Based Codes do, however, sometimes regulate use by building story, referred to as vertical zoning.
- They also include build-to-lines, which require some building types to be constructed up to the lot line.



Form-Based Codes

- Thus, Form-Based Codes prescribe that building facades shape the public realm, much the way they were intended to do with Eil Saarinen's design for Helsinki.
- Individual Site design is subordinate to a grander vision: the city plan.



Form-Based Codes

- Form-Based Codes also contain architectural regulations.



Urban Design and Architecture



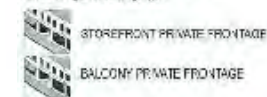
WIDE COMPOSITION:
USE BUILDING TYPE

REQUIRED: BUILDING CORNICE LINE
EXPRESSION.

REQUIRED ABOVE 2ND FLOOR FINISH:
FLOOR LINE: 10% TO 30% GLAZING
SASHES SQUARE OR VERTICALLY
PROPORTIONED: CLEAR GLASS (NOT
TINTED OR REFLECTIVE)

PRINCIPAL FRONTAGES: SEE LIST OF
ALLOWABLE PRIVATE FRONTAGE TYPES
BELOW. (STOREFRONT TYPE INDICATED
TEXT). MINIMUM ONE-STORY COLUMN OR
2'-0" WIDE ORNATE WALL EVERY 50
FEET OF BUILDING FACADE.

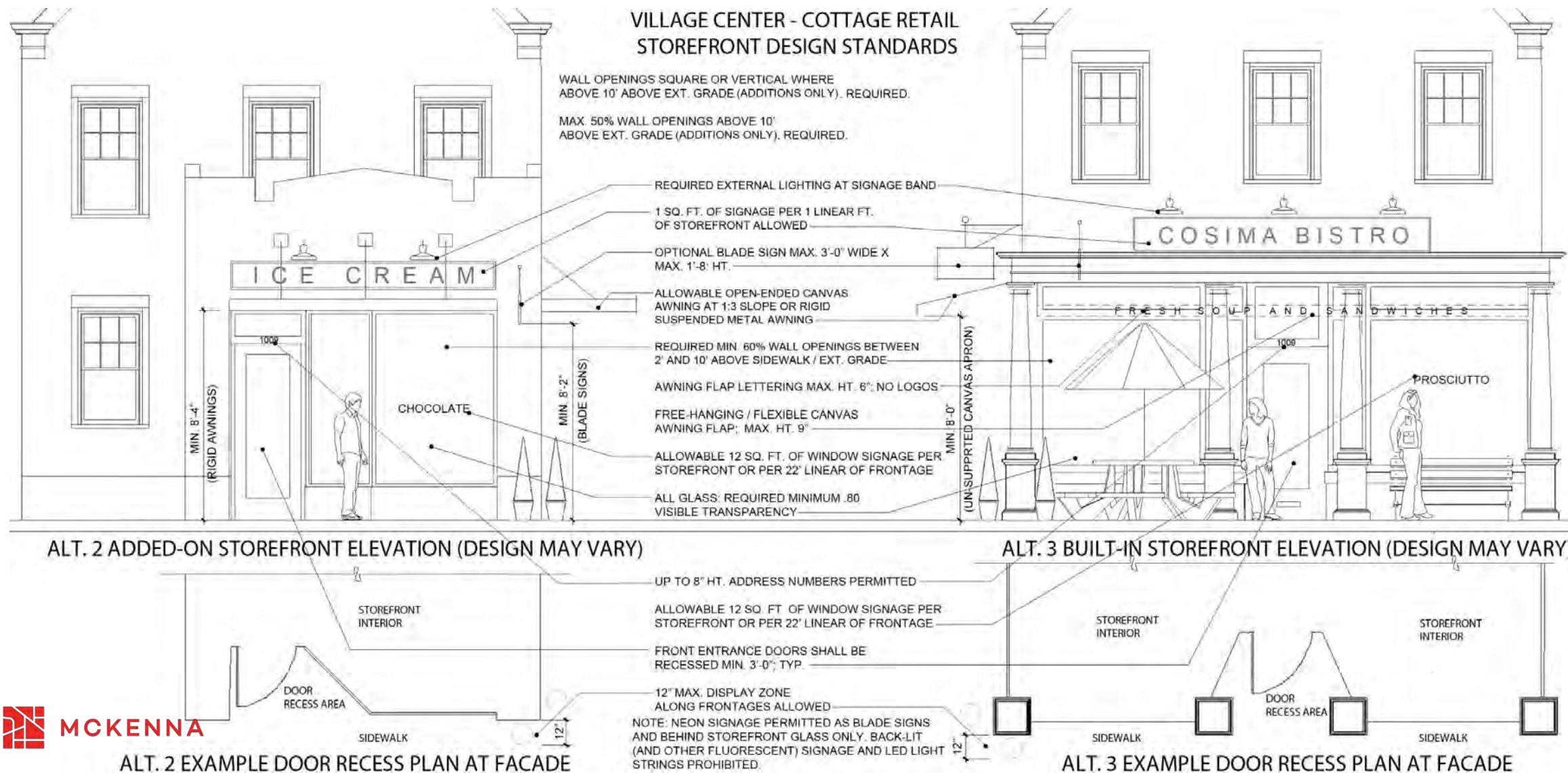
ALLOWABLE PRIVATE FRONTAGES
(See Identification Key to Types in Appendix A, Section
of the Building Private Frontage Table)



Urban Design and Architecture



Urban Design and Architecture





Food For Thought

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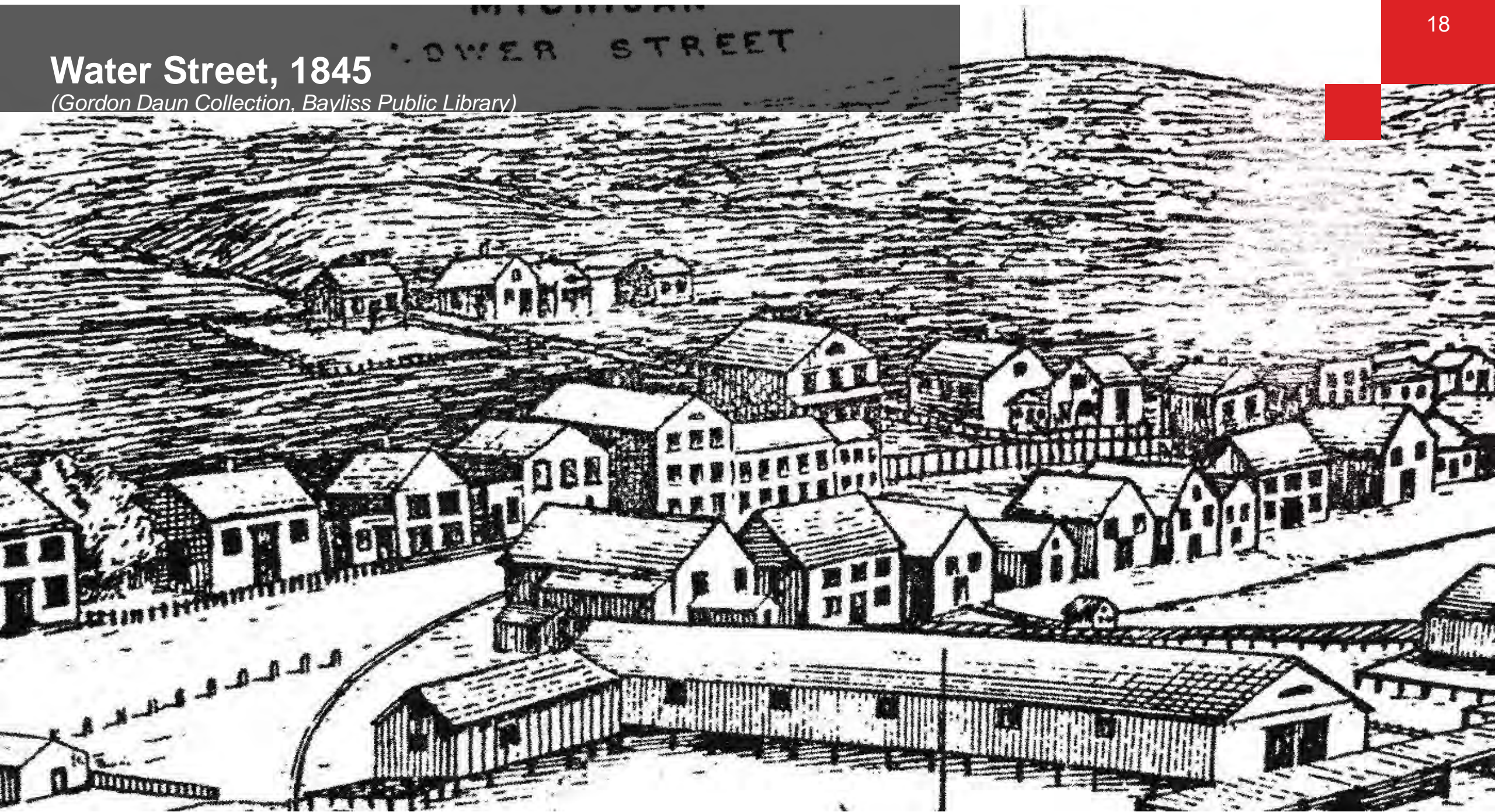
“The look and feel of the downtown is important. An attractive environment will increase quality of life and enhance economic **development opportunities and tourism.**”

- Sault Ste. Marie Master Plan

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Water Street, 1845

(Gordon Daun Collection, Bayliss Public Library)



Water Street, 1880s

(Gordon Daun Collection, Bayliss Public Library)



Portage Avenue ~1900

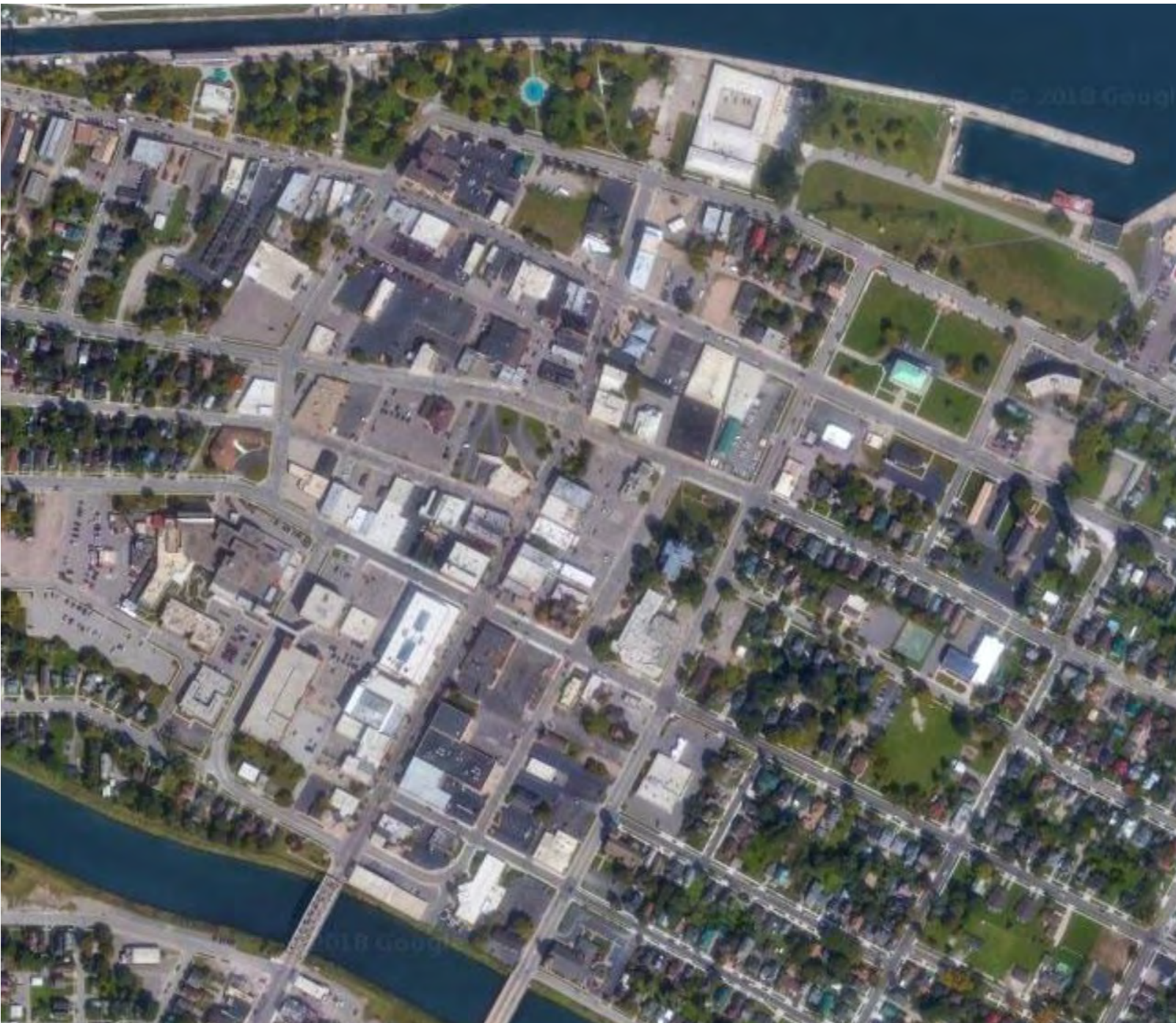
(Gordon Daun Collection, Bayliss Public Library)





DOWNTOWN SAULT STE MARIE

DOWNTOWN SAULT STE MARIE



Ashmun St., view North from Dawson St. ~1920s

(Gordon Daun Collection, Bayliss Public Library)



Ashmun Street, view North from Dawson Street ~1950

(Bayliss Public Library/I Love SSM Facebook Group)



Ashmun Street, view North from Dawson Street, 2017



Ashmun, E. Side, Between Dawson & Spruce, 1963

(Walter Materna Collection, Chippewa Co. Historical Society)

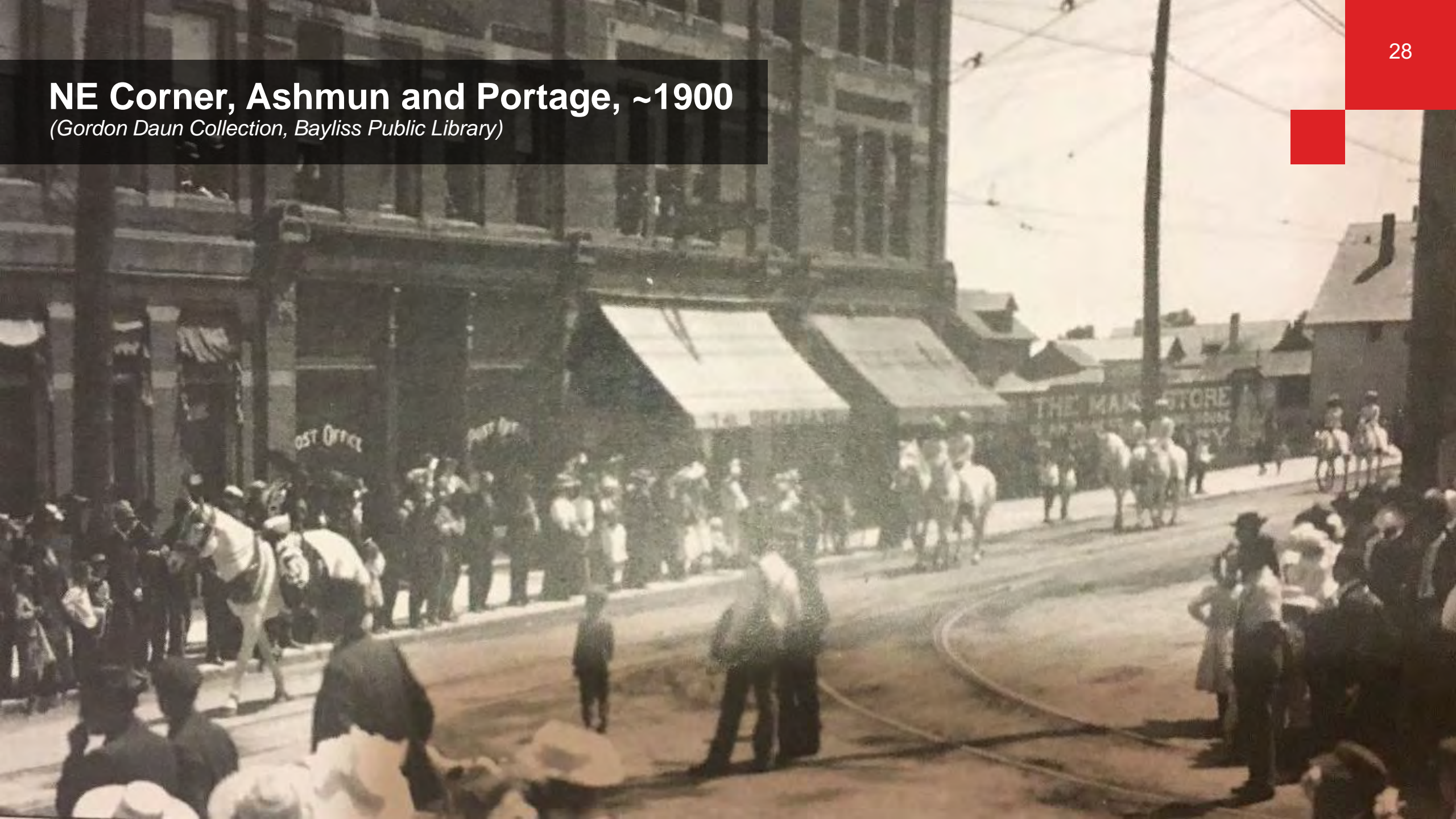


Ashmun, East Side, Between Dawson & Spruce, 2018



NE Corner, Ashmun and Portage, ~1900

(Gordon Daun Collection, Bayliss Public Library)



NE Corner, Ashmun and Portage, ~1976

(Chippewa Co. Historical Society)



NE Corner, Ashmun and Portage Streets, ~2008

(Google StreetView)



NE Corner, Ashmun and Portage Streets, 2017



NW Corner, Ashmun and

(Robert S. Platt Collection, Univ. of Wisconsin-Milwaukee)

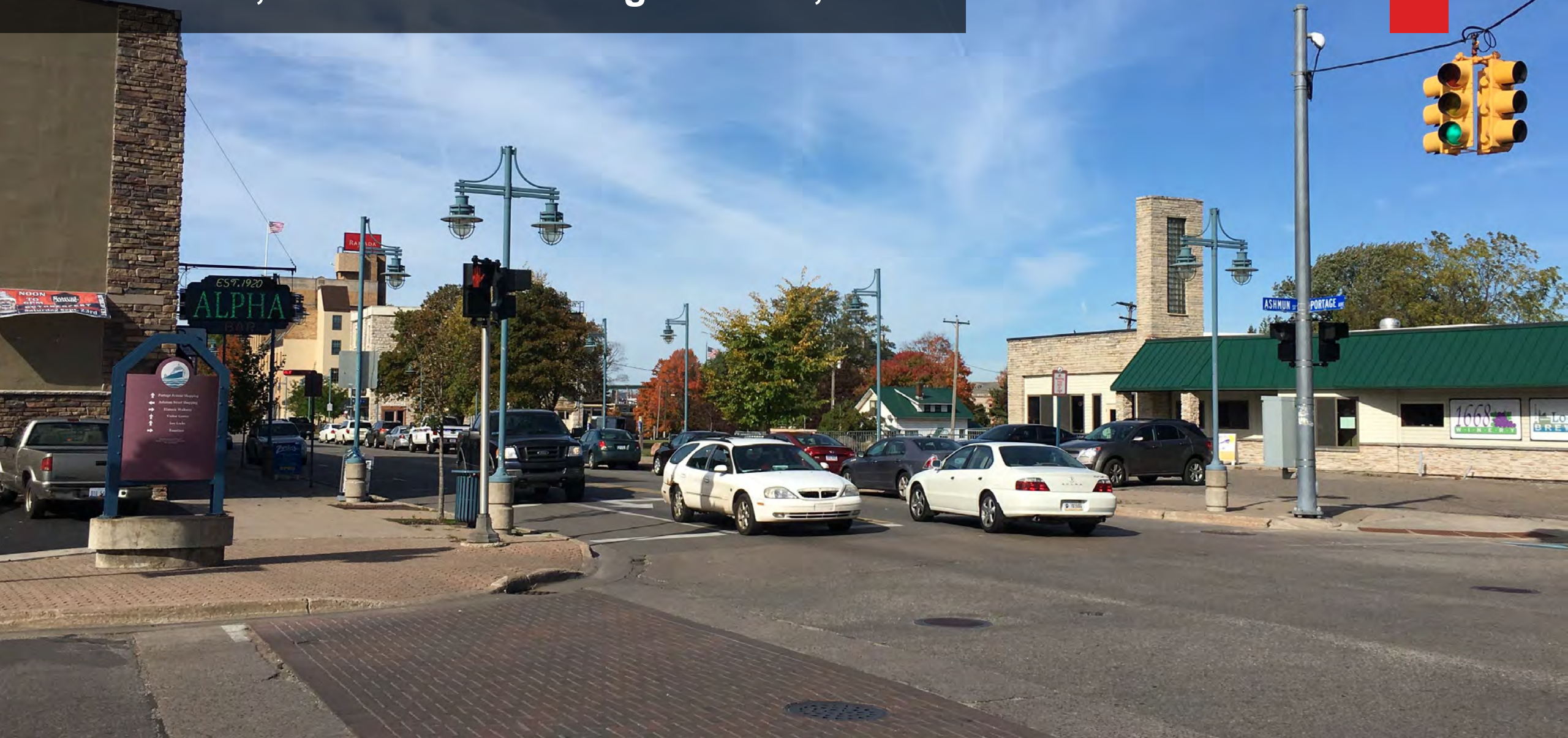


NW Corner, Ashmun and Portage Streets, ~1980

(Chippewa Co. Historical Society)



NW Corner, Ashmun and Portage Streets, 2017



209-211 Ann Street, ~Late 1940s

(Walter Materna Collection, Chippewa Co. Historical Society)



209-211 Ann Street, 2018



719 Ashmun Street ~ Early 1960s

(Walter Materna Collection, Chippewa Co. Historical Society)



719 Ashmun Street, 2018



SW Corner, Ashmun & Spruce, ~1944

(Walter Materna Collection, Chippewa Co. Historical Society)



SW Corner, Ashmun & Spruce, 2018



Ashmun, view North from Spruce, 1948

(Walter Materna Collection, Chippewa Co. Historical Society)



Ashmun, view North from Spruce, 1948

(Walter Materna Collection, Chippewa Co. Historical Society)



Ashmun, view North from Spruce, 2018



SE Corner, Ashmun & Spruce, 1952

(Walter Materna Collection, Chippewa Co. Historical Society)



SE Corner, Ashmun & Spruce, 2018



Ashmun, view south from Arlington, ~1962

(Walter Materna Collection, Chippewa Co. Historical Society)



Ashmun, view south from Arlington, 2018



NW Corner, Ashmun & Arlington, ~1930s

(Walter Materna Collection, Chippewa Co. Historical Society)



NW Corner, Ashmun & Arlington, 2018



SE Corner, Ashmun & Maple, ~1910

(Walter Materna Collection, Chippewa Co. Historical Society)



SE Corner, Ashmun & Maple, ~1960s

(Walter Materna Collection, Chippewa Co. Historical Society)



SE Corner, Ashmun & Maple, 2018



NW Corner, Ashmun & Leroy, ~1960s

(Walter Materna Collection, Chippewa Co. Historical Society)



NW Corner, Ashmun & Leroy, 2018



327 Ashmun Street, ~1956

(Walter Materna Collection, Chippewa Co. Historical Society)



327 Ashmun Street ~ 2018

(Walter Materna Collection, Chippewa Co. Historical Society)





Building Types

- Except not all new buildings in downtown can be mixed-use, multi-story buildings constructed up to the sidewalk.
- Thus, in order to remain aligned with the master plan vision, we need to make a few inferences about the other building types.

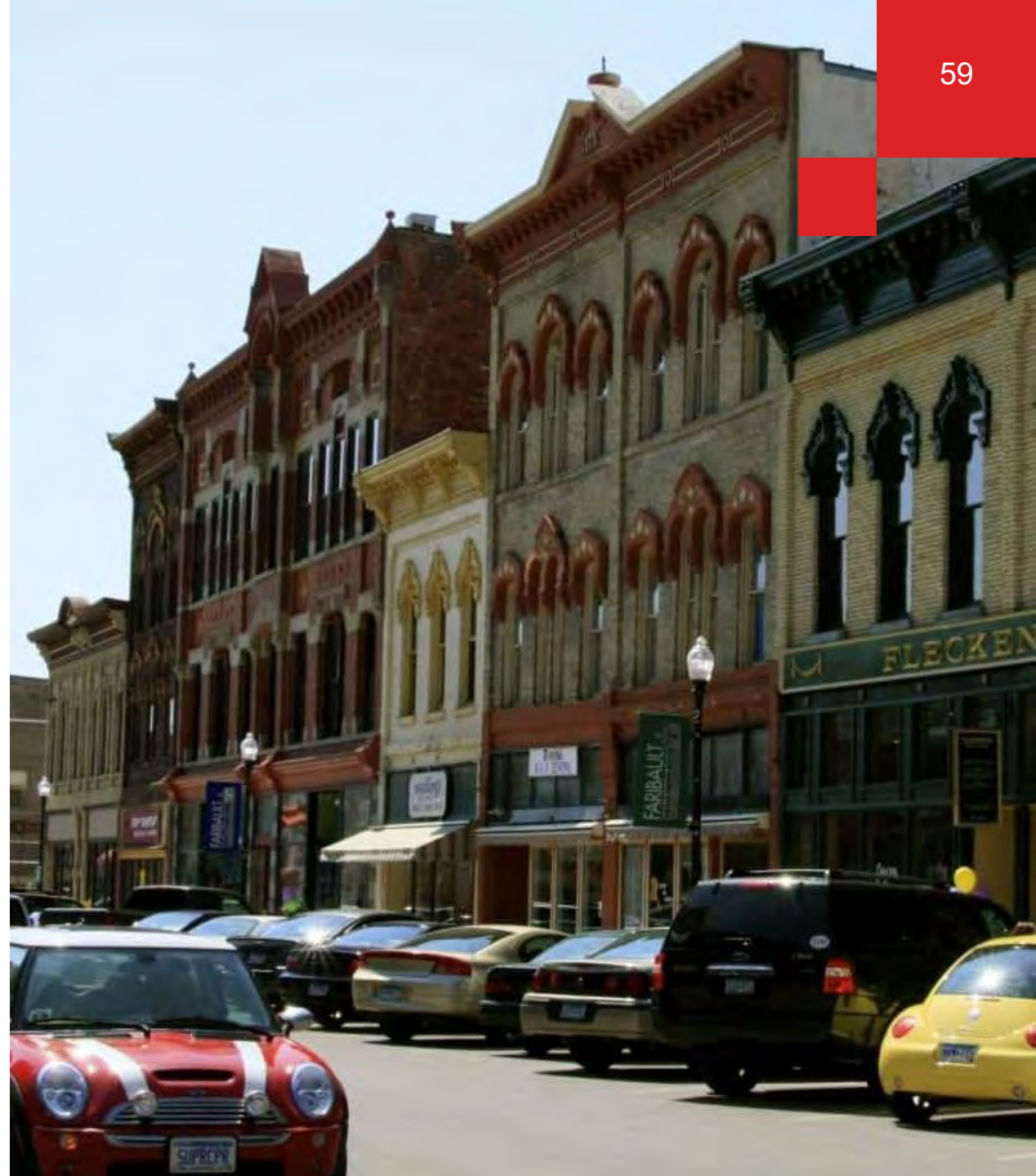
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Building Types

- Michael Campbell RA, Molly Redigan, Assistant Planner / Designer
- Campbell Planning, along with McKenna and Seamless Collaborative
- Has been retained to draft a Form-Based Code for downtown Sault Ste. Marie based on Building Types.
 - ✓ Pick a Building Type based on the proposed purpose of their lot or site
 - ✓ Follow the associated guidelines in the code
 - ✓ Example Building types include: Apartment Building, Rowhouse, Dedicated Retail Building
- As outlined in your recent Master Plan update, you have expressed a preference for traditional building types through a user preference survey.

