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CBS

The Advanced Application of the Transect in Form-Based Codes

Daniel Parolek
Principal, Opticos Design, Inc.
CNU-Austin
April 5, 2008

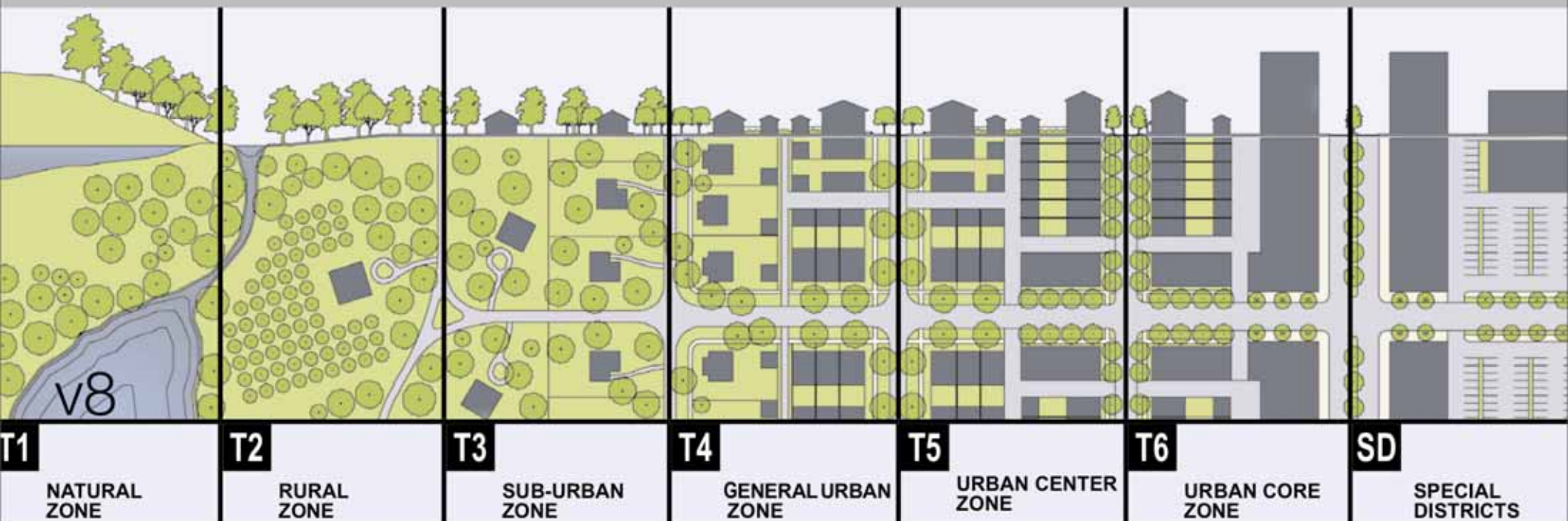
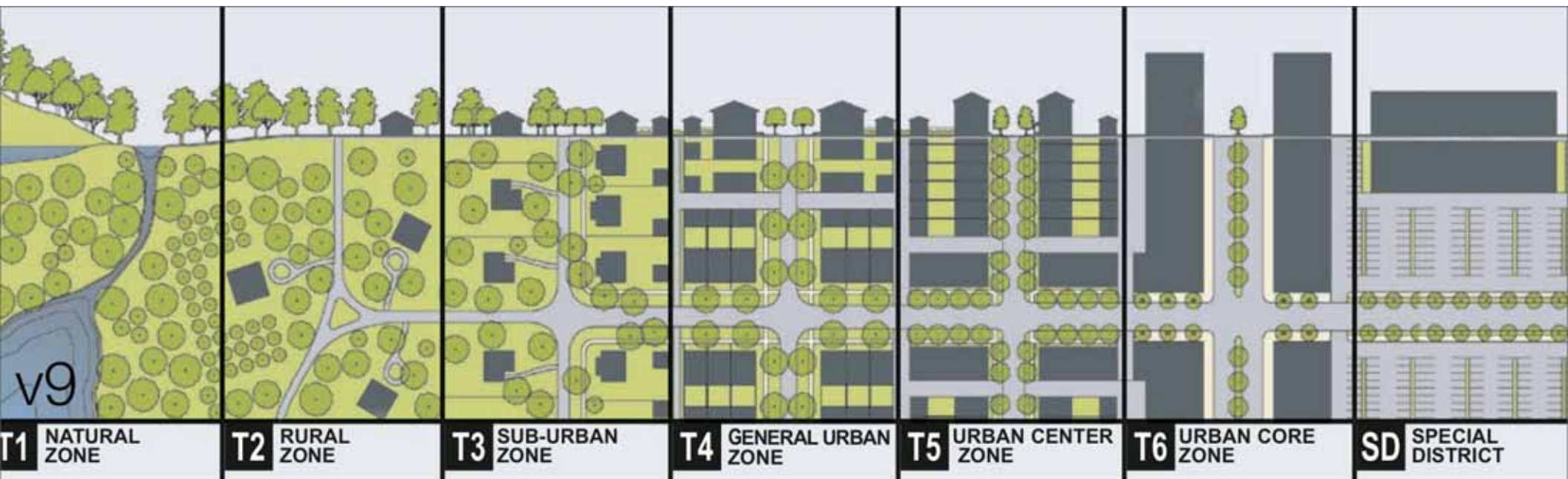


DRAWING BY JAMES WASSELL



DRAWING BY LEON KRIER





Advanced Application of the Transect in FBC | v8 vs v9

Comparing Transect Applications

	U-E: Uptown Edge	U-G: Uptown General	U-CT: Uptown Center		
	NG-2: Neighborhood General-2	NG-3: Neighborhood General-3 NC: Neighborhood Center NC-Flex: Neighborhood Center-Flex	TC: Town Core		
	T3: Sub-Urban, with Restricted, Limited, and Open subsets	T4: Urban General, with Restricted, Limited, and Open subsets	T5: Urban Center, with Restricted, Limited, and Open subsets	T6: Urban Core, with Restricted, Limited, and Open subsets, and T6-8, -12, -24, -36, and -48 subzones based on allowable number of floors	CI: Civic Institutional DI: Work Place District D2: Industrial District
	UN-1: Urban Neighborhood-1	UN-1: Urban Neighborhood-1 CDR: Corridor	UC: Urban Center	RR: Rail Station Zone	R/I: Resident/Industrial
	NG: Neighborhood General	NG-O: Neighborhood General-Open TC-O: Town Core-Open	TC: Town Core		
T2: Rural	T3: Sub-Urban	T4: General Urban	T5: Urban Center	T6: Urban Core	T1: Natural
	Edge	General	Core		Preserve
	West Main-Local	Sheridan Triangle-Neighborhood Center Prospect Road-Neighborhood Center West Main-Neighborhood Center West Main-Local Commerce	Warehouse District-General Warehouse District-Local		
Edge	General	Center	Core		Countryside: Rural Fringe
	T3: Sub-Urban	T4: Neighborhood General	T5: Neighborhood Center	T6: Urban Core	
		T4.1: Urban General T4.2: Urban General 2 T4.3: Urban General 3 T4.4: Thompson Corridor	T5.1: Neighborhood Center	T6.1: Urban Core	
	T3: Sub-Urban	T4: General Urban	T5: Urban Center		CS: Civic Space

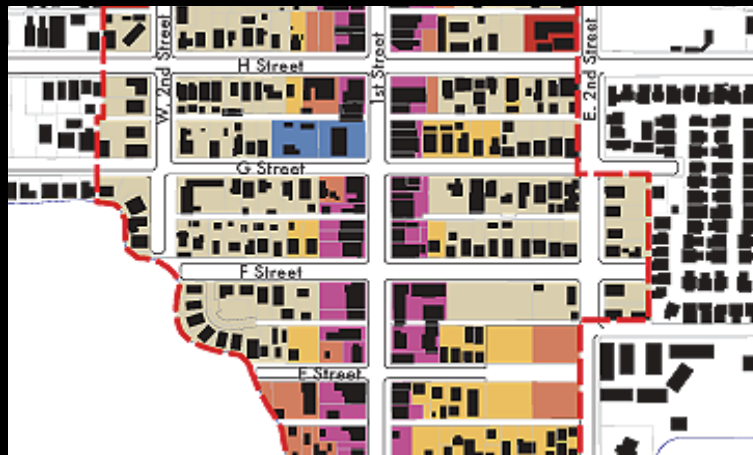
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	UN-1: Urban Neighborhood-1	UN-1: Urban Neighborhood-1 CDR: Corridor
	NG: Neighborhood General	NG-0: Neighborhood General-Open TC-0: Town Core-Open
T2: Rural	T3: Sub-Urban	T4: General Urban
	Edge	General
	West Main-Local	Sheridan Triangle-Neighborhood Center Prospect Road-Neighborhood Center West Main-Neighborhood Center West Main-Local Commerce
Edge	General	Center



