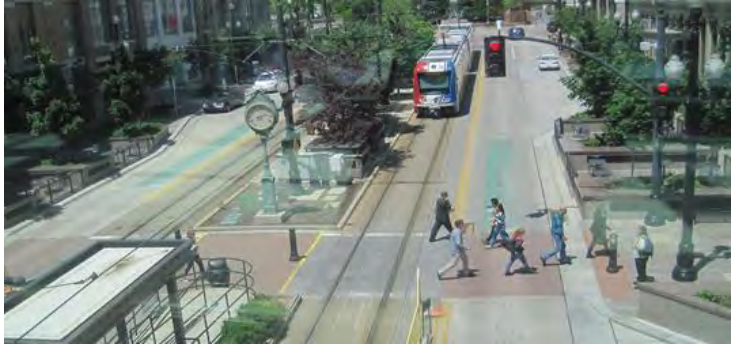


planning webcast series

Sponsored by APA Chapters & Divisions

APA Design Preserve

American Planning Association
Urban Design and Preservation Division

May 1, 2020

MAY 1ST, 2020

Craving Community: The Increments of Great Neighborhoods

Brian O'Looney, A.I.A., LEED-AP

planning webcast series
Sponsored by APA Chapters & Divisions

APA Design Preserve

American Planning Association
Urban Design and Preservation Division

May 1, 2020

JUNE 5, 2020

Tactical Urbanism: Response to Crises

Mike Lydon
Founding Principal
Street Plans

planning webcast series
Sponsored by APA Chapters & Divisions

APA Design Preserve

American Planning Association
Urban Design and Preservation Division

May 1, 2020

Sarah Conley Odenkirk, Esq

Dr. Elizabeth Morton

Cindy Zerger, AICP ASLA

Ian Lockwood PE

UPCOMING IN 2020

Public Art Lifecycle Series: 1 & 2

Shared Streets/Flush Streets: Accessibility Considerations

Legacy Business Initiatives

planning webcast series
Sponsored by APA Chapters & Divisions

APA Design Preserve

American Planning Association
Urban Design and Preservation Division

May 1, 2020

Contents

Georgetown, Washington, DC

Short North, Columbus, OH

San Francisco, CA (1957)


New London, Conn. State Street.
View from Railway Station.

Lincoln Park, Chicago, IL

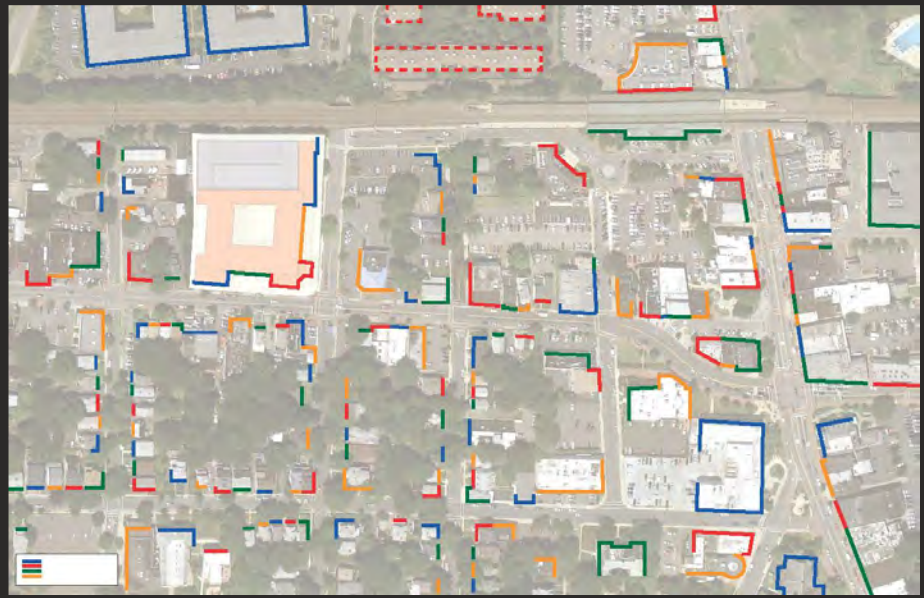
Charleston, SC

Chicago, IL

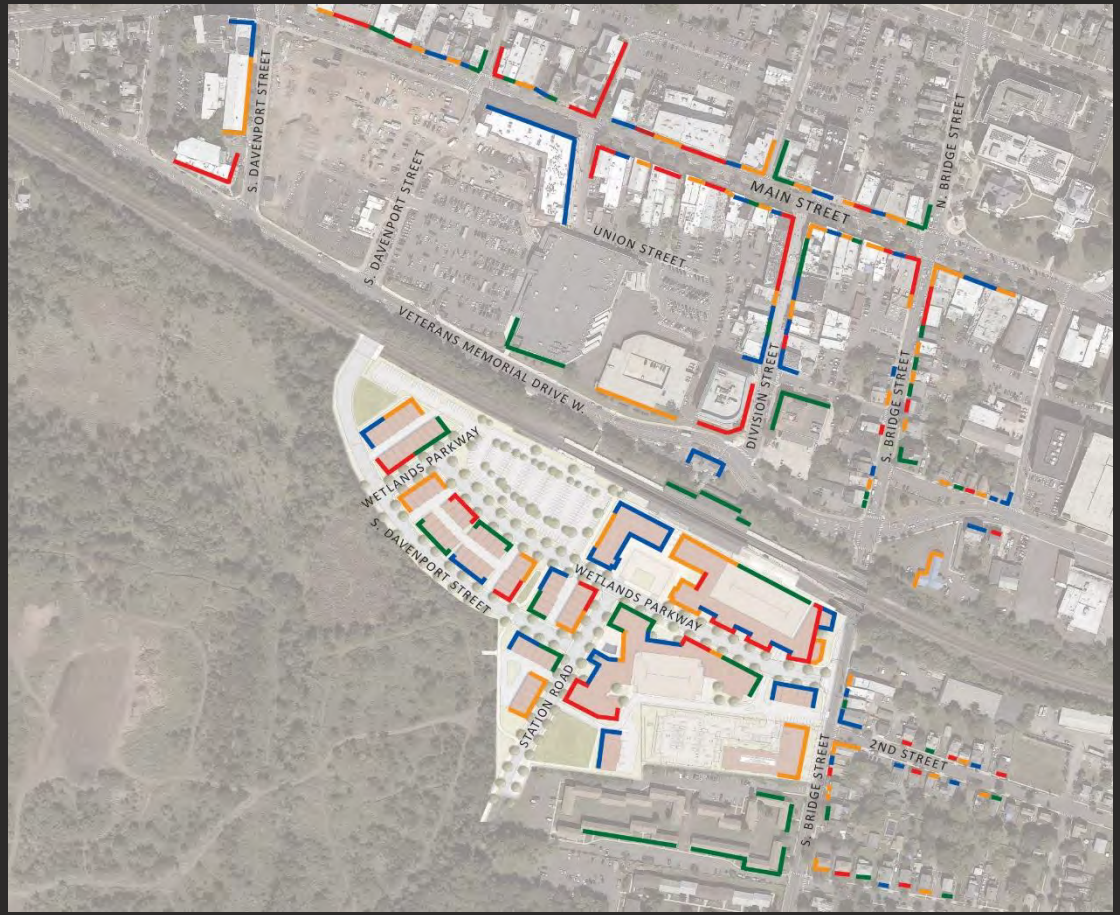
Charleston, SC

St. Petersburg, Russia

The architectural urban increments of charming, quaint communities. Increment is a reflection of type on the public realm.



South Orange, New Jersey



Somerville, New Jersey

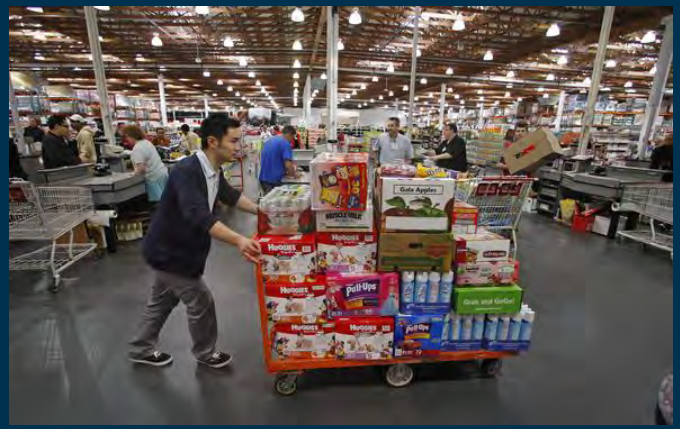
Avalon Somerville Station, Somerville, New Jersey

One building type (Type V) – many identities.

What is community in a Post COVID-19 World?

Want-based and need-based shopping destination models. (per Yaromir Steiner)

Needs-based shopping model



Faster, commodity and vehicle-oriented– shopping carts.

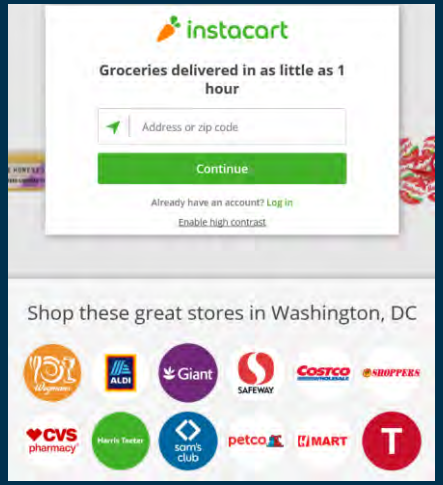
Wants-based shopping model

Slower, pedestrian-oriented – shopping bags.

This was already trending before COVID-19, but now, as we crave community engagement, is accelerating.