Selections:

- Each of your preferred images included multi-story mixed-use building built up to the sidewalk



The images preferred:

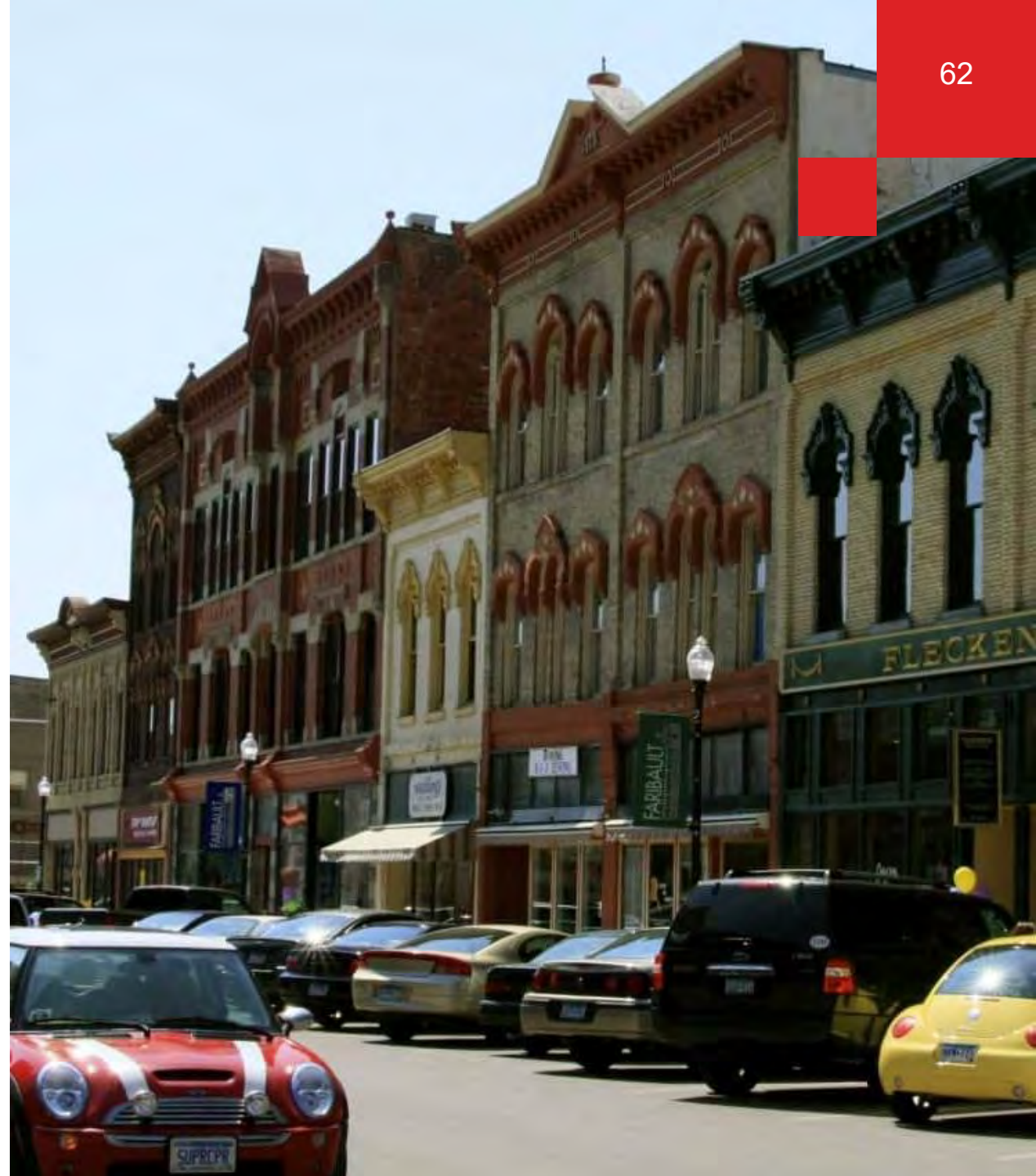


Building Types

- Except not all new buildings in downtown can be mixed-use, multi-story buildings constructed up to the sidewalk.
- Thus, in order to remain aligned with the master plan vision, we need to make a few inferences about the other building types.

To do this, we have identified a few key attributes:

- Rich building materials
- Articulation of structural bays
- Windows grouped and aligned
- Relief in façade surfaces
- Recessed doors
- Awnings
- On-street parking
- Clear glass storefronts



The images preferred display the following attributes.

- Consistency in building setbacks
- Continuity of street wall along frontages
- Controlled building height in feet and stories
- Controlled individual floor to floor heights
- Changes in material to occur along horizontal lines
- Consistent sidewalk width





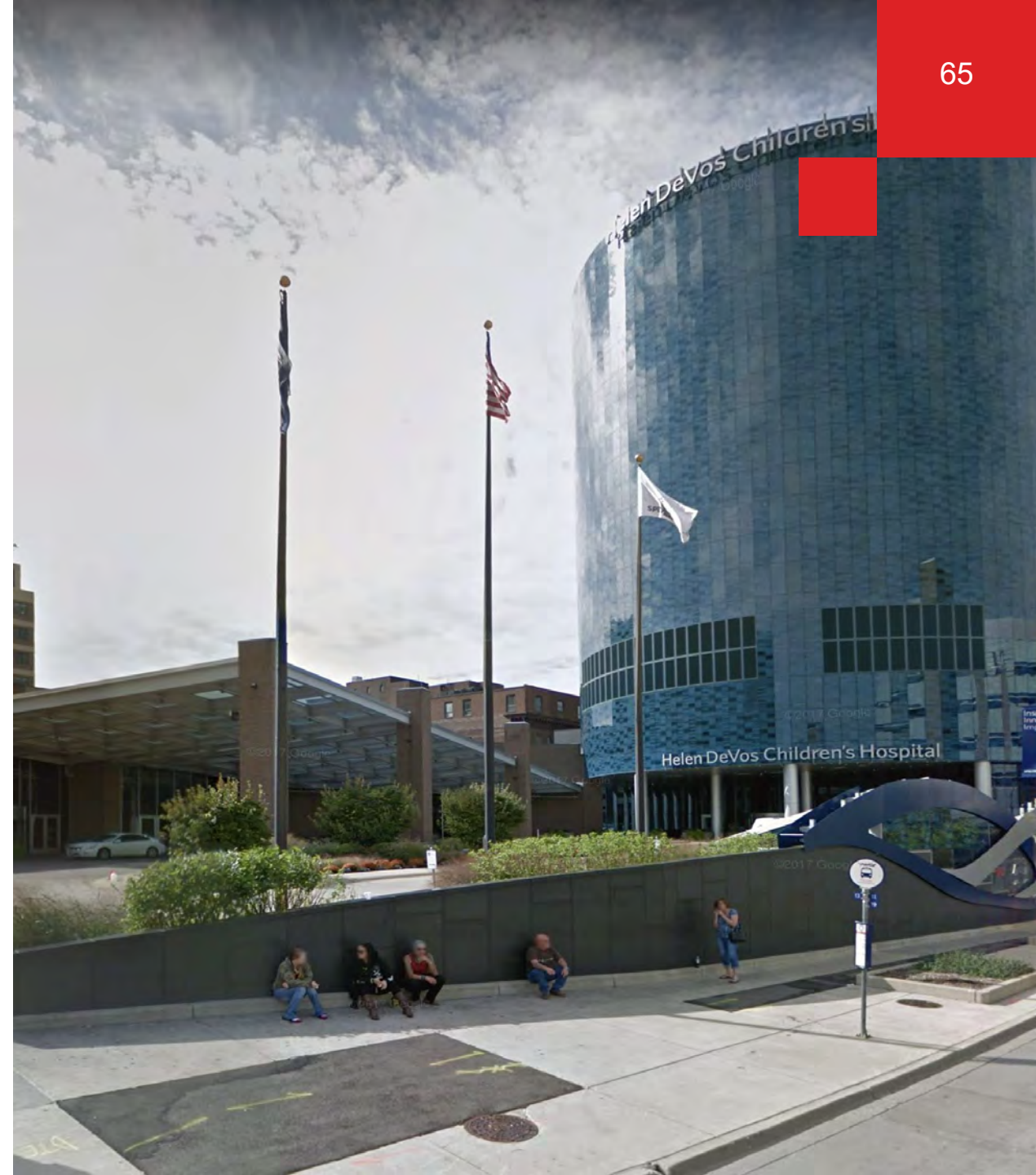
Medical Research and Office Buildings

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MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DON'T want:

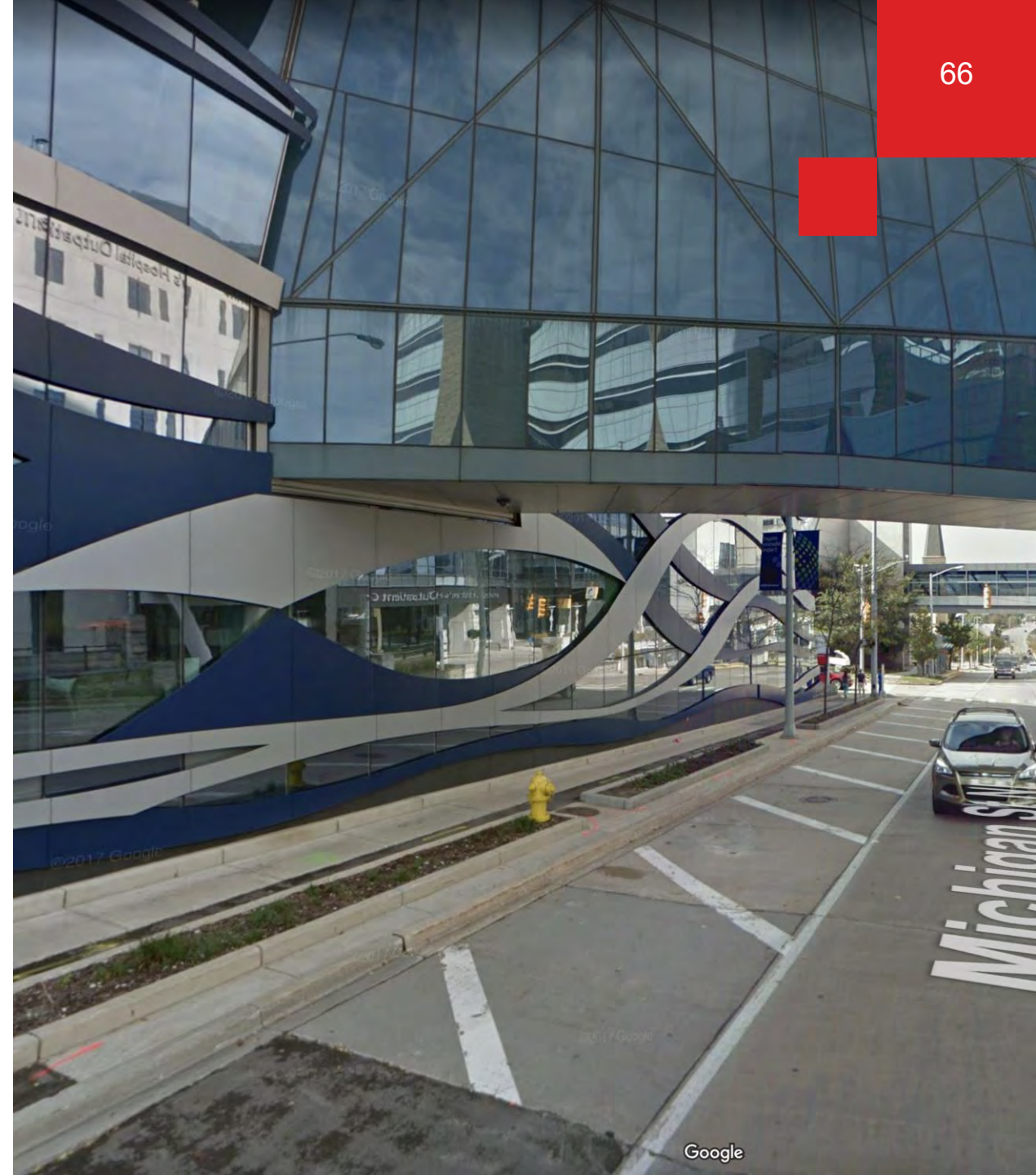
- Inconsistent sidewalk widths that do not reflect your existing downtown
- Oversized and inconsistent building setbacks in the downtown area
- Sidewalks entirely cut-off from buildings



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DON'T want:

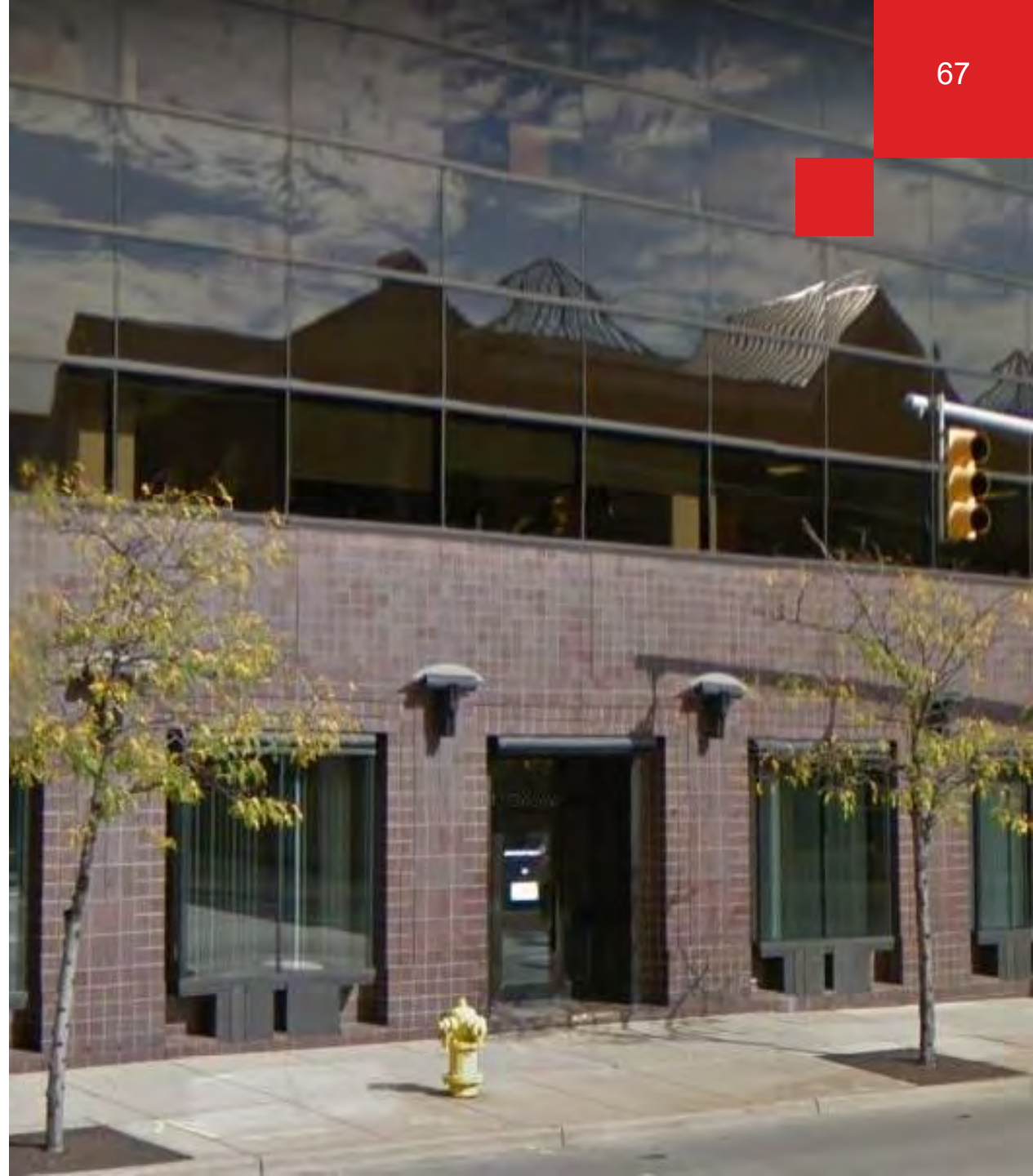
- Complete lack of transparency in building facades
- Single-purpose sidewalks in a potentially vibrant downtown area
- Daunting pedestrian experiences
- No on-street parking



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DON'T want:

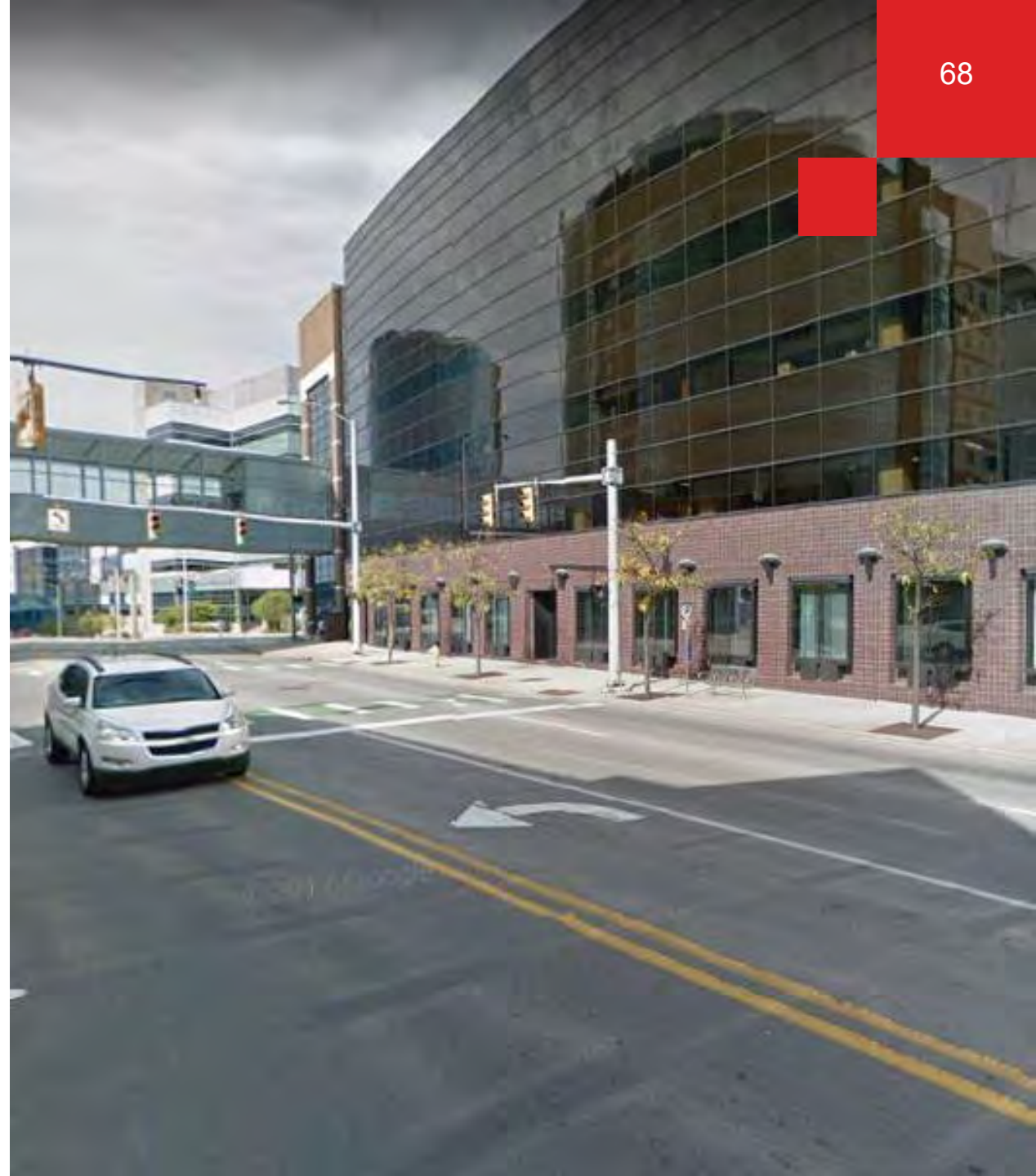
- First floor interiors exposed to sidewalk
- Bland entryways
- Tinted glass



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DON'T want:

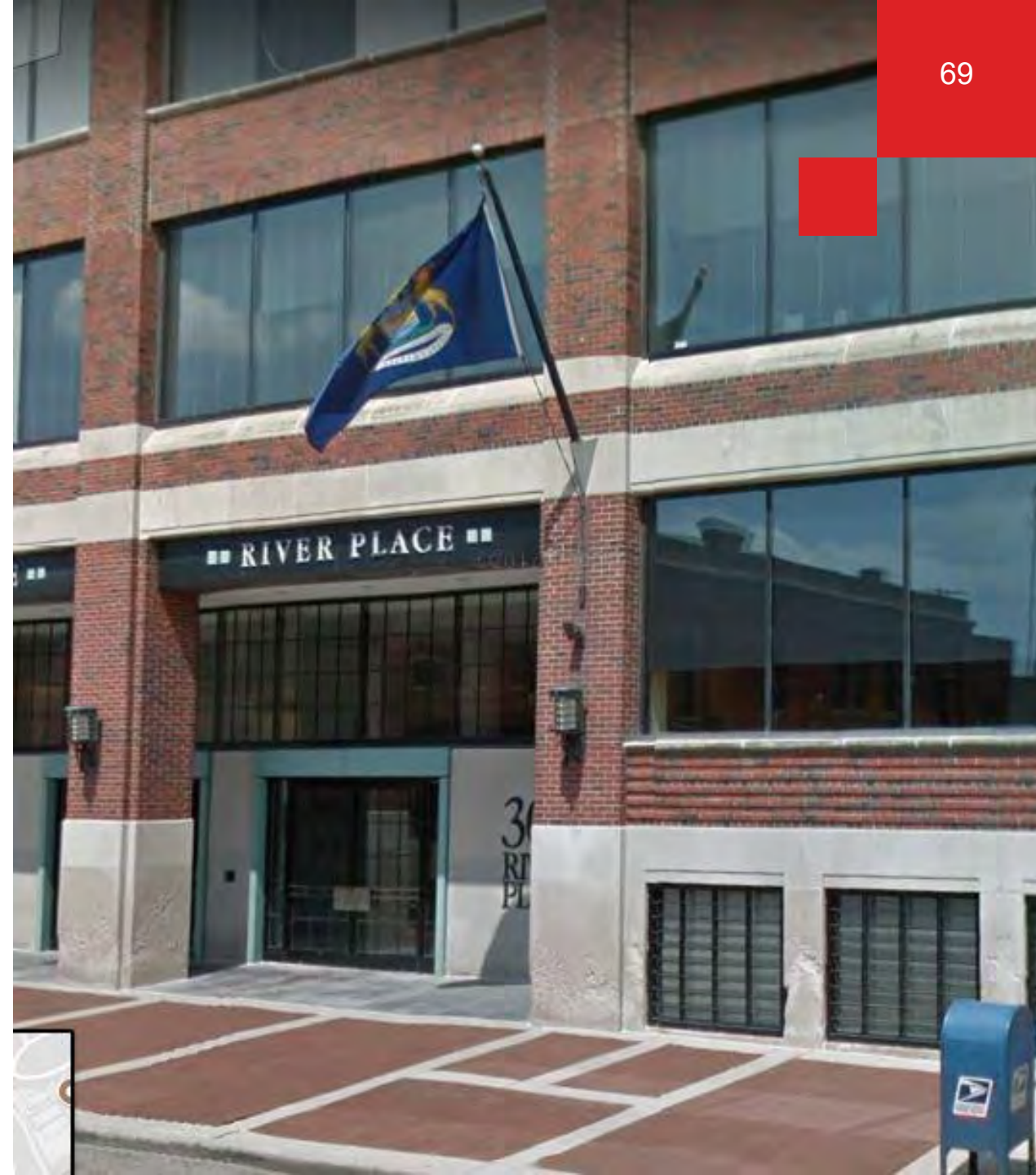
- Long reaches of façade without structural articulation



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DO Want:

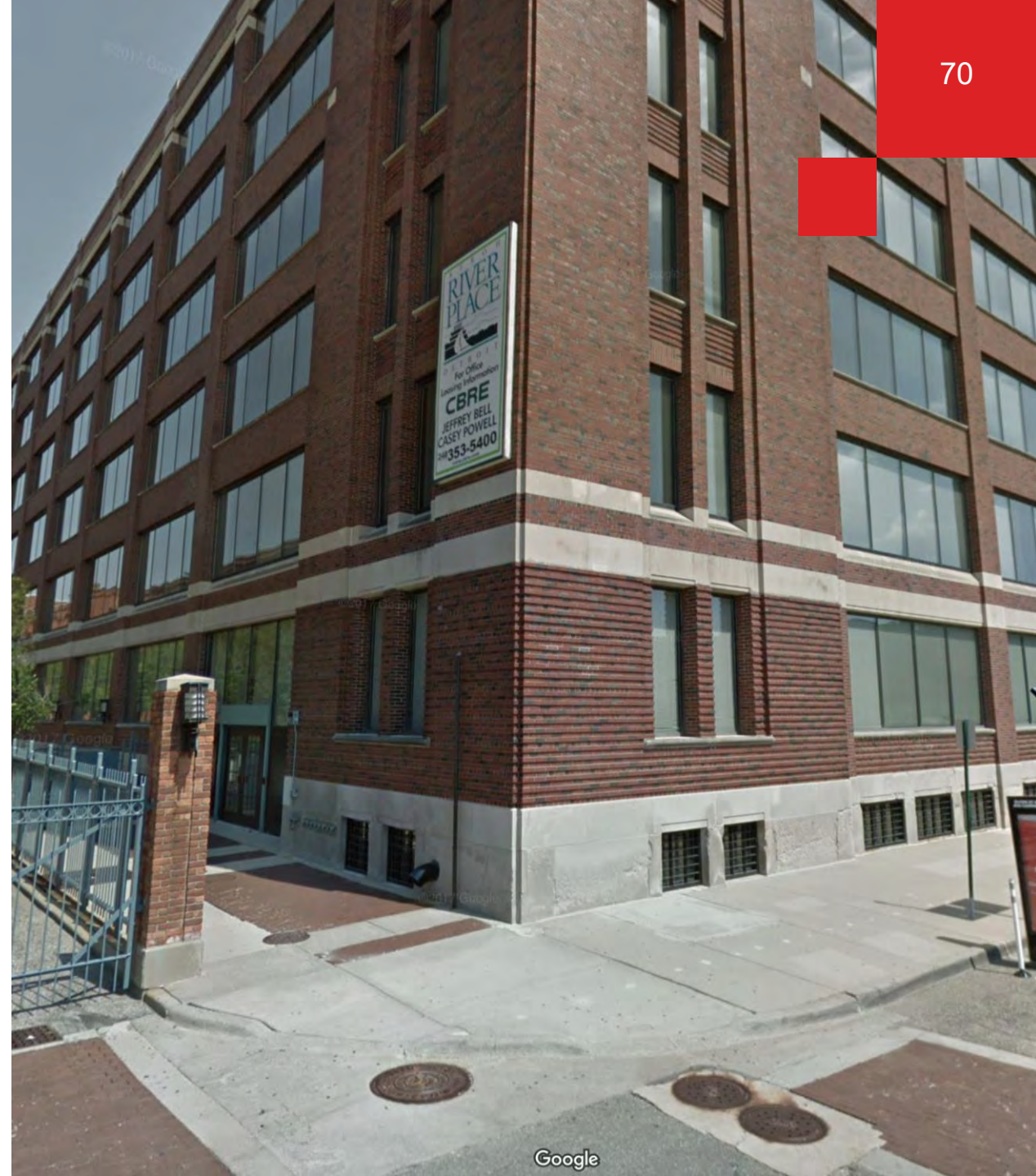
- Example: **Parke Davis pharmaceutical labs and offices**, Detroit, Michigan
- Rich building materials
- Articulation of structural bays
- Relief in façade surfaces
- Windows grouped and aligned
- Elevated 1st level
- Recessed doors
- Rich sidewalk materials at entries



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DO Want:

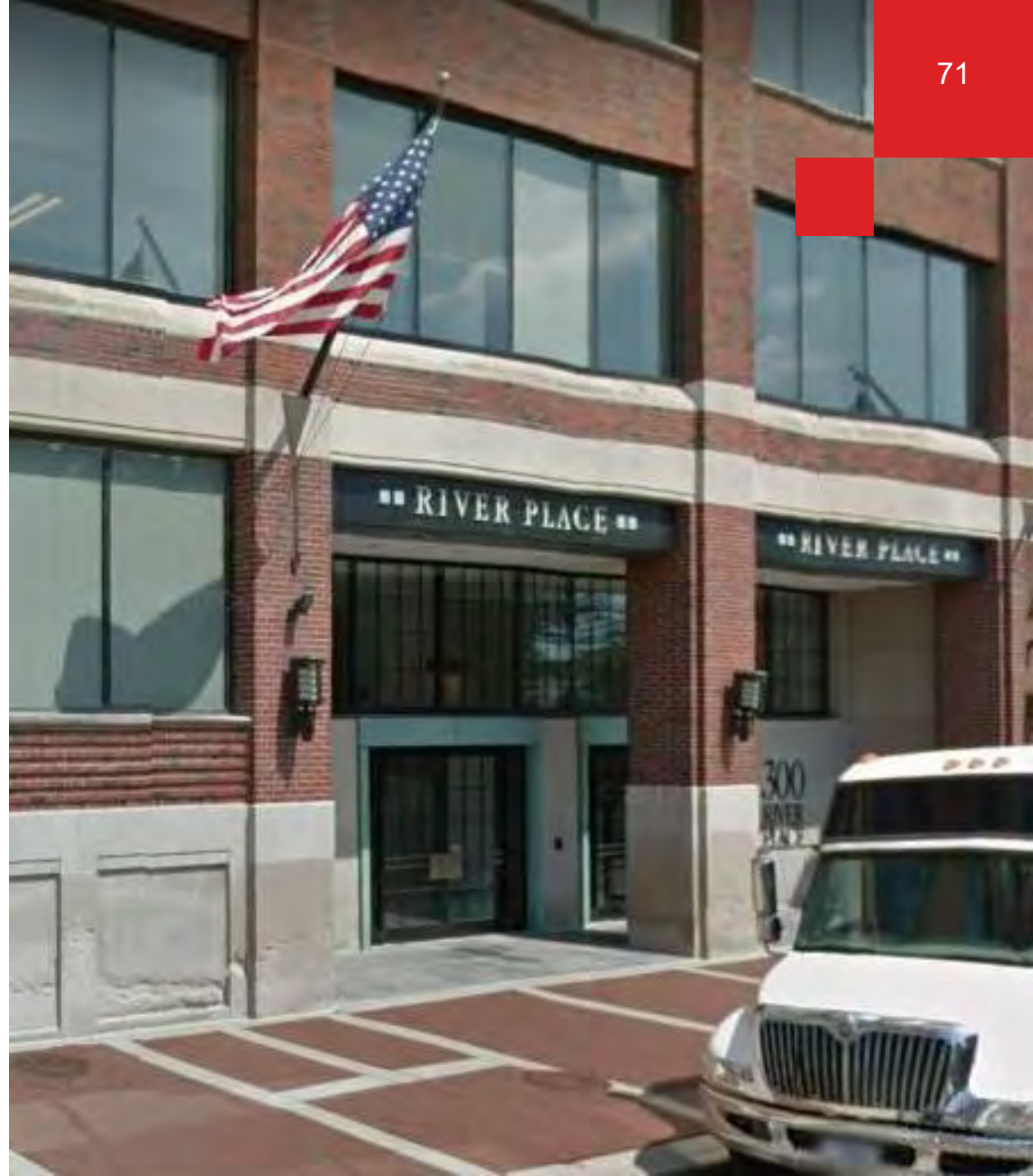
- Consistency in building setback
- Continuity of street wall along frontages
- Controlled building height in feet and stories
- Controlled individual floor to floor heights
- Changes in material to occur along horizontal lines