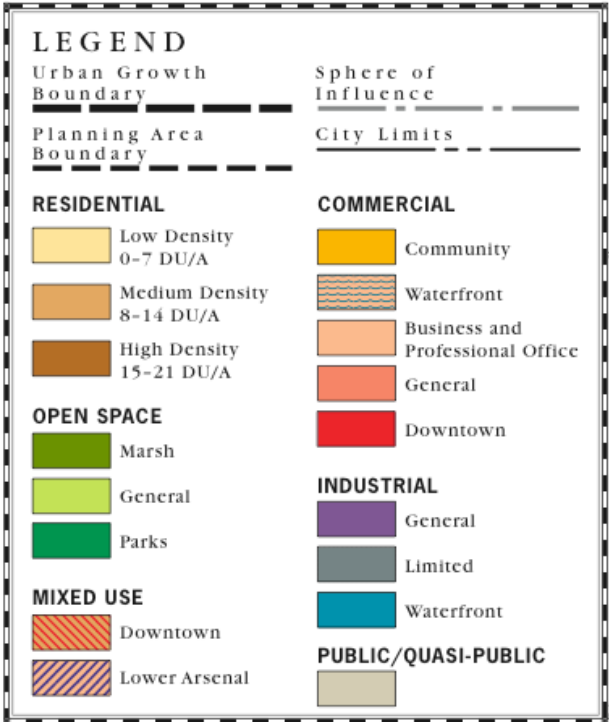
U-CT: Uptown Center		
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UC: Urban Center	RR: Rail Station Zone	R/I: Resident/Industrial
TC: Town Core		
T5: Urban Center	T6: Urban Core	T1: Natural
Core		Preserve
Warehouse District-General Warehouse District-Local		
Core		Countryside: Rural Fringe

The Transect in a Prototypical Small Town Downtown-Transitioning from Main Street

Downtown Benicia, California Form-Based Code



Defining Mixed-Use



The Regulating Plan-Modified Transect

=T5

=T5-O

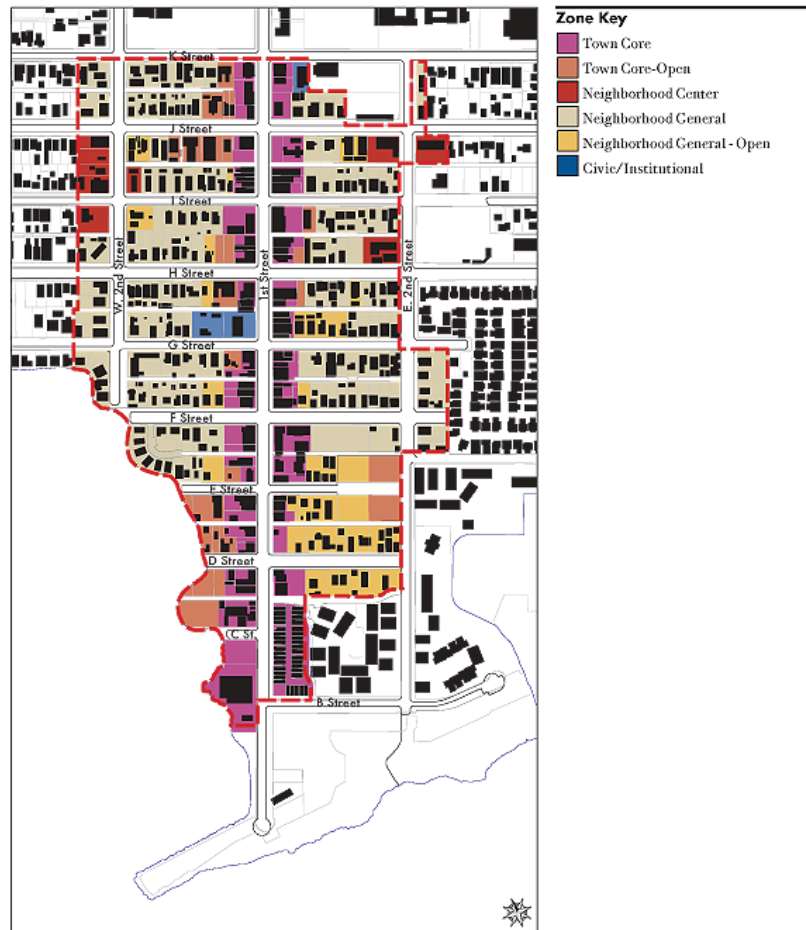
=T5-O

=T4

=T3-O

The Regulating Plan-Modified Transect

Regulating Plan



Downtown Mixed Use Master Plan
Opticos Design, Inc.

=T5

=T5-O

=T5-O

=T4

=T3-O



The Regulating Plan-Modified Transect

Regulating Plan



Downtown Mixed Use Master Plan
Opticos Design, Inc.

Zone Key

-  Town Core
-  Town Core-Open
-  Neighborhood Center
-  Neighborhood General
-  Neighborhood General - Open
-  Civic/Institutional

Town Core (TC) = T5



Form = shopfront

Use = commercial or residential

Mixed use = as market demands

Town Core (TC) = T5



Zone Key

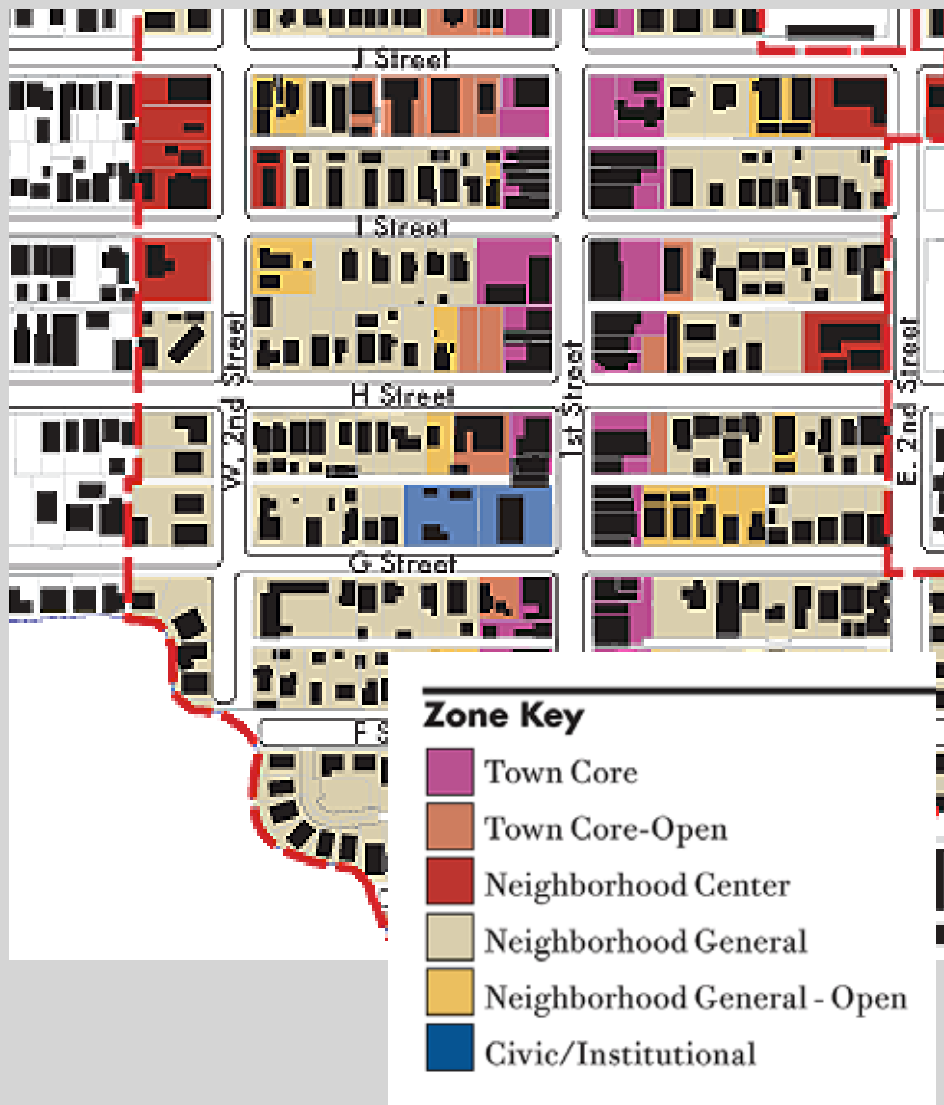
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-  Town Core-Open
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Mixed use = as market demands