OR

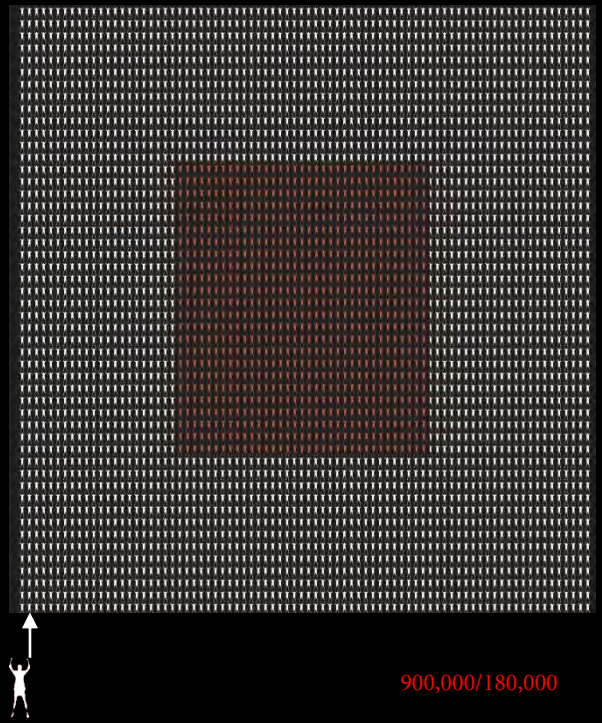

BEAUTIFUL THINGS ON AMAZON UPDATED DAILY
EXPLORE
amazon
St. Patrick's Day
Give the gift of Amazon Prime
FREE Two-Day Shipping, free unlimited photo storage, plus exclusive access to movies, music and Kindle books.
amazonPrime
Prime members enjoy:
FREE Two-Day Shipping on millions of items
Unlimited, ad-free access to over a million songs
Instant streaming of thousands of movies and TV shows with Prime Video
Free unlimited photo storage in Amazon Cloud Drive
Read free books each month through Kindle First and the Kindle Owners' Lending Library
The gift of Prime is $99 for one year and can only be redeemed on Amazon.com
Add Prime to Cart


instacart
Groceries delivered in as little as 1 hour
Address or zip code
Continue
Already have an account? Log in
Enable high contrast
Shop these great stores in Washington, DC
Giant
SAFEWAY
Costco
SHOPPERS
CVS pharmacy
petco
T

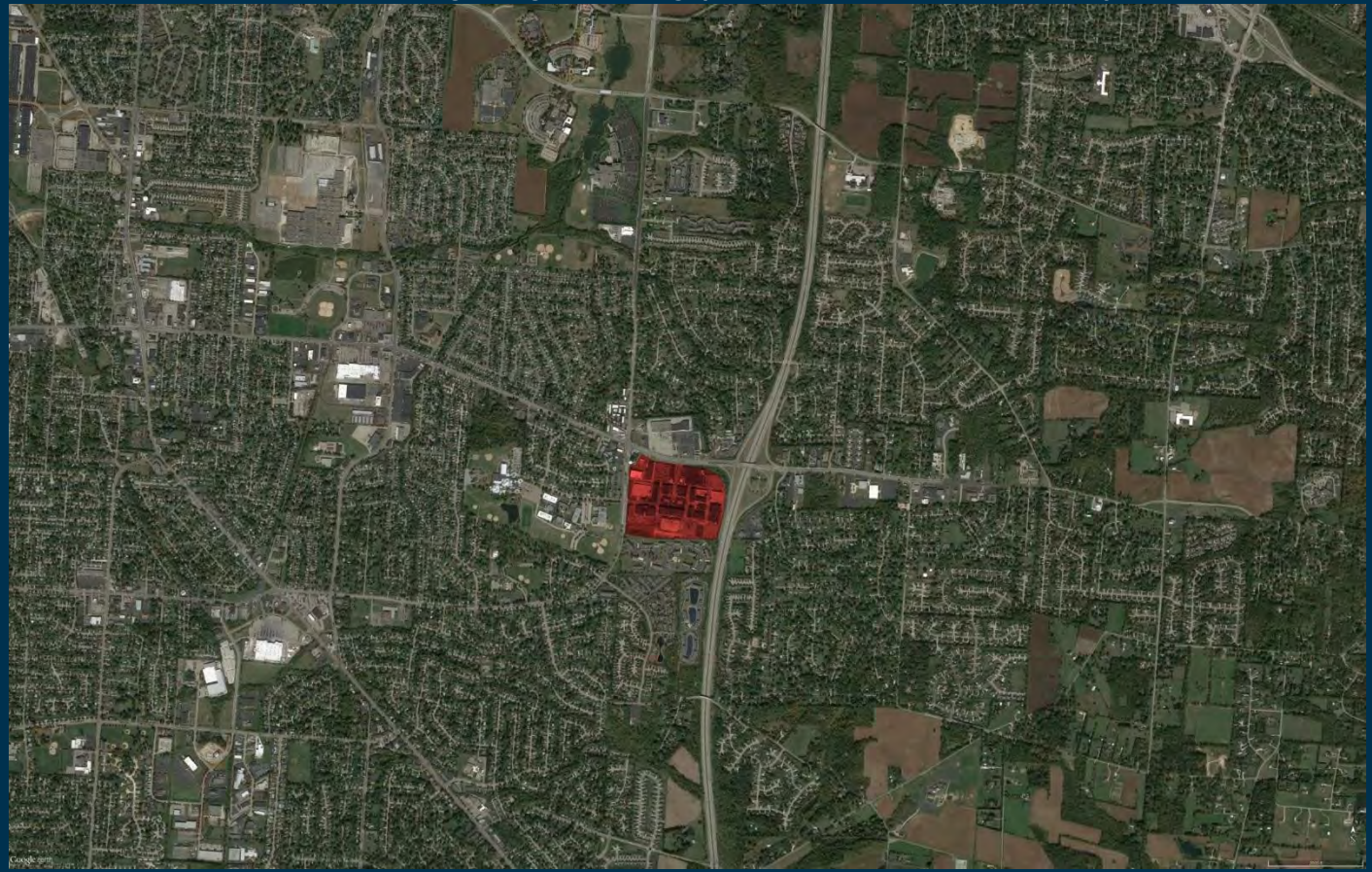

LOFT
BRIO

PEOPLE

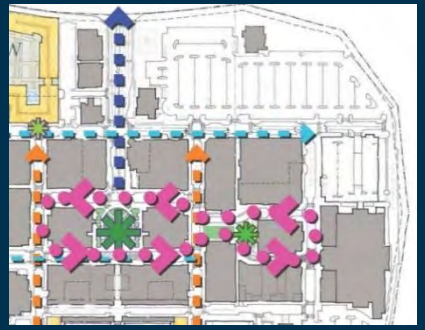
= 200 people

REGION	NEIGHBORHOOD	BLOCK	
 900,000/180,000	 16,000	300	50 du/ac
	 6,400	120	20 du/ac
	 3,200	60	10 du/ac
	 1,600	30	5 du/ac
	 800	15	2.5 du/ac

Want-based center serving as gathering place for the community



Bethesda Row 2004



The Greene 2005

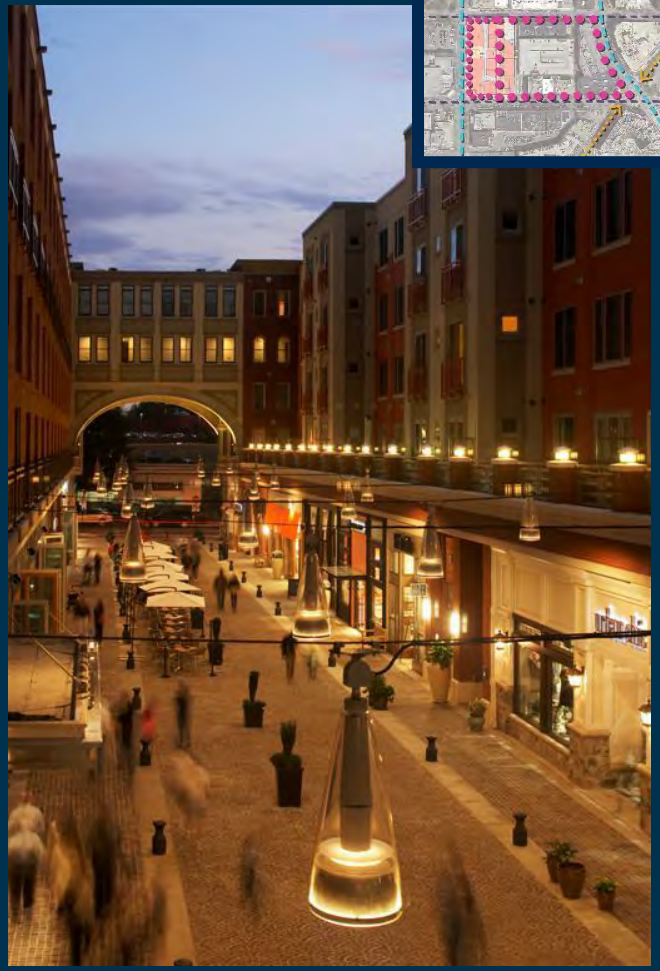
Peninsula Town Center 2009

Liberty Town Center 2009

All attachable fragments of walkable urbanism.

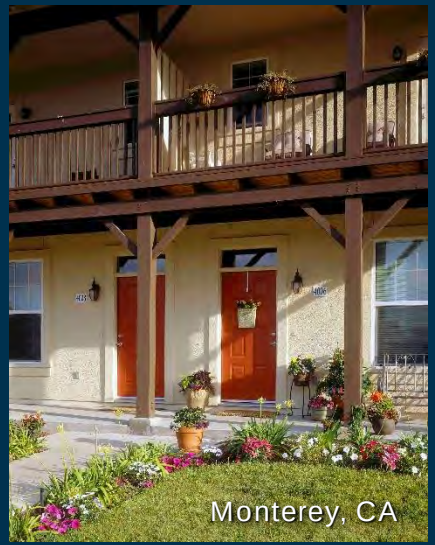
Good Public Spaces are Designed for a variety of levels of occupancy

Bethesda Row, Bethesda, MD



Postcard analysis, Chesapeake and Ohio railroad towns within a 3-hour railroad trip to Cincinnati,

Recognizable Increments allows for participation, personal investment and ownership



Defensible Space – Oscar Newman; Pride and ownership – even by non-capital participants.

A Compilation of Types that contribute to walkable urbanism

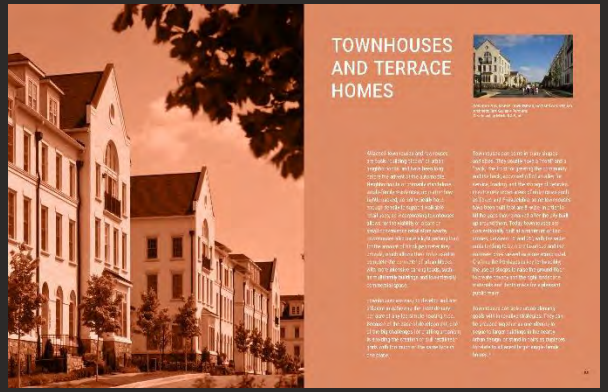
Single Family Houses
Townhouses
Stacked Residential Units
Multi-Family Residential
Commercial Buildings
Mixed-Use Buildings
Public Buildings
Mobility Types

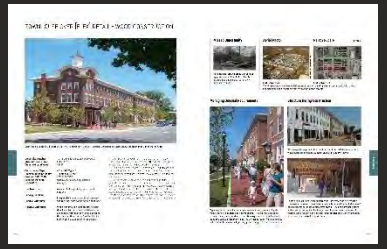
Increments are types

They are symbiotic and reinforce one another; each increment has an influence on their community to a greater or lesser extent.

This is starting to be measurable; Supernormal; RCLCo Meyers Research, others

The architectural increments of charming, quaint communities.





The architectural increments of charming, quaint communities.