MEDICAL RESEARCH AND OFFICE BUILDINGS

What you DO Want:

- On-street parking in front of building entryways
- False lower-level windows work (because of the 128" average annual snowfall in Sault Ste. Marie)





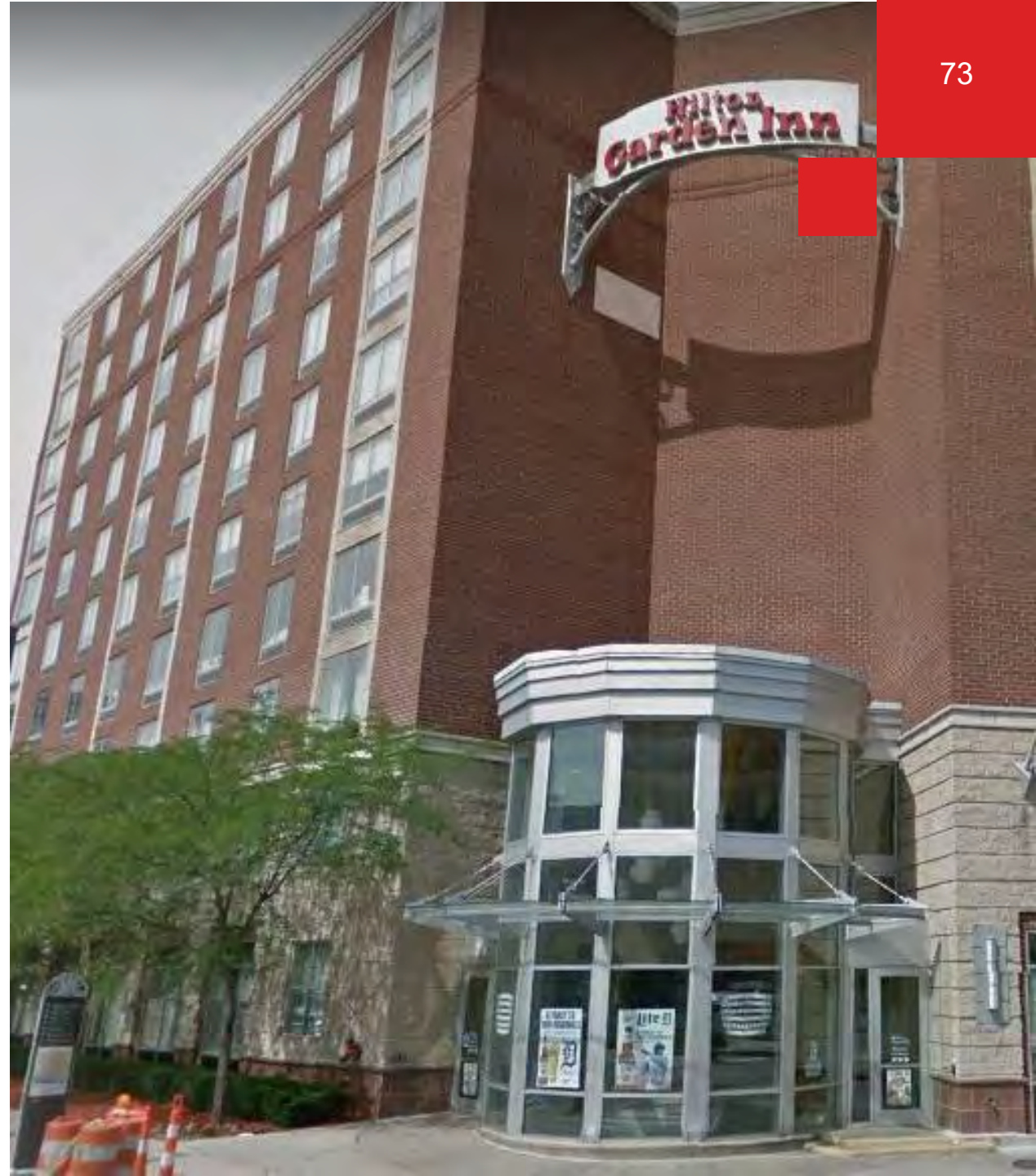
Hotels

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HOTELS

What you DON'T want:

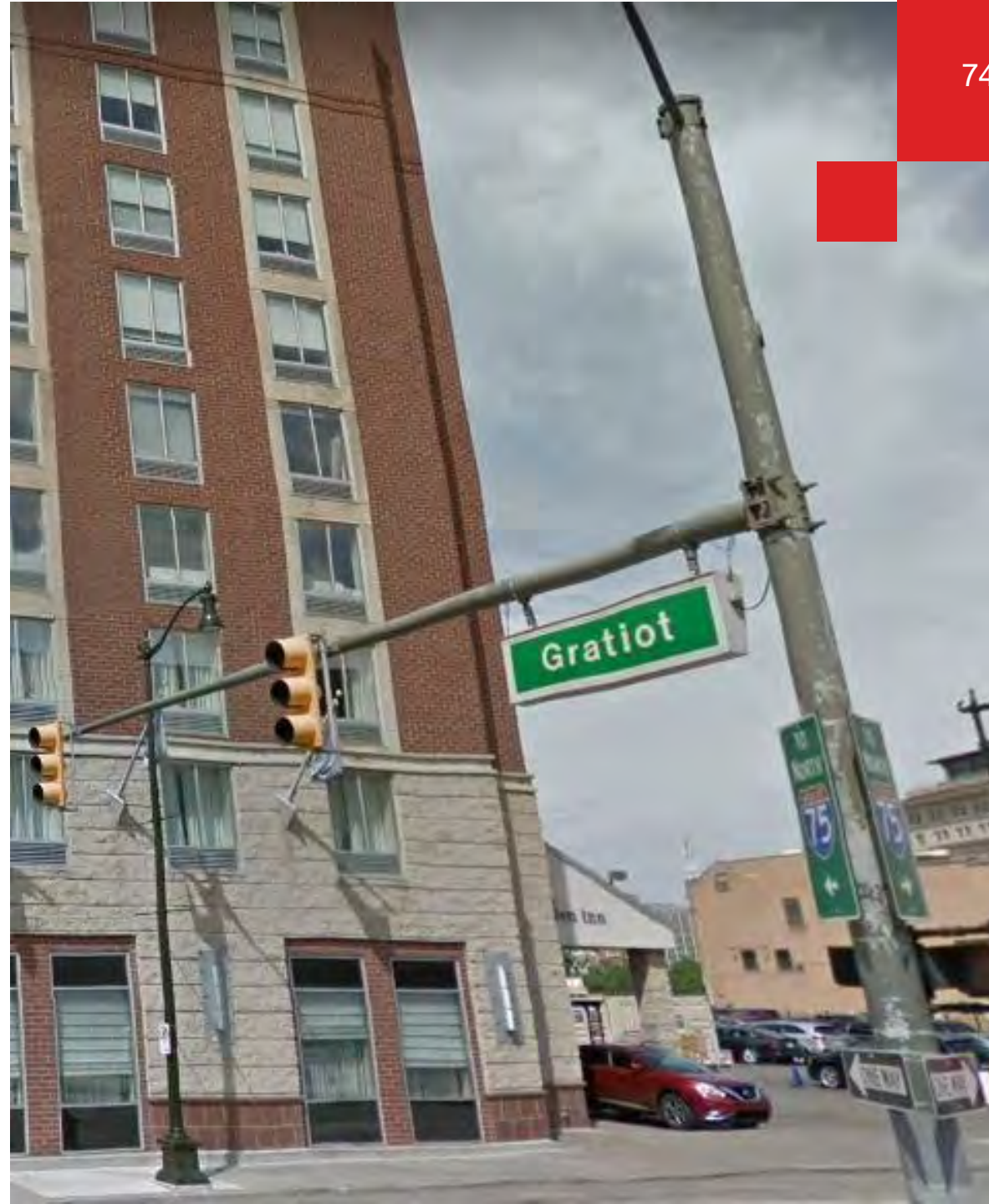
- 60'S college dorm window schemes
- Inconsistent sidewalk widths and building setbacks
- Rustic concrete building block construction
- Single-riser staircases at front entryways



HOTELS

What you DON'T want:

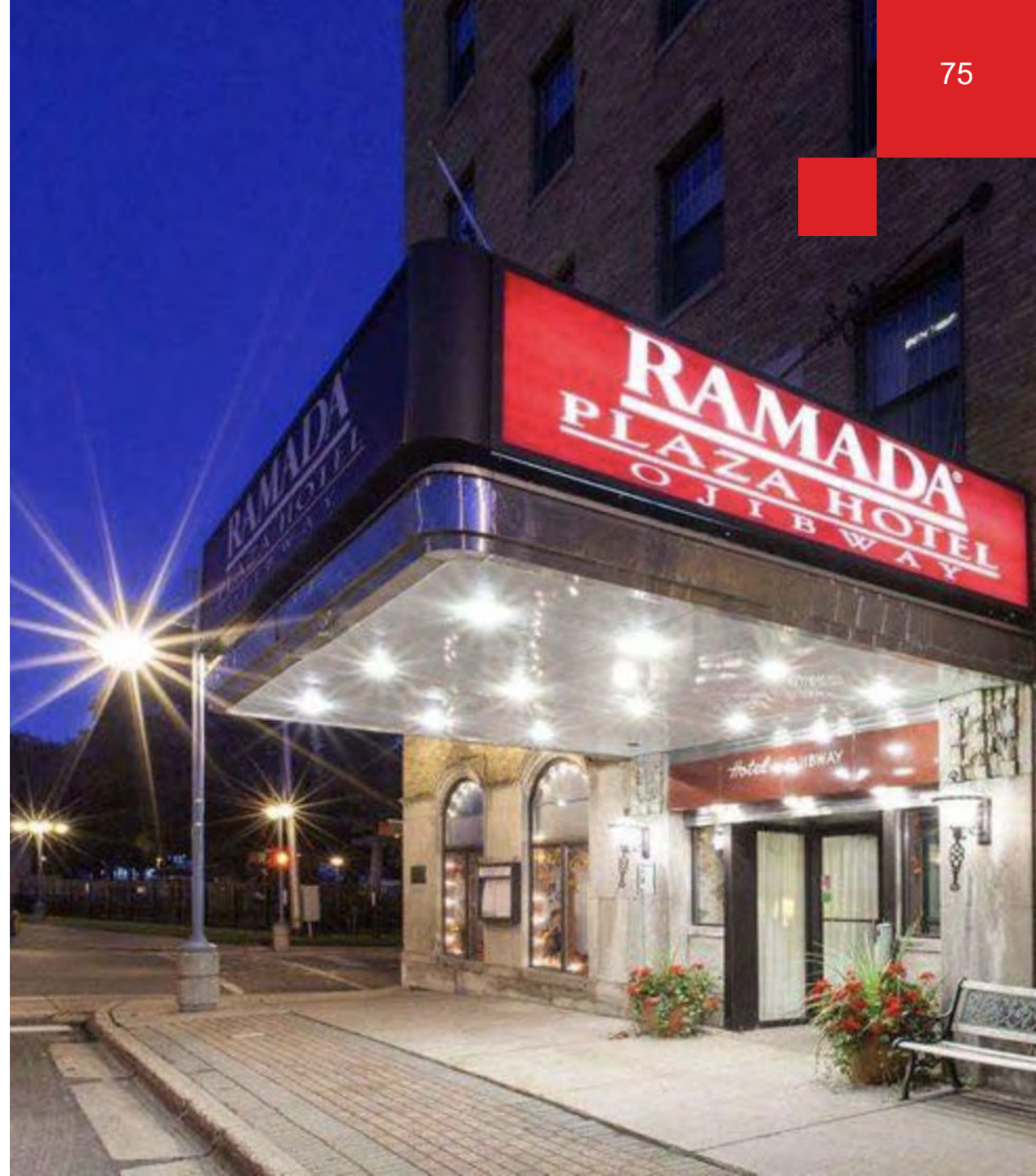
- Main entrances at rear of buildings
- Surface parking lots exposed to frontages



HOTELS

What you DO want:

- Building with proximity to and alignment with street frontages
- Consistency in building setback
- Rich building materials
- Well proportioned facades
- Interior common spaces exposed to the sidewalk
- Well articulated entryways
- Parking at the rear of buildings
- Park across thoroughfares from tall buildings





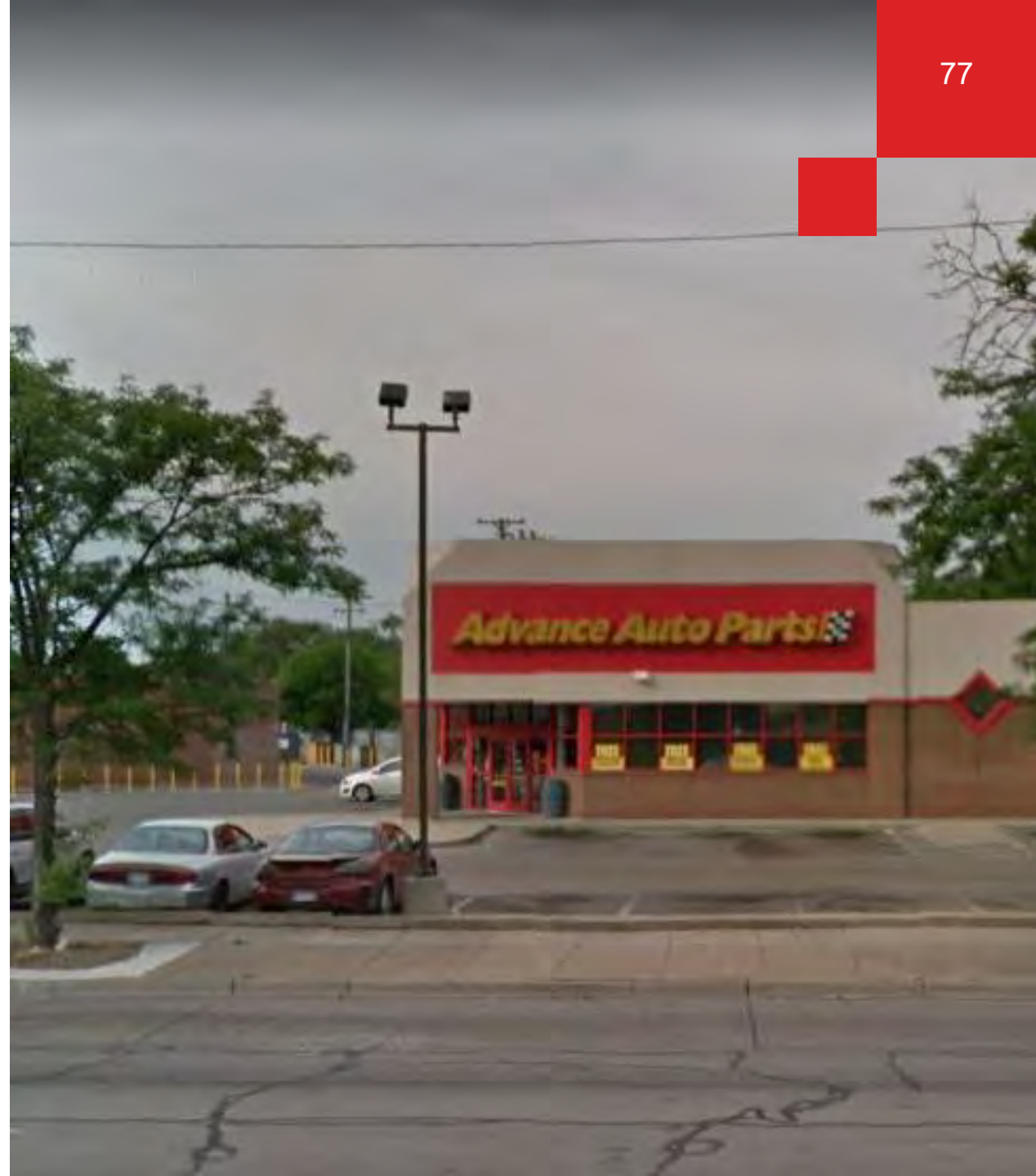
Dedicated Storefront Buildings

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DEDICATED STOREFRONT BUILDINGS

What you DON'T want:

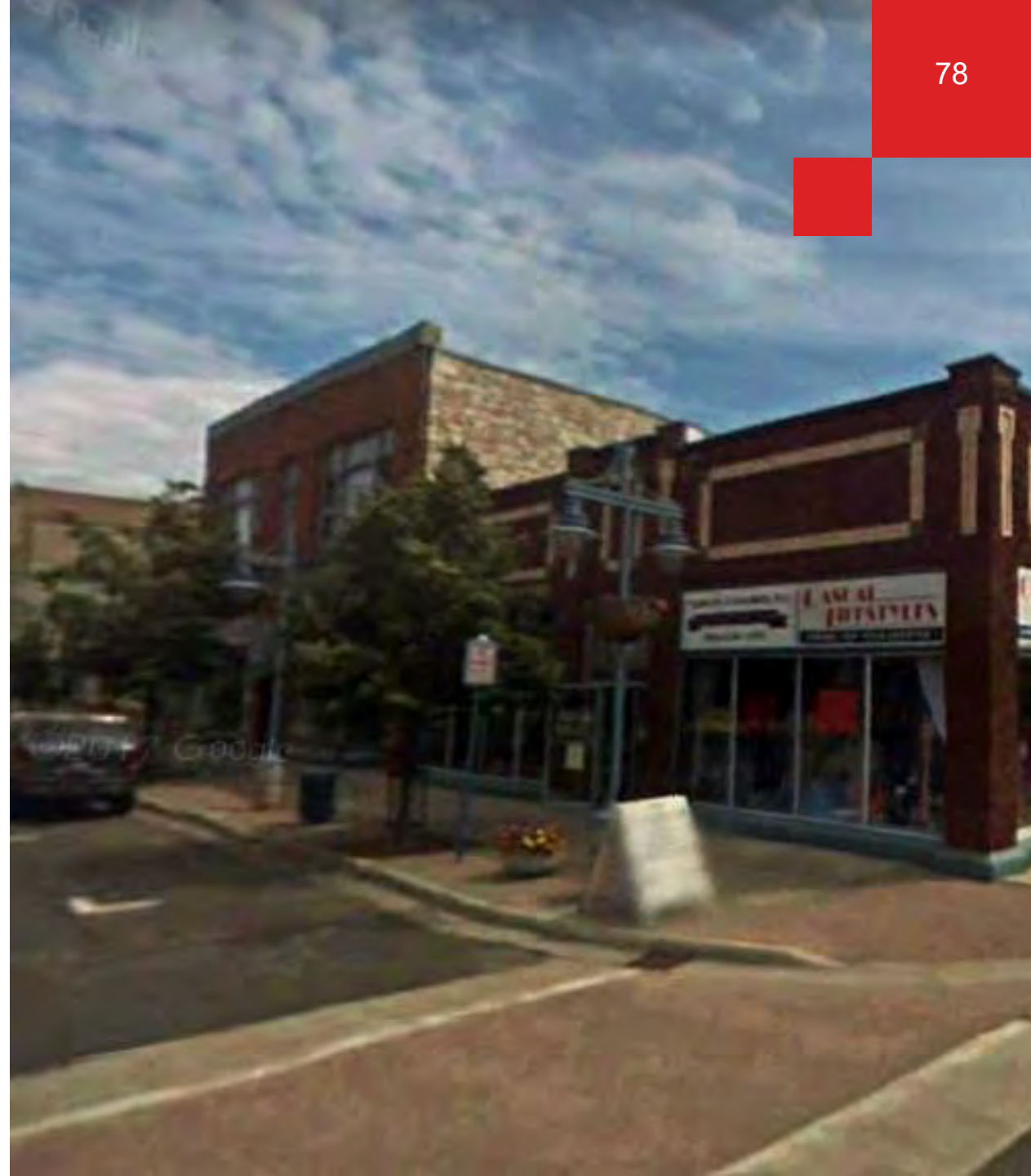
- Big setbacks w/ parking in front
- Red diamond shaped windows
- Highway scale signage
- Demolished historic buildings
- No relief in façade surfaces.
- Concentration camp lighting



DEDICATED STOREFRONT BUILDINGS

What you DO want:

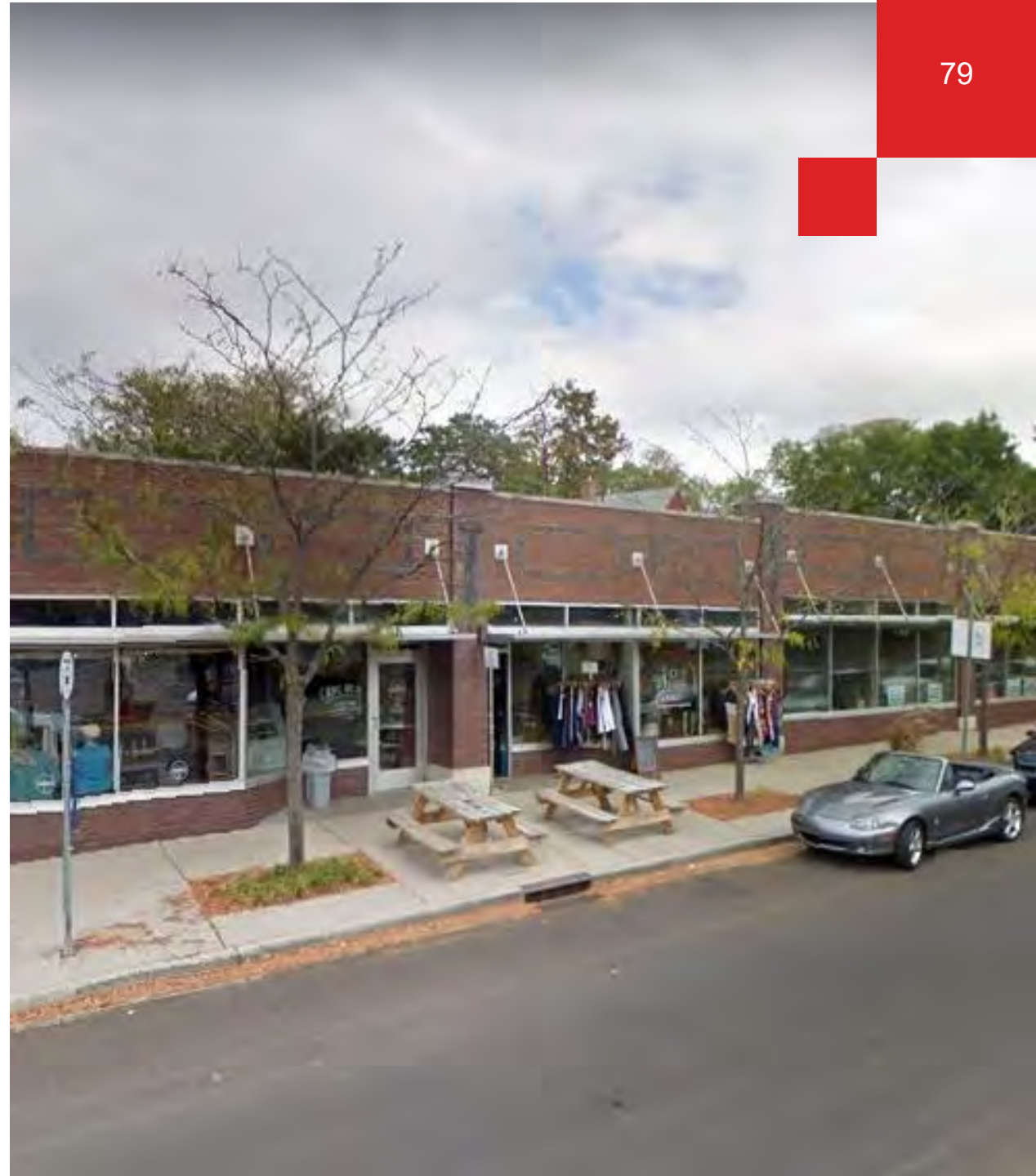
- Buildings at the R.O.W line
- Front entrances at the sidewalk
- Rich building materials
- Arts and crafts style
- Transparent display windows
- Recessed doorways
- Parking at the rear of buildings
- Sign band above windows



DEDICATED STOREFRONT BUILDINGS

What you DO want:

- Low-investment development opportunity





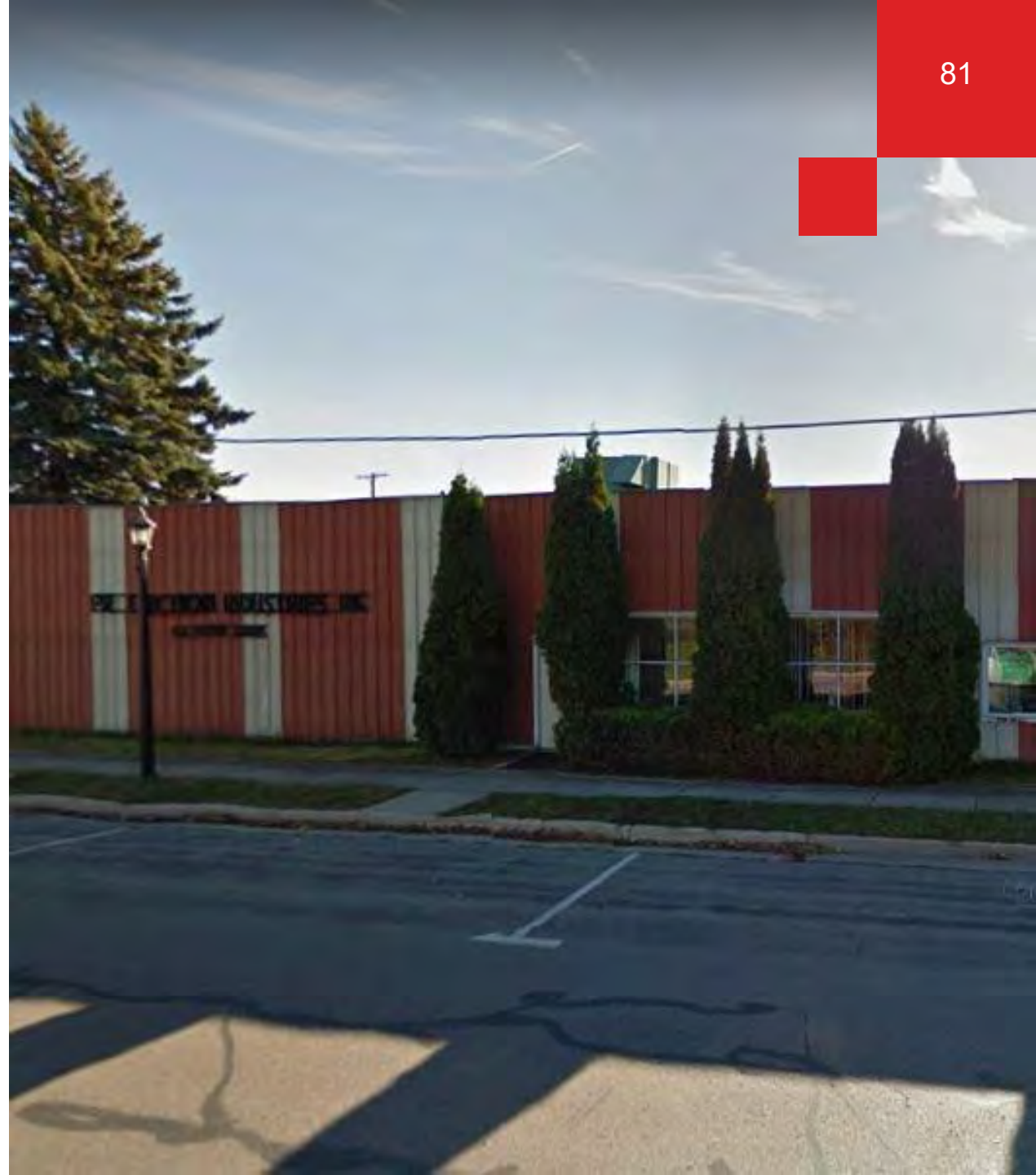
Light Industrial Buildings

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LIGHT INDUSTRIAL BUILDINGS

What you DON'T want:

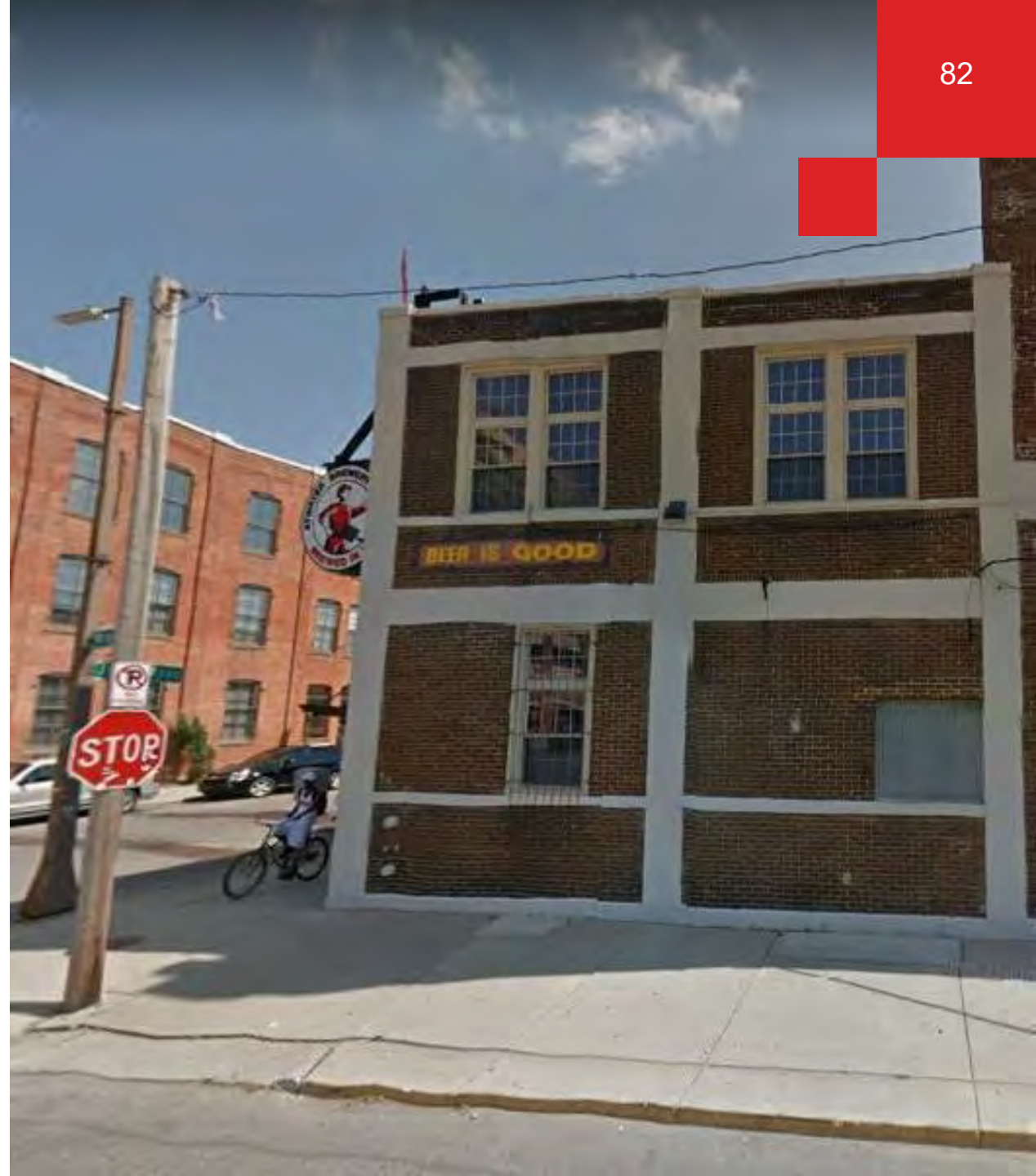
- Metal buildings
- Front setbacks w/ residential style landscaping
- Equipment visible on rooftops
- Lack of structural expression
- Flush-mounted windows



LIGHT INDUSTRIAL BUILDINGS

What you DO want:

- Structural bay articulation
- Quality building materials
- Recessed windows
- Buildings at R.O.W. Lines





Missing Middle Housing

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Missing Middle Housing



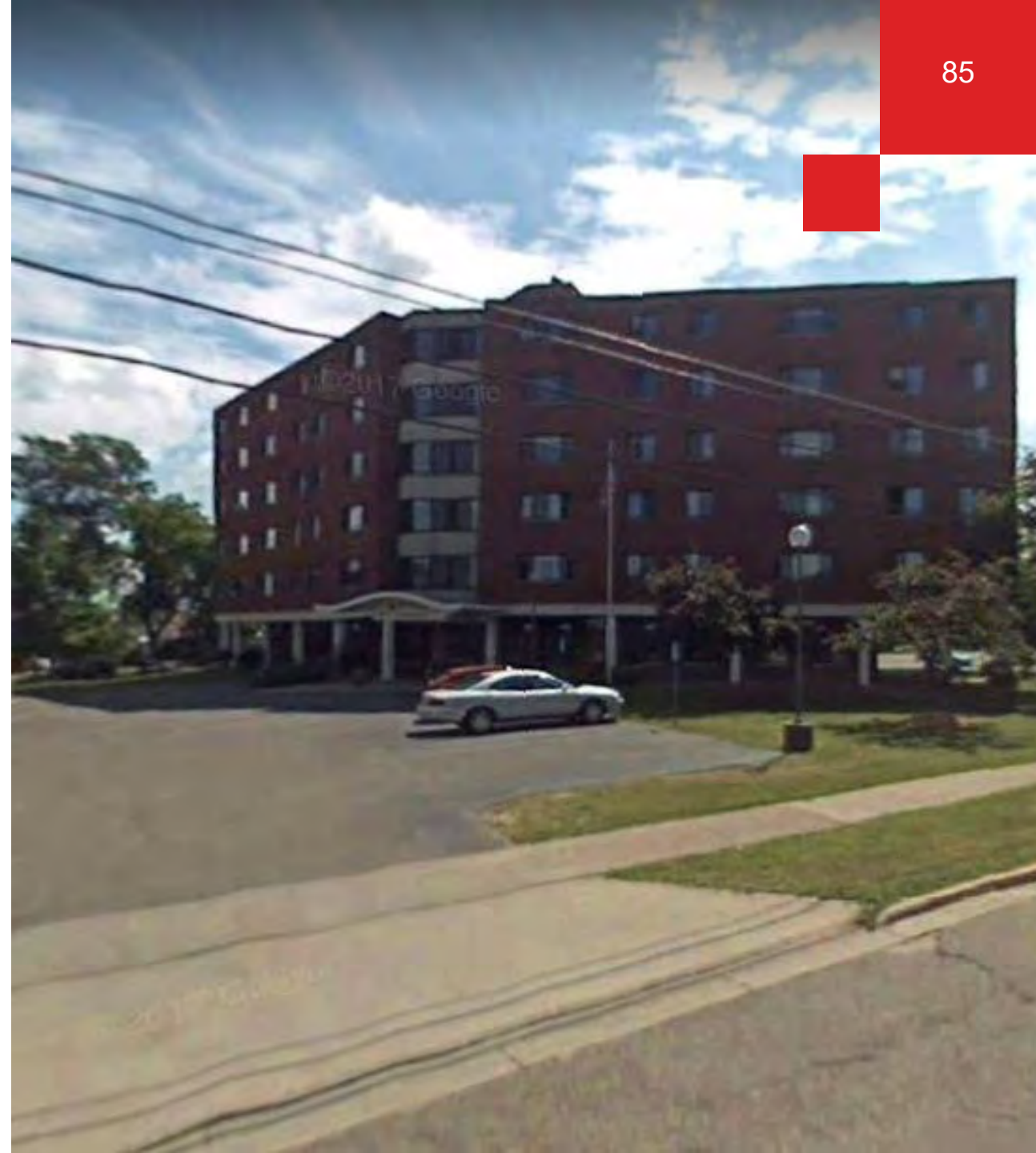
MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.



APARTMENT BUILDINGS

What you DON'T want:

- Buildings that do not align with street frontages
- Main entrances off of parking lots and located over 100 feet from the sidewalk
- Buildings that do not meet the ground plane
- Building that are out of character with the neighborhoods in which they are located



APARTMENT BUILDINGS

What you DO want:

- Rich building materials
- Building with proximity to and alignment with street frontages
- Well proportioned facades
- Elevated first floors for the privacy of interior spaces
- Well articulated entryways



APARTMENT BUILDINGS

What you DO want:

- Residential buildings that serve as a transition to single-family neighborhoods
- Consistent building setbacks
- Reasonable and consistent building spacing





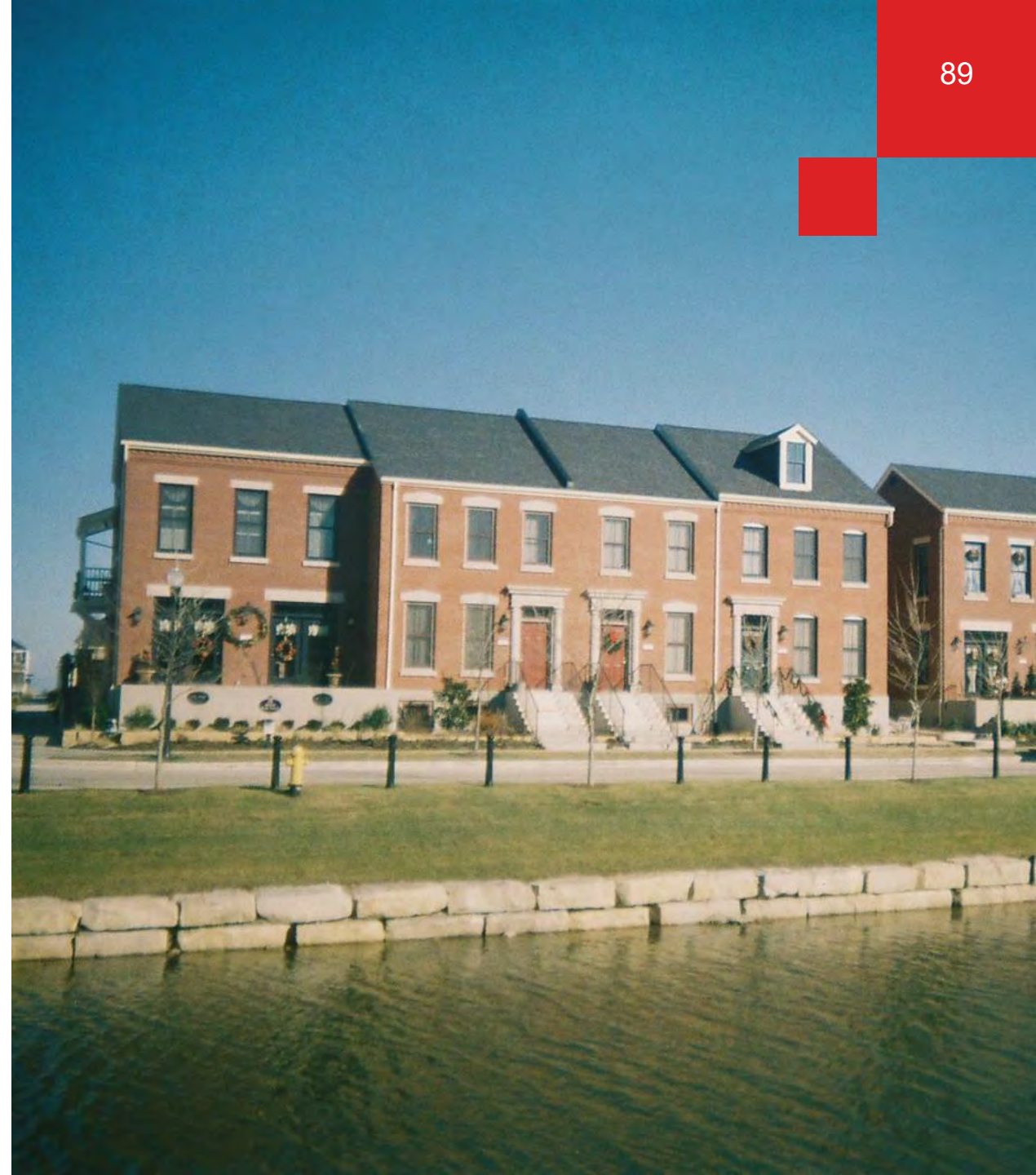
Rowhouses

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APARTMENT BUILDINGS

What you DON'T want:

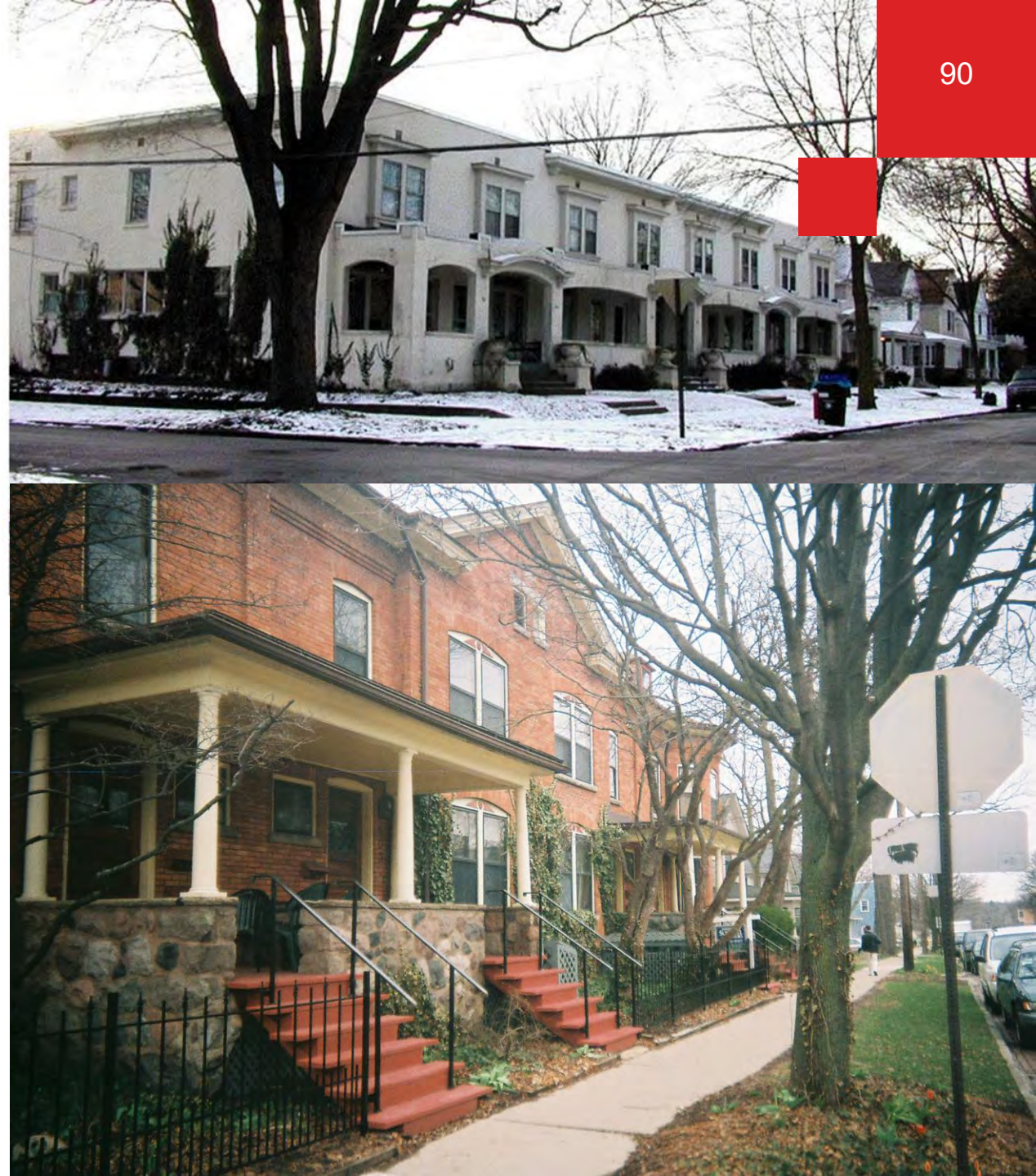
- Colonial east-coast vernacular
- Snooty elevated front doors
- Uniform facades w/ aligned cornices
- Building that are out of character with the neighborhoods in which they are located



ROWHOUSES

What you DO want:

- Mid-western vernacular
- Front setback
- Porch & yard frontage
- Well proportioned facades
- Elevated first floors for the privacy of interior spaces



ROWHOUSES

Inferences:

- We hope that these inferences are accurate
- However, while we are legally required to follow the preferences expressed in your master plan regarding multi-story, mixed-use buildings, we do have some flexibility regarding other building types
- Thank You





Facilitated Discussion

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FACILITATED DISCUSSION

Question...

- Imagine that you have been away from the Soo for 20 years, and you just came back.
- With the best hope in mind for your community, what does downtown look like in 20 years?
- Who lives downtown? What are they doing?
- What is the housing like? How are people getting around? What amenities are there?



FACILITATED DISCUSSION

Visioning

- *With the best hope in mind for your community, what does downtown look like in 20 years?*
- Write up to TWO ideas on Post-It Notes and try to sort them into these categories:
- Buildings & Districts
- Public Space & Streets
- Mobility & Parking
- Architecture & Materials



FACILITATED DISCUSSION

Visioning

- *With the best hope in mind for your community, what does downtown look like in 20 years?*
- Next, each group will pick their top TWO favorite ideas in each category.
- (A good way to do this is for all group members to draw a star on their four favorite ideas—no double voting!)
- The group spokesperson will affix their group's four Post-It Notes to the Idea Board and report them out to the audience.





Soo FBC Charrette

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MAY 8
TUESDAY

7:00 PM
Kick-Off Presentation

Learn about Form-Based Codes and share your vision for downtown over the next 20 years.

MAY 9
WEDNESDAY

9:00 AM
**Concept Plan and
Mental Mapping Workshop**

Share how you “see” and interact with your downtown today, and how you would like to in the future.

5:00-7:00 PM
Open Charrette Studio Hours

Feel free to stop by the studio and watch the team at work. Ask questions and provide your input and feedback. This is your Soo, and its future depends on you!

MAY 10
THURSDAY

9:00 AM
**Downtown
Walking Tour**

Walk the downtown with the consultant team and city staff. Participants will learn to identify and quantify what they like about downtown buildings, streets, and public spaces, to inform the Form-Based Code.

2:00 PM
**Site Plan
Development
Workshop**

Put on your virtual hard hat and participate in a simulation exercise of a hypothetical new downtown development governed by the Form-Based Code.

5:00-7:00 PM
**Open Charrette
Studio Hours**

Feel free to stop by the studio and watch the team at work. Ask questions and provide your input and feedback. This is your Soo, and its future depends on you!

7:00 PM
**Open House and
Work-In-Progress
Presentation**

Visit the charrette studio and give your feedback on the alternatives generated over the previous two days.

MAY 11
FRIDAY

9:00 AM
**Regulating Plan
Development Workshop**

Dive into the nuts and bolts of the Form-Based Code, as the feedback from the previous days gets synthesized into a regulating plan.

12:00 - 2:00 PM
Open Charrette Studio Hours

Feel free to stop by the studio and watch the team at work. Ask questions and provide your input and feedback. This is your Soo, and its future depends on you!

\$1.25



THE SAULT NEWS

SAULT STE. MARIE, MICH.

Visit daily at www.sooeveningnews.com

Wednesday, May 1, 2019



PHIL WENZEL/THE SAULT NEWS

Sault residents discuss zoning plan

Paul Lippens, a director of transportation and urban design for planning firm McKenna, speaks to the crowd at Tuesday evening's public workshop regarding form-based zoning.

Paul Lippens, a director of transportation and urban design for planning firm McKenna, speaks to the crowd at Tuesday evening's public workshop regarding form-based zoning.

develop ideas regarding what they would like to see downtown over the next two decades.

and possibly the infrastructure for more public transportation. They also liked the ideas of more bike- or pedestrian-friendly areas, narrow-

Commission hikes parking garage fees

By SCOTT BRAND
sbrand@sooeveningnews.com

SAULT STE. MARIE — After much discussion on the topic while working on the 2018-19 budget, the Sault Ste. Marie City Commission finalized the numbers on Monday, approving rate hikes for downtown parking.

"I don't think these fees are out of line at all," said Commissioner Kathy Twardy.

Commissioner Don Gerrie, serving as Mayor Pro Tem in the absence of Mayor Tony Bosbous, reviewed historical data for consideration. "It's not where the fees would have been," he said, pointing out the projected increase detailed at the time the parking garage was constructed. "I think it's closing the gap a bit."

The commission unanimously approved the rates for the parking deck, effectively raising the price of an annual permit from \$300 to \$325 per year. A similar \$25 increase was also tacked on for those who utilize the specific space option going from the current rate of \$600 per year to \$625.

The price of a quarterly permit will jump from \$90 to \$95, and monthly permits will increase from \$35 to \$40.

The daily rate was set at \$1.25 per hour with a maximum of \$35 per day.



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n Cook

Collabo



Mental Map

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Group Activity

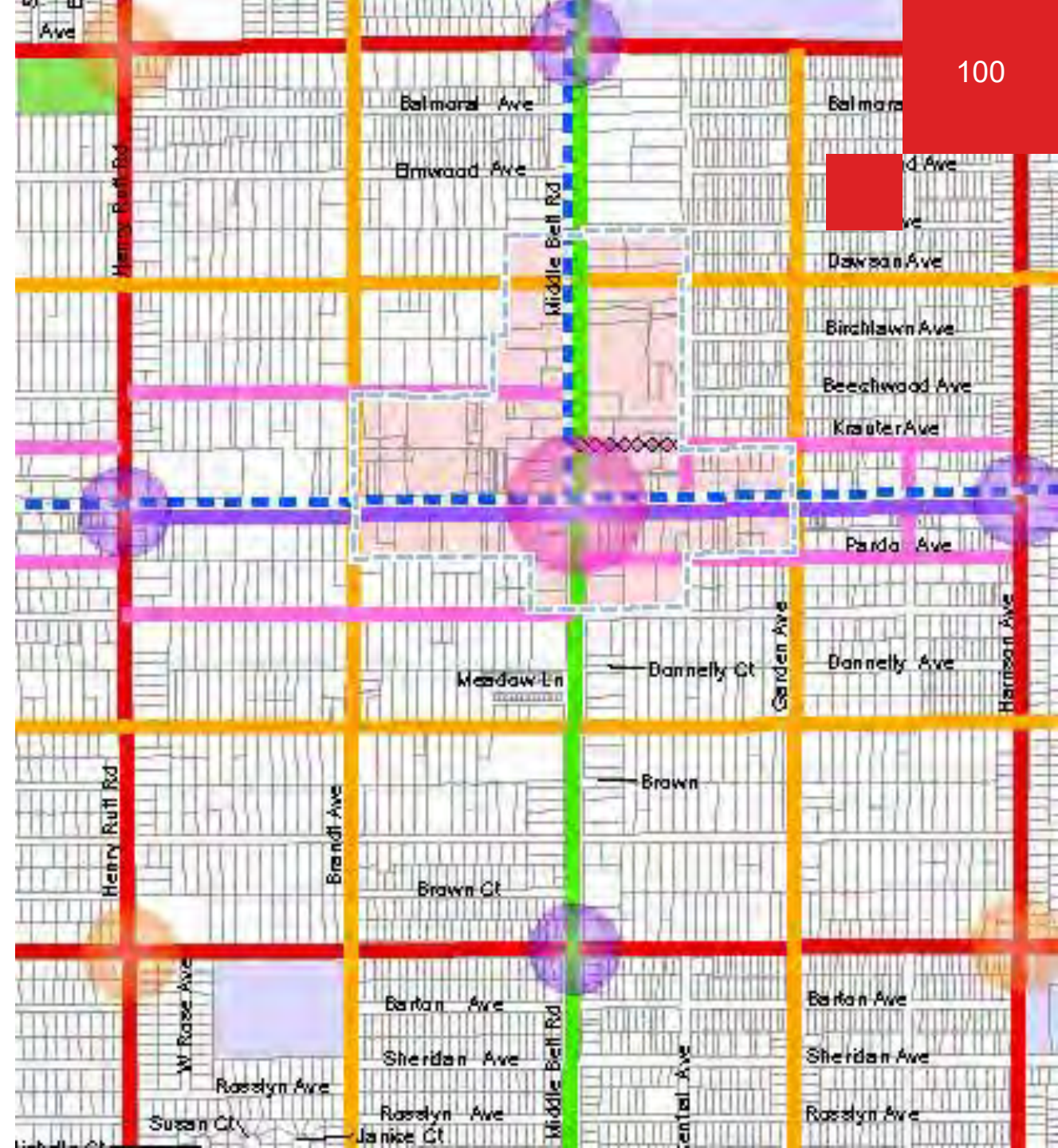
Mental Map

Make a Mental Map of Downtown

Report Out

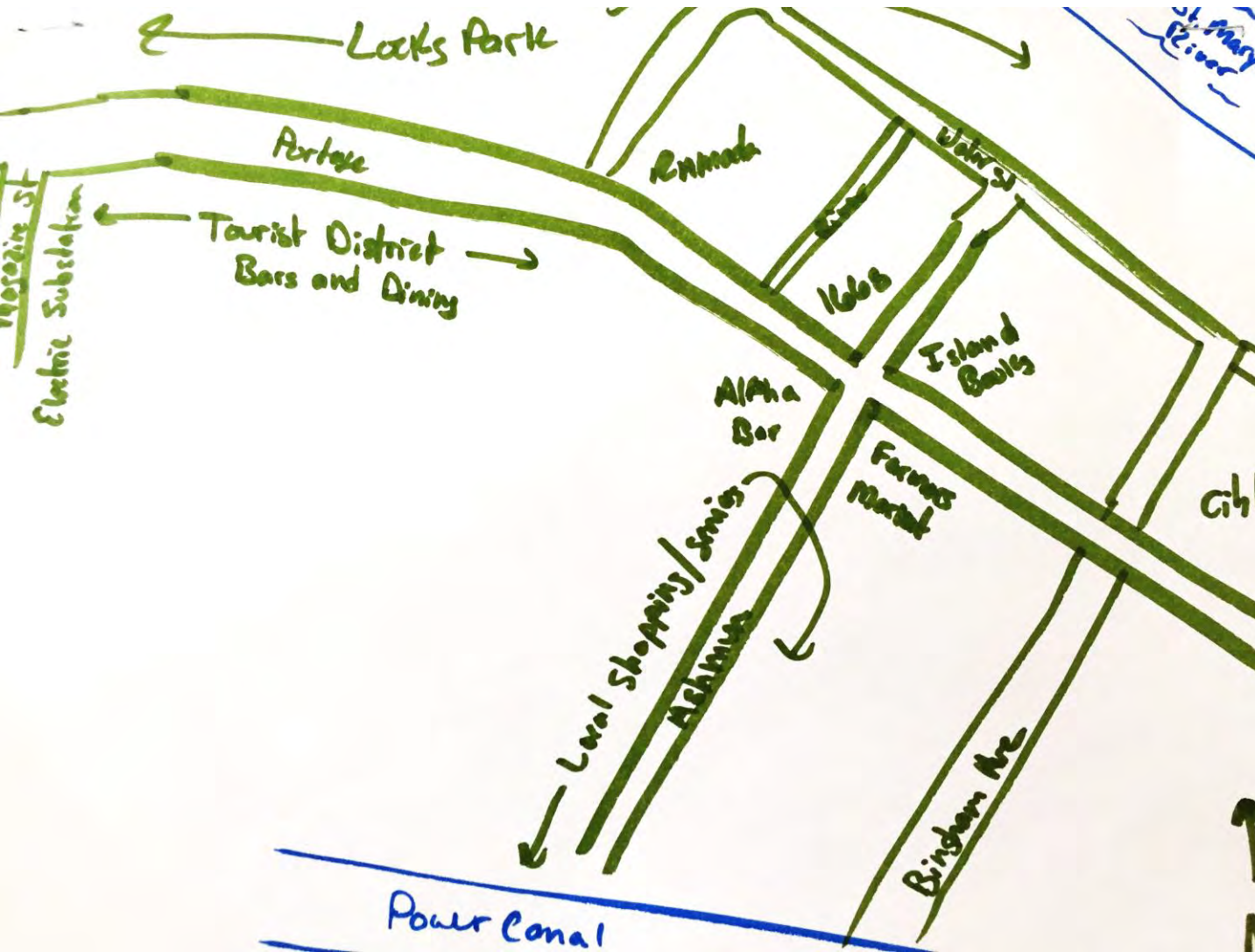
Please Mark the following on your map!