Town Core (TC) = T5



Form = shopfront

Use = commercial or residential

Mixed use = as market demands

Town Core-Open (TC-O) = T5-O

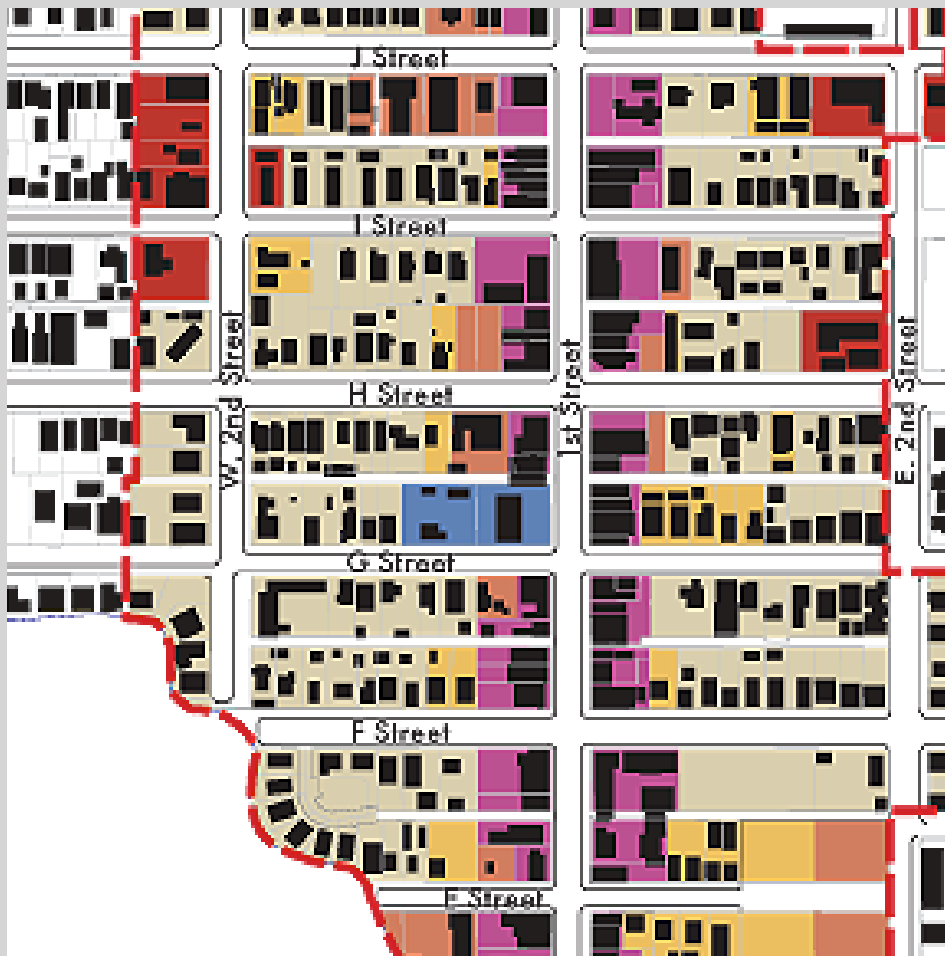


Form = shopfront

Use = Commercial ground floor
Residential, office above

Mixed use = vertical mixed use

Town Core-Open (TC-O) = T5-O



Form = shopfront

Use = Commercial ground floor
Residential, office above

Mixed use = vertical mixed use

Town Core-Open (TC-O) = T5-O



Form = shopfront

Use = Commercial ground floor
Residential, office above

Mixed use = vertical mixed use

Neighborhood General (NG)=T3









Form = residential

Use = residential

Mixed use = additional units to rear, workshops, ancillary office spaces off alley

Neighborhood General (NG)=T3



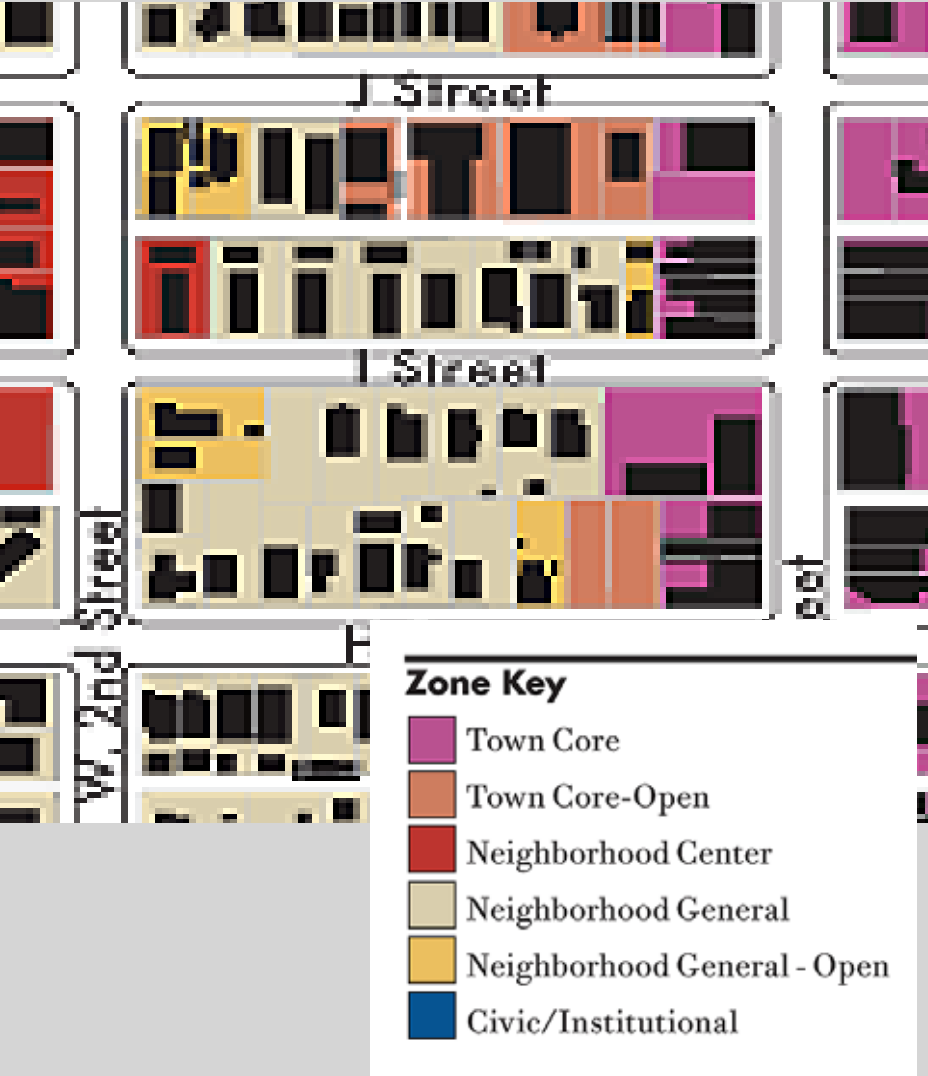
Zone Key	
	Town Core
	Town Core-Open
	Neighborhood Center
	Neighborhood General
	Neighborhood General - Open
	Civic/Institutional

Form = residential

Use = residential

Mixed use = additional units to rear, workshops, ancillary office spaces off alley

Neighborhood General (NG)=T3



Form = residential
Use = residential
Mixed use = additional units to rear, workshops, ancillary office spaces off alley

Neighborhood General-Open (NG-O) = T3-O



Form = residential

Use = residential or commercial

Mixed use = flexible uses as
market demands

Neighborhood General-Open (NG-O) = T3-O



Zone Key

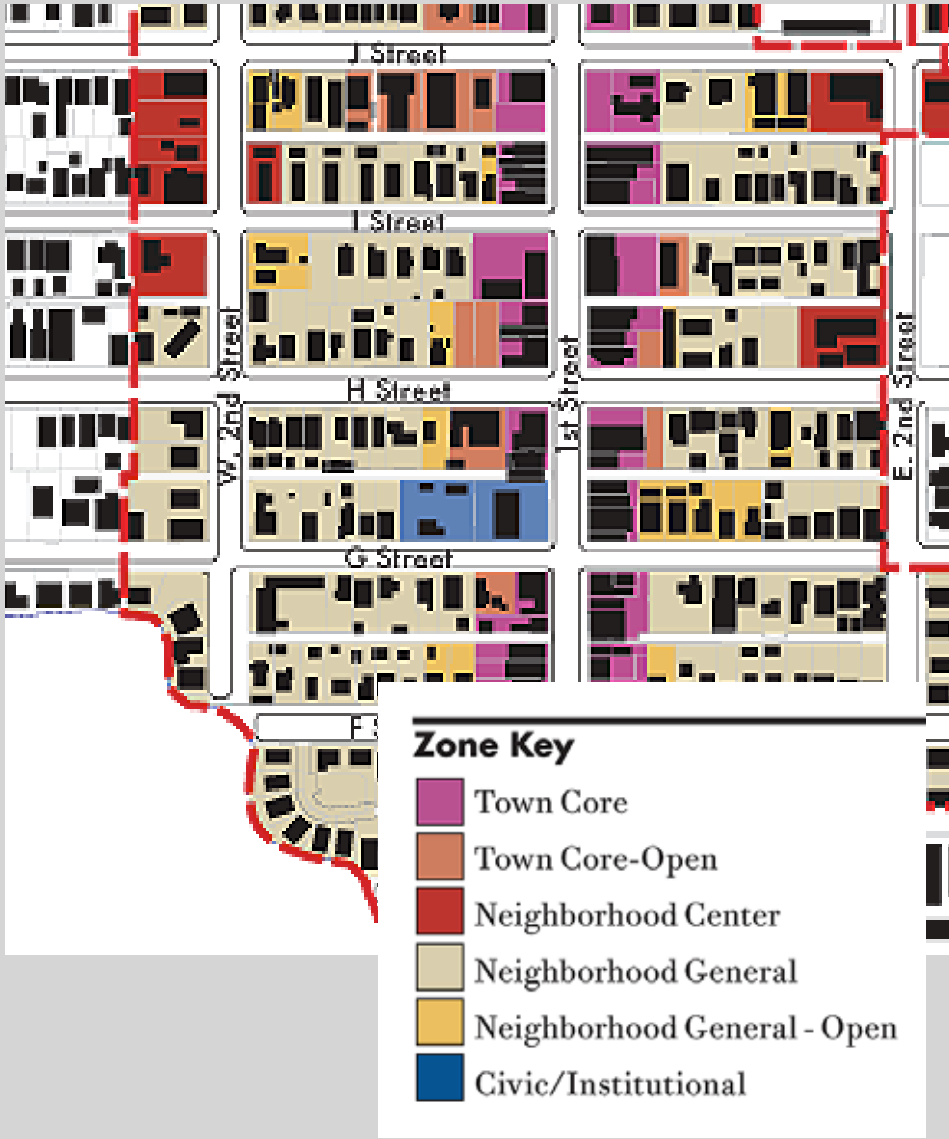
-  Town Core
-  Town Core-Open
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-  Neighborhood General - Open
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Form = residential

Use = residential or commercial

Mixed use = flexible uses as market demands

Neighborhood General-Open (NG-O) = T3-O



Form = residential
Use = residential or commercial
Mixed use = flexible uses as market demands