Occupiable

Engagement

Active street frontages

Pedestrian-Oriented

Doors

Connectivity

Recognizable Increments allows for participation, personal investment and ownership whether by individual or company

Key attributes – urban incremental parking service at back, great place at front, maximize frontage activity

Disruptions and Barriers to Community

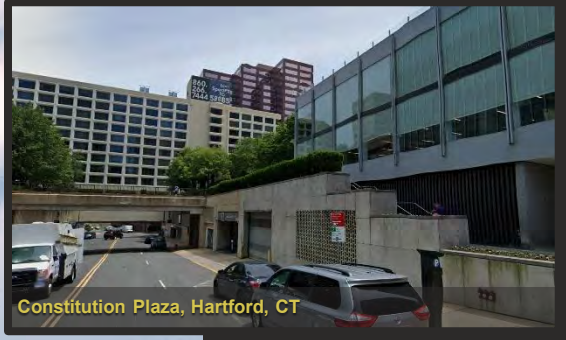
Barriers - Highways

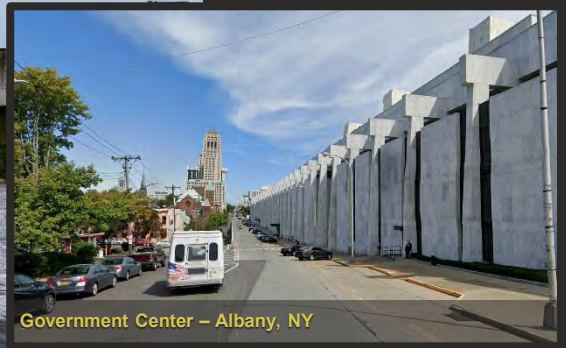

WRAMC – Bldg 54

Barriers – Blank Walls


House of the Soviets - Kaliningrad


Stamford Town Center, Stamford, CT


Constitution Plaza, Hartford, CT


Government Center – Albany, NY

Barriers – Overwhelming Imposed Institutional Monotony

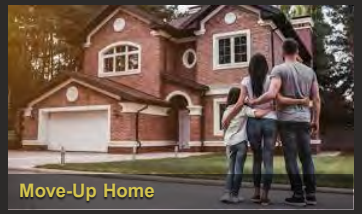
Unfortunate ‘Missing Middle’ of Multi-family housing

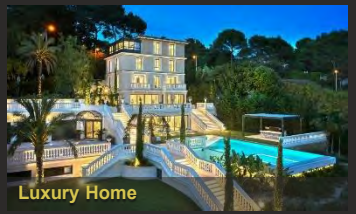
Bayonne Box

Parking storage, unwelcoming wall, overscaled/underscaled architectural elements, awkward branding.

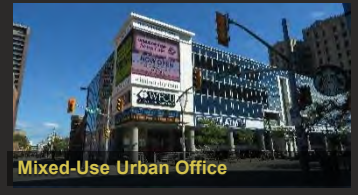
Barriers – Can be intrinsic/imbedded to a type – it is not just about adding two-plexes and four-plexes

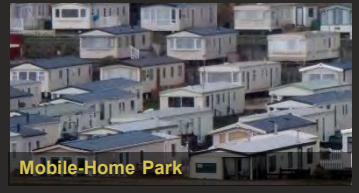
For-Sale Housing





Income Products





Barriers The Nineteen (Plus 1) Types of Suburbia (per Christopher Leinberger)


Germantown, MD


Germantown, MD


SR520 Stormwater Pond, Belleview, WA

Designed to be active 1 out of every 3652 days.

Barriers – Stormwater Ponds

Barriers – Stormwater Ponds – how they could be integrated better – Mawson Lakes, South Australia

Parking is a storage use

USE AND OCCUPANCY CLASSIFICATION

SECTION 311
STORAGE GROUP S

311.1 Storage Group S. Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

311.2 Moderate-hazard storage, Group S-1. Buildings occupied for storage uses that are not classified as Group S-2, including, but not limited to, storage of the following:

Aerosols, Levels 2 and 3
Aircraft hangar (storage and repair)
Bags: cloth, burlap and paper
Bamboos and rattan
Baskets
Belting: canvas and leather
Books and paper in rolls or packs
Boots and shoes
Buttons, including cloth covered, pearl or bone
Cardboard and cardboard boxes
Clothing, woolen wearing apparel
Cordage
Dry boat storage (indoor)
Furniture
Furs
Glues, mucilage, pastes and size
Grains
Horns and combs, other than celluloid
Leather
Linoleum
Lumber
Motor vehicle repair garages complying with the maximum allowable quantities of hazardous materials listed in Table 307.1(1) (see Section 406.6)
Photo engravings
Resilient flooring
Silks
Soaps
Sugar
Tires, bulk storage of
Tobacco, cigars, cigarettes and snuff
Upholstery and mattresses
Wax candles

311.3 Low-hazard storage, Group S-2. Includes, among others, buildings used for the storage of noncombustible materials such as products on wood pallets or in paper cartons with or without single thickness divisions; or in paper wrappings. Such products are permitted to have a negligible amount of plastic *trim*, such as knobs, handles or film wrapping. Group S-2 storage uses shall include, but not be limited to, storage of the following:

Asbestos
Beverages up to and including 16-percent alcohol in metal, glass or ceramic containers
Cement in bags
Chalk and crayons
Dairy products in nonwaxed coated paper containers
Dry cell batteries
Electrical coils
Electrical motors
Empty cans
Food products
Foods in noncombustible containers
Fresh fruits and vegetables in nonplastic trays or containers
Frozen foods
Glass
Glass bottles, empty or filled with noncombustible liquids
Gypsum board
Inert pigments
Ivory
Meats
Metal cabinets
Metal desks with plastic tops and *trim*
Metal parts
Metals
Mirrors
Oil-filled and other types of distribution transformers
Parking garages, open or enclosed
Porcelain and pottery
Stoves
Talc and soapstones
Washers and dryers

SECTION 312
UTILITY AND MISCELLANEOUS GROUP U

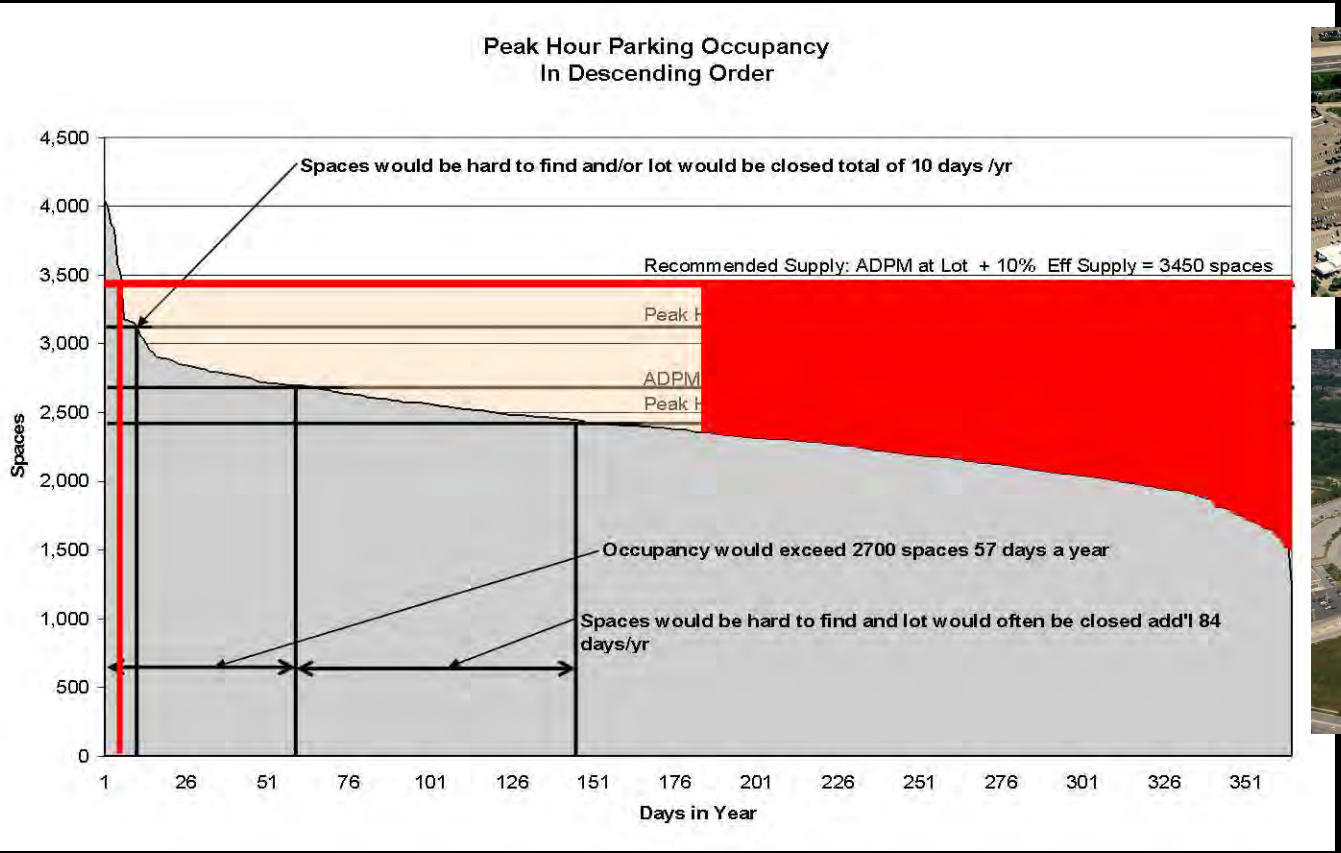
312.1 General. Buildings and structures of an accessory character and miscellaneous structures not classified in any specific occupancy shall be constructed, equipped and maintained to conform to the requirements of this code commensurate with the fire and life hazard incidental to their occupancy. Group U shall include, but not be limited to, the following:

Agricultural buildings
Aircraft hangars, accessory to a one- or two-family residence (see Section 412.5)
Barns
Carports
Fences more than 6 feet (1829 mm) high
Grain silos, accessory to a residential occupancy
Greenhouses
Livestock shelters
Private garages
Retaining walls
Sheds
Stables
Tanks
Towers

2009 Virginia Building Code

Barriers – Parking as a Storage Use

The majority of parking facilities are intentionally overdesigned by 15-20% to allow for space searches

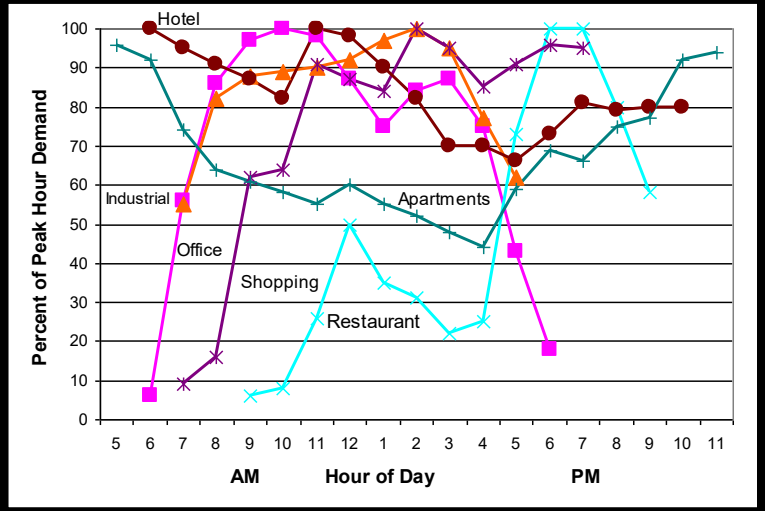


Different Uses have different times when they peak – basis of shared parking

Physical form determined by PEAK LOADS

Understanding Peak Loads…..that set parking minimums.

