

Handout Exercise

GOAL: Each table will pair off and discuss distributed topics with a goal to find a main issue to discuss with the larger group.

Tables will be set with a table-sized map of the corridor including: satellite, zoning, and call-outs for case studies.

Individual pictures of properties on the street (case studies with metrics) will be printed out as 4x6 photos and available to be passed around. Photos will be labeled with numbers that correspond to numbers on the map.

Discussion will be done in pairs at each table and facilitated by assigned staff.

- Facilitator will have a stack of discussion cards
- Discussion cards will distributed to pairs (2-3 per pair)
- Facilitator will announce that cards have space for notes and that the notes will be collected at the end of the exercise
- Pairs will then be directed to discuss topics from their cards (20 minutes) - Facilitators should move between pairs and encourage note taking throughout, making sure pairs are moving through topics and staying focused on the topics at hand
- The back of cards have a comments and notes section that should be filled out
- Facilitators will give a 5 minute warning at 15 minutes
- Facilitators will announce exercise wrap up and hold table-wide discussion (10 minutes) requesting from each pair a main point they identified in their discussion (related to the discussion topic) that they would like to discuss with the larger group and why it is important for the larger discussion.
- Table facilitators will come to the front of the room to present the 3-4 main points for 10 minutes for a whole-room discussion. Main facilitator will interpret zoning tools to address the issues at hand, utilizing large paper notes and drawings.

END OBJECTIVE: Each corridor table shares 3-4 key points presented by table facilitators to whole group for short (10 minute) all-inclusive discussion

Timeline

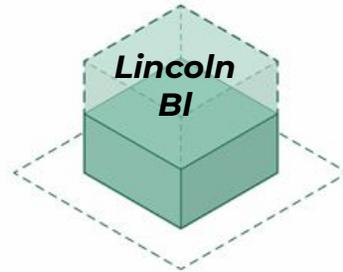
4:30	Doors open
4:50	Seat tables
5-5:30	Presentation by staff
5:30-5:45	Staff facilitator introduces exercise and pairs form to discuss topics
5:45-6:05	Pairs discuss (20 minutes)
6:00	5 minute warning
6:05-6:15	Staff leads small group to select 3 main points (10 minutes)
6:15-6:20	Report back: Ocean Front Walk (3 main points)
6:20-6:25	Report back: Rose (3 main points)
6:25-6:30	Report back: Lincoln (3 main points)
6:30-6:45	Discussion + synthesis
6:45-7	Wrap up: closing remarks and comments

FORM

Form determines the allowable building envelope

Discussion Topic 1: HEIGHT

What is the maximum amount of stories you would be comfortable with as a pedestrian walking down this corridor? Could a building add more stories if they were stepped back towards the rear of the building?

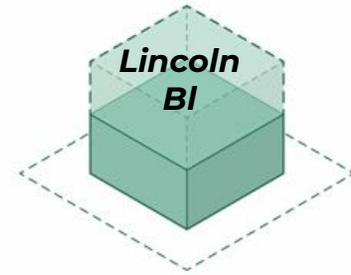


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Discussion Topic 2: TRANSITION BUFFERS

We heard that noise, effects of shade and shadow, and parking are some concerns that accompany new commercial development. What aspects of a new development could be more sensitive to adjacent neighborhoods?

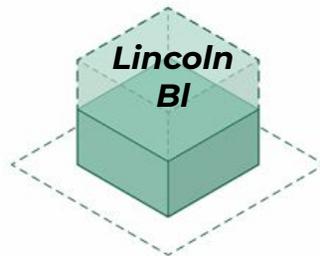


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Discussion Topic 3: SET BACKS + STEP BACKS

Are there ways that building mass could be set back to improve the pedestrian experience? What types of set backs or step backs would be effective for your corridor? At what story would you like to see a consistent street wall?

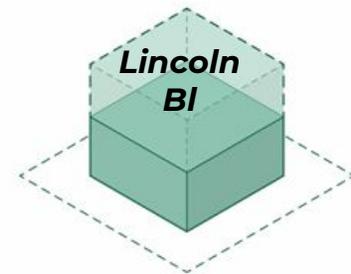


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Discussion Topic 4: AMENITY / OPEN SPACE

What types of open space amenities do you want to see more of on this corridor?

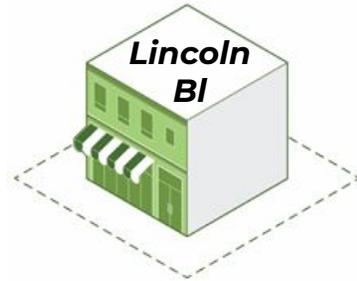


FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Discussion Topic 1: ACTIVE FRONTAGES

What factors would contribute the most to make this corridor more walkable? Are there design elements that would improve the character of the street?