Transect as the Framework for Comp Plans

Ventura, California and West Sacramento, California

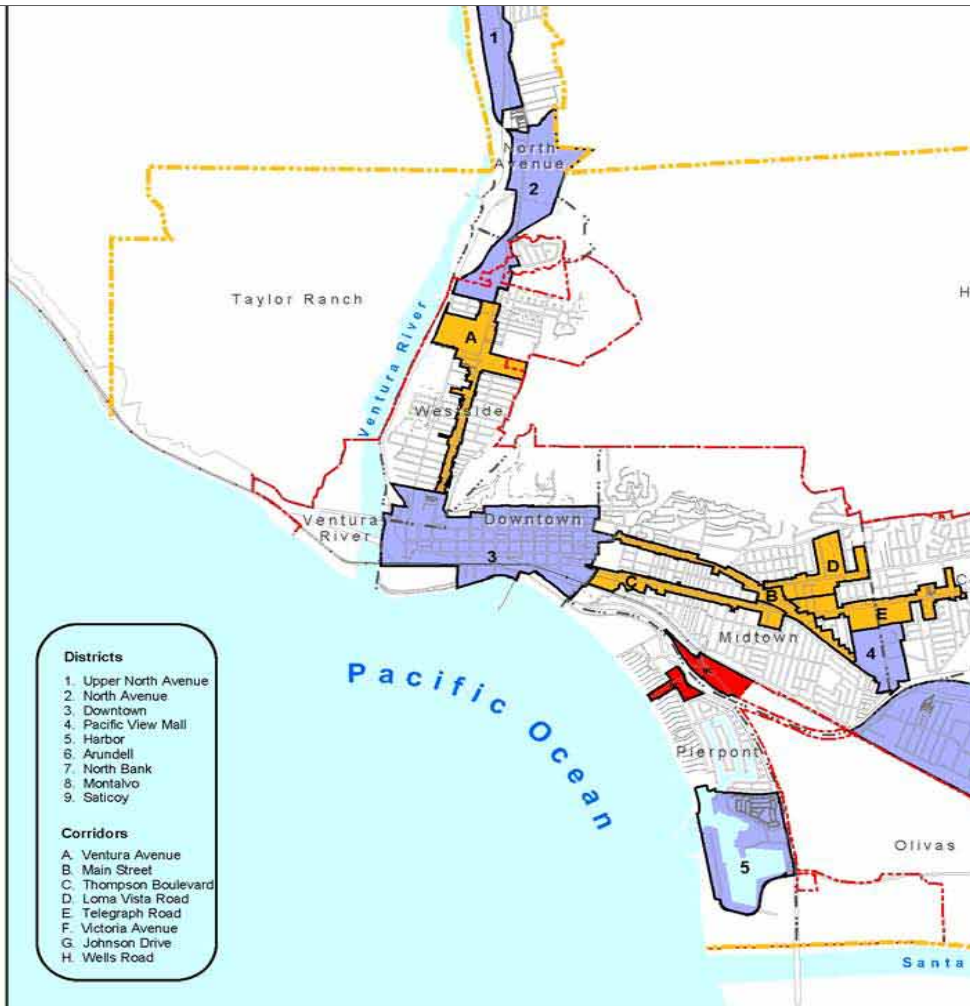
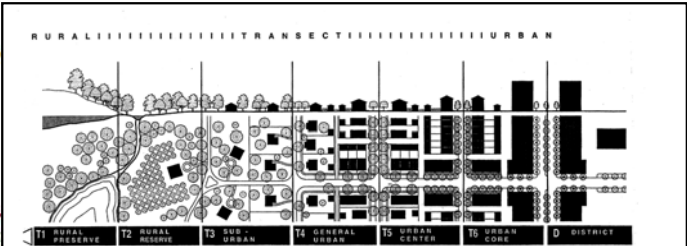


Figure 3-4. The Transect



Transect: a system of ordering human habitats in a range from the most natural to the most urban. For convenience, the Transect is divided into six zones that describe the physical character of place at any scale, according to the intensity of land use and urbanism. The T-Zones are T1 Natural, T2 Rural, T3 Sub-Urban, T4 General Urban, T5 Urban Center, and T6 Urban Core.

Natural Zone (T1): consists of lands approximating or reverting to a wilderness condition, includes lands unsuitable for settlement due to topography, hydrology, or vegetation.

Rural Zone (T2): consists of lands in open or cultivated state or sparsely settled. These may include woodlands, agricultural lands, grasslands and irrigable deserts.

Sub-Urban Zone (T3): though similar in density to conventional suburban residential areas, differs by its superior connectivity and by allowing home occupations. It is typically adjacent to other urban T-zones. This zone is naturalistic in its planning. Blocks may be large and the roads irregular to accommodate site conditions.

General Urban (T4): has a denser and primary residential urban fabric. Mixed-use is usually confined to certain corner locations. This zone has a wide range of building types: singles, side yard and rowhouses. Setbacks and street tree settings are variable.

Urban Center (T5): is the equivalent of the main street area. This zone includes mixed-use building types that accommodate retail, offices and dwellings, including rowhouses and apartments. This zone is a tight network of streets and blocks with wide sidewalks, steady street tree planting and buildings set close to the frontages.

Urban Core (T6): is the equivalent of a downtown. It contains the densest urbanism – the tallest buildings and the greatest variety of uses, particularly unique ones such as financial districts and important civic buildings. This zone is the least naturalistic of all the zones; street trees are formally arranged or non-existent.

Source: Duany, Plater Zyberk & Company's SmartCode, Volume 6.5, Spring 2005

August 8, 2005

2005 Ventura General Plan 3-17

- Districts**
1. Upper North Avenue
 2. North Avenue
 3. Downtown
 4. Pacific View Mall
 5. Harbor
 6. Arundell
 7. North Bank
 8. Montalvo
 9. Saticoy
- Corridors**
- A. Ventura Avenue
 - B. Main Street
 - C. Thompson Boulevard
 - D. Loma Vista Road
 - E. Telegraph Road
 - F. Victoria Avenue
 - G. Johnson Drive
 - H. Wells Road

SOURCE: City of Ventura

- Infill Sites**
- Corridor
 - Neighborhood Center (NC)
 - District
 - City Limits
 - Planning Boundary
 - Planning Neighborhoods

This map is a product of the City of San Buenaventura, California. Although reasonable efforts have b