Hourly Peaks



Retail – Census Sales Data

Month	Restaurant	Grocery Store	Big Box Club
January	91%	95%	81%
February	92%	90%	80%
March	101%	99%	91%
April	99%	97%	91%
May	103%	103%	98%
June	102%	100%	100%
July	105%	103%	99%
August	106%	102%	102%
September	98%	99%	97%
October	102%	100%	103%
November	96%	101%	114%
December	104%	111%	147%

Hospitality – Occupancy Data

Month	Average Occupancy
January	61.0%
February	61.2%
March	65.9%
April	64.9%
May	66.5%
June	72.0%
July	72.1%
August	70.6%
September	66.5%
October	66.7%
November	58.7%
December	48.4%

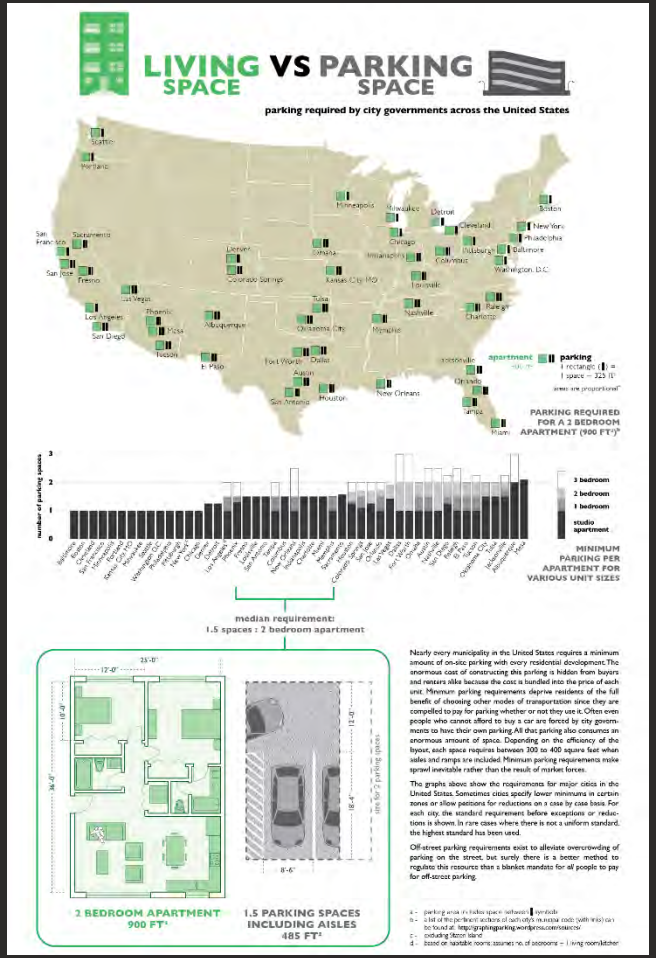
Theaters – Ticket Sales

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
January	22%	18%	14%	19%	52%	71%	41%
February	16%	11%	10%	19%	48%	59%	34%
March	13%	14%	13%	13%	49%	67%	42%
April	13%	13%	12%	12%	45%	58%	37%
May	26%	15%	18%	14%	51%	71%	54%
June	26%	26%	29%	28%	65%	82%	65%
July	39%	36%	38%	36%	77%	92%	76%
August	27%	29%	26%	25%	61%	75%	62%
September	15%	10%	8%	8%	35%	51%	32%
October	11%	11%	9%	9%	42%	62%	38%
November	13%	14%	19%	21%	63%	78%	48%
December Pre-Holiday	15%	15%	16%	17%	48%	67%	45%
December Holiday	61%	68%	69%	71%	78%	100%	80%

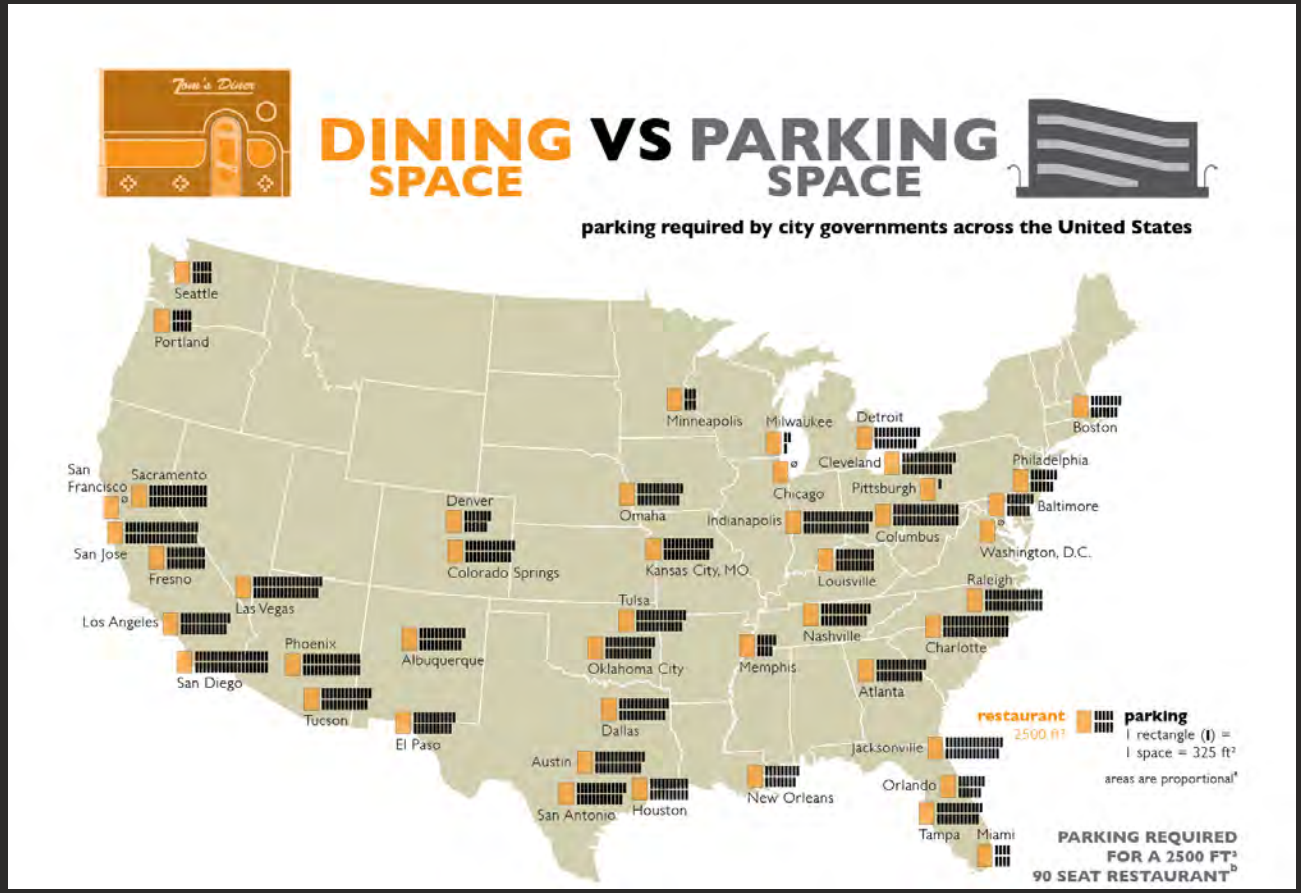
Different Uses have different times when they peak – basis of shared parking

Physical form determined by PEAK LOADS

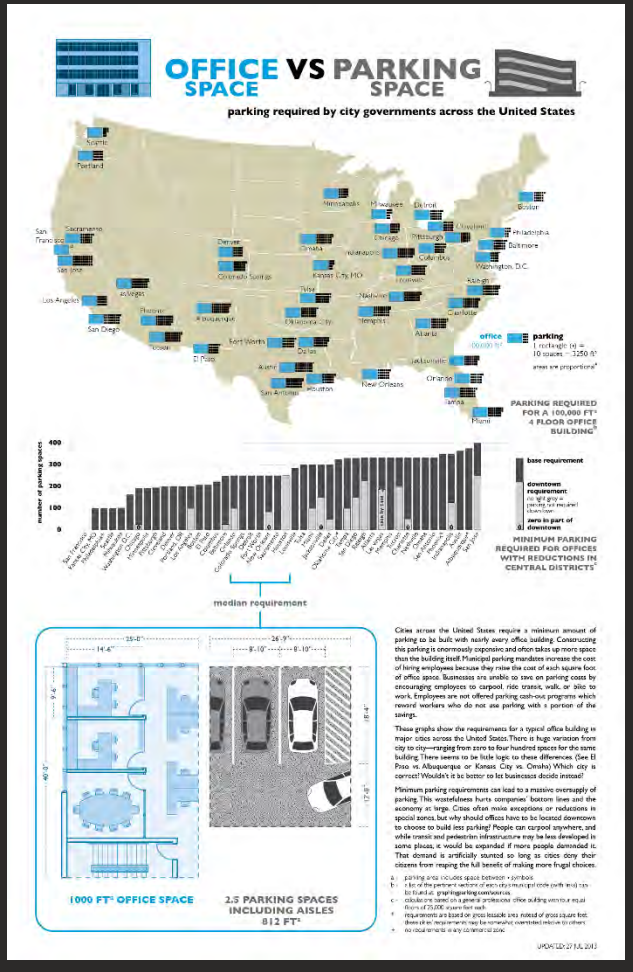
Randy McCourt, ITE Parking Generation Chair