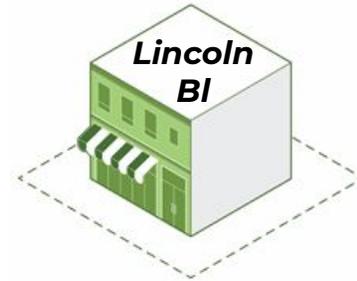


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Discussion Topic 2: TRANSPARENCY

What types of neighborhood issues could be improved with more eyes on the street? What other design elements would make this street feel safer and more enjoyable to walk down?

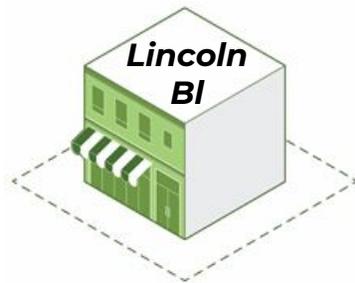


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Discussion Topic 3: ACTIVE ALLEYS

How can alleys can be better utilized by the community? Please explain.

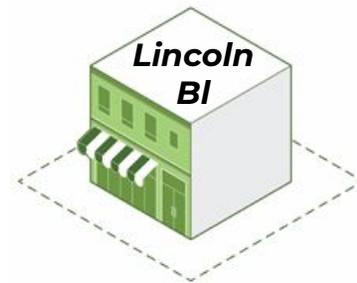


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Discussion Topic 4: CHARACTER FRONTAGE

Are there architectural design features on this corridor that you would like to preserve? What are those features?

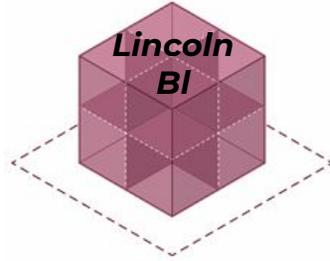


DENSITY

Density addresses the units allowed based on lot size or lot.

Discussion Topic 1: DENSITY BONUS

What design considerations would make mixed use developments work better on this corridor? Would you be supportive of larger developments if they included affordable units?

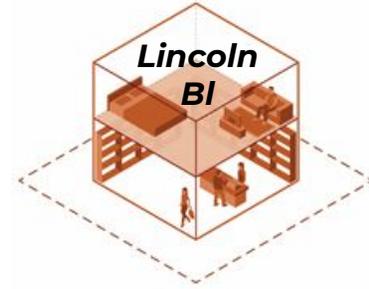


USE

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Discussion Topic 2: TYPES OF COMMERCIAL BUSINESSES

What types of businesses would you like to see encouraged here? What are the things that discourage these businesses from locating here?

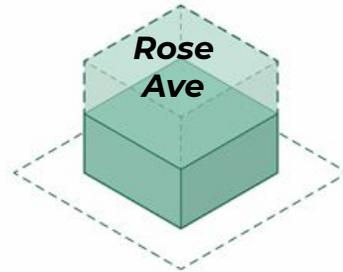


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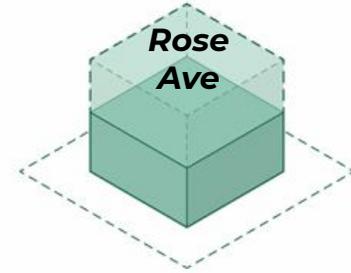


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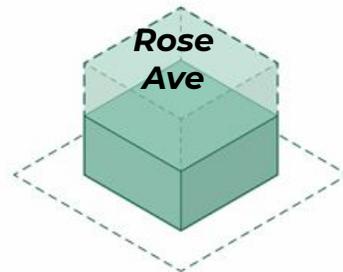


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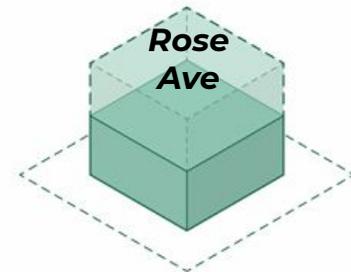


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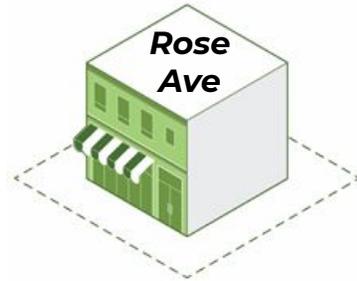


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Discussion Topic 1: ACTIVE FRONTAGES

What factors would contribute the most to make this corridor more walkable? Are there design elements that would improve the character of the street?