- Favorite Places (1-5) Green Circle
- Favorite Shopping Streets (Orange)
- Favorite Walking Streets (Green)
- Barriers (1-5) Red X
- Opportunity Sites (1-5) Blue circle
- Public Spaces (1-5) Purple



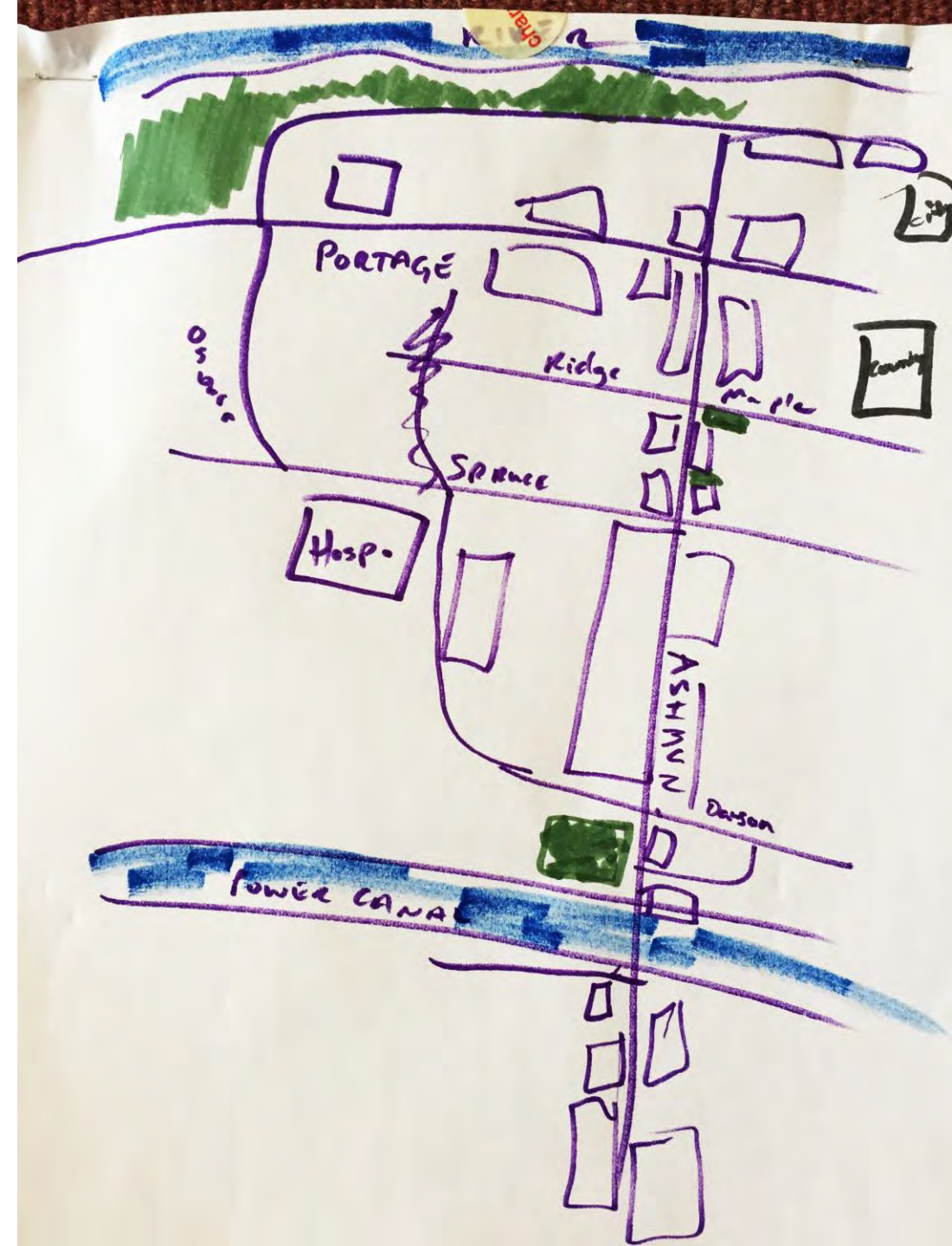
Group Activity

Mental Map



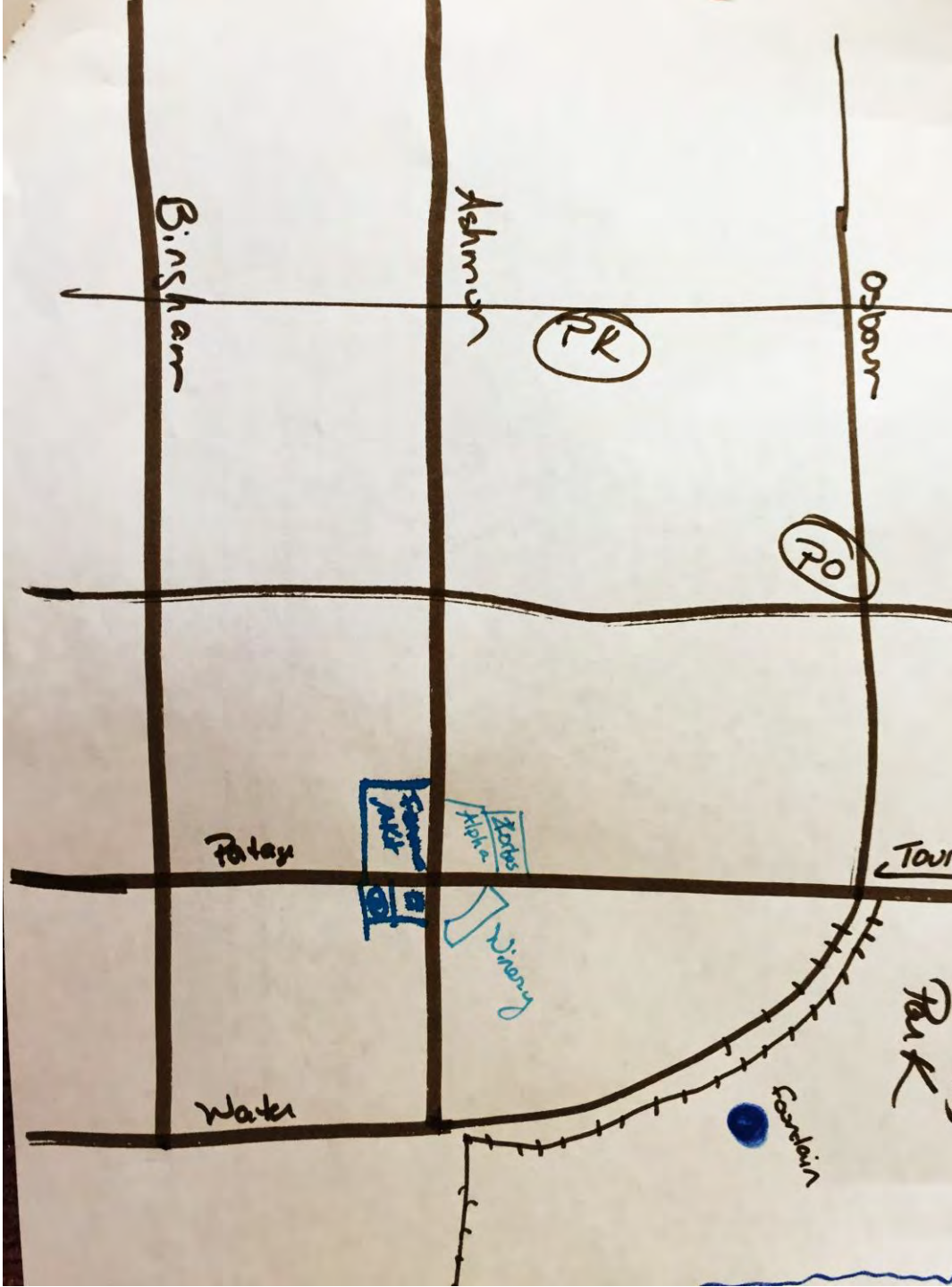
Group Activity

Mental Map



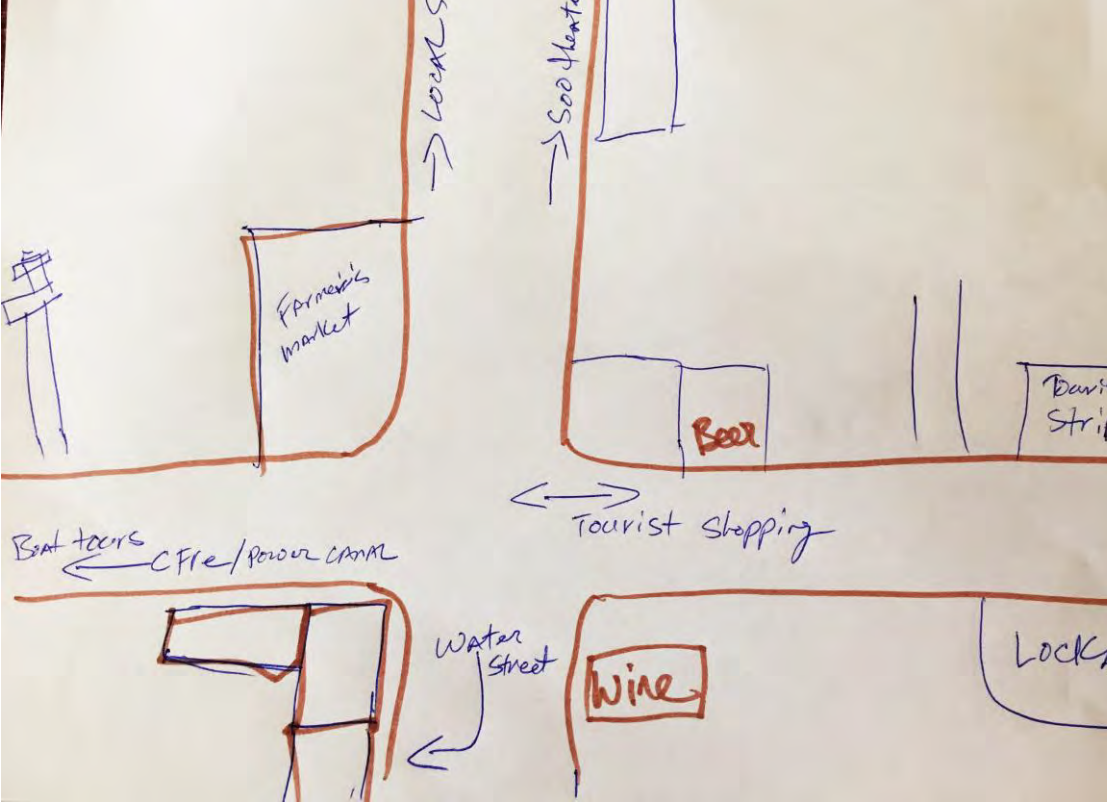
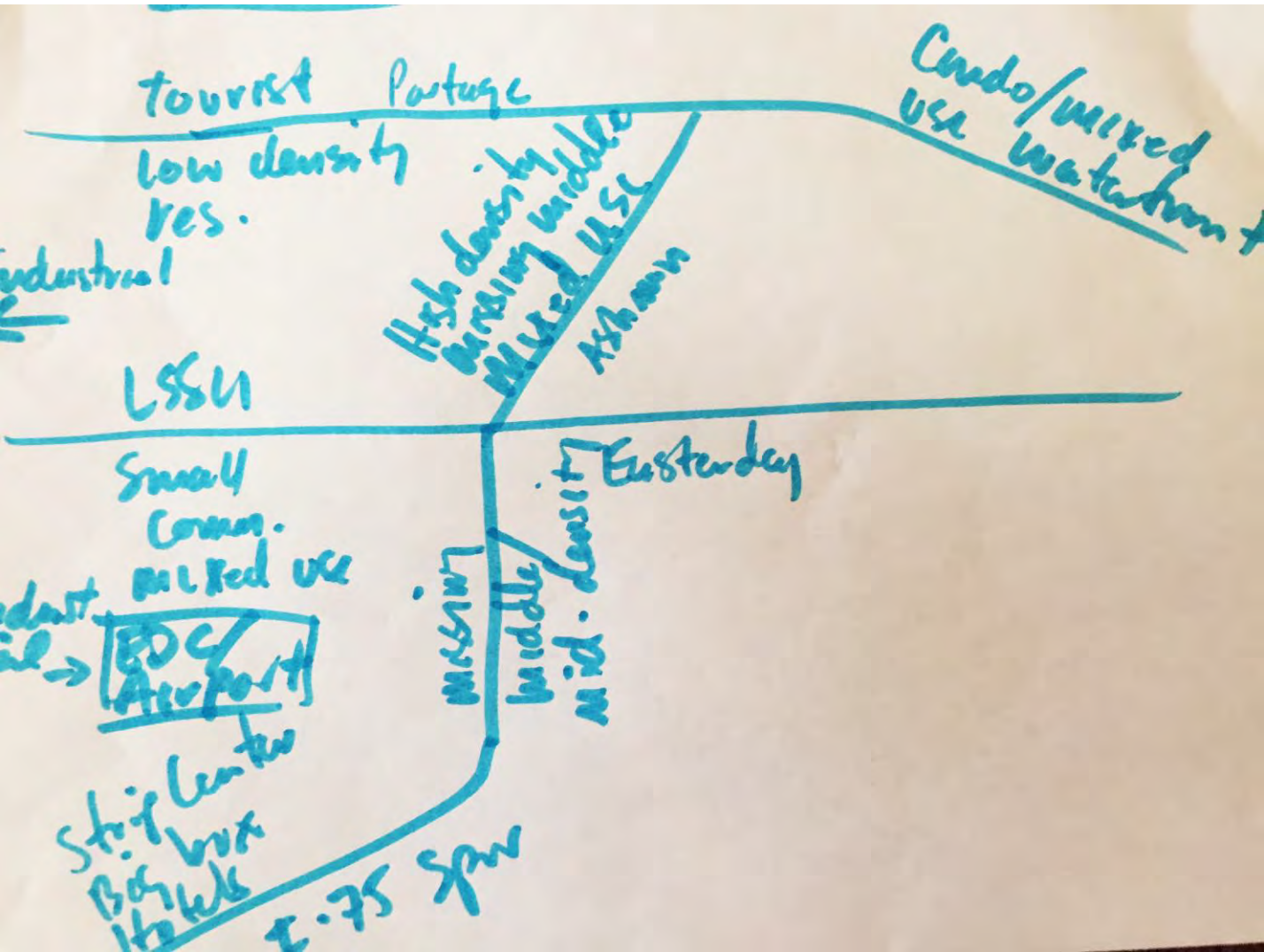
Group Activity

Mental Map



Group Activity

Mental Map





Character Plan

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Group Activity

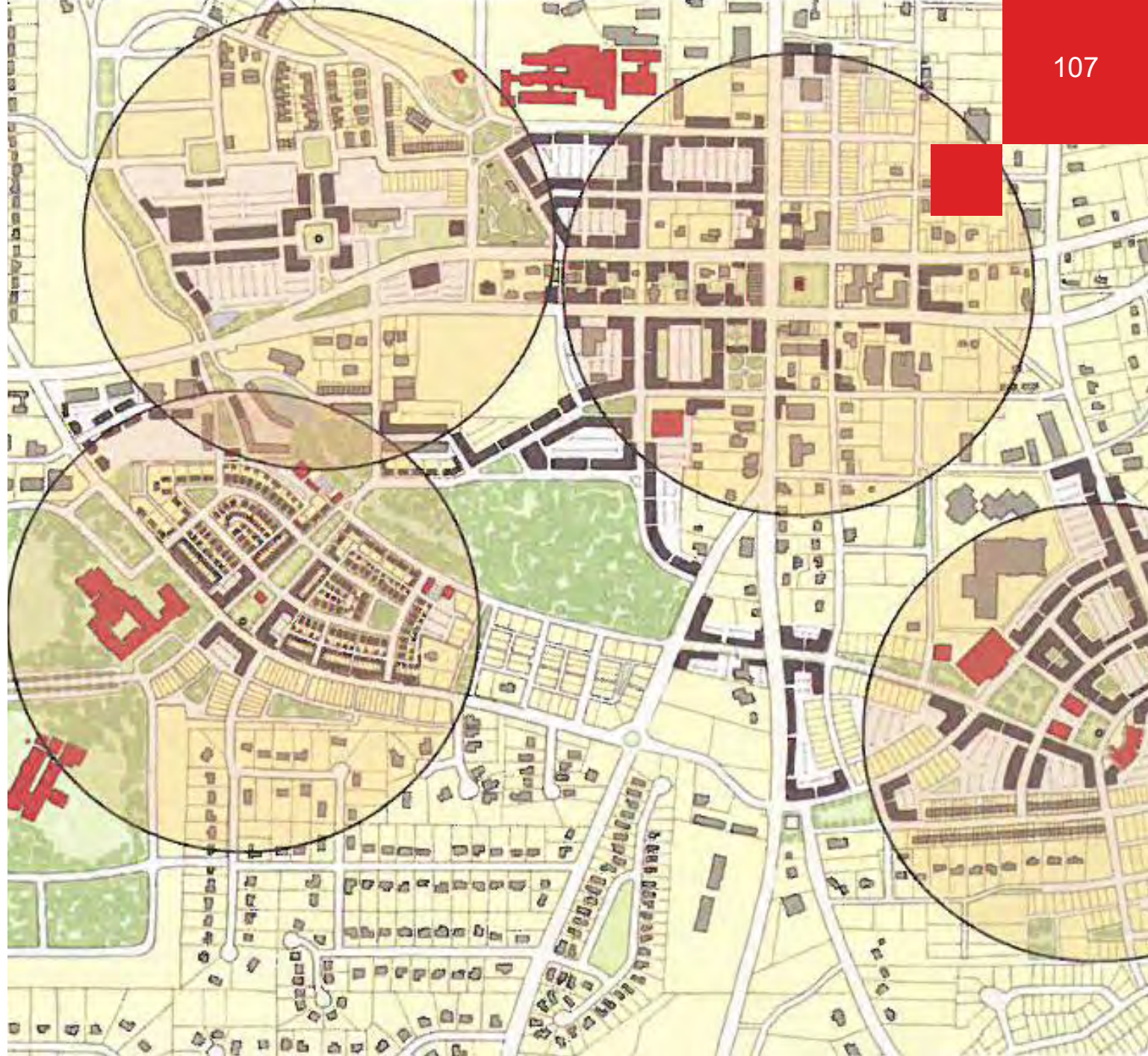
Character Plan

With a trace overlay explore

- Character Districts
 - ✓ Blobs
- Corridor Types
 - ✓ A, B, C Streets
- Gateway Locations
 - ✓ Big Star
- Desire Lines
 - ✓ Important Connections

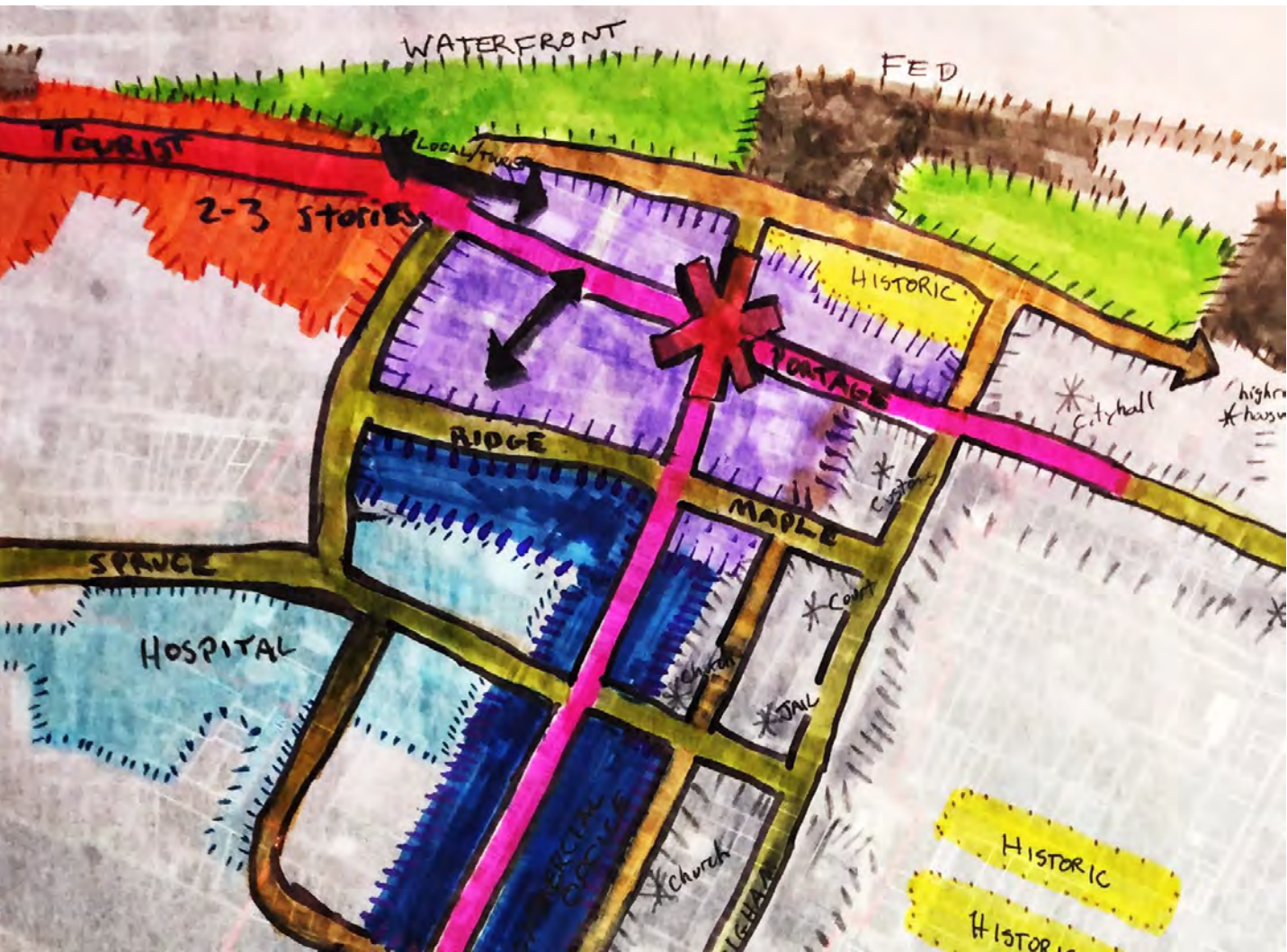
Discussion

- Current and future uses
- What is needed in each district?



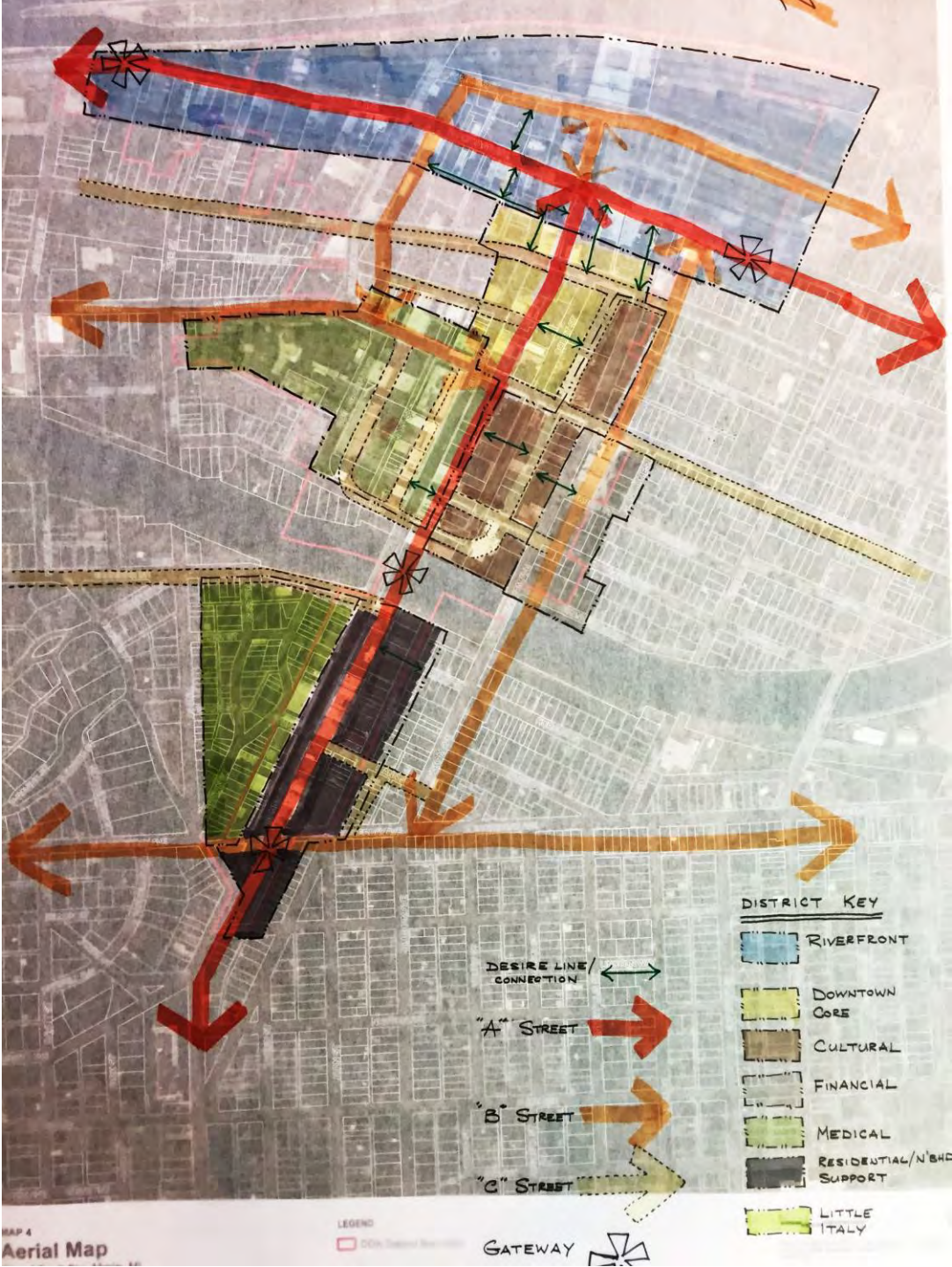
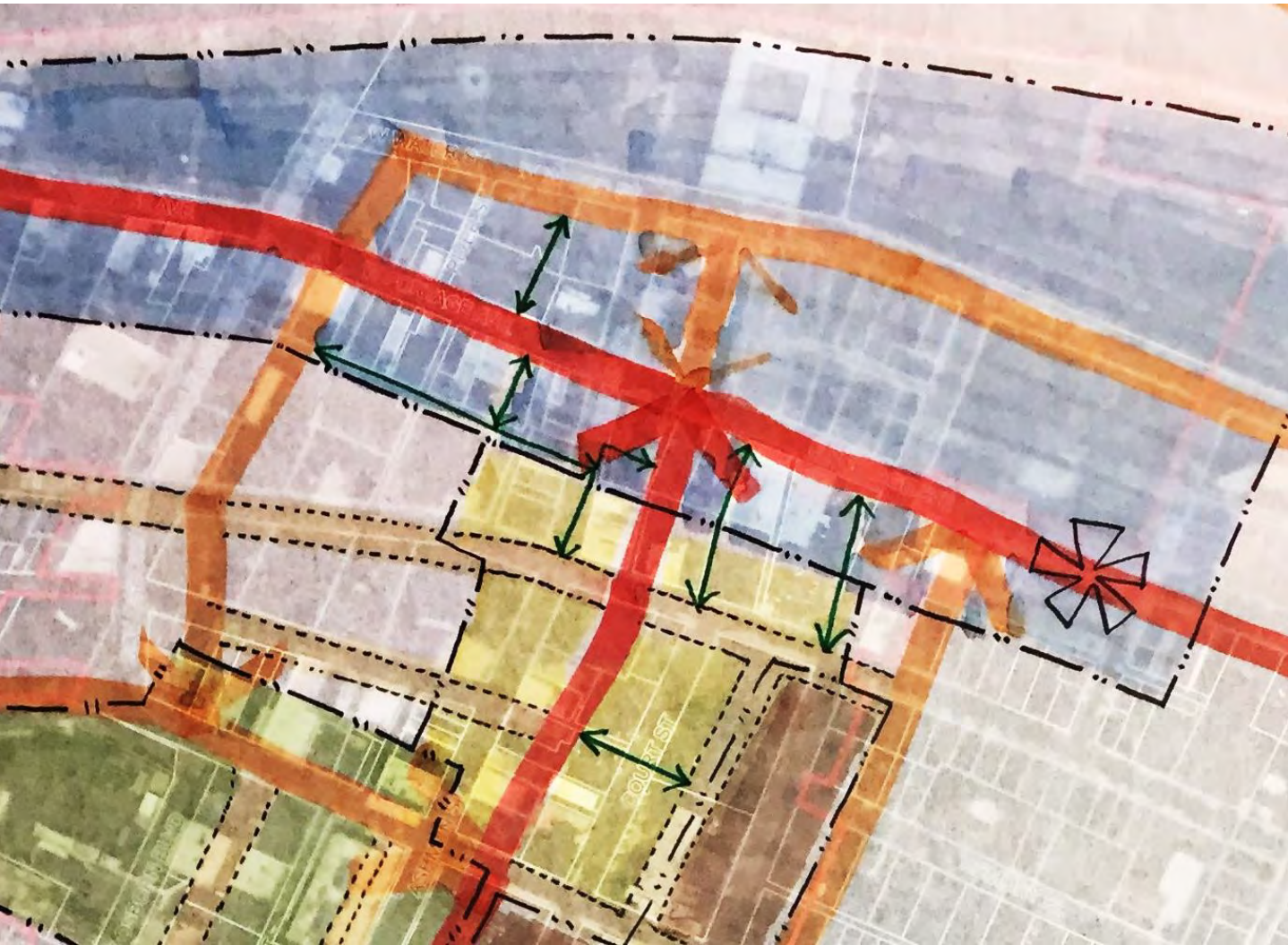
Group Activity