Figure 3-1 Infill Areas

Ventura CA

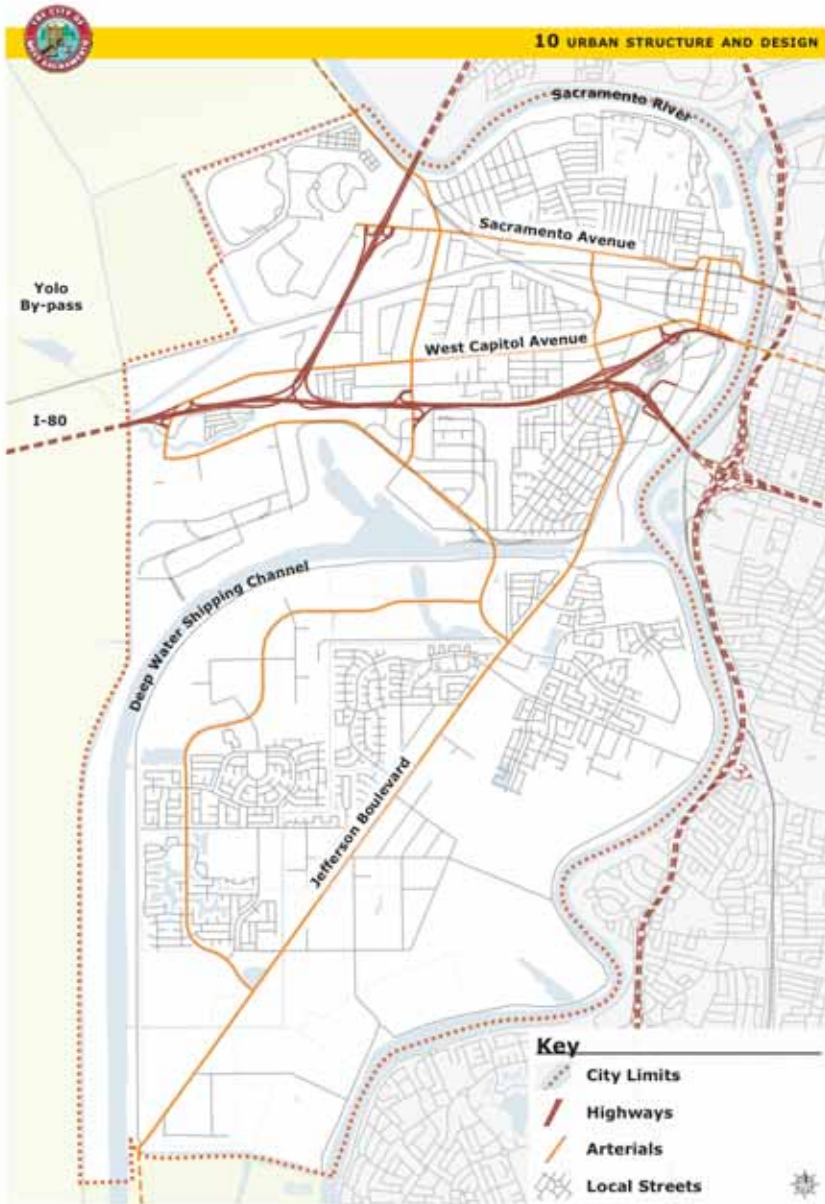


Figure 10-19: Street and Highway Network

ADMINISTRATIVE DRAFT BACKGROUND REPORT - MONTH YEAR

10-49

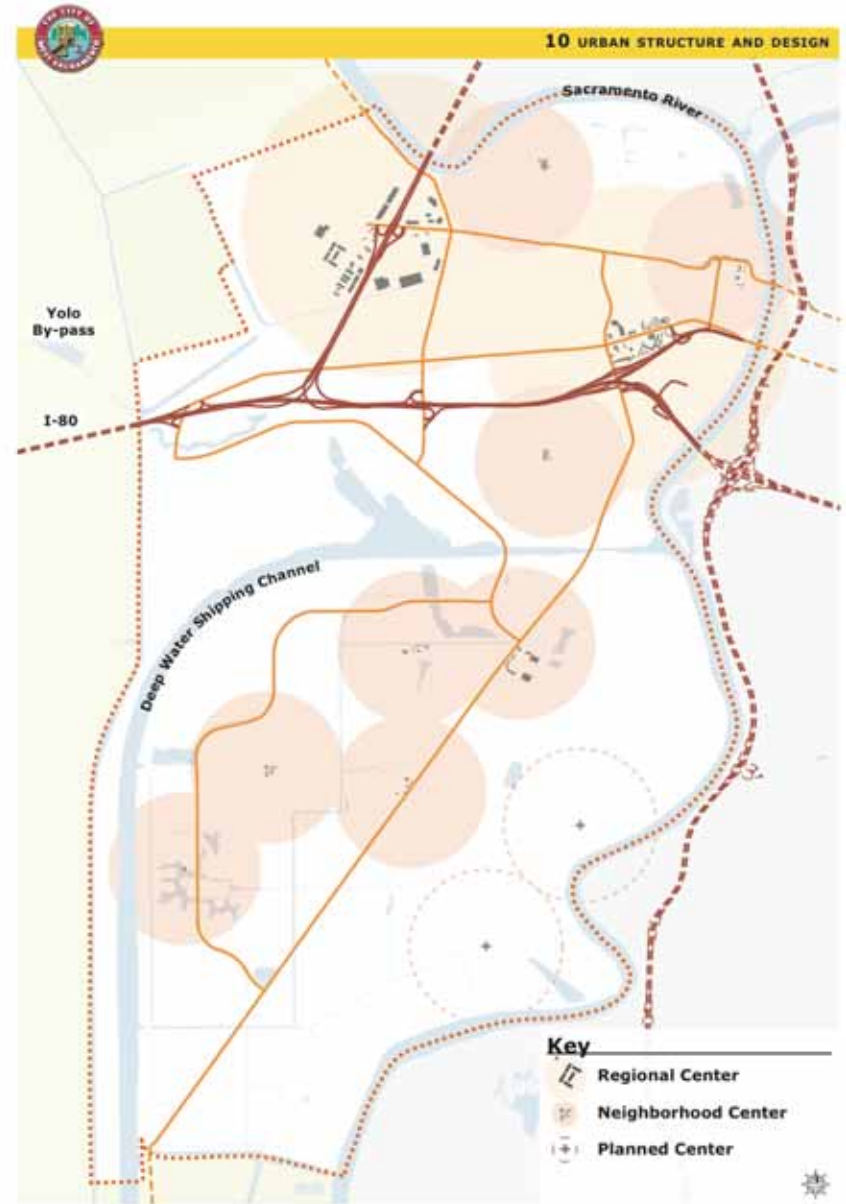


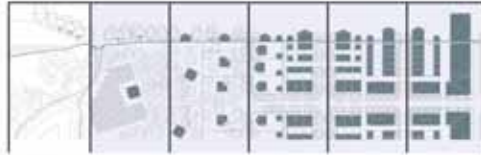
Figure 10-15: Regional and Neighborhood Centers

ADMINISTRATIVE DRAFT BACKGROUND REPORT - MONTH YEAR

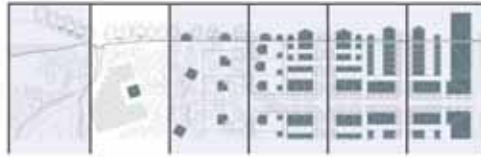
10-33



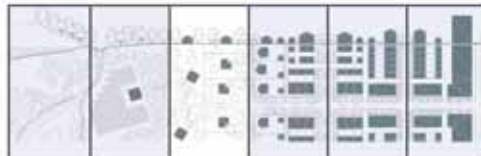
T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



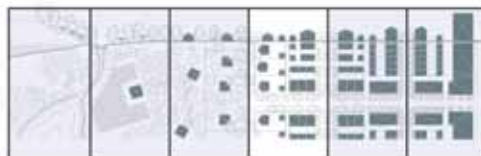
T2 THE RURAL ZONE consists of lands in open or cultivated state or sparsely settled. These include woodland, agricultural lands, grasslands and irrigable deserts.



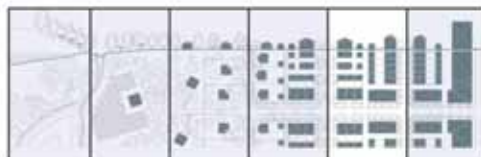
T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



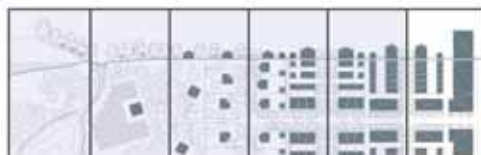
T4 THE GENERAL URBAN ZONE consists of a mixed-use but primarily residential urban fabric. It has a wide range of building types: single, sideyard, and rowhouses. Setbacks and landscaping are variable. Streets typically define medium-sized blocks.



T5 THE URBAN CENTER ZONE consists of higher density mixed-use building types that accommodate retail, offices, rowhouses and apartments. It has a tight network of streets, with wide sidewalks, steady street tree planting and buildings set close to the frontages.



T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.



Credit: Duany Plater-Zyberk & Co.

Figure 10-1: Transect Index



Sacramento River



Lake Washington



Yolo By-pass

T1 THE NATURAL ZONE consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation.



Credit: Duany Plater-Zyberk & Co.

Figure 10-2: Transect T1 zone



Historic house in the Broderick neighborhood



Historic house in the Broderick neighborhood



Recent development in the Broderick neighborhood

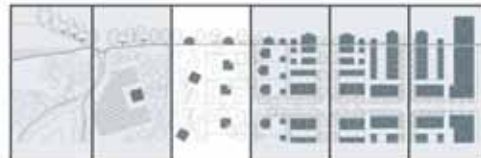


Recent development in the Southport neighborhood



Streetscape in the historic West Sacramento Neighborhood

T3 THE SUB-URBAN ZONE, consists of low density suburban residential areas, differing by allowing home occupations. Planting is naturalistic with setbacks relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.



Credit: Duany Plater-Zyberk & Co.

Figure 10-4: Transect T3 zone



Downtown Sacramento, CA



Pearl District Portland, OR

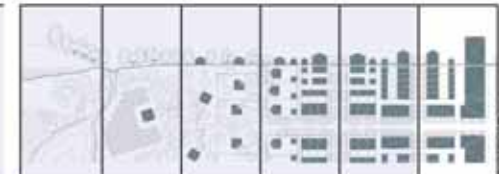


Pearl District Portland, OR



Downtown Sacramento, CA

T6 THE URBAN CORE ZONE consists of the highest density, with the greatest variety of uses, and civic buildings of regional importance. It may have larger blocks; streets have steady street tree planting and buildings set close to the frontages.



Credit: Duany Plater-Zyberk & Co.