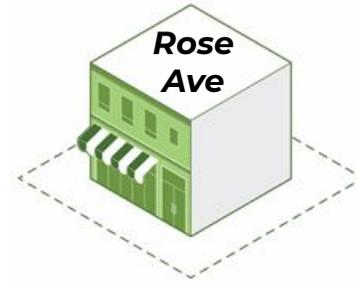


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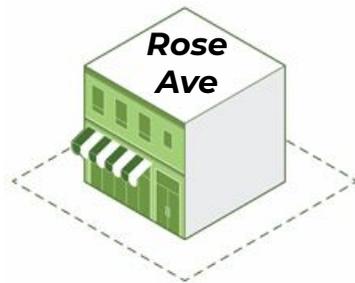


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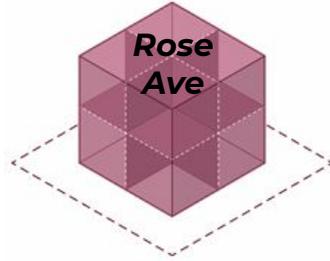


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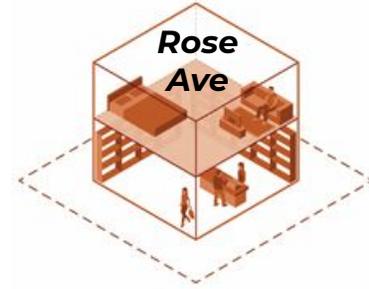


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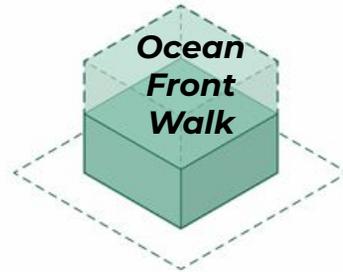


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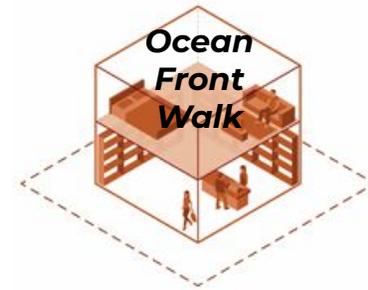


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Discussion Topic 1: TENANT SIZE

What is the optimum tenant size that would encourage the types of commercial uses you want to see?

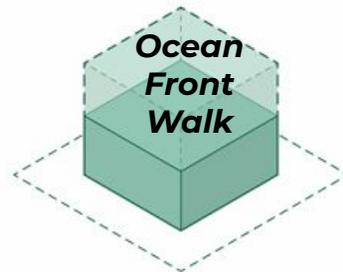


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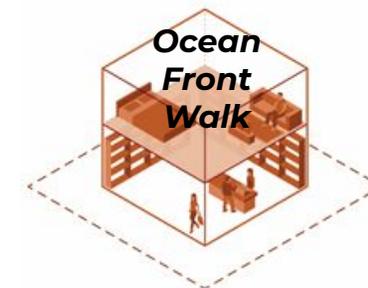


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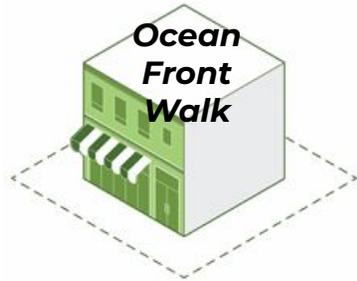


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Discussion Topic 1: ACTIVE FRONTAGES

What factors would contribute the most to make this corridor more enjoyable and/or walkable? What design elements that would improve the character of the street?

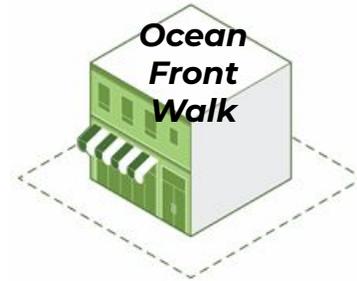


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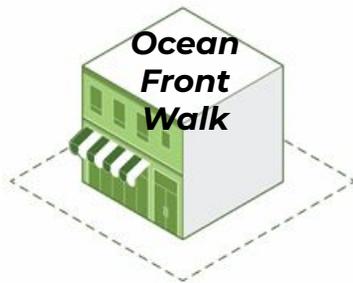


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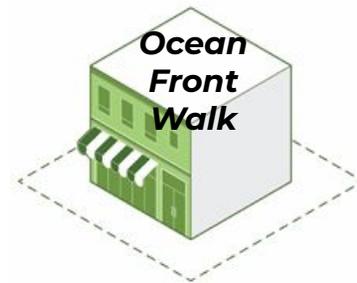


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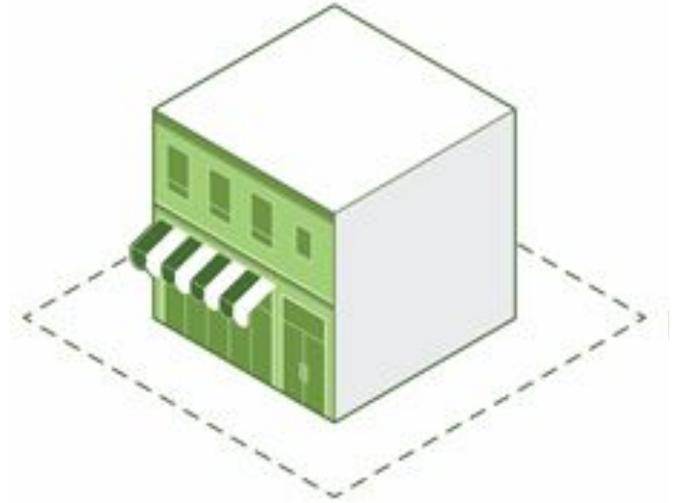
Discussion Topic 4: CHARACTER FRONTAGE

Are there architectural design features on this corridor that you would like to preserve? What are those features?