Character Plan



Group Activity

Character Plan



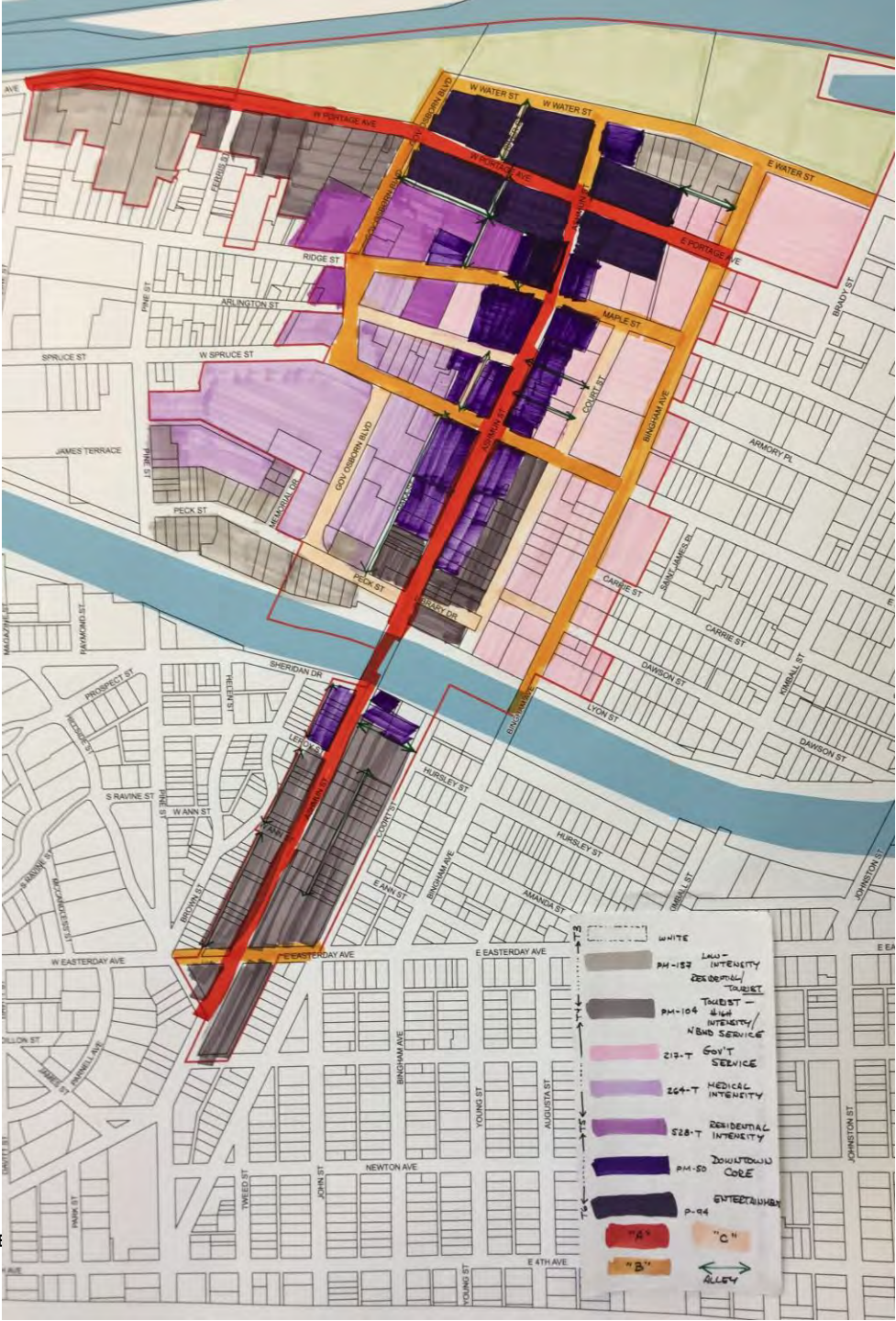
Group Activity

Character Plan

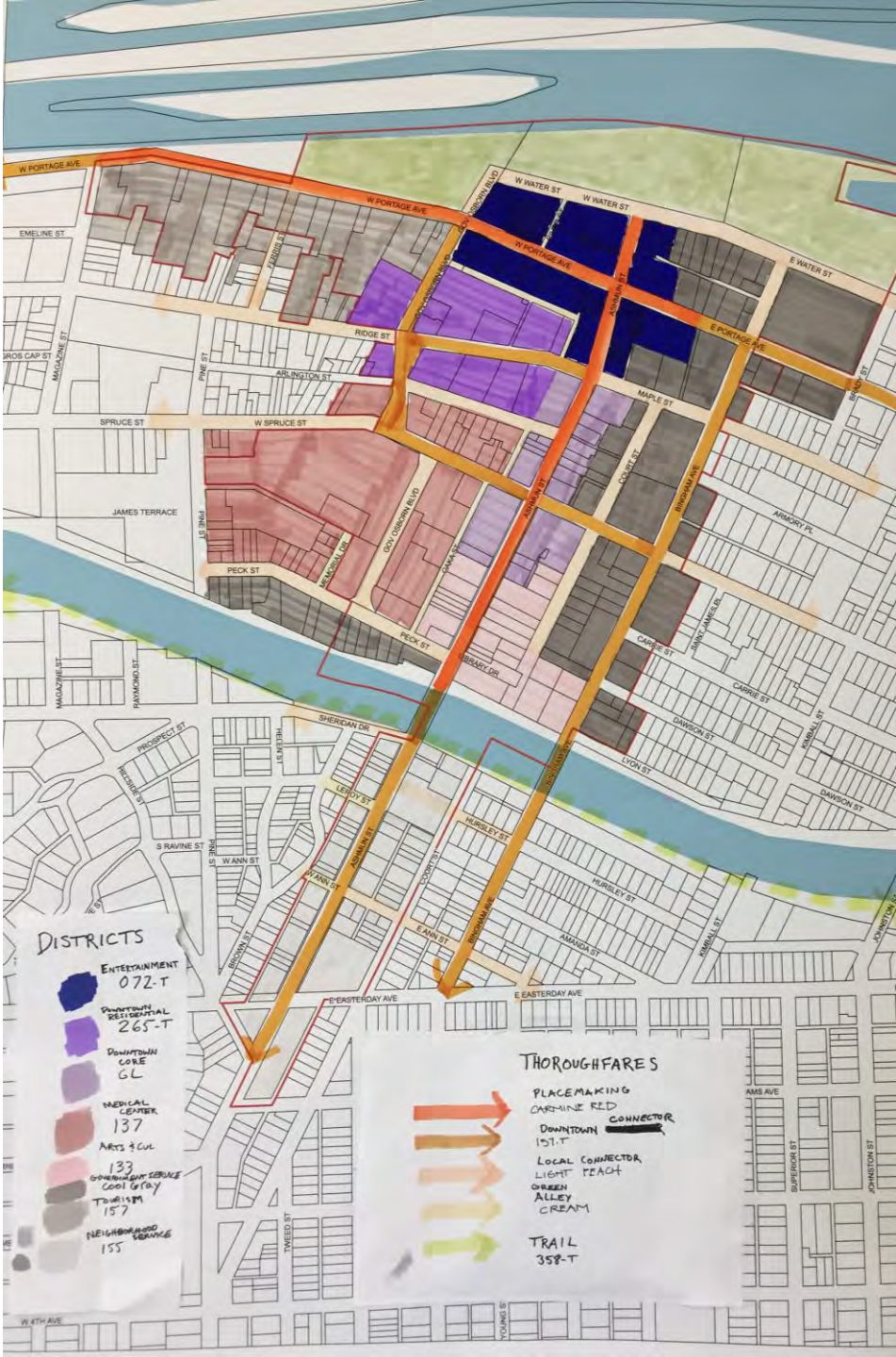


Group Activity

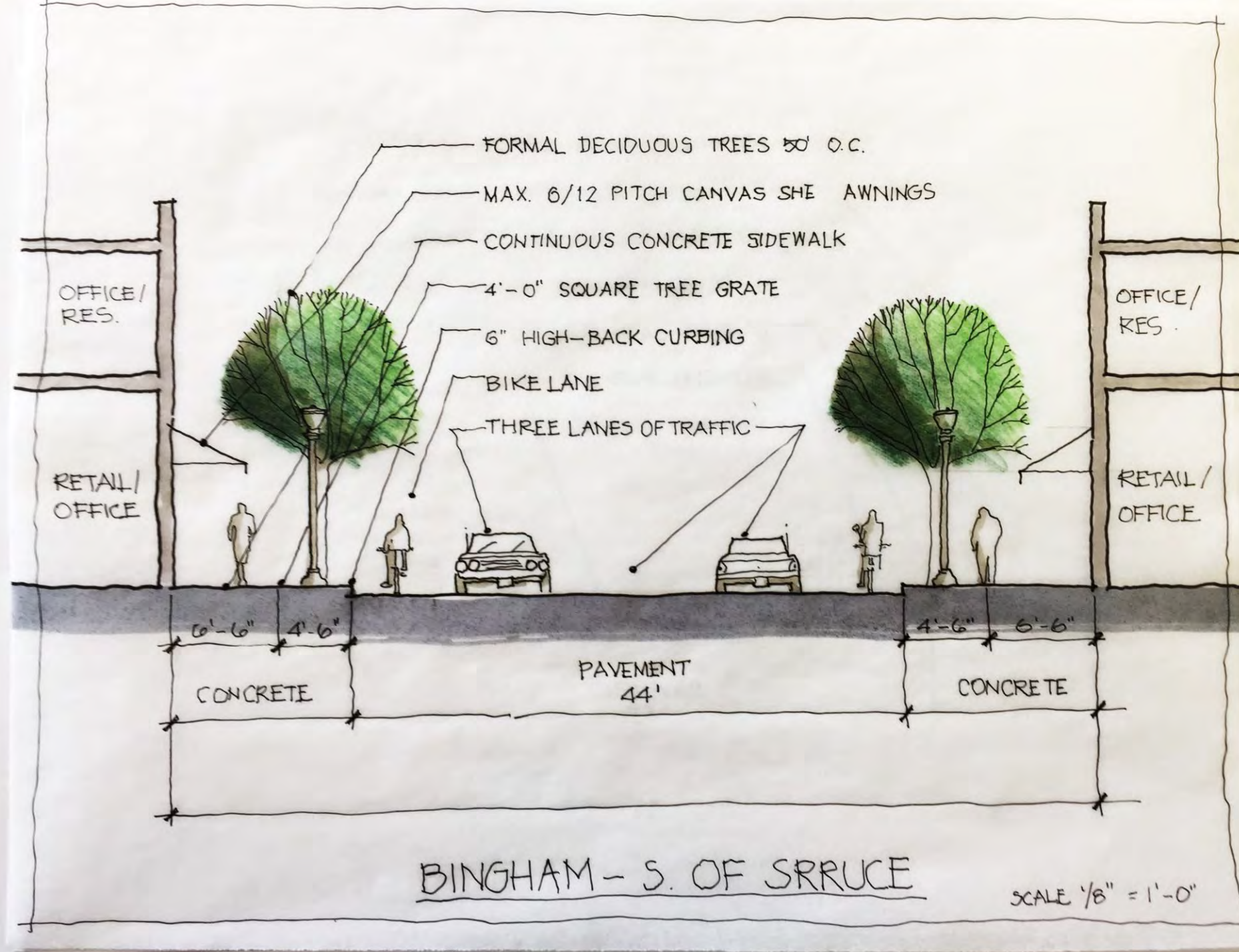
Regulating Plan



DOWNTOWN SAULT STE MARIE FORM-BASE



Streets Plan





Big Ideas

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Big Ideas for the Soo

Architecture and Materials

- Buildings with historic materials that are also highly efficient (6)
- Historic buildings rehabbed, new architecture flexible and unique (4)
- Stone and other historic materials (4)
- High percentage of windows/ transparency on first floor (3)
- Consistency (2)
- Zero setbacks/ build to sidewalks (2)
- Revitalize all current historic buildings (2)
- Provide incentives for building owners to conform to code (2)

Big Ideas for the Soo Streets and Public Space

- Splash pad/ skating rink (5)
- Rear of buildings and alleyways safe, well-lit, inviting, vibrant and walkable (4)
- Narrow streets on Portage and Ashmun to accommodate angle parking (4)
- Clean renewable streets. Blacktop and cobblestone (4)
- Fill streets with more activity (3)
- Utilize smaller pocket parks and alley ways for public zones with tables, chairs, lights, music, etc. (3)
- Paint the Ashmun Bridge (2)

Big Ideas for the Soo

Mobility and Parking

- Infrastructure for public transportation and universal accessibility. Access to all downtown properties with great lights (6)
- Streetcar (5)
- Bike/ walking trails all through city (5)
- Create better traffic flow
- Efficient parking. Increase efficiency on street and less surface lots (4)
- Bike friendly, multi-modal focus with less cars (2)

Big Ideas for the Soo Buildings

- Upper level residential housing downtown (6)
- Appropriate infill buildings with more mixed-use (5)
- Demolish vacant and dilapidated buildings (5)
- Mixed-use buildings (5)
- Repurpose city-owned pocket parks on vacant lots for new construction (4)
- Construct buildings to the sidewalk (4)
- Zero vacancy in downtown with all buildings rehabilitated (3)
- Shopping districts with unique shops and more bars/ restaurant (3)
- Higher density (2)
- More windows open to viewing (2)
- Historic character (2)
- Inviting lighting in downtown. Light up bridge to downtown (2)



SWOT

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Architecture and Materials

• **Strengths**

- ✓ Quantity of unique stone architecture (Jacobsville sandstone)
- ✓ Late 1800s-early 1900s buildings in good condition
- ✓ Local architecture that is unique and legible
- ✓ National Historic District designation

• **Opportunities**

- ✓ Infill potential
- ✓ Rehab (past success and pipeline)
- ✓ Development momentum that is tangible and growing
- ✓ Branding Sault Ste Marie as a historic city
- ✓ Potential with historic architecture tourism

• **Weaknesses**

- ✓ Burned/ blighted buildings create gaps in urban fabric
- ✓ Poorly executed urban renewal (Hantz block)
- ✓ Recessed entries that do not sit at the street
- ✓ Architectural detailing removed and sloppy efficiency fixes put into place
- ✓ No architects locally. Engineers doing design work
- ✓ Lack of love for historic architecture among design professionals- focus on efficiency and speed
- ✓ Properties undervalued and not well-maintained

• **Threats**

- ✓ Property owners who won't change, maintain or sell
- ✓ Climate
- ✓ Pervasive climate of low expectations stemming from lack of concern/ long-term vision
- ✓ Weak economy makes investment in architecture difficult
- ✓ Future loss of historic architectural stock (demo by neglect)
- ✓ Ignorance of the value of the building stock

Streets and Public Space

• **Strengths**

- ✓ Easy to move around. Intact street network
- ✓ Walkable
- ✓ Recent investment into reconstruction of numerous streets in downtown
- ✓ Relatively low traffic volumes
- ✓ On-street parking
- ✓ Ample parking

• **Opportunities**

- ✓ Make the streets bike friendly
- ✓ Creative updates to bump outs
- ✓ Better snow removal on sidewalks
- ✓ 100 block W. Portage—getting behind solid building wall an issue
- ✓ Enhance existing pass throughs/ pedestrian connections (lighting, signage, visuals, etc.)
- ✓ Improve on street parking

• **Weaknesses**

- ✓ Tired out streetscape
- ✓ Winter
- ✓ Fixed right of way
- ✓ Multiple authorities controlling downtown streets
- ✓ Slight issue with pedestrian and street interaction at crosswalks, etc.
- ✓ Not bike friendly in certain areas
- ✓ Multiple dead-end streets
- ✓ Narrow sidewalks in certain areas (Ashmun from Spruce to Portage)

• **Threats**

- ✓ Lack of funding
- ✓ Competing priorities between modes
- ✓ Multiple jurisdictional control—coordination between agencies
- ✓ Access and use coordination with federal spaces

Mobility and Parking

• Strengths

- ✓ Plentiful and cheap parking
- ✓ Compact downtown that is easy to get around
- ✓ Grant funding for bicycle infrastructure
- ✓ Not many physical barriers (Immediate downtown is flat)
- ✓ Parking structure
- ✓ Bridges accessible for bike and pedestrian—difficult for multiple people passing
- ✓ Low crime

• Opportunities

- ✓ Area for bike lanes on Bingham Bridge
 - ✓ 3 lane cross section
- ✓ Plentiful public property can be used to create connectivity
- ✓ Transit (could also be a financial burden)
- ✓ Utilize trolley route with small shuttle
- ✓ Education on different modes of transit

• Weaknesses

- ✓ Lots of parking, but not always in the right places
- ✓ People can't find where parking is located
- ✓ Parking systems outdated-not reflecting current usage
- ✓ Oversized parking spaces
- ✓ Parking structure (financial burden on city)
- ✓ Puddles and debris on bridge
- ✓ Majority parking lots at end of useful lives (surface)

• Threats

- ✓ People don't want to park and walk
- ✓ Snow
- ✓ Lack of public restrooms
- ✓ Lack of funding
- ✓ Office uses closed on weekends create gap in streetwall
- ✓ Variable employee base downtown changes parking needs

Buildings and Districts

• **Strengths**

- ✓ Several multi-story/ mixed-use buildings standing
- ✓ Clear districts /defined character
- ✓ Transitions between districts relatively smooth
- ✓ Renovations show potential in existing stock
- ✓ Durable structures in downtown that are resilient
- ✓ 100% occupancy in residential that is downtown

• **Opportunities**

- ✓ Vacant upper floors
- ✓ Vacant storefronts
- ✓ Space for new construction/ in-fill
- ✓ Compliment existing character
- ✓ Lots of lovely locations
- ✓ Renewed interest in residential usage in downtown

• **Weaknesses**

- ✓ Cheap in-fill buildings in last half century
- ✓ Quick fixes on historic structures
- ✓ High poverty rate among downtown residents (89%)

• **Threats**

- ✓ Slow market (for commercial)—slow improvements. Need to be strategic with long-term planning
- ✓ Inflated idea of worth of properties on part of property owners
- ✓ Financial inability of property owners to invest in buildings to increase value
- ✓ Property owners content with current state of buildings
- ✓ Lack of curb appeal and education on how to operate a good business environment
- ✓ Locks district highly seasonal



Walking Precedents

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Group Activity

Walking Precedents





Walking Precedents

Window and Doors

Window recess depth: _____

Window glass color/ transparency? _____

Window frame material: _____

Exterior sill material: _____

Exterior sill height: _____

Door recess depth: _____

Site Elements

Setbacks

Front: _____

Side: _____

Rear: _____

Encroachments (awnings, steps, etc.)

Type: _____

Depth: _____

Sidewalk width

Front: _____

Side: _____

Curb height: _____

Architectural drawing of an apartment building facade. The drawing shows a two-story building with a central entrance and several windows. Dimensions are provided for various elements: window widths (1'5", 5'9", 1', 5'9", 2'6"), window heights (4'2", 8'6"), door width (9'4"), and setbacks (3'0"-1'2", 2'7"-1'2", 3'4", 1'5"). A small square element is shown at the bottom center with dimensions 2'0" and 3'4".

Signs

Height of address letters: _____

Building & Materials

Brick color: _____

Mortar color: _____

Individual brick course width, including mortar: _____ Duplex: 8-1/2" Fourplex: 8-1/8"

Height of three brick courses, including mortar: _____ Duplex: 8-1/4" Fourplex: 8-1/2"

Building material: _____

Trim material: _____

Change in building materials

Vertical: _____

Horizontal: _____

Building depth: _____

Building width: _____

Stair

Stainway material: _____

Stair depth: 1'2"

Stair height: _____

Handrail material: _____

Handrail height: _____

Number of stairs: _____

Apartment Building

Walking Precedents

Architecture and Materials

1.2

Building & Materials

Height of brick or stone
courses, including mortar: _____

Building material: _____

Trim material: _____

Building depth: _____

Building width: 26'9"

Window and Doors

Window recess depth: 5"

Window glass
color/ transparency? _____

Window frame material: _____

Exterior sill type: Alum. clad

Door recess depth: _____

Sill height: 3"

Signs

Methods of Exterior
Sign Lighting: NeonSq. Ft. of window lettering and/or
interior neon sign: _____Height of address
letters: _____Sq. Ft. of credit card decals
and advertisements: _____

Site Elements

Setbacks

Front: 0"

Side: _____

Rear: _____

Encroachments (awnings, steps, etc.)

Type: _____

Depth: _____

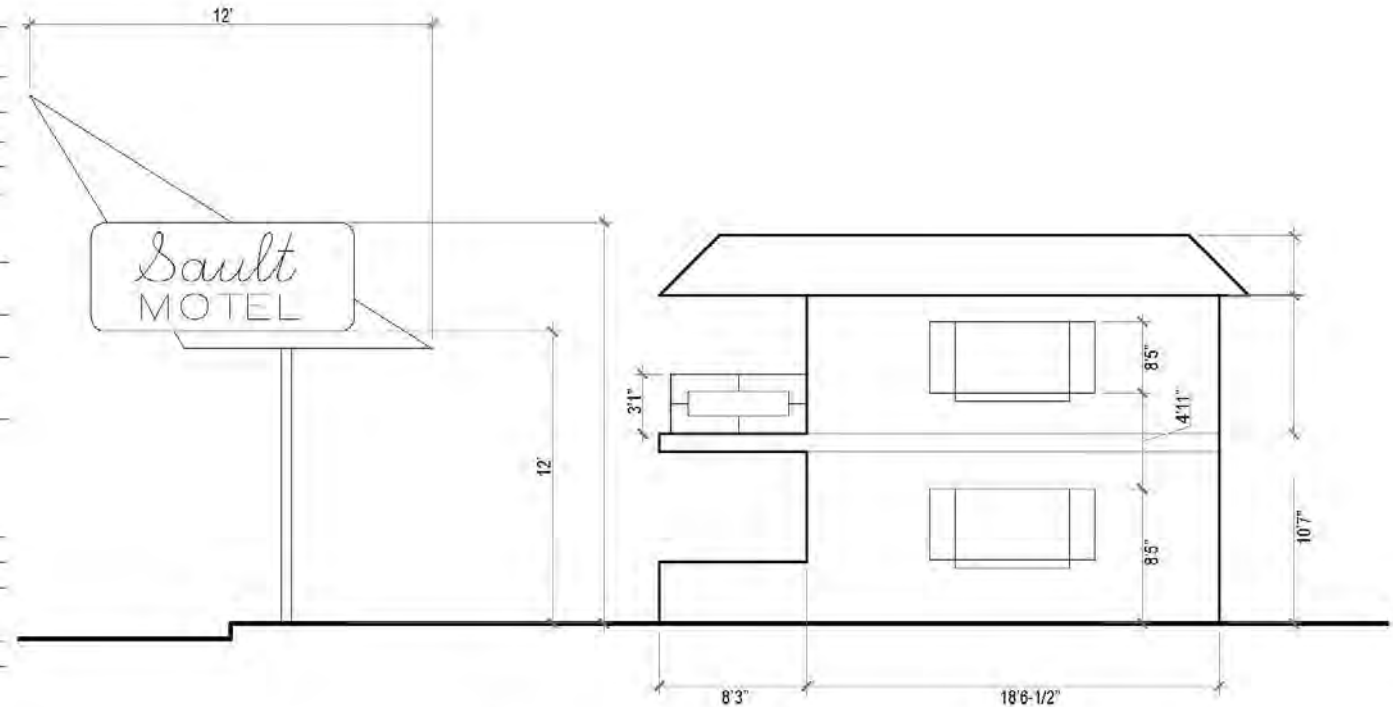
Sidewalk width

To brick pavers: 7'6"

Front: To curb: 12'7"

Side: _____

Curb height: 6-1/2"



Motel



Walking Precedents

Architecture and Materials

Window and Doors

Window recess depth: _____
Window glass color/ transparency? _____
Window frame material: _____
Exterior sill type: _____
Exterior sill height: _____
Number of windows extended around side of building: _____
Number of tenant spaces: _____
Door recess depth _____
Door 1: _____
Door 2: 7' _____
Distance between rear of building and side door: _____

Site Elements

Setbacks
Front: _____
Side: _____
Rear: _____
Encroachments (awnings, steps, etc.)
Type: _____
Depth: _____
Sidewalk width
Front: _____
Side: _____
Curb height: _____

Building & Materials

Brick color: _____
Mortar color: _____
Individual brick course width, including mortar: 8-3/8" _____
Height of three brick courses, including mortar: 8" _____
Building material: _____
Trim material: _____
Change in building materials
Vertical: _____
Horizontal: _____
Building depth: _____
Building width: _____
Width of first floor plate glass area: _____
Height of first floor plate glass area: _____
Height of largest brick face without break or relief (Estimated): _____
Width of largest brick face without break or relief (Estimated): _____

Signs

Methods of Exterior Sign Lighting: _____
Sq. Ft. of window lettering and/or interior neon sign: _____
Height and area (one side) of projecting signs: _____
Height of construction date figures: _____
Height of address letters: _____
Sq. Ft. of credit card decals and advertisements: _____
Awning height: 8'3" _____



Mixed-Use Building

Walking Precedents



Building & Materials
Brick color: _____
Mortar color: _____
Individual brick course width, including mortar: 8-1/2"
Height of three brick courses, including mortar: 8-3/8"
Building material: _____
Trim material: _____
Change in building materials
Vertical: _____
Horizontal: _____
Building depth: _____
Building width: _____
Height of largest brick face without break or relief (Estimated): _____
Height of largest brick face without break or relief (Estimated): _____

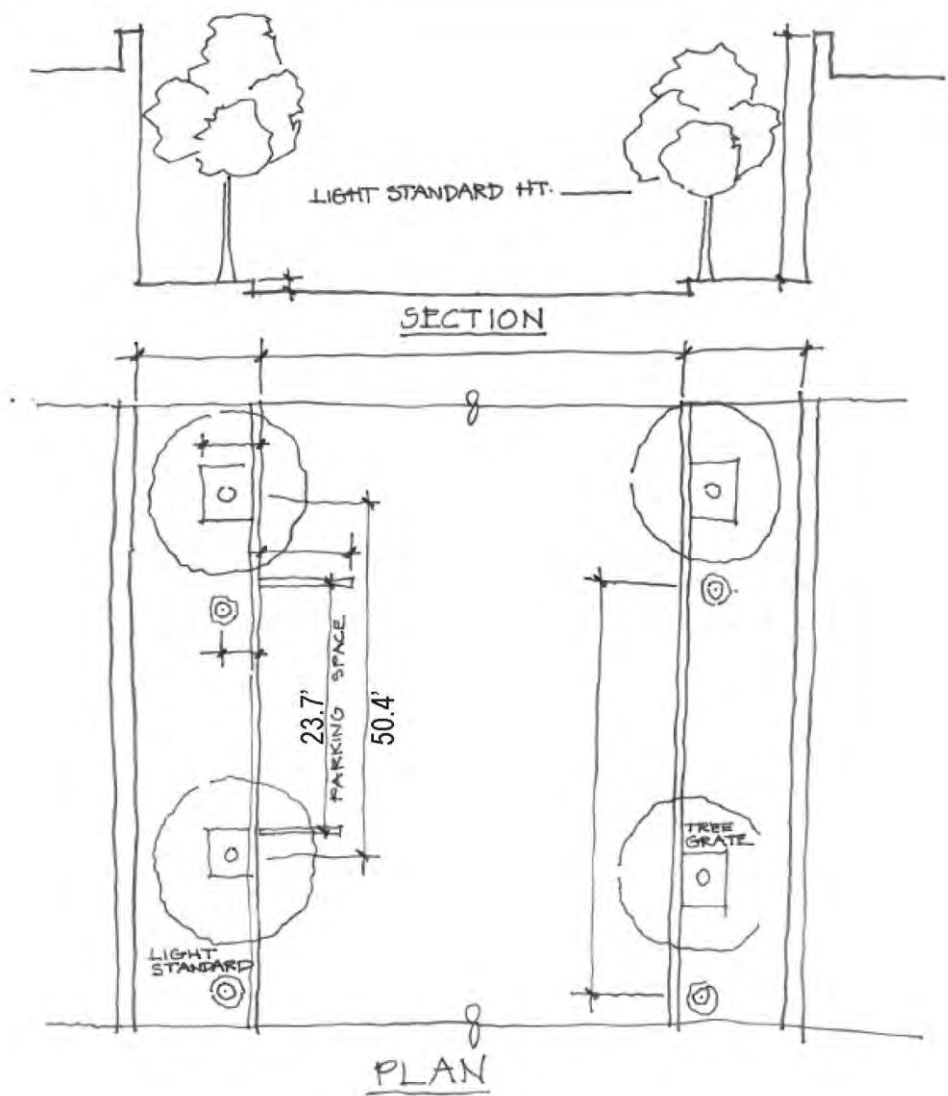
Window and Doors
Window recess depth: 4"
Window glass color/ transparency? _____
Window frame material: _____
Exterior sill type: _____
Exterior sill height: _____
Door recess depth: _____

Signs
Methods of Exterior Sign Lighting: _____
Sq. Ft. of window lettering and/or interior neon sign: _____
Height and area (one side) of projecting signs: _____
Business sign height: _____
Business sign width: _____
Height of address letters: _____
Sq. Ft. of credit card decals and advertisements: _____

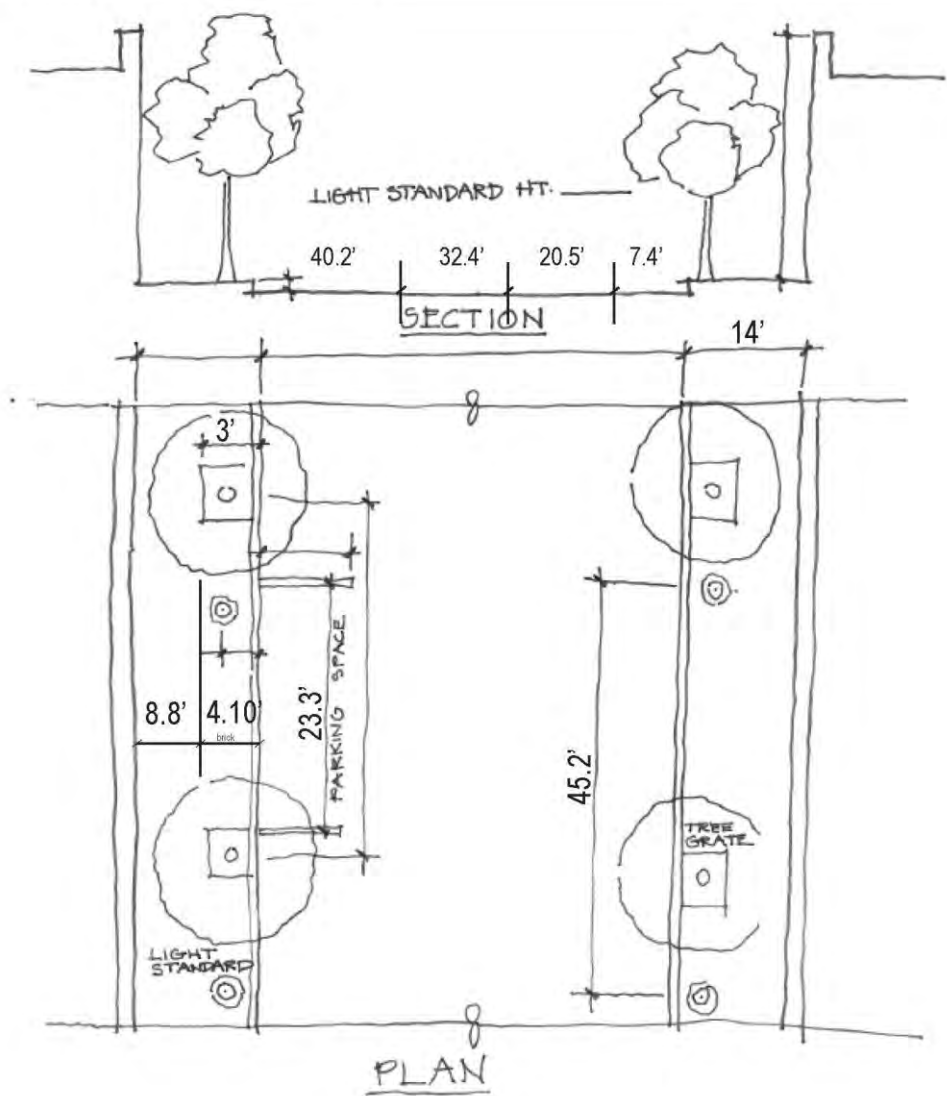
Site Elements
Setbacks
Front: _____
Side: _____
Rear: _____
Encroachments (awning, steps, etc.)
Type: _____
Depth: _____
Sidewalk width
Front: _____
Side: _____
Curb height: _____

The drawing shows a multi-story building facade with a grid of windows. The ground floor features arched windows and a central entrance. Dimensions are provided for setbacks, window heights, and door widths. The word 'Hotel' is written below the drawing.