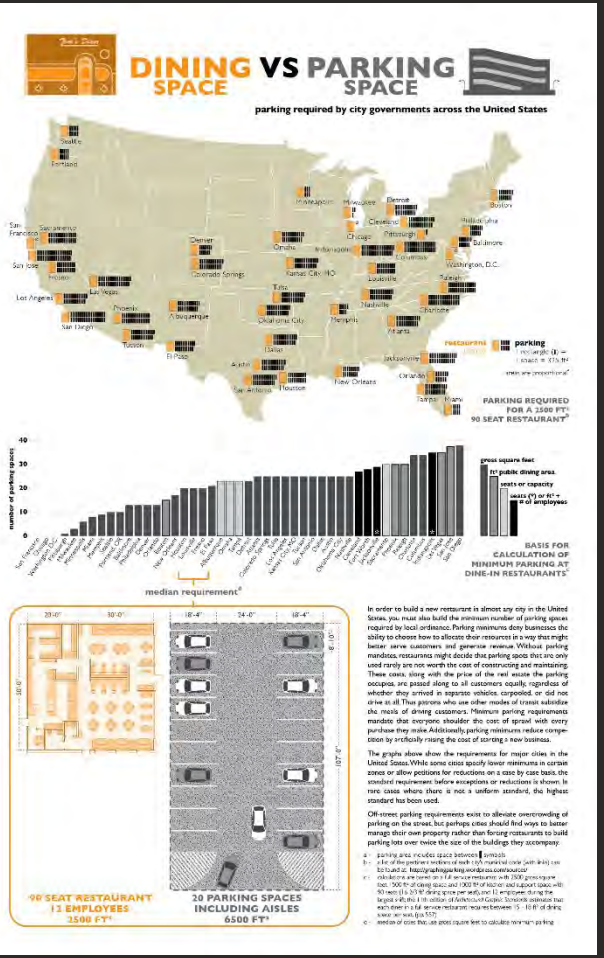


Slide courtesy of Seth Goodman GraphicParking.wordpress.com



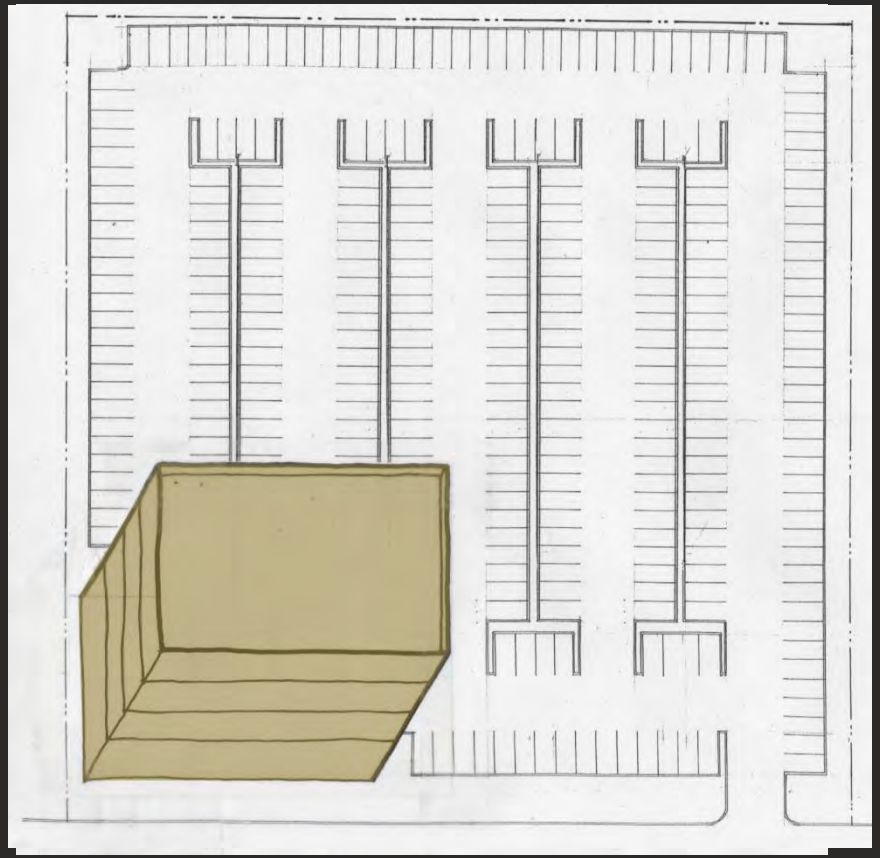
Slide courtesy of Seth Goodman





Slide courtesy of Seth Goodman

- **What does 1 sq ft pkg/sq ft GLA mean?**



Parking Requirements of Commercial Uses in Greenfield America - Suburban land use **GENERIC PARKING DIAGRAMS**

The results of conservative engineering assumptions and over-conservative requirements


Dillard's

If you put what you store in your closets into your living room, you'd be called a HOARDER!

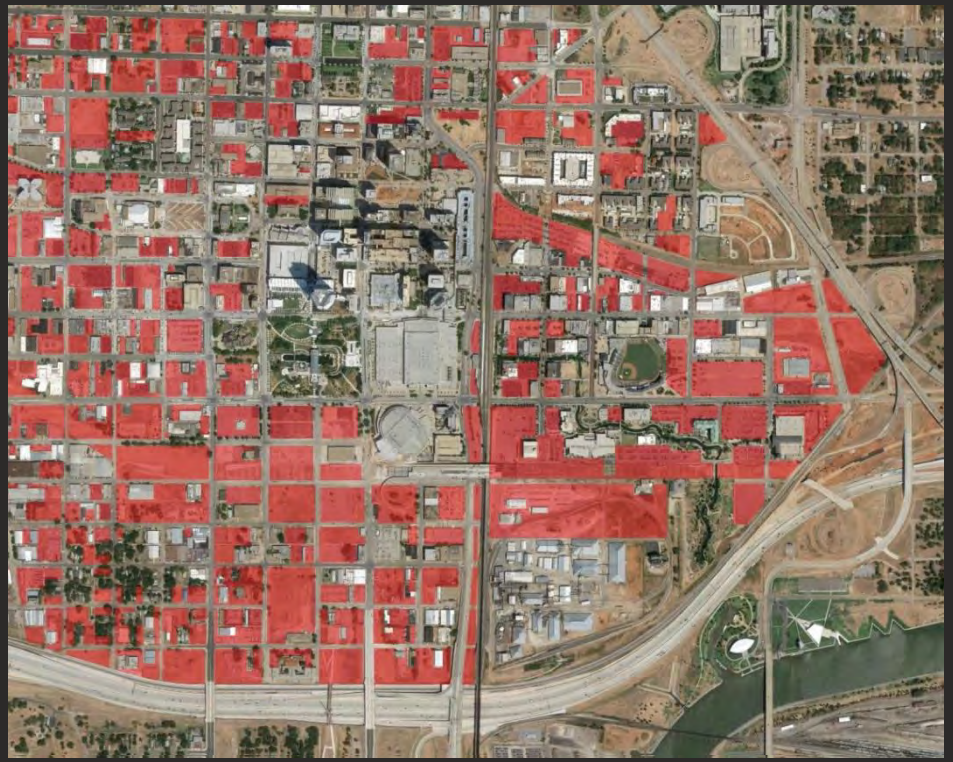
=

Available land +/- 400 acres translates to:

20,000 units at an avg of 50 units/acre (½ stick built res.// ½ townhouses/stacked units) which supports :

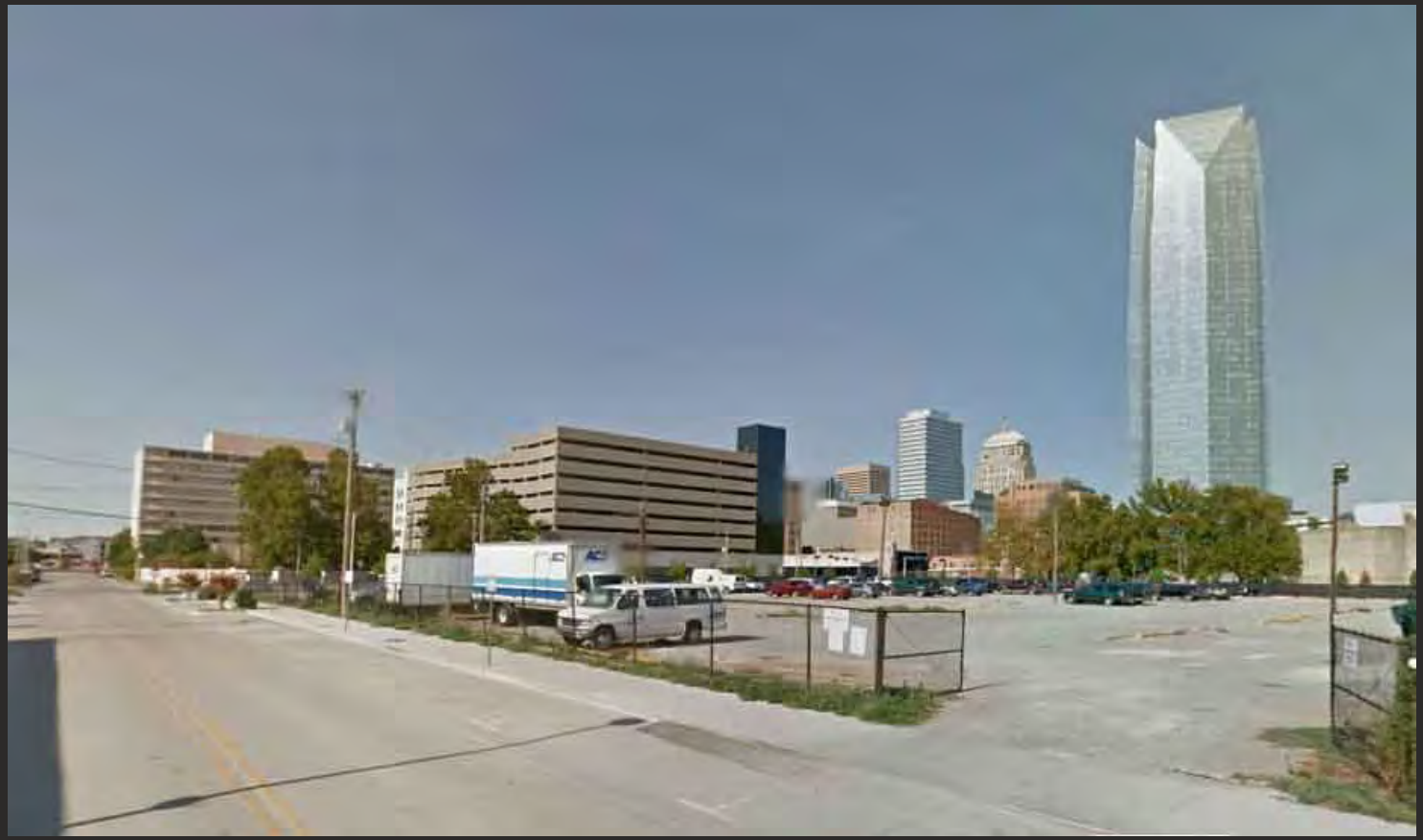
40,000 residents
12 supermarkets
75 restaurants

What could be a far more vibrant downtown.