FRONTAGE *Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.*

How should buildings be experienced by people?



Discussion Topic 1: ACTIVE FRONTAGES

What factors would contribute the most to make this corridor more walkable? Are there design elements that would improve the character of the street?

Discussion Topic 2: TRANSPARENCY

What types of neighborhood issues could be bettered with more eyes on the street? Are there other design elements that would make streets feel safer and more pleasant to walk down.

Discussion Topic 3: ACTIVE ALLEYS

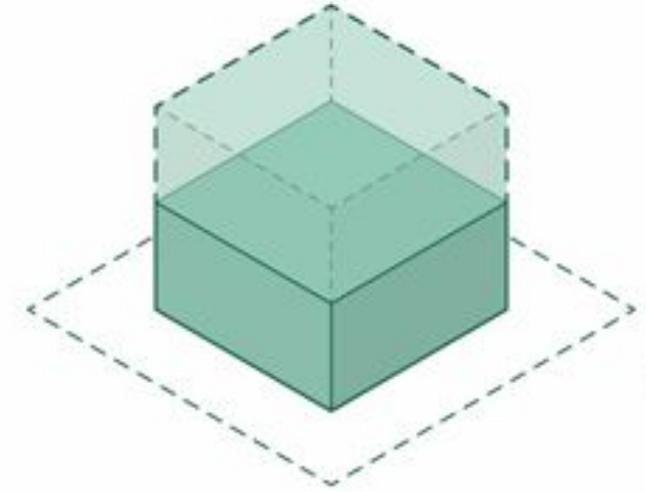
Are there ways alleys can be better utilized by the community? Please explain.

Discussion Topic 4: CHARACTER FRONTAGE

Are there physical historic or character architectural or design features on this corridor that you would like to preserve? What are those features?

FORM *Form determines the allowable building envelope*

How do you envision the built environment in your neighborhood?



Discussion Topic 1: HEIGHT

Existing height limit: do you think the height limit should be increased?
If so why? What do you think is an appropriate range of heights?
If you do not think the height limits should be increased please explain why?

Discussion Topic 2: TRANSITION BUFFERS

We heard that noise, effects of shade and shadow, and parking in residential neighborhoods were some of the issues that accompany new commercial development. What aspects of a new development could be mitigated or buffered by design standards?

Discussion Topic 3: SET BACKS + STEP BACKS

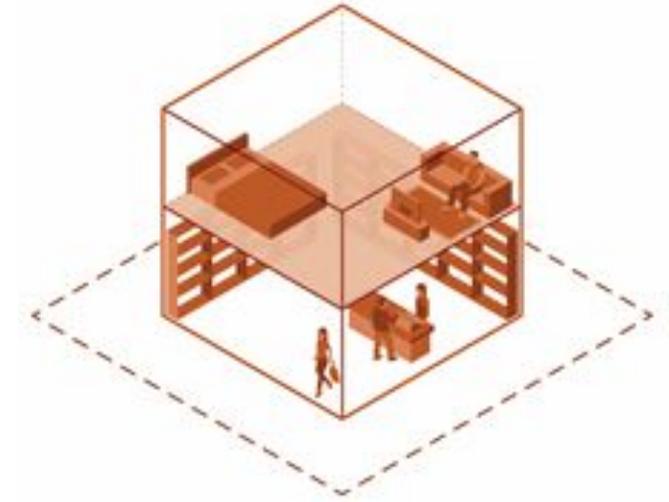
Are there ways that building mass could be set back to lessen the effect on the street? What types of set backs or step backs would be effective for your corridor? At what story would you like to see a consistent street wall?

Discussion Topic 4: AMENITY / OPEN SPACE

What types of open space amenities would you want to incentivize on this corridor?

USE *Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.*

What kinds of activities do we want to see here?



Discussion Topic 1: TENANT SIZE

Is there a tenant size limit that would enable the types of commercial uses you would want to see?

Discussion Topic 2: TYPES OF COMMERCIAL BUSINESSES

Are there certain types of businesses should be encouraged here? Discouraged?