Figure 10-7: Transect T6 zone

Regional Application for a FBC Template

Lake Tahoe Regional Plan Implementation

Figure 1
Draft Land Use Map

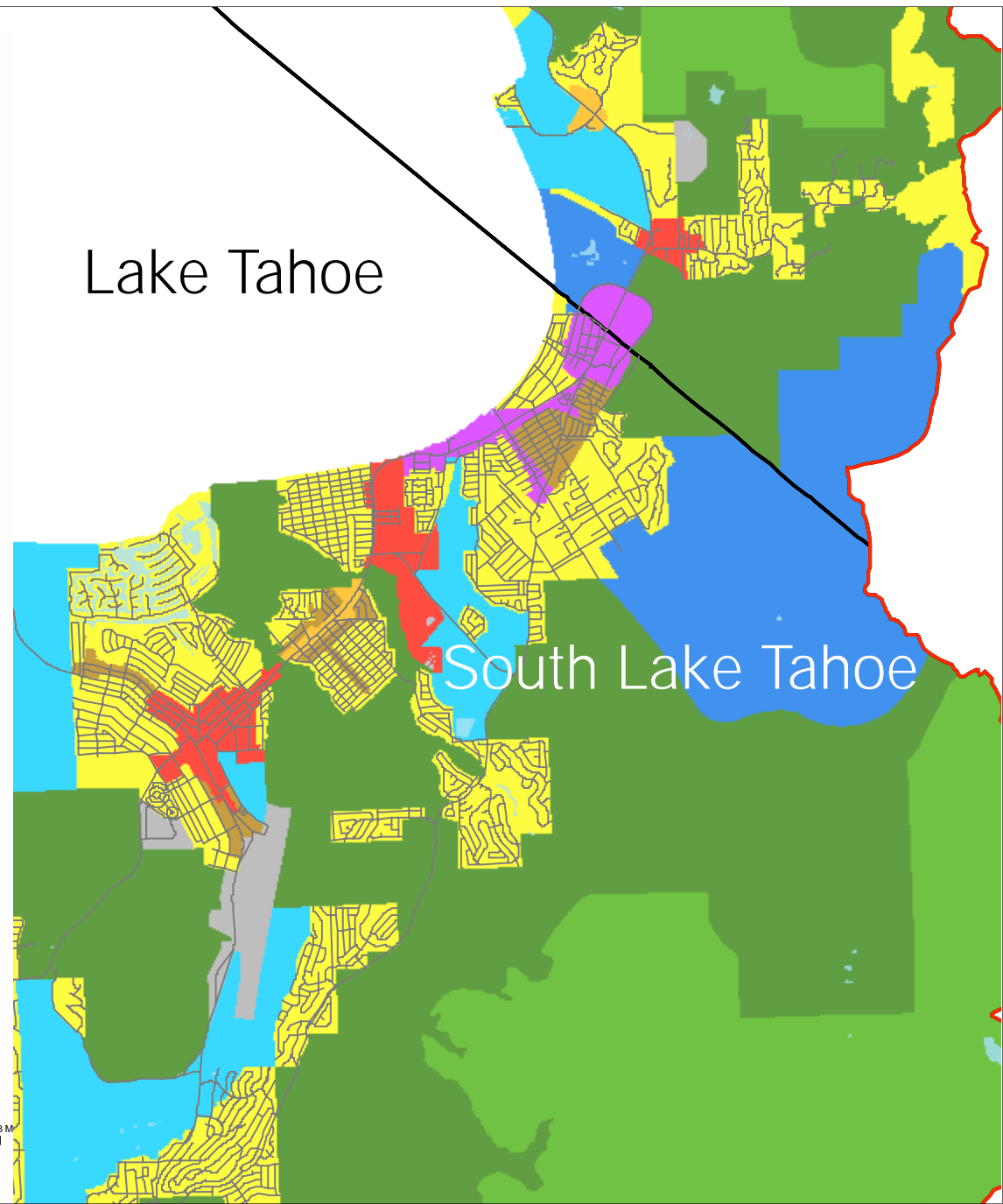
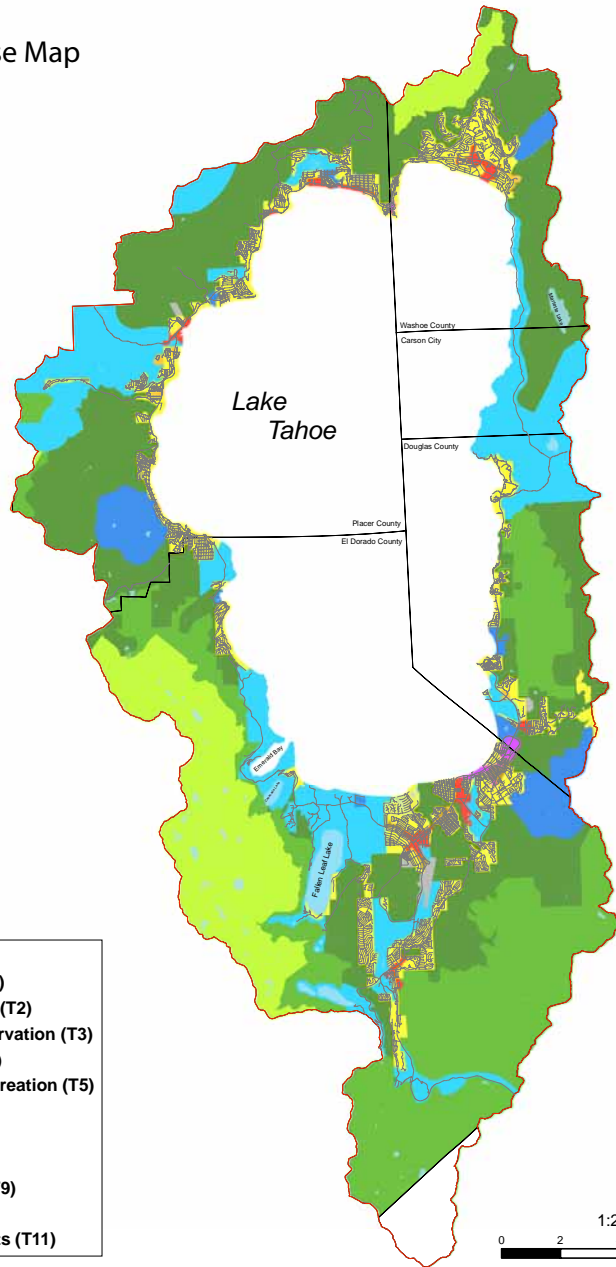
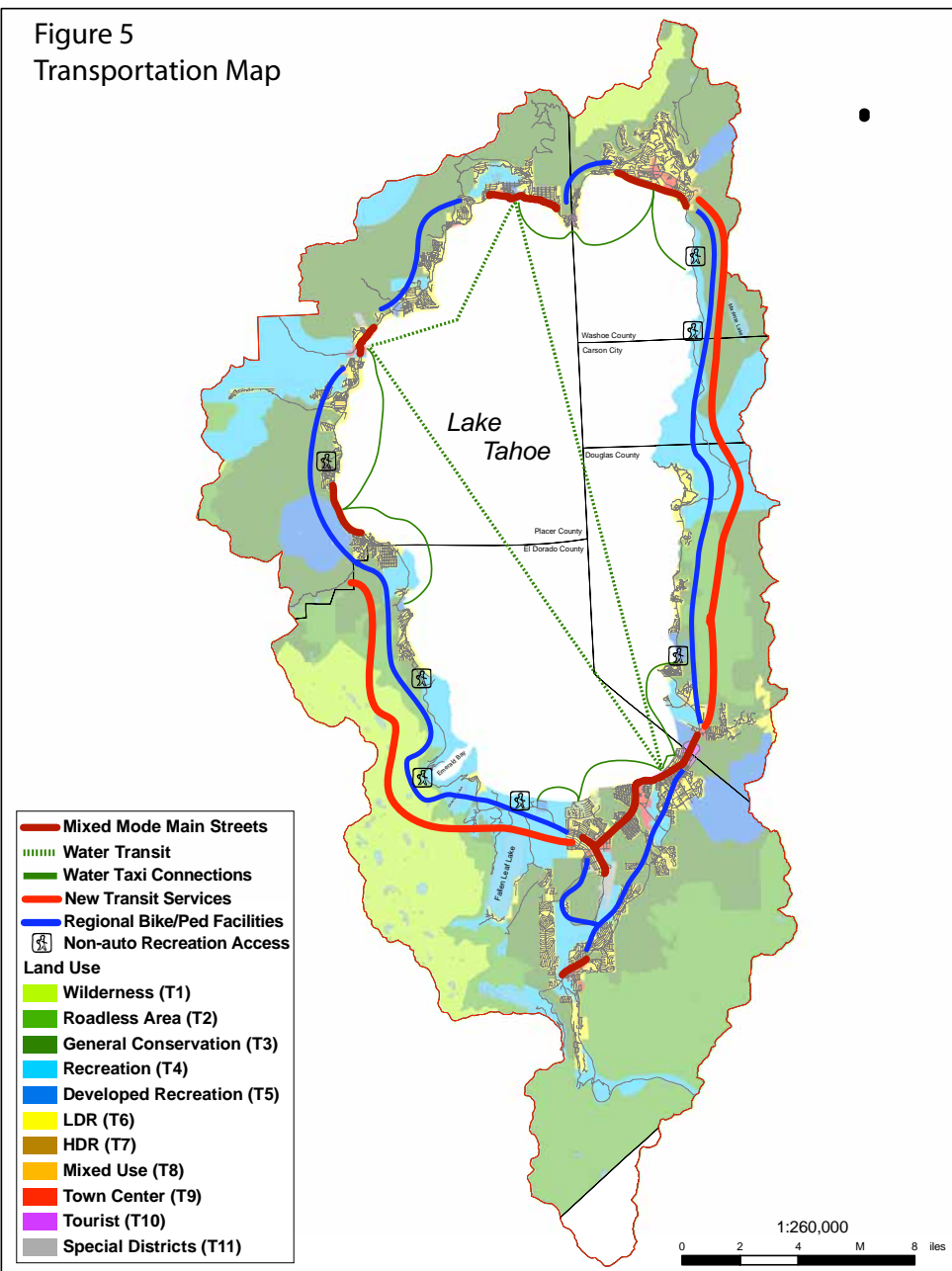


Figure 5
Transportation Map



H. ENVIRONMENTAL THRESHOLD CARRYING CAPACITIES (ETCC)

The TRPA Compact defines Environmental Threshold Carrying Capacities (ETCCs/Thresholds) as environmental standards necessary to maintain a significant scenic, recreational, educational, scientific or natural value of region or to maintain public health and safety within the region. The current regional plan addresses Thresholds for air quality, water quality, soil conservation, vegetation preservation, noise, scenic quality, wildlife, fisheries, and recreation. TRPA needs to update Thresholds as part of the updated Regional Plan by October 2008. However, issues surrounding the readiness of Threshold Standard and Indicators identified in the Pathway collaboration process have not been completely resolved and additional time is needed to fully develop updated Threshold Standards and Indicators to the level acceptable to all stakeholders. Consequently, TRPA proposes a modest, albeit needed, update to the existing suite of Thresholds as follows:

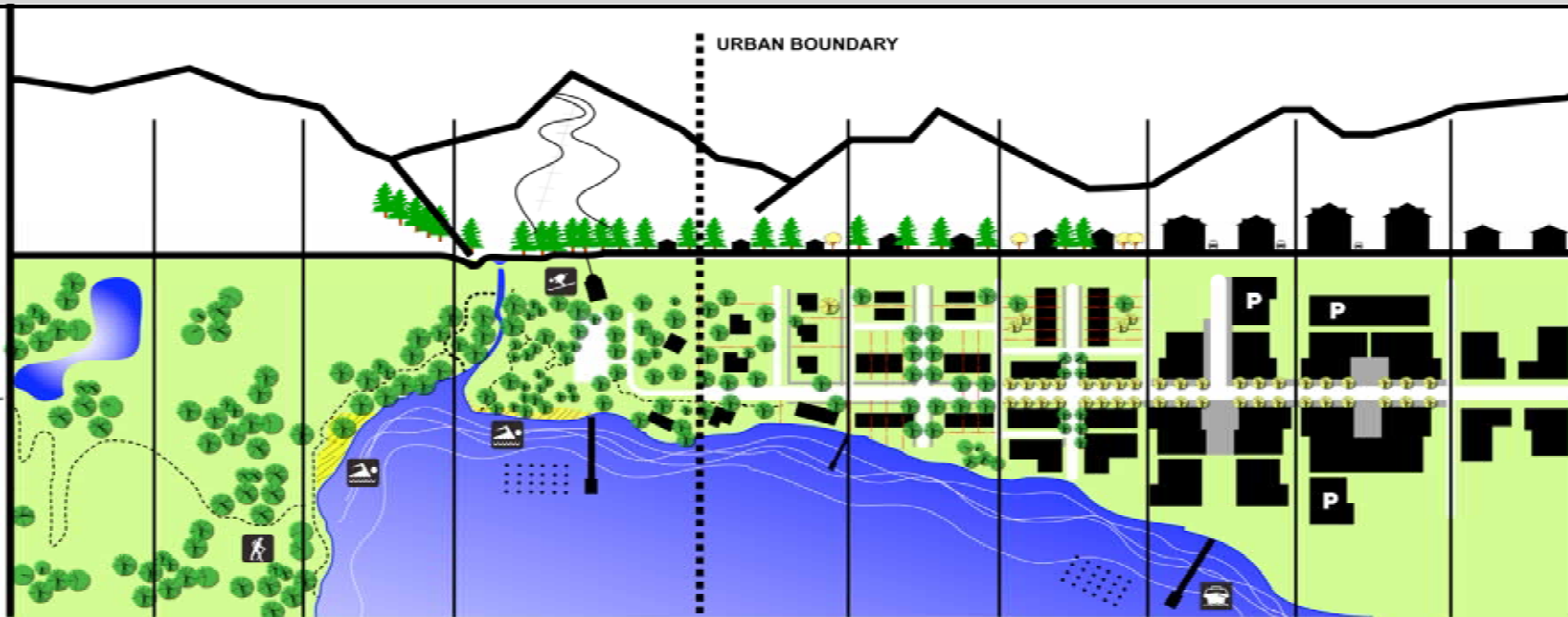
1. Adopt updated definitions related to Environmental Threshold Carrying Capacities.

Currently, definitions related to Thresholds are either ambiguous or scattered throughout various TRPA documents including the TRPA Compact, Code of Ordinances, Goals and Policies, Resolution 82-11, and other historic TRPA documents. TRPA needs to improve public and other stakeholders understanding of "Thresholds" by adopting terminology in one location that clarifies what a "Threshold" is and other terms related to Environmental Threshold Carrying Capacities.

"Thresholds" can be identified for each of nine Threshold Categories and include: "Goal/Value Statement", "Management Standard", and/or "Threshold Standard". A Threshold Indicator is not a Threshold, but, is a response variable that directly measures attainment with a Threshold Standard. A Policy Statement is intended to provide planning guidance to TRPA staff and decision-makers in lieu of an adopted Threshold Standard or Management Standard. Proposed Thresholds and related definitions are as follows:

- **Threshold Category** – A valued resource area in the Lake Tahoe Region identified by the Compact or Resolution 82-11 for maintenance, protection, and/or restoration. Currently, there are nine threshold categories, including: Air Quality, Water Quality, Wildlife, Fisheries, Vegetation, Soil, Noise, Scenic Resources, and Recreation. For each threshold category is an overarching condition statement that expresses what is envisioned for that resources area.
- **Goal/Value Statement** – Is a qualitative expression of an environmental standard necessary to maintain a significant scenic, recreational, educational, scientific or natural value of region or to maintain public health and safety with the region. The statement identifies the condition(s) which are desirable to achieve in order to maintain environmental quality conditions consistent those expressed during the "Pathway" collaboration process and desired conditions expressed in the TRPA Compact.

Tahoe Region Transect-Before

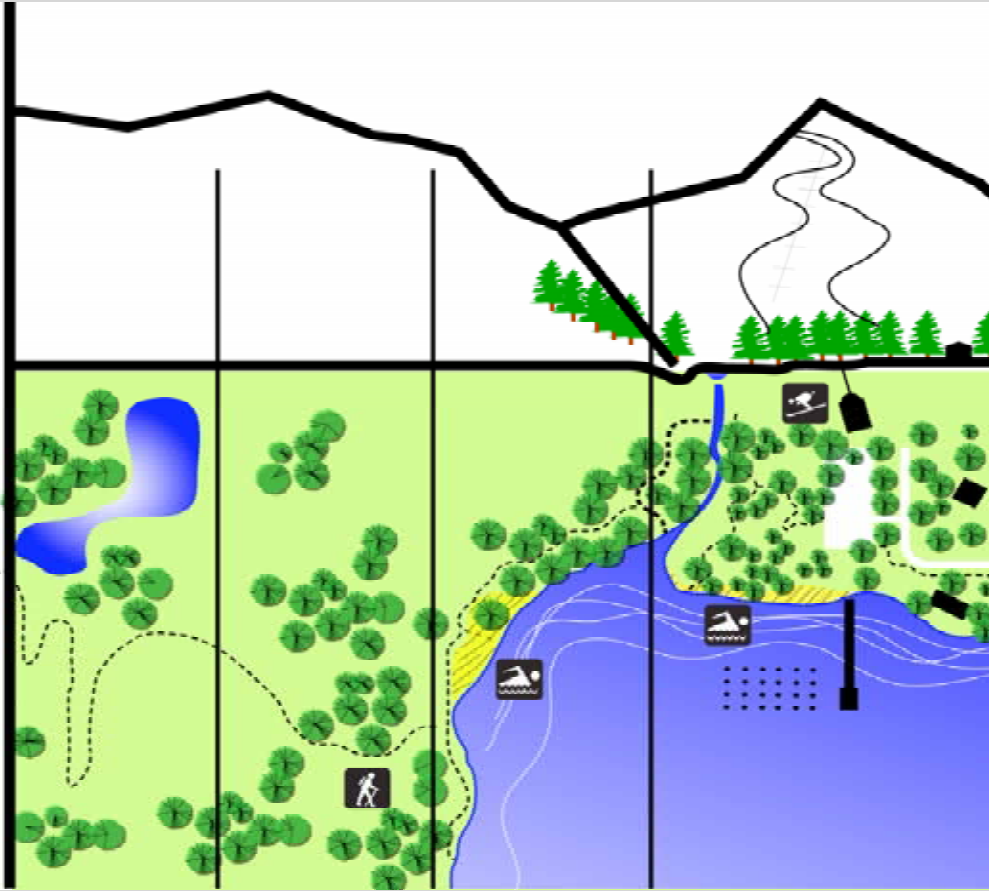


Proposed Transect Categories	T-1	T-2	T-3	T-4	T-5	T-6	T-7	T-8	T-9	T-10
Proposed Land Use Districts	Wilderness	Roadless	General Conservation	Intensive Recreation	Low Density Residential LDR	High Density Residential HDR	Neighborhood Mix Use	Town Center Core	Core Tourist Mix Use	Special District
Existing TRPA Land Use Classifications	Conservation				Residential		Commercial/Public Service		Tourist	Commercial
Example Plan Area Statements/CPs	Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort	Montgomery Estates	Sierra Tract	Sierra Tract, Lake Forest	Tahoe Valley, Bijou-Al Tahoe, Tahoe City, Kingsbury	North and South Stateline	CSLT Industrial/Kings Beach Industrial CP Areas