“Downtown” Oklahoma City

Barriers – Parking as a Storage Use



“Downtown” Oklahoma City

Barriers – Parking as a Storage Use

Contributory Parking & Mobility Solutions

T3

Generally, surfaced parking
- townhouses – alley loaded
- Detached garages – alley or primary frontage loaded

Surface parking possible must be screened

Driveways may be from primary frontage

Surface Parking in 2nd or 3rd layer

T4

Structured parking
- Wrapped garage
- Integral townhouses – alley loaded
- Detached garages – alley loaded

Surface parking possible as place holder

Garages in 3rd (4th) layer

Surface Parking in 2nd or 3rd layer

T5

Wrapped or decorated garage - possibly underground

Garage entries from secondary frontages

Wrapped garages in 3rd (4th) layer

Decorated garages must have ground floor retail

T6

Probably underground – possibly decorated garage
- Possible parking machines

Garage entries from secondary frontages

Decorated garages must have ground floor retail

Types and Costs of Off-Street Parking

Surface - Asphalt:
$3,000 - $5,000 / space

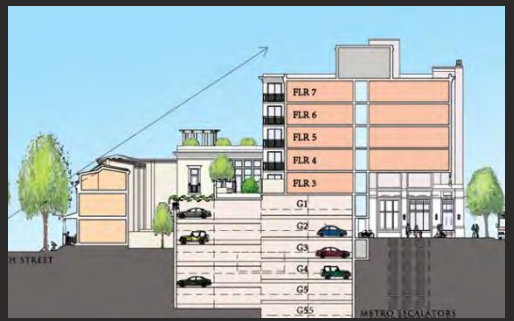
Wrapped garage
$15,000 – 20,000 space
(assumes precast)

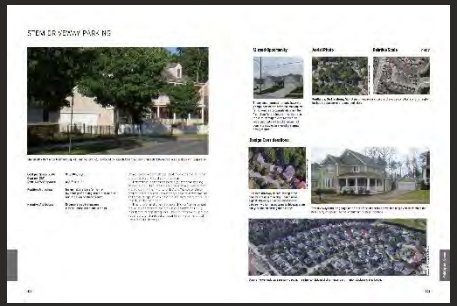
Stackers
$10,000 to $15,000 space

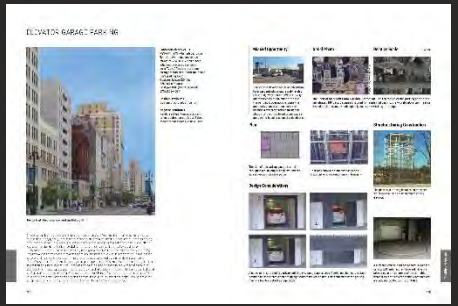
Surface - Pavers:
$10,000 / space

Exposed and decorated garage
$19,000 – $30,000 space

Underground garage
$25,000 to $45,000 space





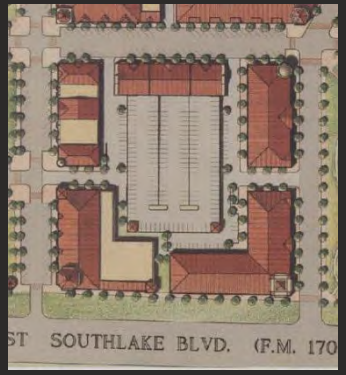


Just like there are bad missing middle types, there are good parking solutions that promote community – on-street alleys, screened lots. stacked lots, stackers, elevator garages

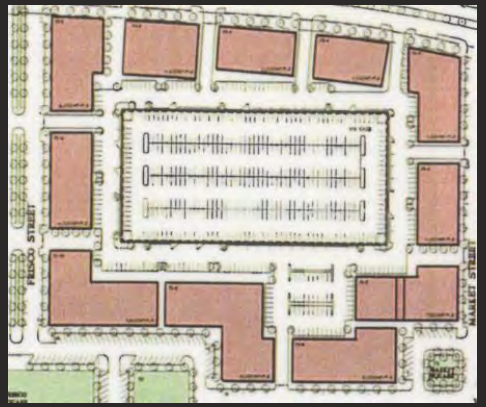
Decent Parking Solutions – service at back, great place at front, maximize frontage activity

When we try to make suburban places walkable:

1 story res./mixed use block at BALDWIN PARK
320’ x 750’



2 story comm. block at SOUTHLAKE
420’ x 420’



4 story commercial block at FRISCO SQUARE
520’ x 870’

4 story residential block at
MONUMENT PLACE
250’ x 220’

4.5 story. block at CONGRESSIONAL
380’ x 200’

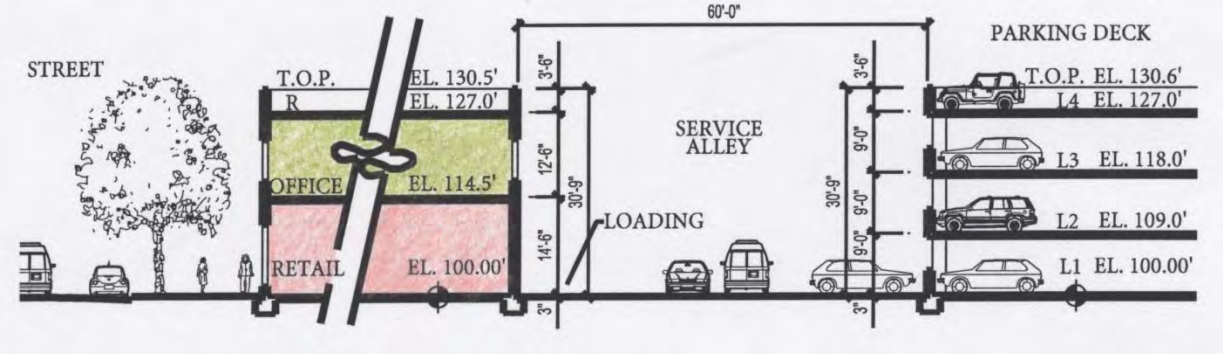
4.5 story. block at MIRIMAR

Direct relationship between Building type size w/parking load and block sizes – lessons learned from Fort Worth – 200’ x 200’ BLOCK SIZES

BALDWIN PARK - Torti Gallas; Rest - David M. Schwarz/Architectural Services

Decent Parking Solutions – Enclosing the block parking load

While parking is a land hog horizontally, it is quite efficient vertically:



Vertically, cars can be stored efficiently

GENERIC PARKING DIAGRAMS

Decks are expensive - Don't build until necessary – critical mass - start w/attachable urban fragment SOUTHLAKE TWN SQ, Southlake, TX

David M. Schwarz/Architectural Services, Inc.

Decent Parking Solutions

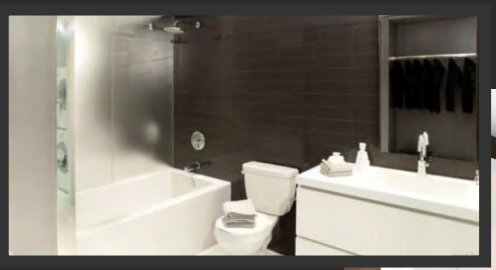
Decks are expensive - Don't build until necessary – critical mass - start w/attachable urban fragment

SOUTHLAKE TWN SQ, Southlake, TX

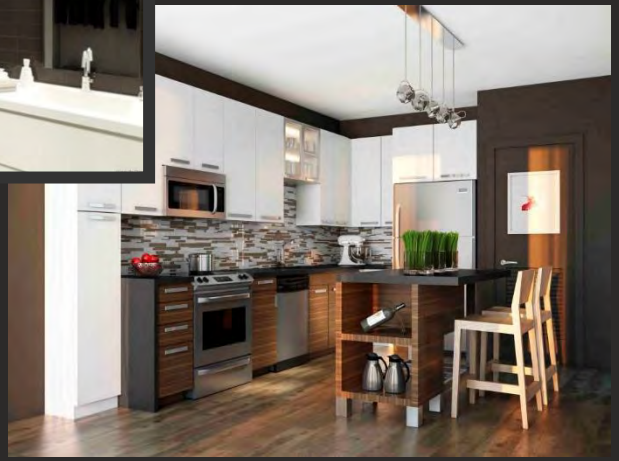
David M. Schwarz/Architectural Services, Inc.

Decent Parking Solutions

Costs per a unit of housing:



Bath - $5,000-$7,000



Kitchen - $12,000-$17,000

2 Spaces of Required Underground Parking-
$50,000-$110,000

Off Street Parking/Traffic

Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.
A. Residential Districts:
R-1 - 2 spaces per dwelling unit
R-2 - 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
MD - 1.5 spaces per unit for one bedroom
2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
HD - 1.5 spaces per unit for one bedroom 2 spaces per unit for two bedrooms 2.5 spaces per unit for three bedrooms and over
B. Office Buildings: One space for each 200 square feet of gross floor area in the building.
C. Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.
D. Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

Santa Rosa, FL Zoning Code

Same Type, Different Densities – because of mobility solution

Type 5A
Surface Parked

30 units/acre

Type 5A
Structure Parked

55 units/acre

Type 5A
Transit Served

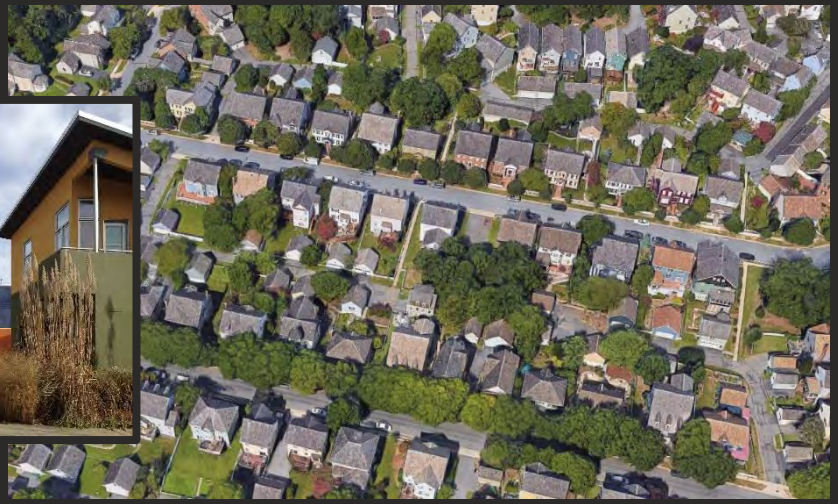
Up to 80 units/acre

How types influence each other – bike and transit-oriented development reduce the cost of housing – in multiple ways Raw costs and land yield costs – the parking is a double tax on the private sector.