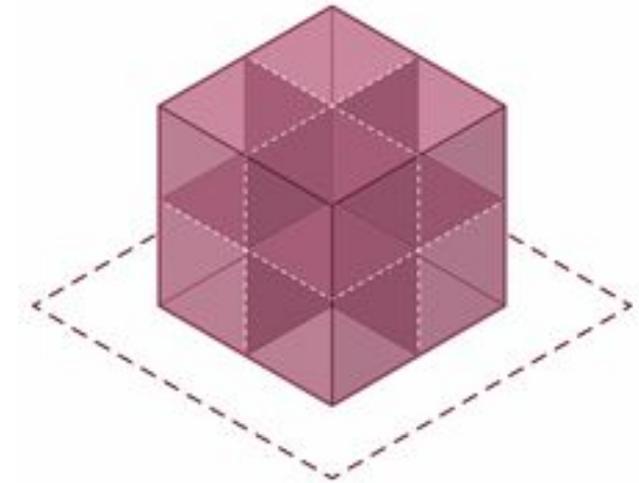
Parking requirements have been identified in outreach as a barrier to new development. Do you agree? What other types of barriers exist for the types of uses you would like to see? What are the solutions you feel should be explored?

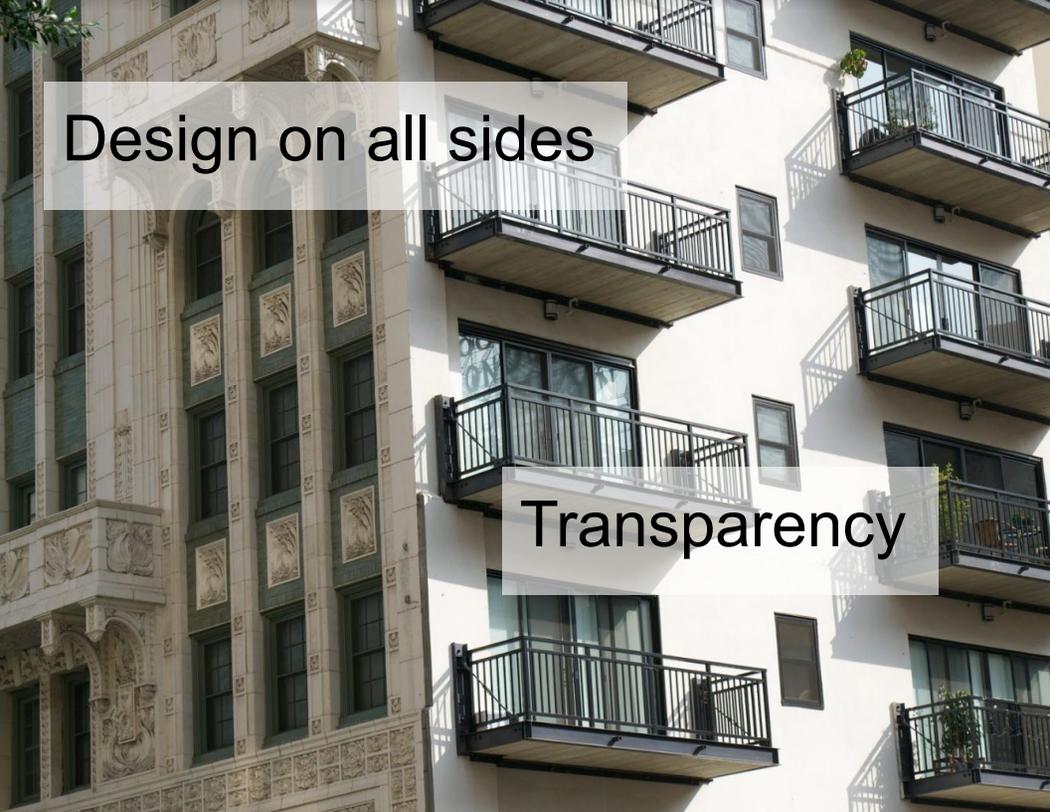
DENSITY *Density addresses the units allowed based on lot size or lot.*

How can we gracefully accommodate more people?