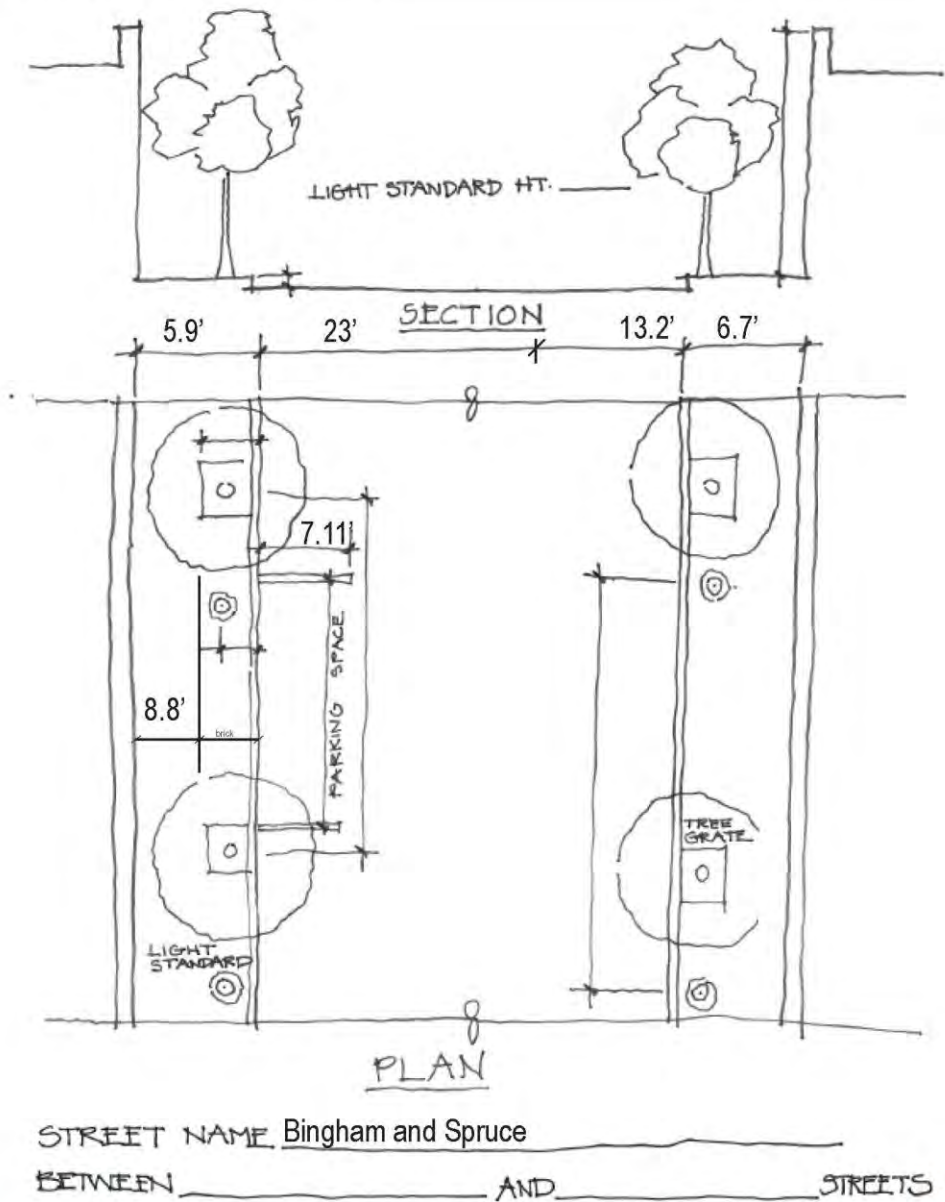




STREET NAME Ashmun: Crosswalk at Barish
BETWEEN Spruce AND Maple STREETS



STREET NAME Portage
BETWEEN Osburn AND Ashmun STREETS



Notes:

- Bingham: potential parallel bike rack
- Ashmun: bumpouts 1.5' wider than parking spaces

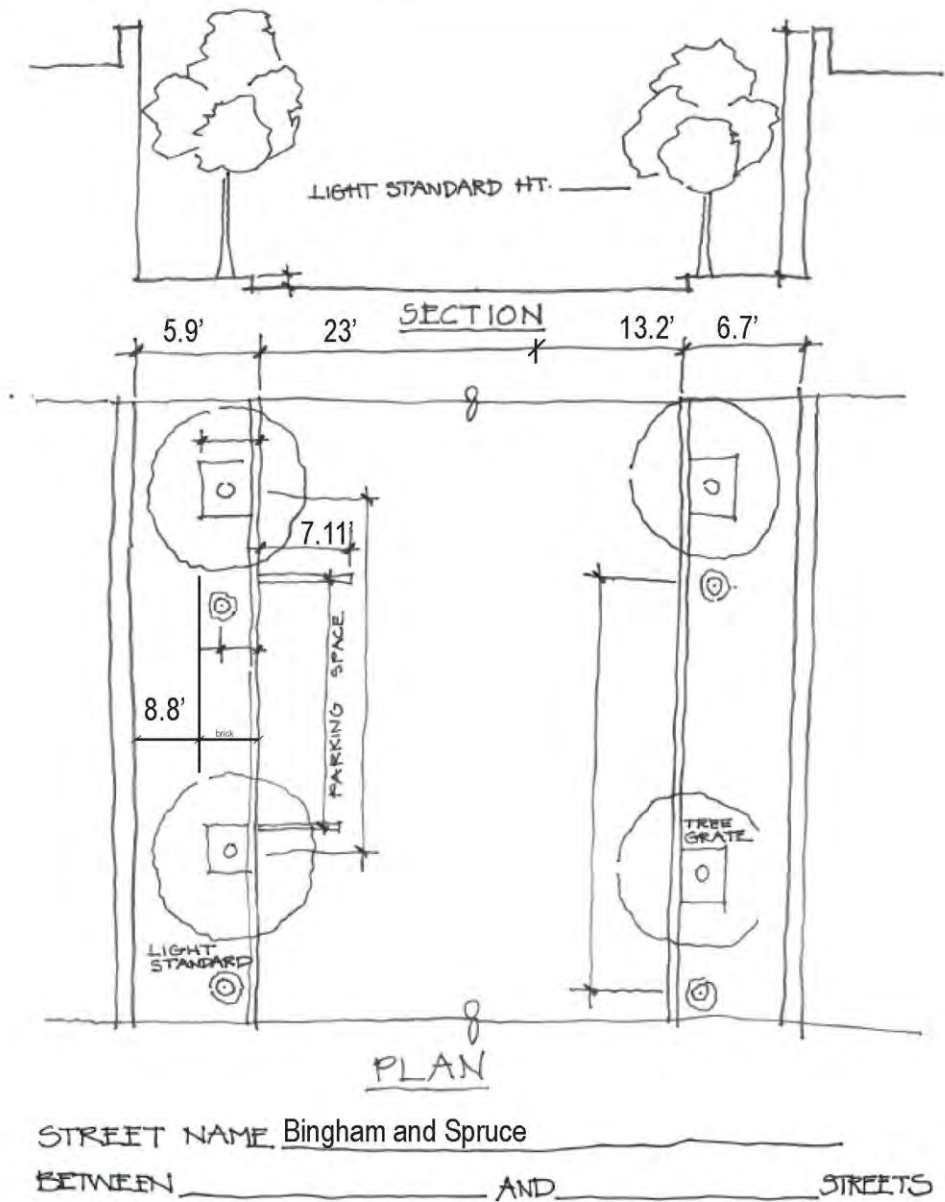
Streets and Public Space2.2

PUBLIC SPACE WORKSHEET

Mark the types of public spaces observed and where they were observed.

- | | | |
|----|-------------|---|
| 1. | Park: | Brady Park , Ridge and Ashmun pocket park,
Ashmun Power Canal Bridge |
| 2. | Green: | Easterday and Ashmun
Area near National Office Products |
| 3. | Square: | City Hall
Courthouse |
| 4. | Plaza: | Farmer's Market Lot
Ridge, Maple and Ashmun |
| 5. | Playground: | Spruce Playground at Central Methodist Church |





Notes:

Bingham: potential parallel bike rack
Ashmun: bumpouts 1.5' wider than parking spaces

Streets and Public Space2.2

PUBLIC SPACE WORKSHEET

Mark the types of public spaces observed and where they were observed.

- | | | |
|----|-------------|---|
| 1. | Park: | <u>Brady Park , Ridge and Ashmun pocket park,</u>
<u>Ashmun Power Canal Bridge</u> |
| 2. | Green: | <u>Easterday and Ashmun</u>
<u>Area near National Office Products</u> |
| 3. | Square: | <u>City Hall</u>
<u>Courthouse</u> |
| 4. | Plaza: | <u>Farmer's Market Lot</u>
<u>Ridge, Maple and Ashmun</u> |
| 5. | Playground: | <u>Spruce Playground at Central Methodist Church</u> |





Testing the Code

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Group Activity

Testing the Code



USE	UNITS	TOTAL
Residential	53-55	65,000 sf
Retail	7	17,500 sf
Restaurant/ Entertain.	1	5,000 sf
Office	1-3 stes.	6,000 sf
		<u>93,500 sf</u>

FORM + USE STANDARDS

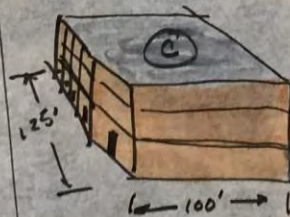


1 x 2,500sf Retail.
1 x 5,000sf Rest.

+
~6 x 1,200 sf Res.
~15,000 sf.



1 unit
2,500sf Retail
+
2 x 1,200sf Res.
~5,000 sf



5 units @
~6,000sf Retail > 1st fl.
~6,000sf Office
+
~15 units res. > 2nd fl.
@ 1,250 sf.
37,500 sf

PROGRAM
~53-55 units Residential
→ avg. 1,200 sf/unit
total Res. sf. ~ 64,350 sf
⇒ 65,000 sf

7 units Retail
avg. 2,500 sf/unit
total Retail sf ~ 17,500 sf

1 unit Restaurant/Bar/Cafe
@ 5,000 sf

Office - up to 3 units/stes.
6,000 sf total



2 stories +
Basement
~4,500 sf/floor
15 units res. @ ~1,200sf.
⇒ 13,500 sf avg./bldg

Ⓟ Approx 200 spaces
w/ Landscaping,
Access Management,
Kiosk/Variable Price

Group Activity

Testing the Code



FORM-BASED CODE

INFILL DEVELOPMENT SCENARIO

A TOWN HOME
WORK/LIVE



6 UNITS
1,500 SF RESIDENTIAL
1,500 SF OFFICE/RES.
18,000 TOTAL SF

B OFFICE/
MEDICAL



2 UNITS - SINGLE TENANT
~5,200 SF PER UNIT

D MIXED
USE



16 RESIDENTIAL UNITS
5 COMMERCIAL UNITS
15,600 SF RESIDENTIAL
7,800 SF COMMERCIAL

C MIXED
USE



28 RESIDENTIAL UNITS
12 COMMERCIAL/
OFFICE UNITS
28,000 SF RESIDENTIAL
16,000 SF COMMERCIAL
OFFICE

	UNITS	SF
TOTAL	41	95,800
RESIDENTIAL	22	61,600
COMMERCIAL	19	34,200

Source: City of Saint Louis, MO. DCIA Boundary Source.





Building Types

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Building Types and Architectural Standards



Architectural standards and building types per zone, including setbacks

SCENE COMPOSITION
WALKABLE BUILDING TYPE

REQUIRED: BUILDING CORNICE LINE
EXPRESSION.

REQUIRED ABOVE 2ND FLOOR FINISH
FLOOR LINE: 10% TO 30% GLAZING.
SASHES SQUARE OR VERTICALLY
PROPORTIONED; CLEAR GLASS (NOT
TINTED OR REFLECTIVE).

PRINCIPAL FRONTAGES: SEE LIST OF
ALLOWABLE PRIVATE FRONTAGE TYPES
BELOW. (STOREFRONT TYPE INDICATED
PELLE). MINIMUM ONE-STORY COLUMN OR
2'-0" WIDE OPAQUE WALL EVERY 50
FEET OF BUILDING FACADE.

ALLOWABLE PRIVATE FRONTAGES
(See Alternative Street Type in regulations section of
the following Private Frontage Types)



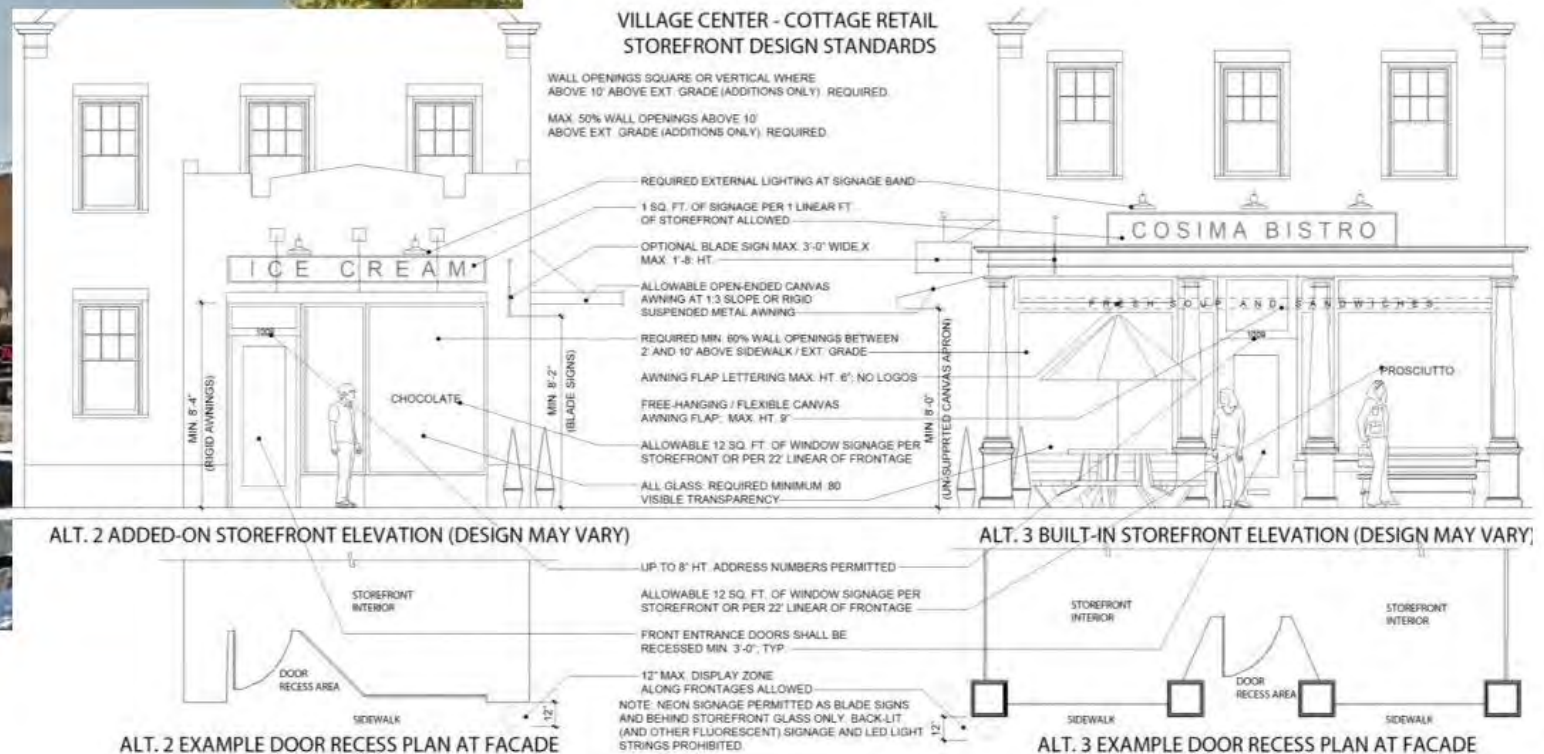
STOREFRONT PRIVATE FRONTAGE



BALCONY PRIVATE FRONTAGE

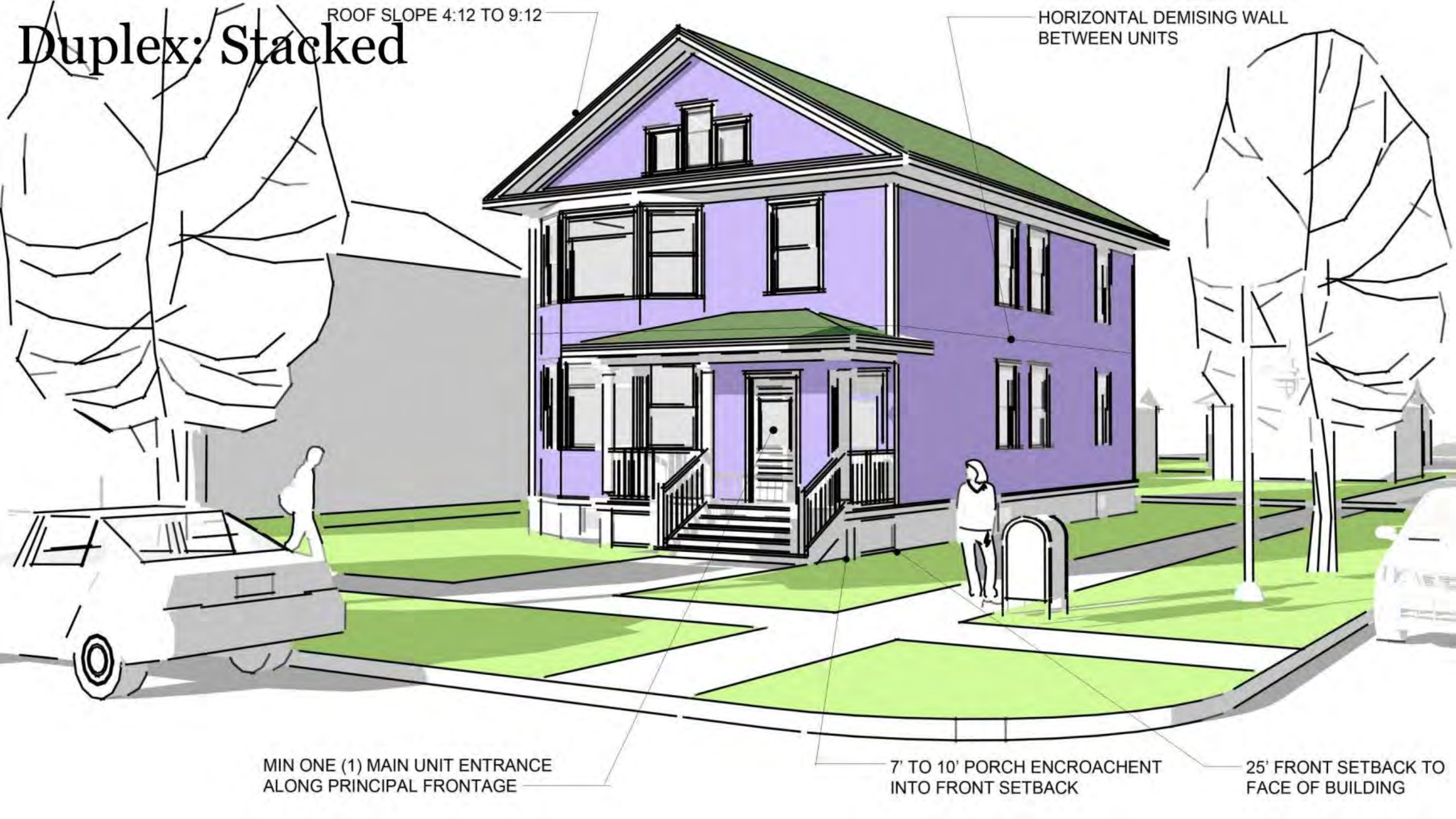


Derived from Local Precedents > Standards





Carriage Houses



Duplex: Stacked

ROOF SLOPE 4:12 TO 9:12

HORIZONTAL DEMISING WALL BETWEEN UNITS

MIN ONE (1) MAIN UNIT ENTRANCE
ALONG PRINCIPAL FRONTAGE

7' TO 10' PORCH ENCROACHMENT
INTO FRONT SETBACK

25' FRONT SETBACK TO
FACE OF BUILDING



Duplex: Side by Side

ROOF SLOPE 4:12 TO 9:12

VERTICAL DEMISING WALL
BETWEEN UNITS

MIN. ONE (1) MAIN UNIT ENTRANCE
ALONG PRINCIPAL FRONTAGE

7' TO 10' PORCH ENCROACHMENT
INTO FRONT SETBACK

25' FRONT SETBACK TO
FACE OF BUILDING

4" TO 8" RECESSED WINDOW
OPENINGS PUNCHED THROUGH
BRICK FACADES (SHOPFRONTS EXCEPTED)

ARTICULATED PARAPET ALONG
FRONTAGES, TYP.

BRICK FACADES W/ RELIEFS
ALONG ALL R.O.W.'S

REPETITION AND ALIGNMENT
OF WINDOWS AND DETAILS

Mixed Use

SHOPFRONT
FRONTAGE
TYPE; PRIMARY
FRONTAGE

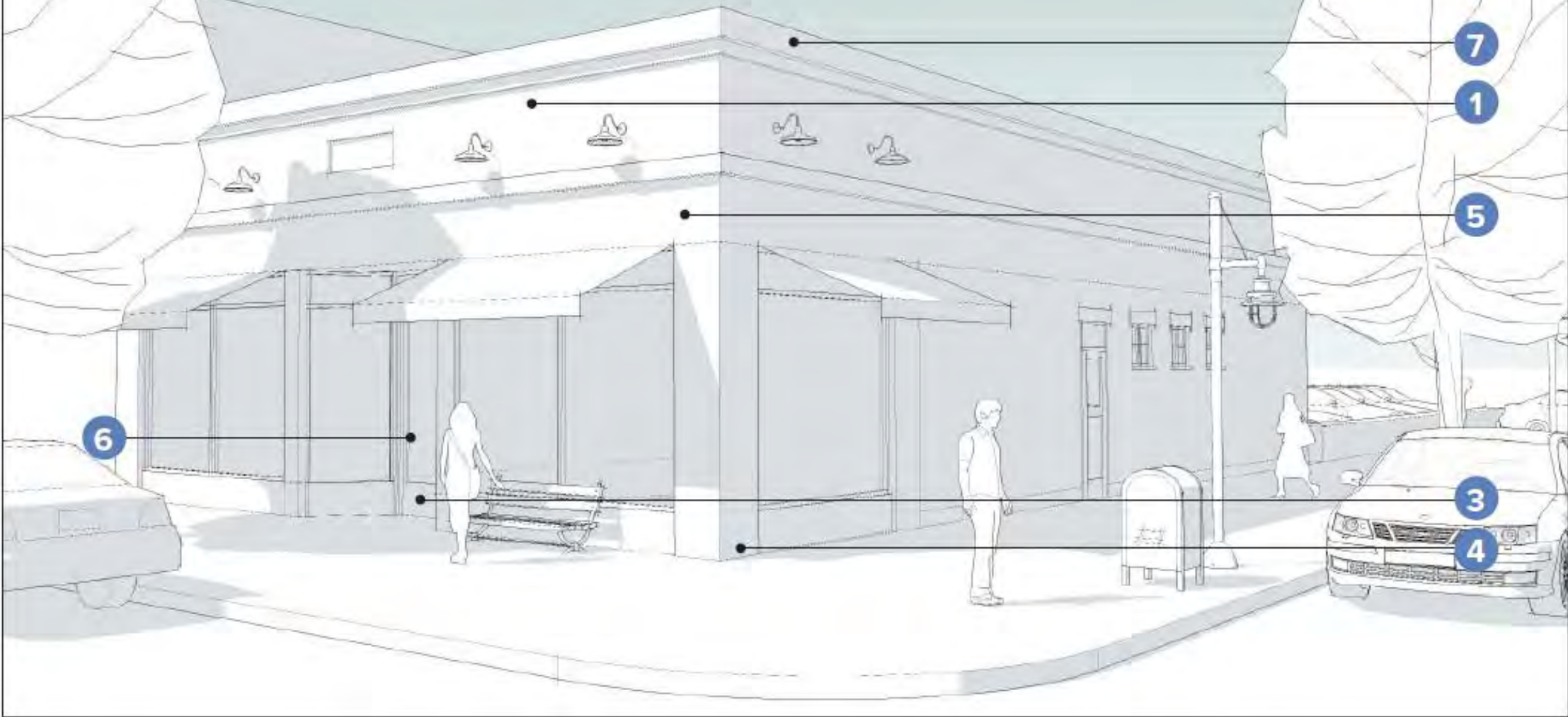
RECESSED ENTRYWAY
ALONG PRIMARY
FRONTAGE (OR AT CORNER)

0'-0" SETBACKS
ALONG FRONTAGES

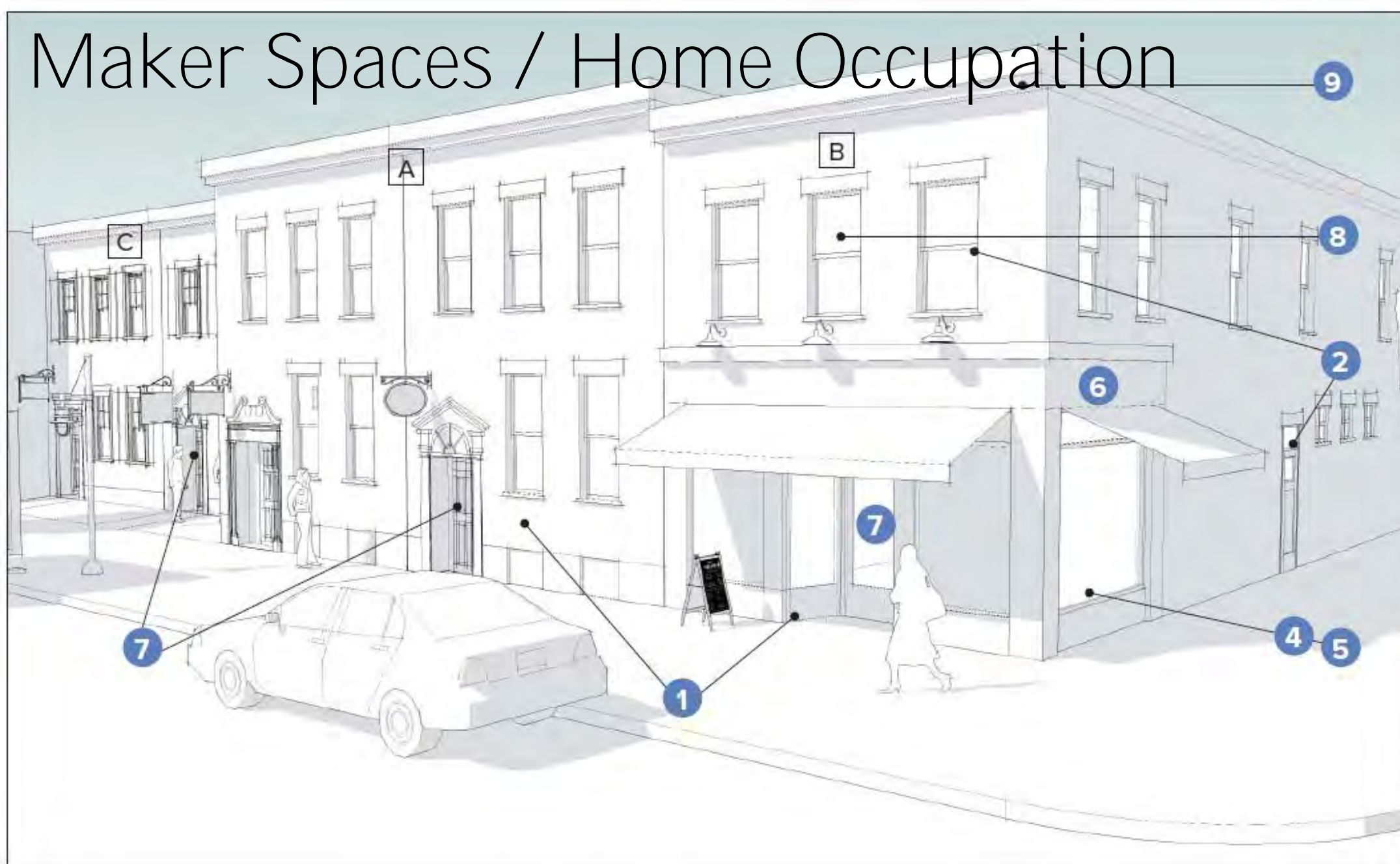
SHOPFRONT FRONTAGE TYPE;
ALONG SECONDARY FRONTAGE
WHERE WITHIN FIRST 20' OF
PRIMARY FRONTAGE