Building Increments of Neighborhood

Sidestair Houses

Typically Alley Loaded



Center Stair Colonial

Cape Cod

Coach

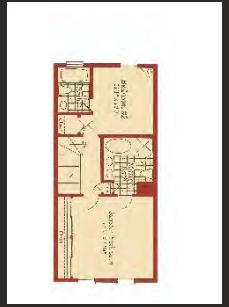
Katrina

Matters of Type – Single Family

Distinctions in Townhouses

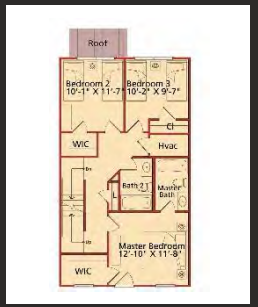
14'

16'



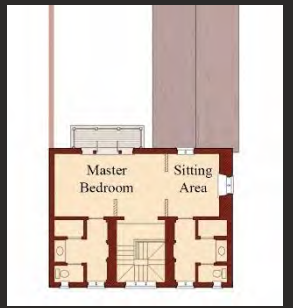
18'

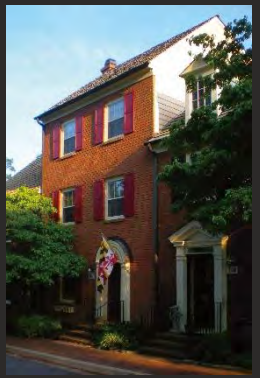
20'

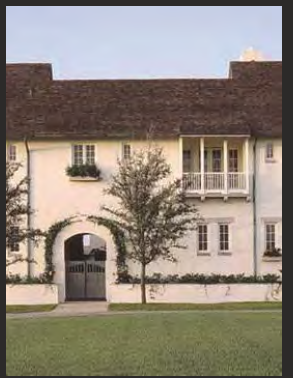


25'

27' and wider



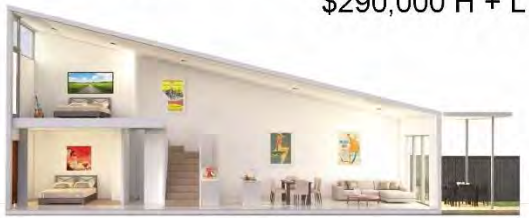




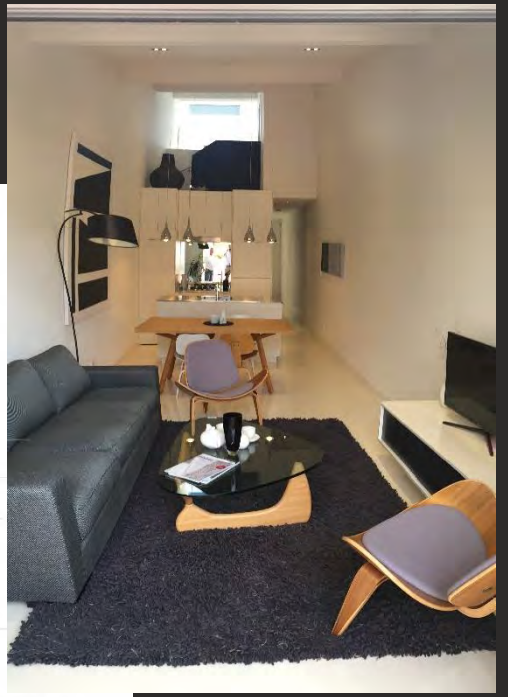
Matters of Type - Townhouses

Matters of Type – Rowhouses

Lightsview, Adelaide – 3.8m x 27.5m, 105 m² lot, $290,000 H + L



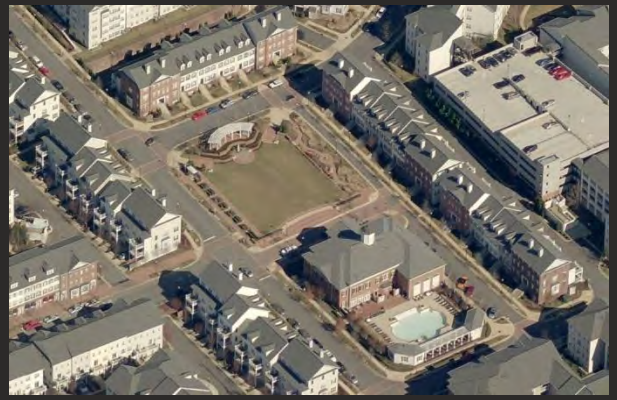
AUSTRALIA



Matters of Type – Townhouses

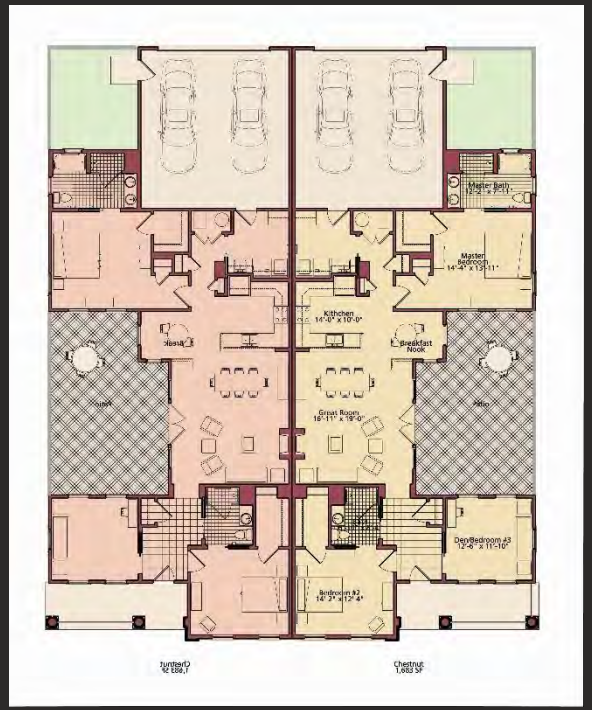
The missing middle of Multi-family housing…. “Charlestons”

The missing middle of Multi-family housing….. – 2 over 2's



The missing middle of Multi-family housing…. “Manor Houses”

The missing middle of Multi-family housing….. – Courtyard Duplexes

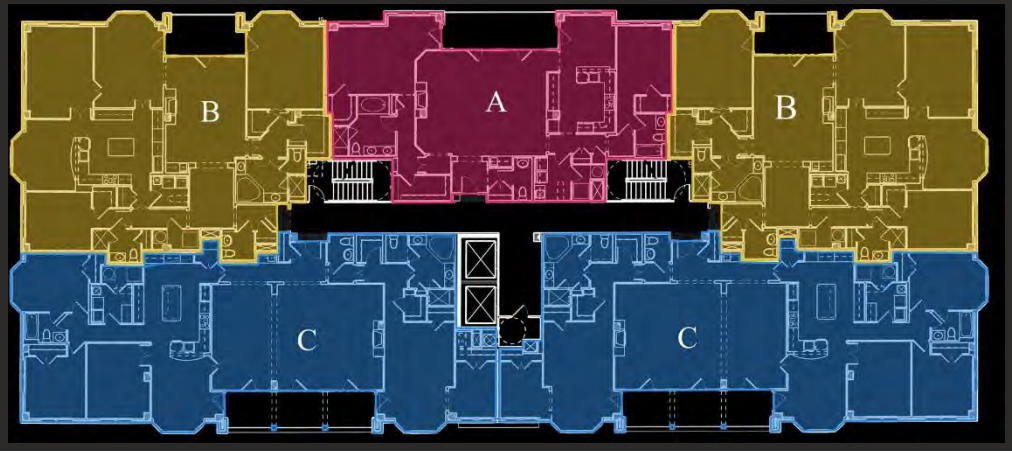


The missing middle of Multi-family housing….. – English Basements

Robert Orr

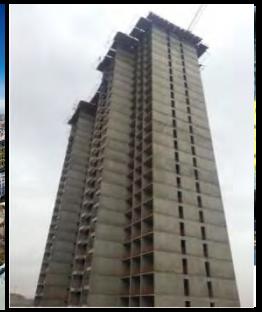
Brian Kent Jones

The missing middle of Multi-family housing….. – Stacked Ranches



Meeting the Market

Value – Understanding the Economics of Housing *The Naked Cost*

IRC – 3 Stories	IBC Type V – 55’	Type III – 8 stories, 85’	Type IB – 12 stories, 120’	Type IA - unlimited	Type IA - unlimited
San Diego, CA	Dayton, OH	Washington, DC	Denver, CO	Austin, TX	Arlington, VA
					
$95/SF	$135/SF	$155/SF	$165/SF	$190/SF	$250/SF
					

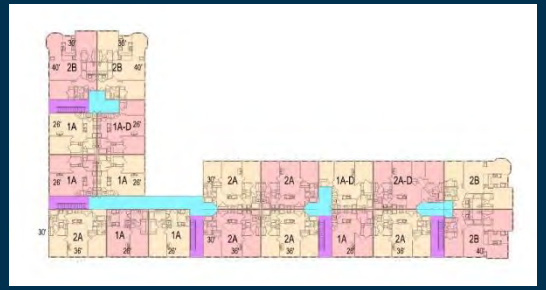
Type IIIA Podium Building under construction

Earlier Type I Concrete Zoning Max-out scheme

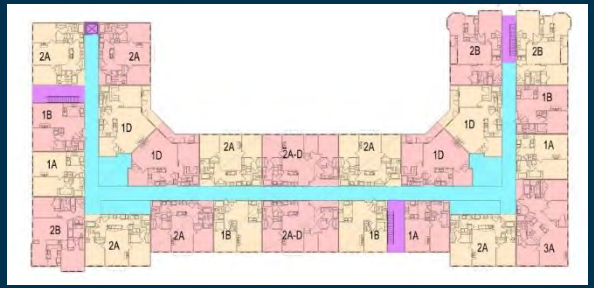
Type IIIA Podium Building under construction

Matters of Type – Multifamily Types –

Building Types of Multifamily Housing – Walk-up



Building Types of Multifamily Housing – Corridor Type 5A

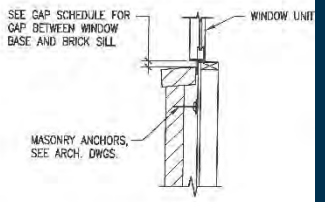


Building Types of Multifamily Housing – Texas Donut

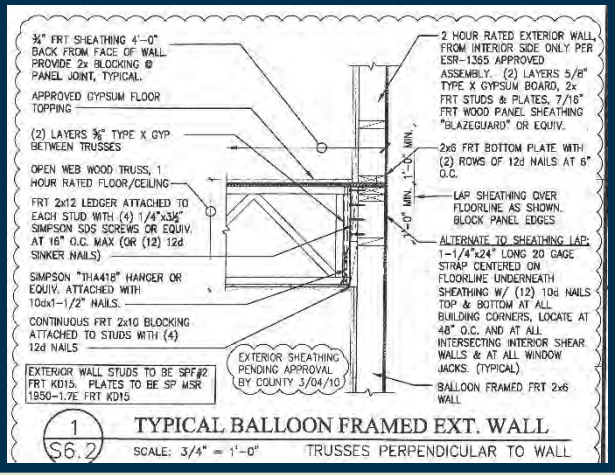
Building Types of Multifamily Housing – 5A podium

Understanding 3A podium construction

GAP SCHEDULE	
3/4"	@ 4TH FL.
5/8"	@ 3RD FL.
1/2"	@ 2ND FL.
3/8"	@ 1ST FL.