Discussion Topic 1: DENSITY BONUS

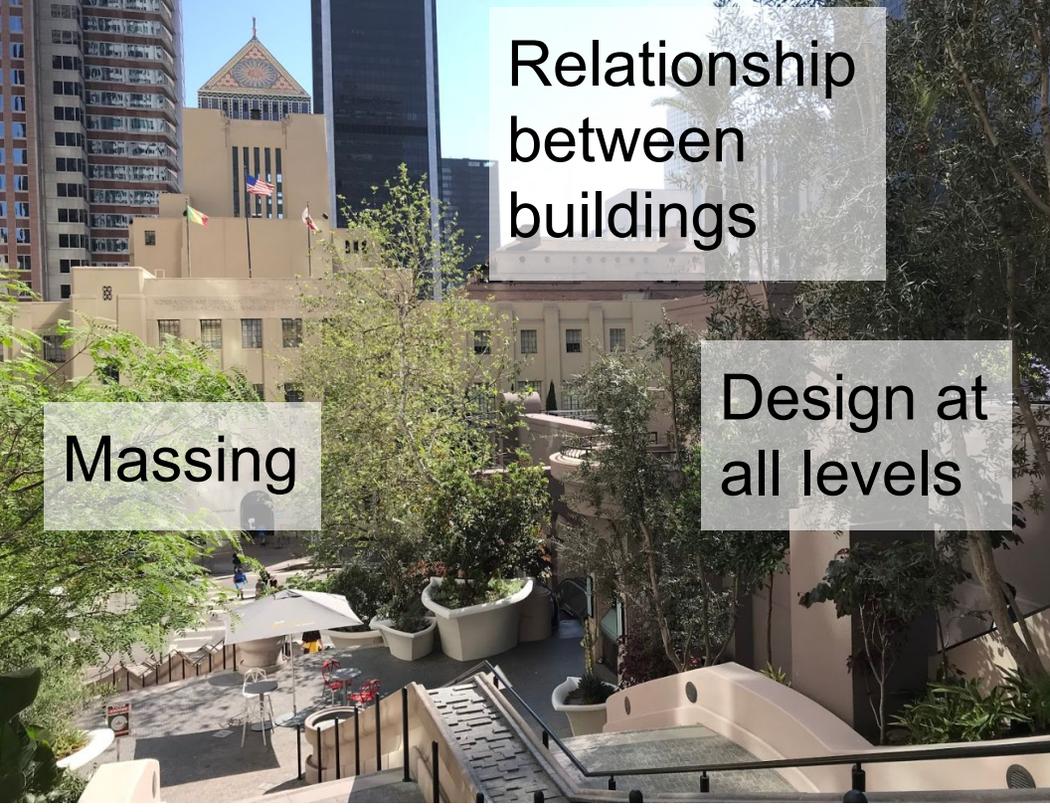
What features would make mixed use developments work better on this corridor?
Would you be supportive of larger developments if they included affordable units?