Single Story Retail



Maker Spaces / Home Occupation





Bank

ARTICULATED BASE AND PARAPET ALONG FRONTAGES

MIN. 4" RECESSED WINDOW OPENINGS PUNCHED THROUGH FACADES

DRIVE-THRU NOT VISIBLE FROM PRINCIPAL FRONTAGE; REQUIREMENT

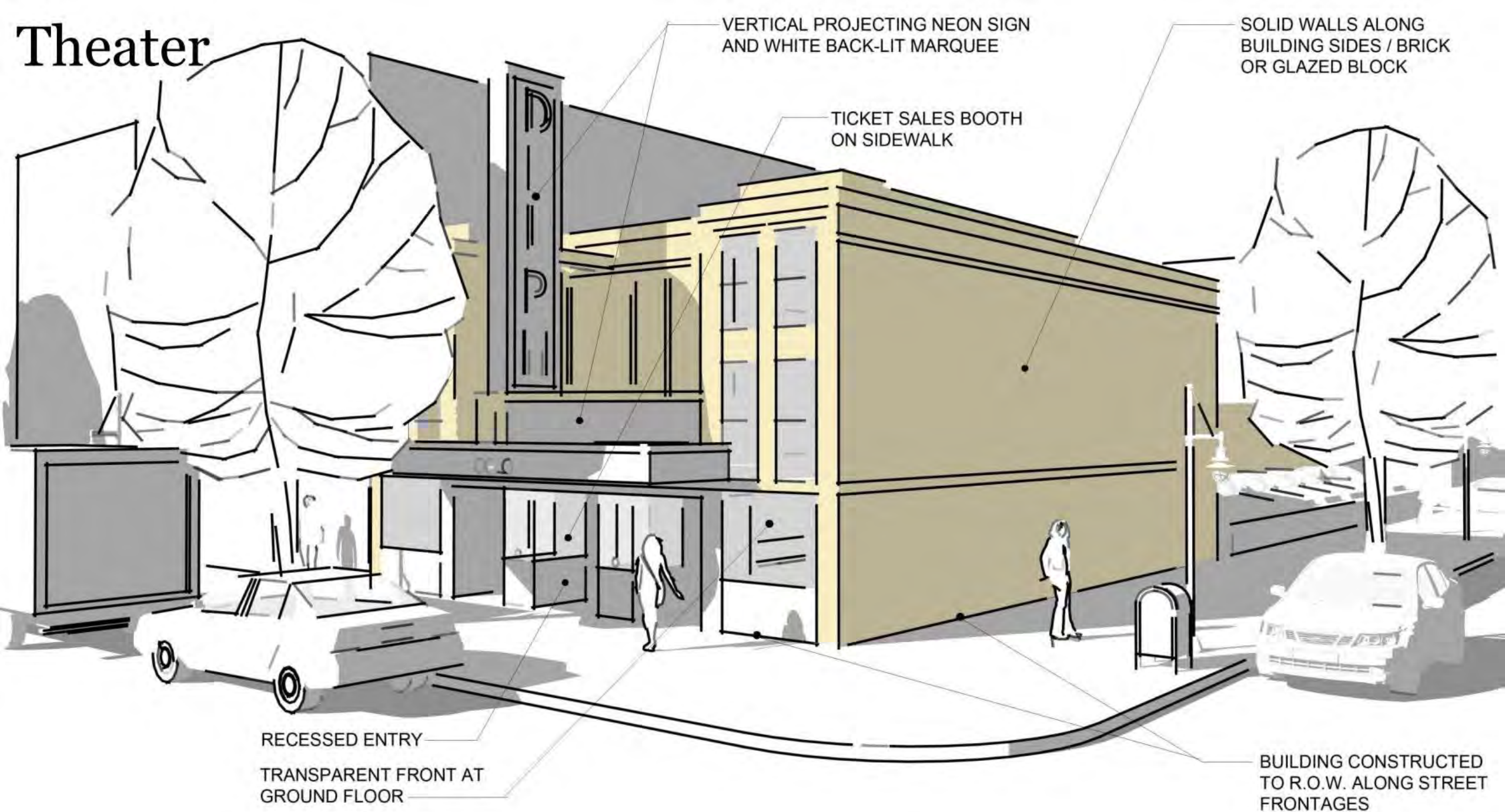
BRICK OR CUT STONE FACADES W/ RELIEFS ALONG ALL FRONTAGES

0'-0" SETBACK ALONG ALL FRONTAGES

ALIGNMENT OF WINDOWS AND DETAILS

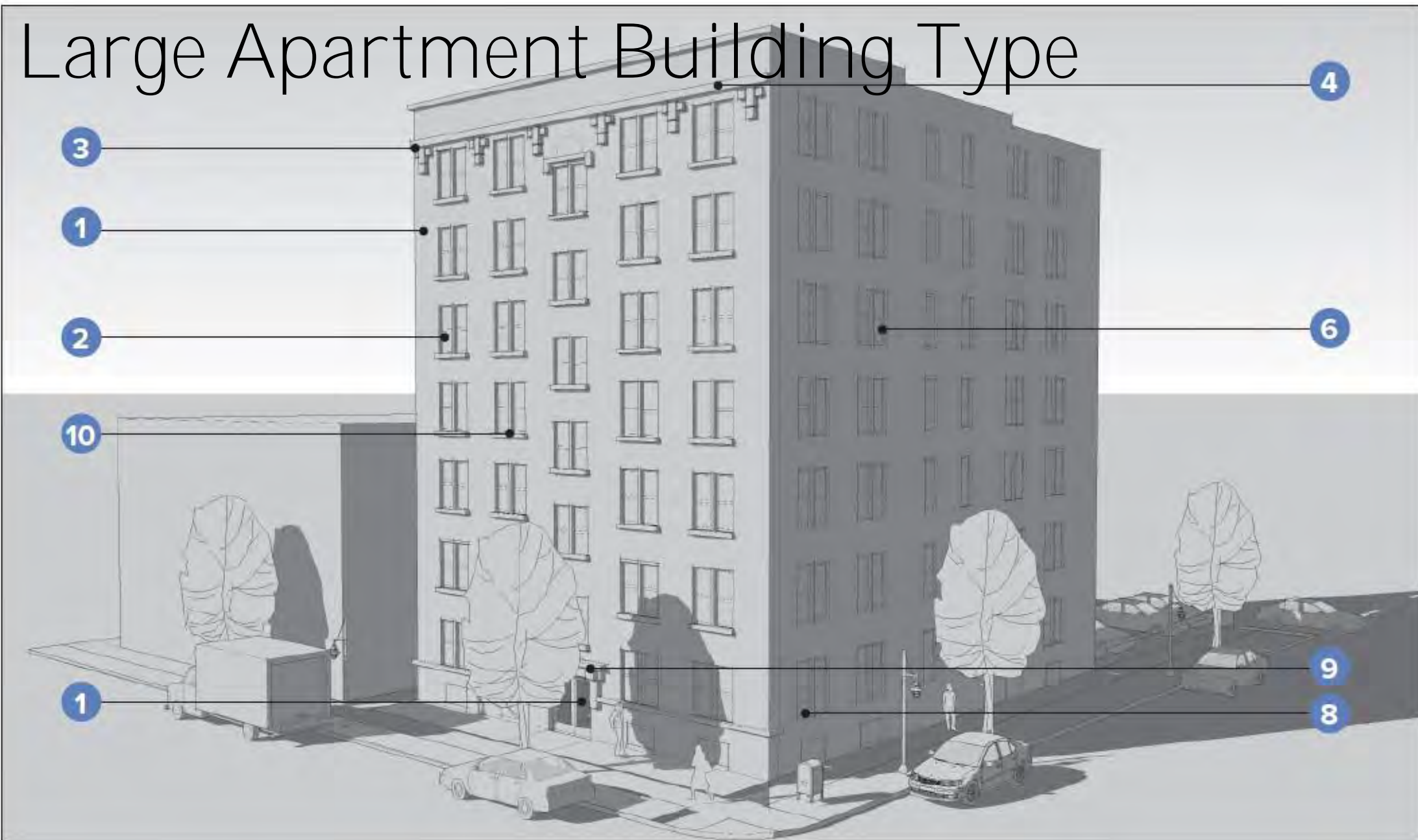
MAIN ENTRY AT CORNER (OR ALONG PRINCIPAL FRONTAGE)

Theater



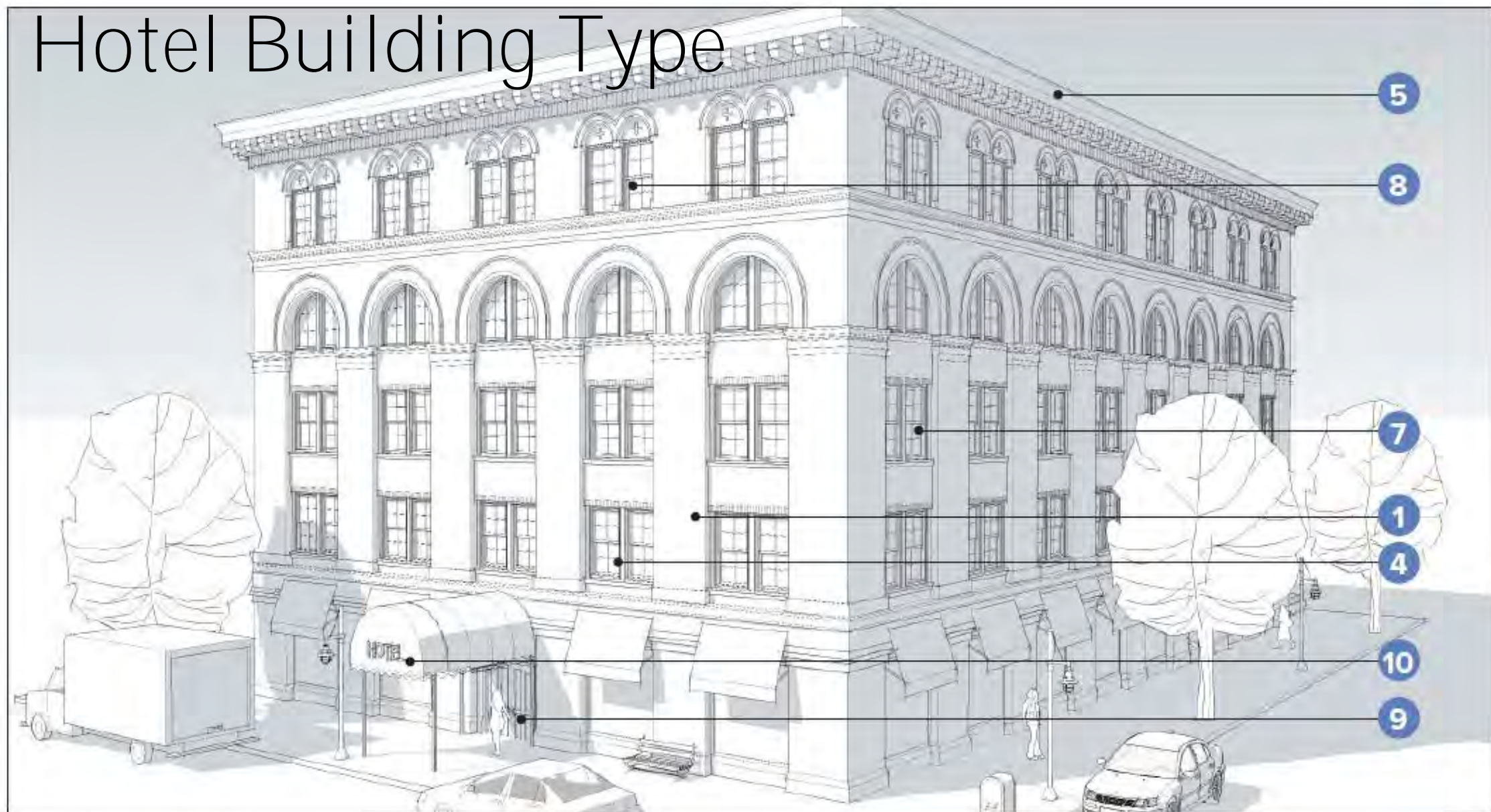
Large Apartment Building Type

149



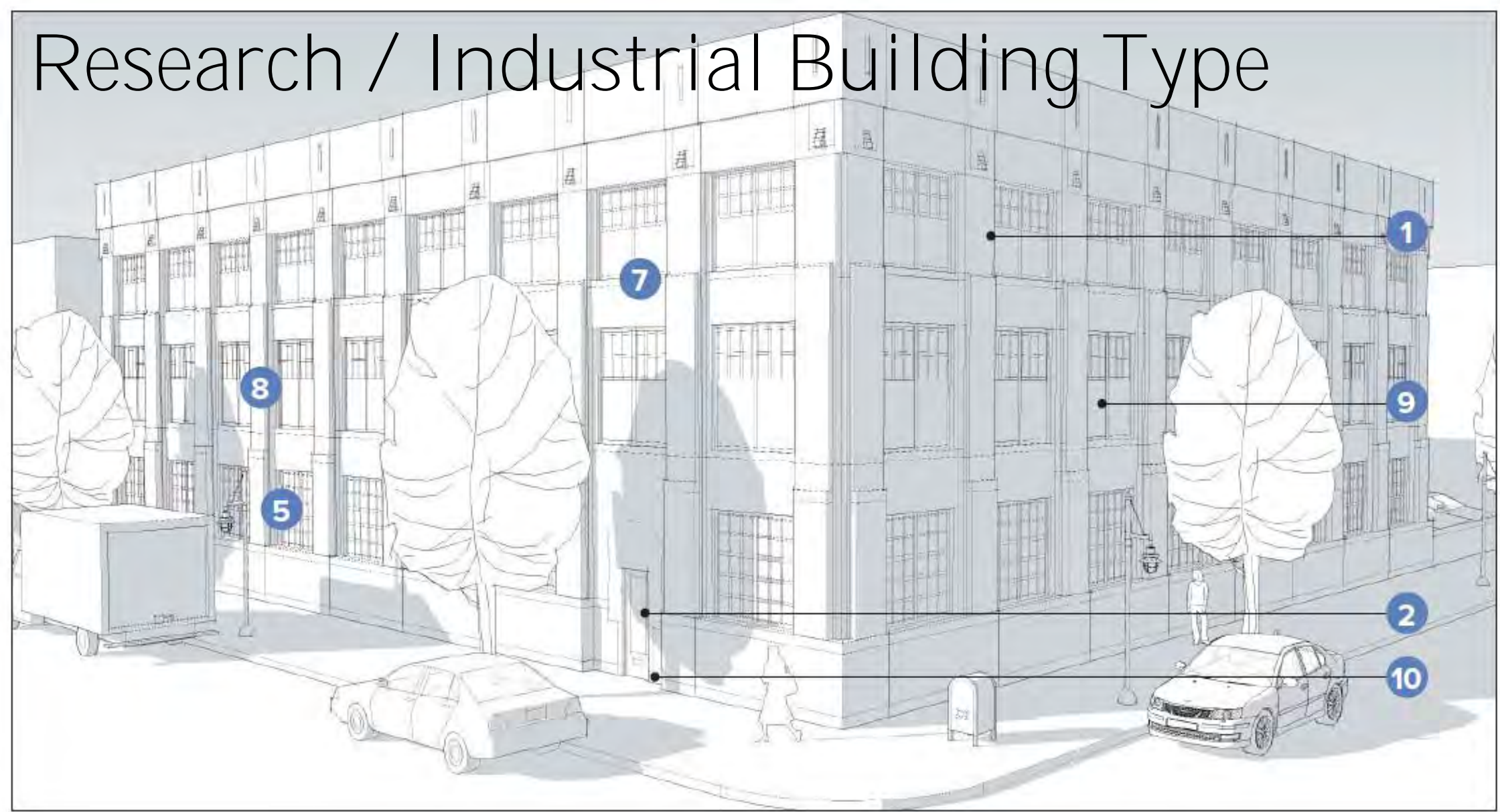
Hotel Building Type

150

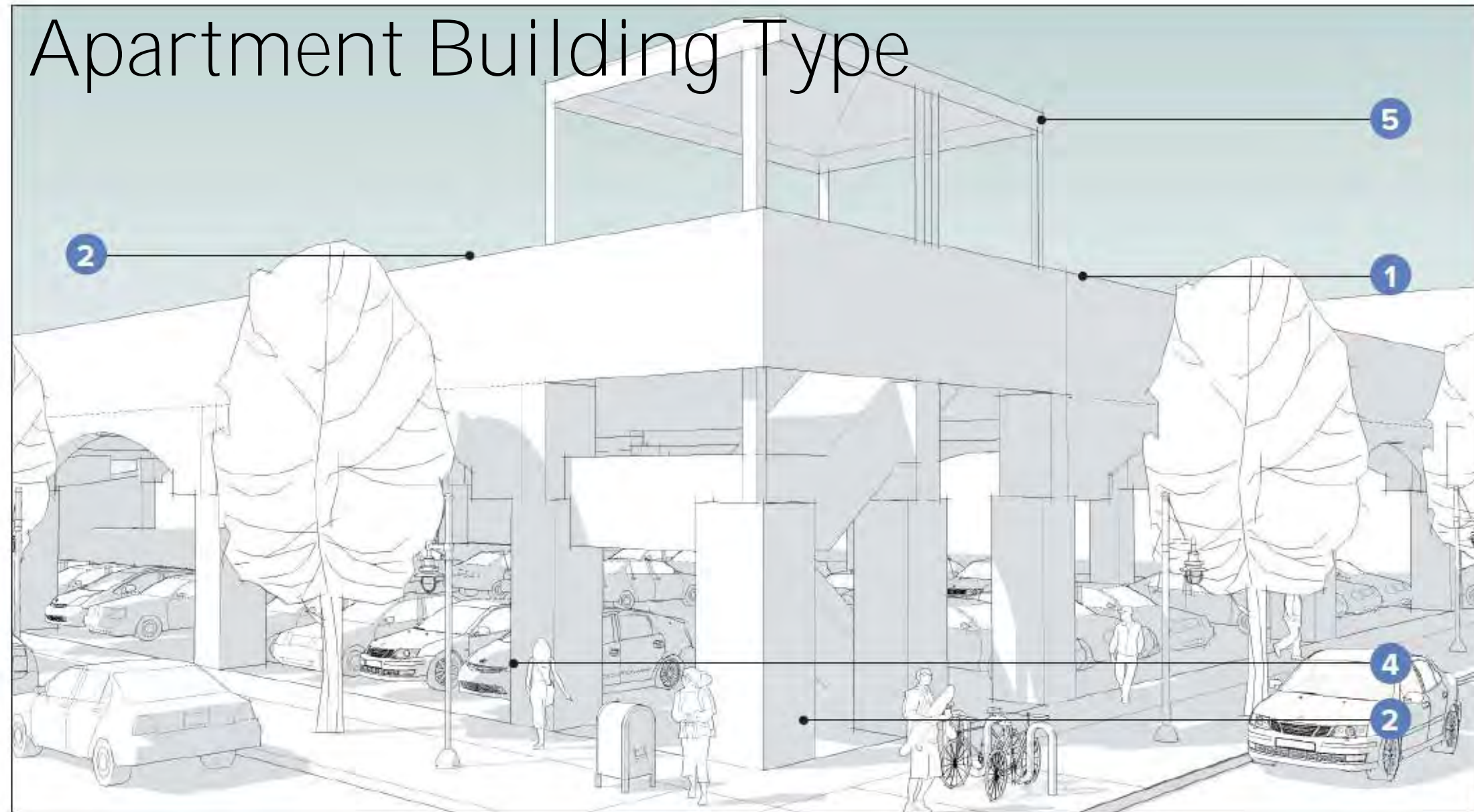


Research / Industrial Building Type

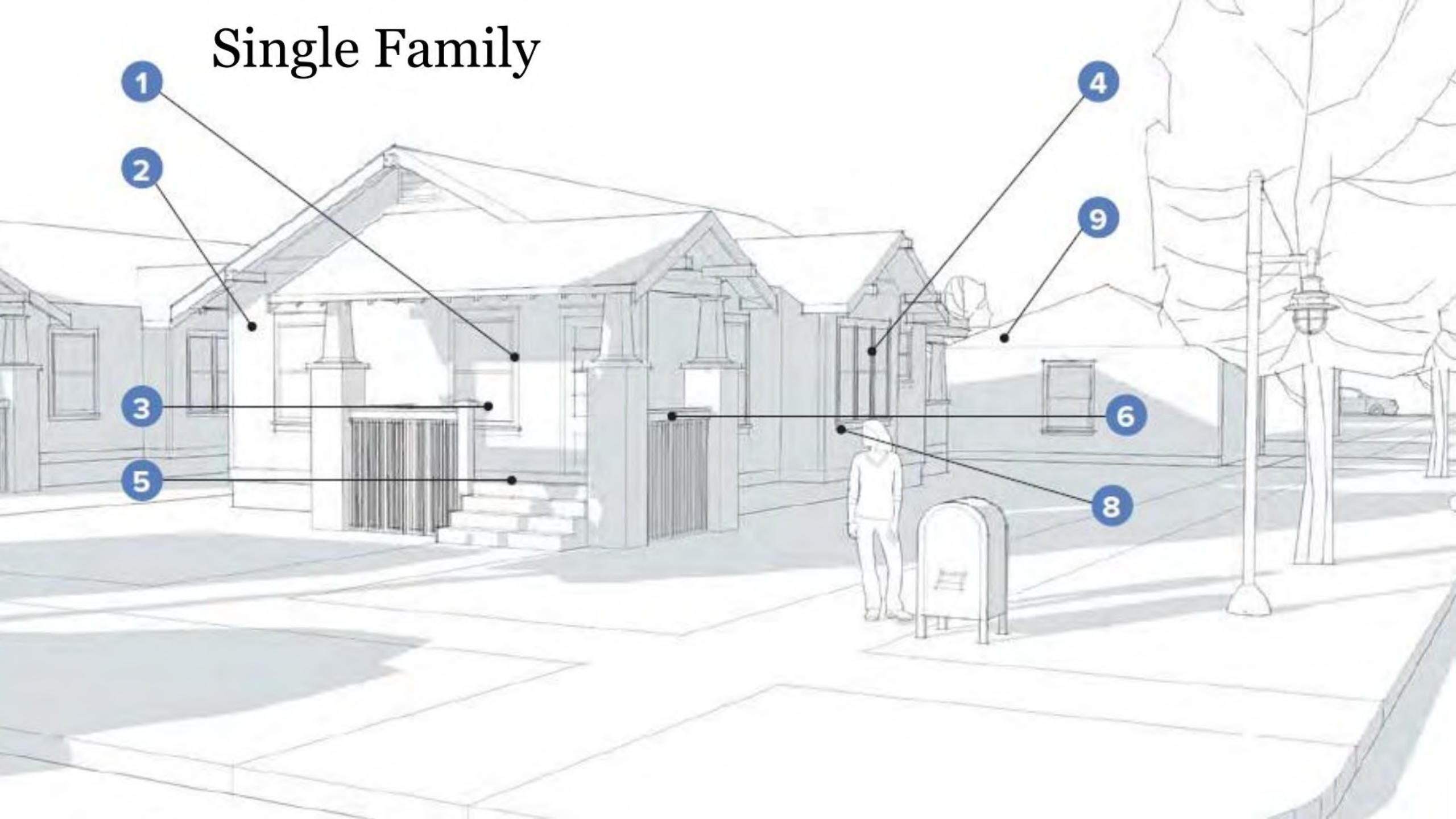
151



Apartment Building Type



Single Family





Thank You!

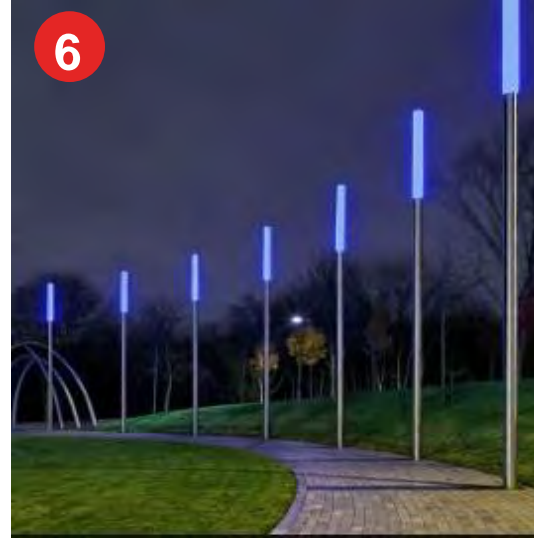
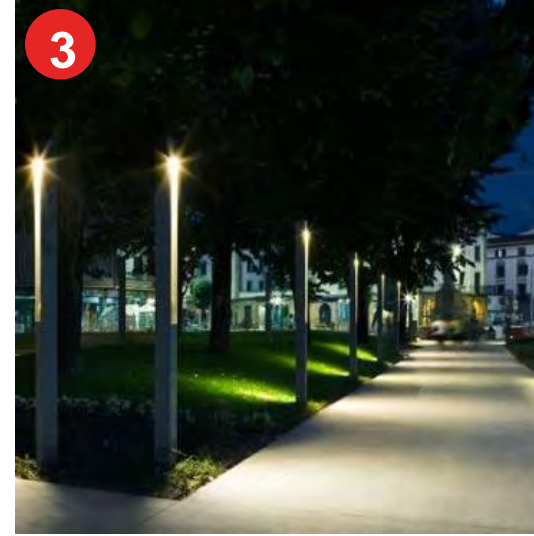
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Visual Preference Survey

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Light Standards

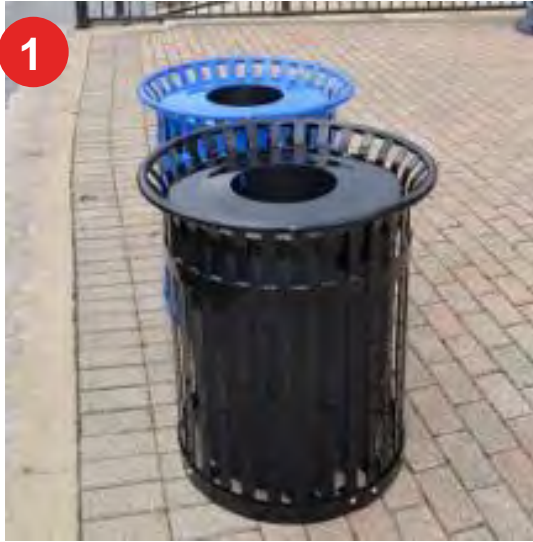


Benches

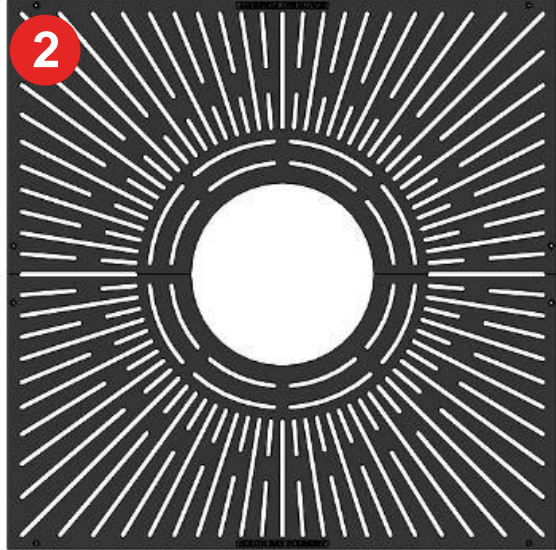


Current Soo bench

Trash Receptacles



Tree Grates



Bike Lane Accommodations

160



Bike Lane Accommodations



On-Street Parking



College Town