BRICK VENEER
WINDOW SILL DETAIL

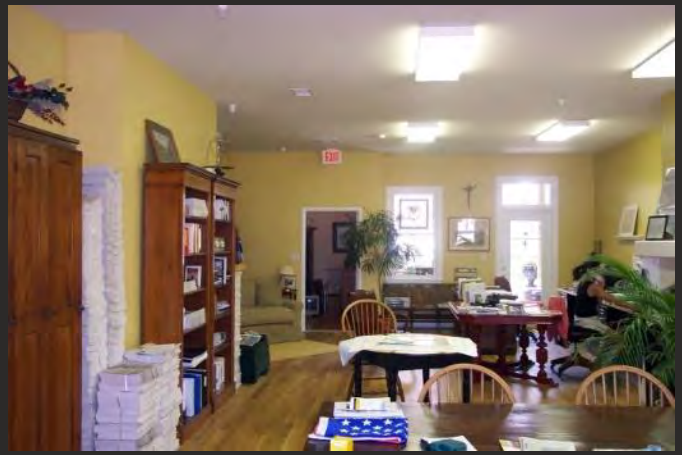


Building Types of Multifamily Housing – Type 1

Other High-Rise Type 1 on our boards right now

Unique Types for Placemaking

Matters of Type – Lighter on the land walkable retail types (bar joist vs other types)



Unique Types for Placemaking – Live Work units

Ground Floor Plan - Tenant Mix anchored by base Welcome Center where soldiers report upon arrival

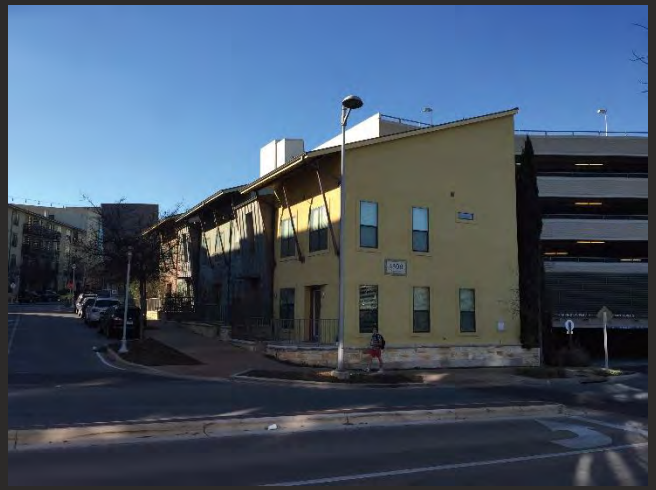
Unique Types for Placemaking – Townhouse over Wood Retail

Unique Types for Placemaking – Townhouse over Wood Retail

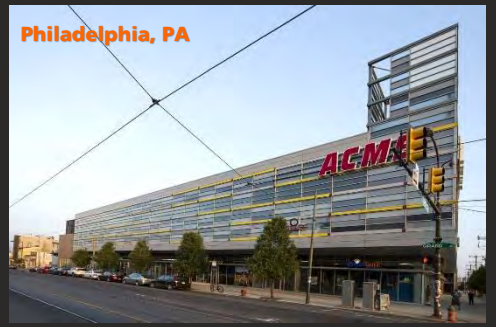
Unique Types for Placemaking – Townhouse over Wood Retail

Unique Types for Placemaking - Flex type - Not committing to retail/commercial

Unique Types for Placemaking – Wood Commercial



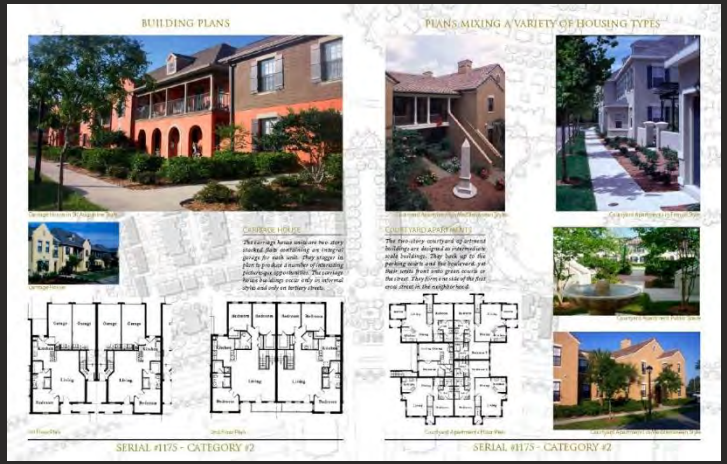
Unique Types for Placemaking – Wrap/Liner Types



Upper Floor Large-Format Retail (Smaller retailers at Ground Floor)

Incremental Urban Design and Planning

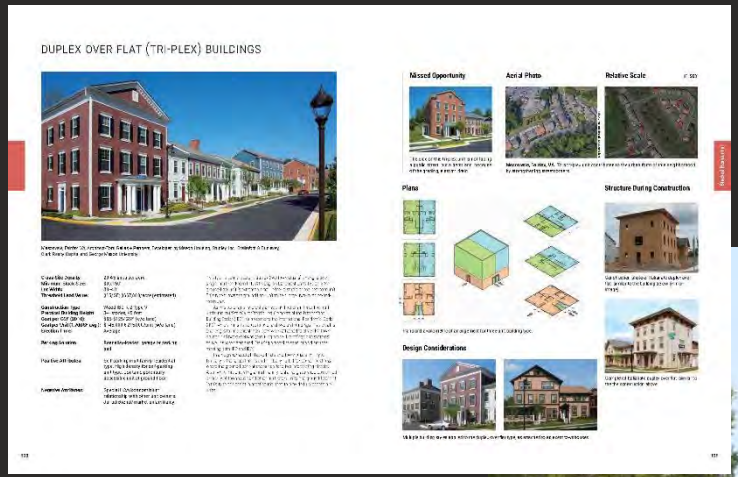
Incremental Thinking – Design Process – Cotton District, Starkville, MS



Incremental Thinking – Design Process – Celebration. FL


ONE-WAY

Typological Design


DUPLEX OVER FLAT (TRI-PLEX) BUILDINGS

Missed Opportunity

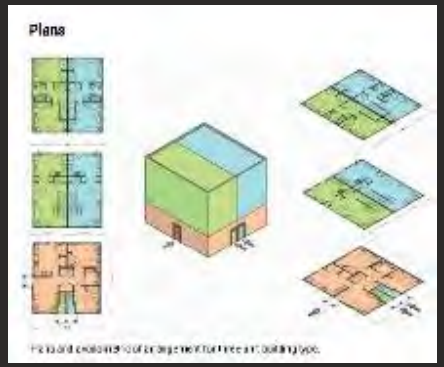
Aerial Photo

Relative Scale

Plans

Structure During Construction

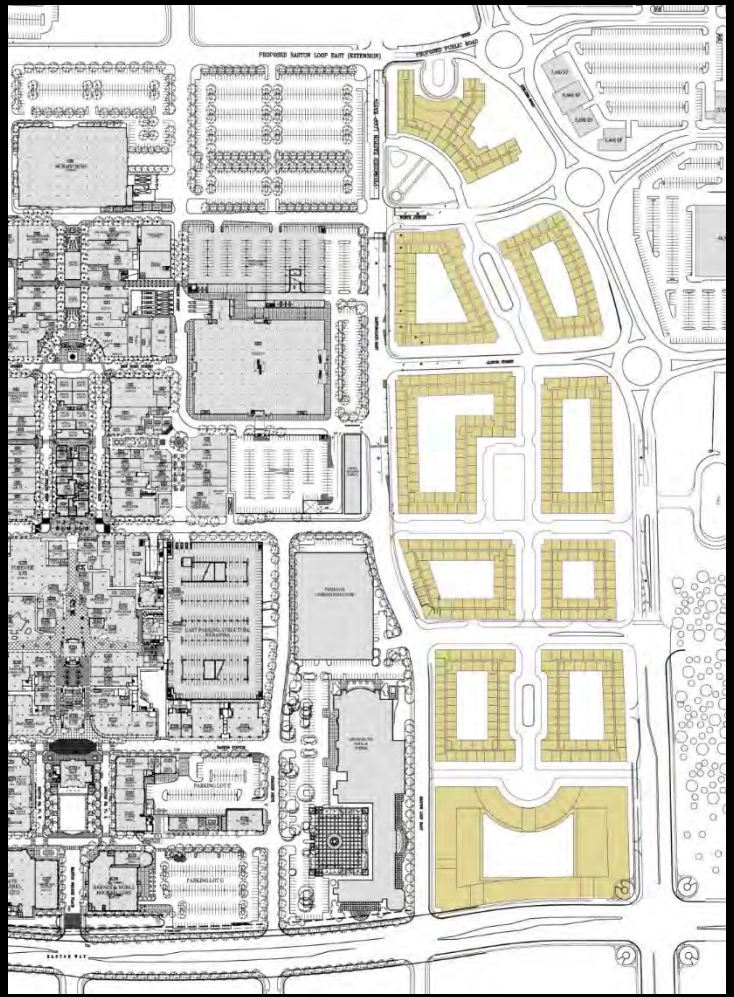
Design Considerations


Plans

Incremental Thinking – Design Process – George Mason Housing, Fairfax, VA

Incremental Thinking – Del Mar Station, Pasadena, CA – different types assembled together makes a hybrid court district

Wyandanch, New York: Planned for no Type1 construction and two alternates for density levels to accelerate implementation/construction



An Example.

What we are looking at in another jurisdiction to protect the retail engine.

2000 units. Maxes out 4 story zoning envelope with cost-effective wood construction 5A building type.

Typological Overlay: 5A Wood Apartment Buildings

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Typological Overlay: Townhouses, Stacked Flats, English Basements and/or 2 over 2's

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Typological Overlay: 3 unit/3 Garage “Charleston”

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Typological Overlay: Walk-up, Parking Podium

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Typological Overlay: Podium/Donut

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Typological Overlay: Type 1 buildings

*PLEASE NOTE: Costs on this and following slides are for relative comparison purposes ONLY. Actual Market Values vary

Phase 1

Full Build-Out

Meeting The Program – Phase 1 Sells the full vision –

Construction Cost

Sales/Rental Price Point

Profit Spread – the most in the first phase

Phase 1 building profit spreads pays for initial infrastructure costs….

Increments of Neighborhood: A Compilation of Types for walkable urbanism

Brian O'Looney with
Alex Dickson
Payton Chung
Kelly Mangold
Nat Bottigheimer

Published by ORO. Available on Amazon

Architects of Community: Torti Gallas + Partners

Published and Available from Vendome

Brian O'Looney can be reached at
Torti Gallas and Partners
(301) 588-4800