Design on all sides

Transparency



Relationship between buildings

Massing

Design at all levels



Seating

Quality in-between spaces

Landscaping

Shade



Masked infrastructure

Landscaping on all sides



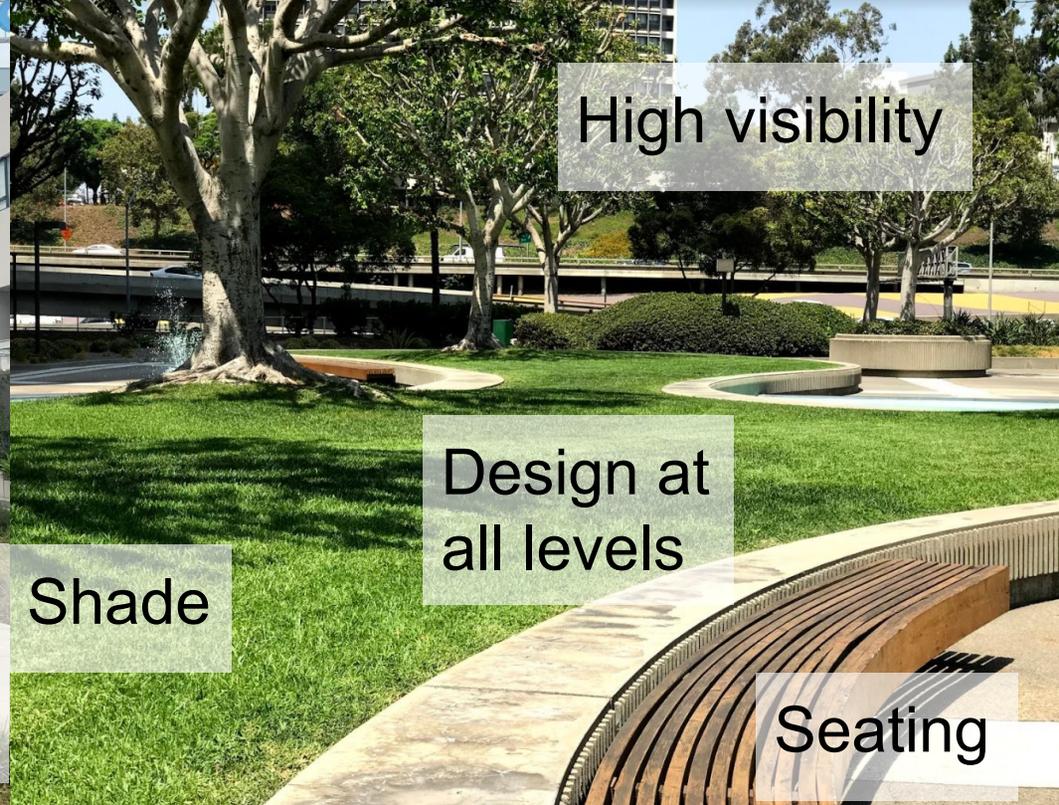
Transparency

NeueHouse

Public Art

Quality
in-between
spaces

Landscaping



High visibility

Design at
all levels

Shade

Seating



Shade

Pedestrian refuge

Landscaping

Seating



Green alley

Vehicles
prohibited



Trees

Pedestrian scale lighting

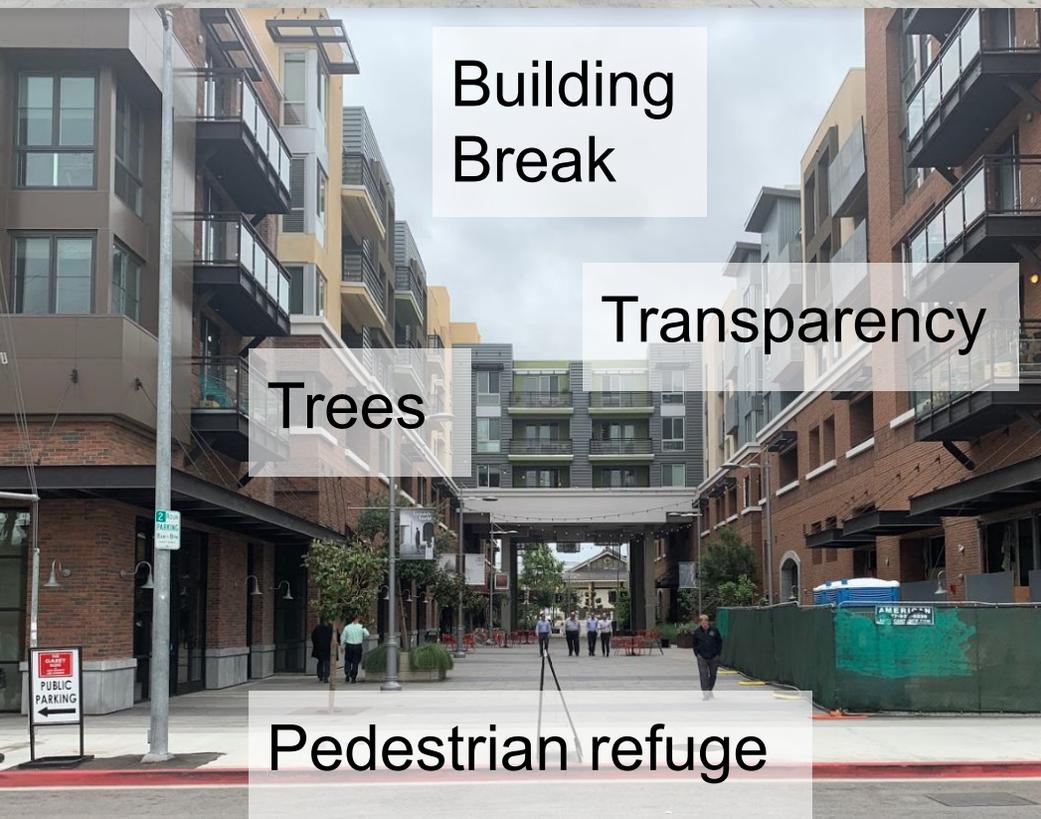
Transparent ground floor

Stormwater capture



Landscaping

Green wall



Building Break

Transparency

Trees

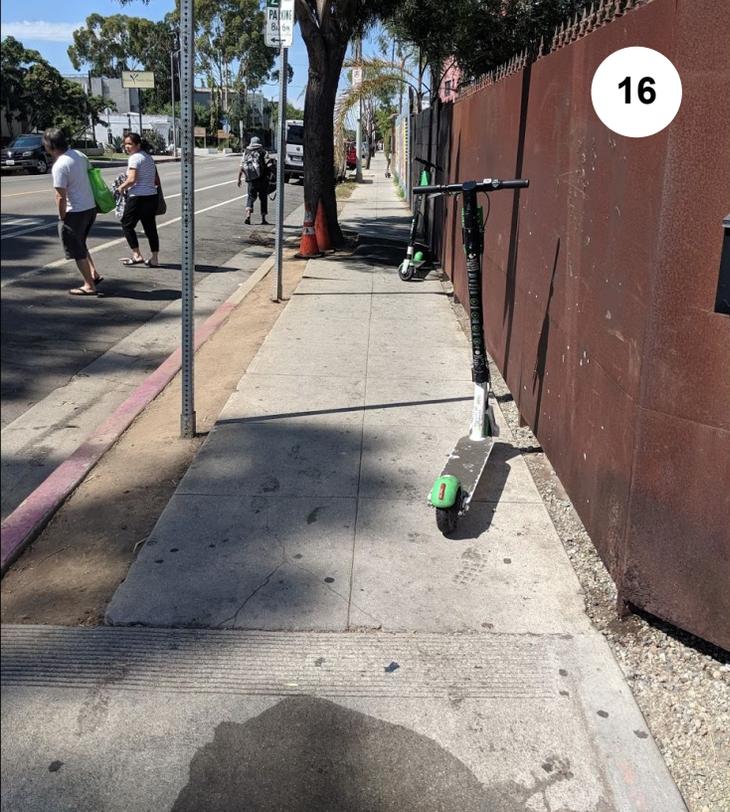
Pedestrian refuge



Pedestrian scale wayfinding

Masked infrastructure





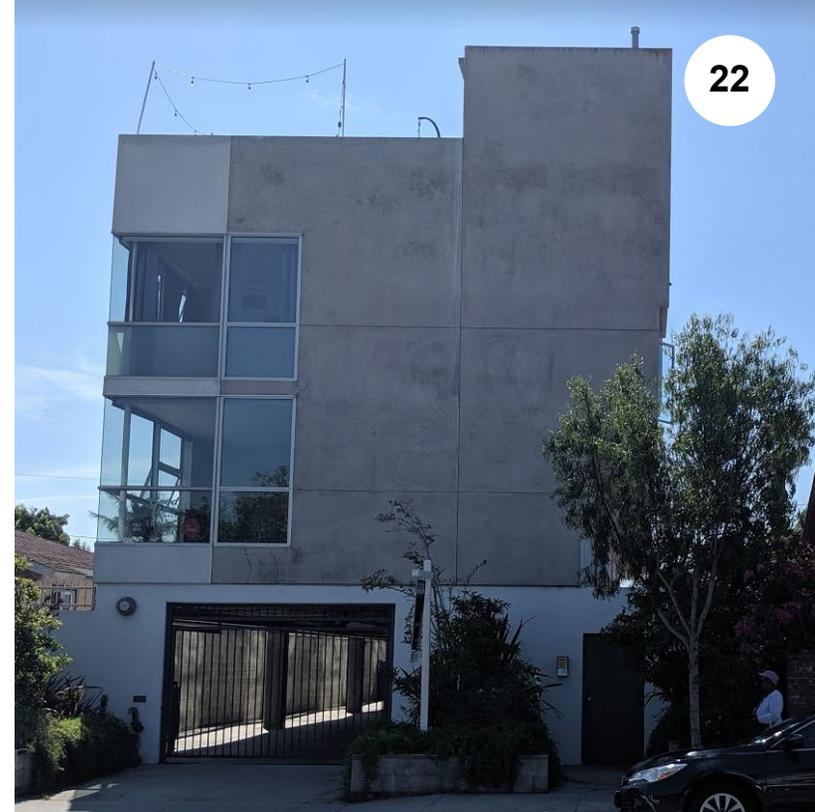
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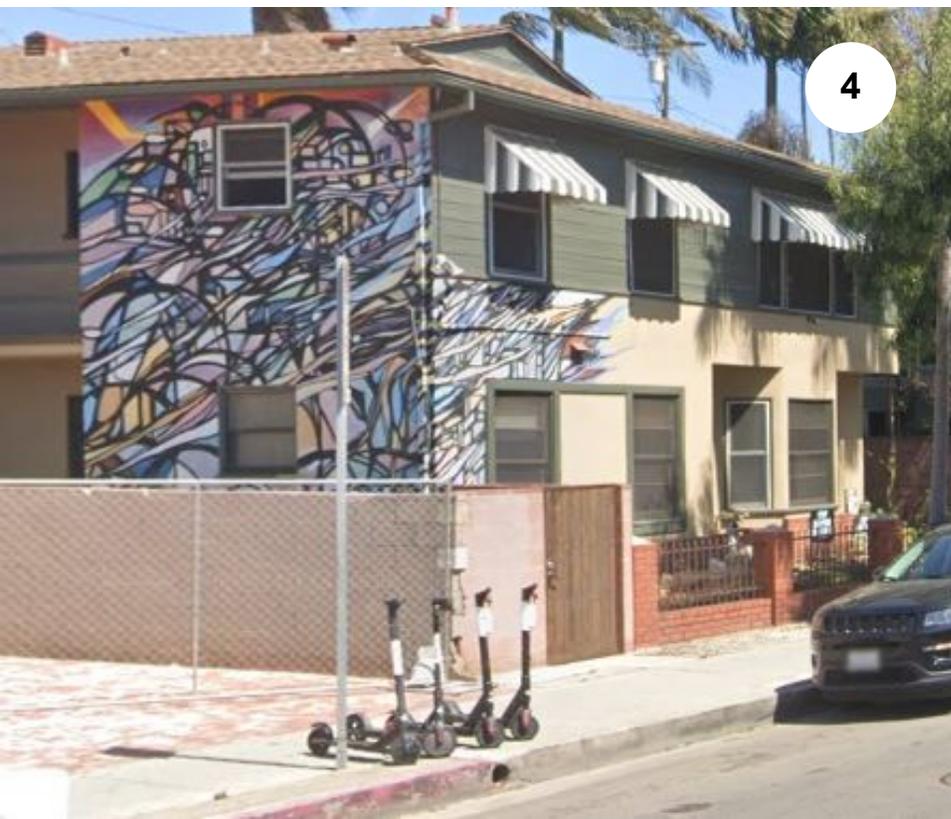


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9







14



16



13



7



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19



14



11



18



9



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