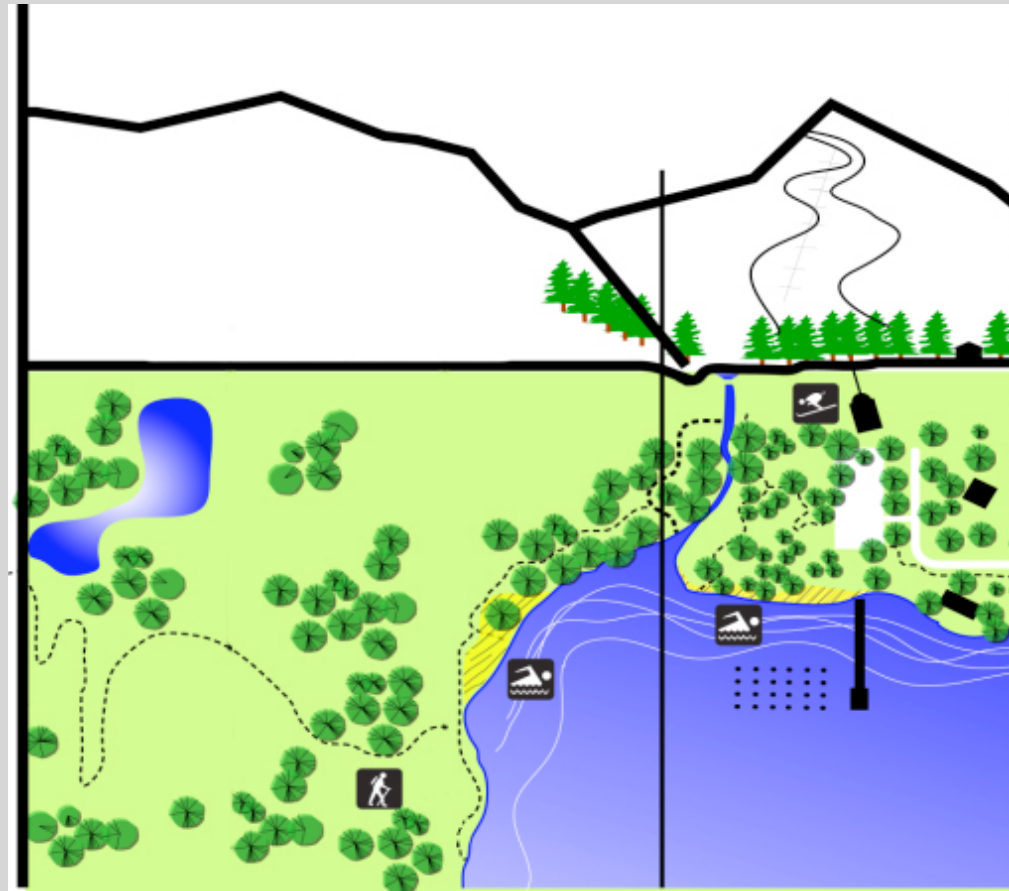
Building Types and FBCs

Regional Planning Applications

Before



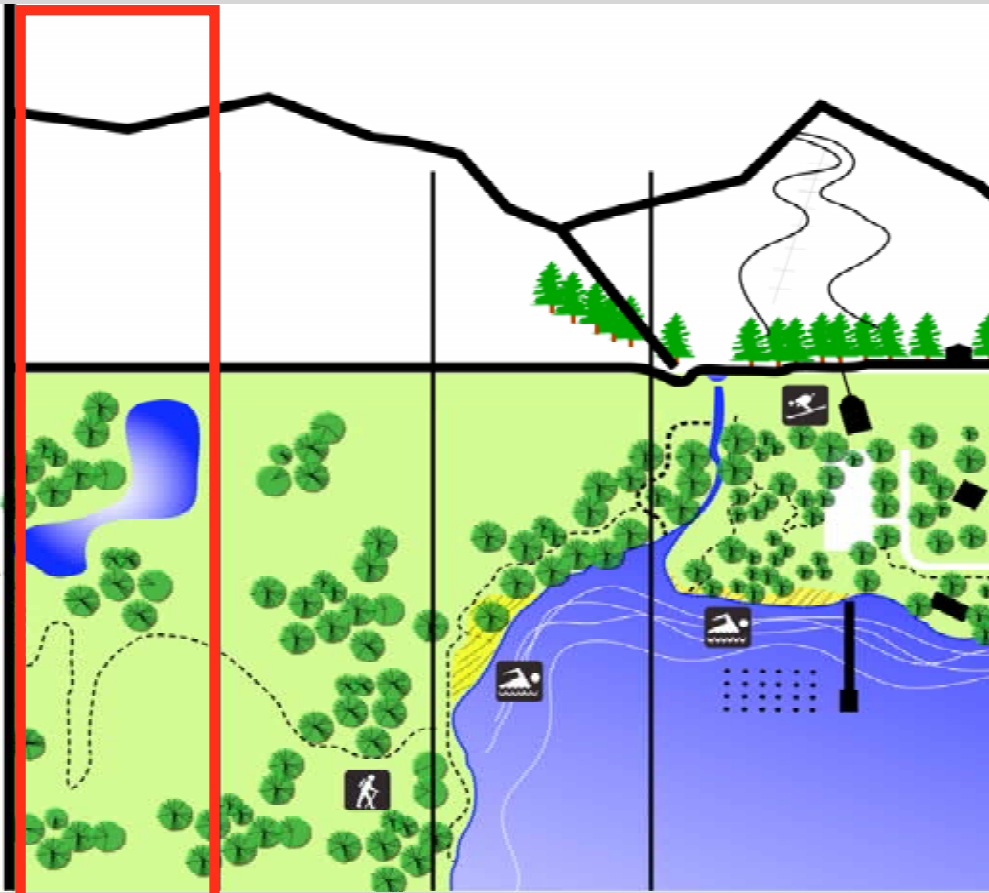
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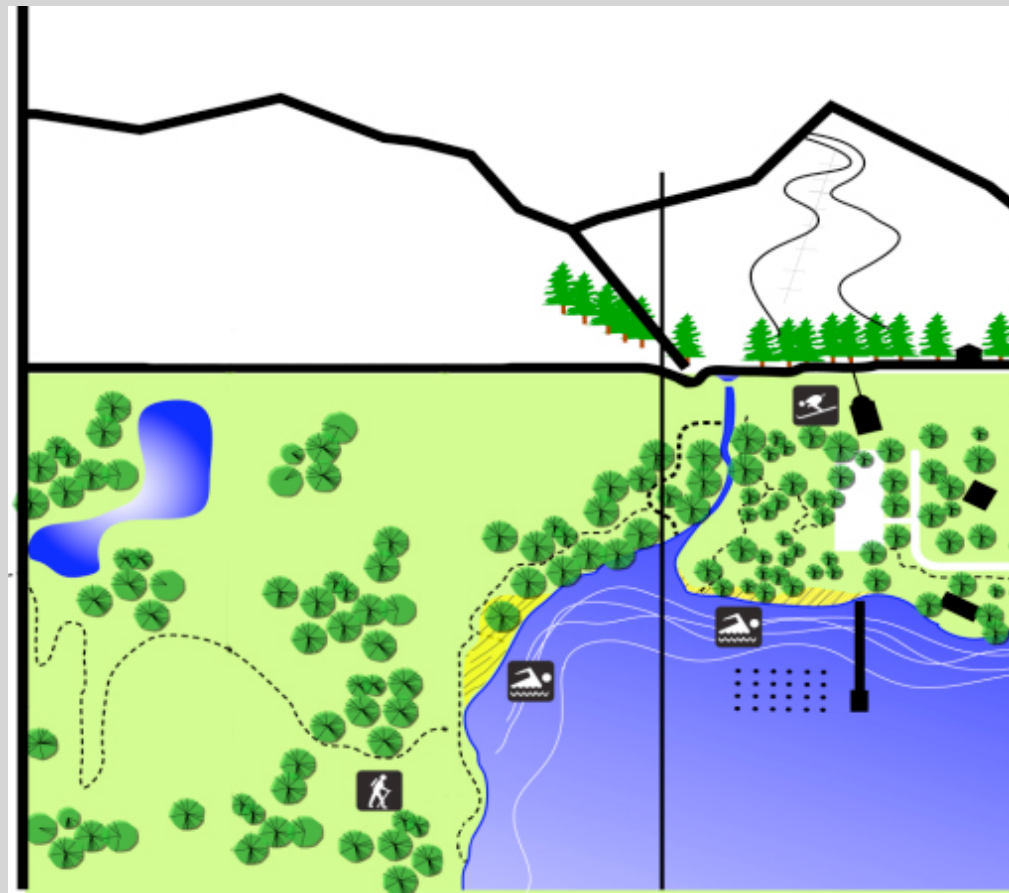
T-1	T-2	T-3	T-4
Wilderness	Roadless	General Conservation	Intensive Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

T-1: Natural/Conservation			T2-Rural Recreation
T1-W: Wilderness	T1-R: Roadless	T1-G: General Conservation	Rural Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

Before



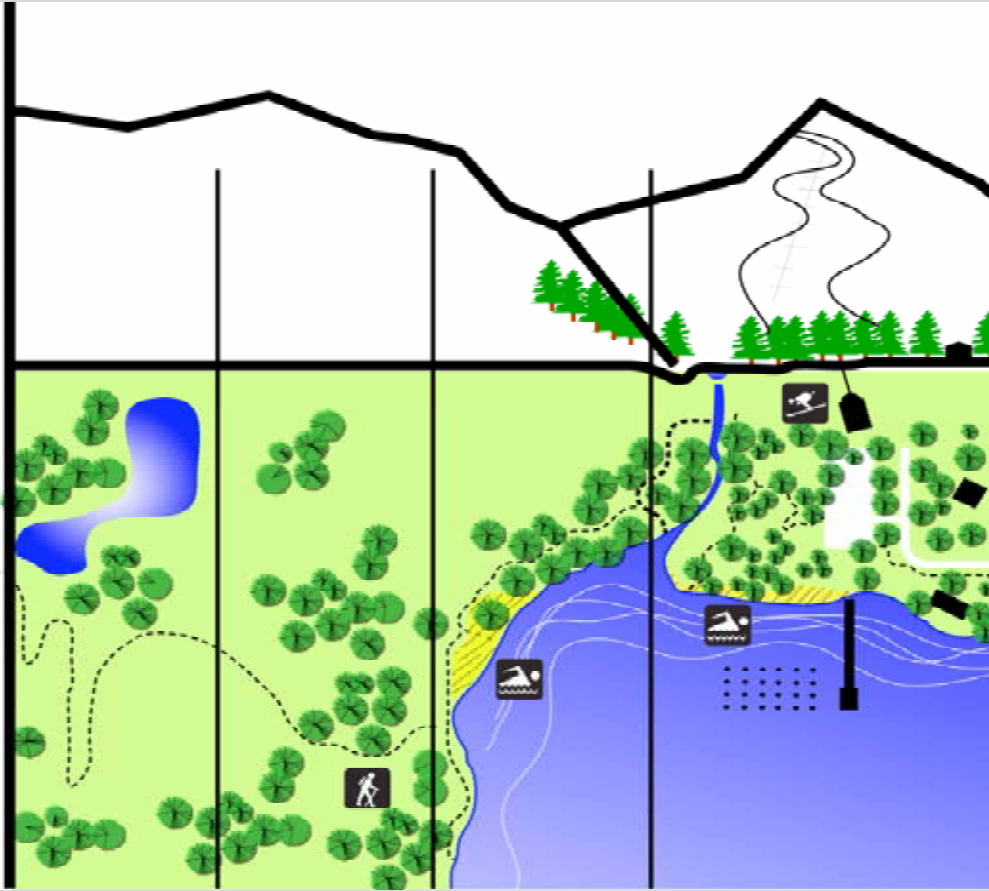
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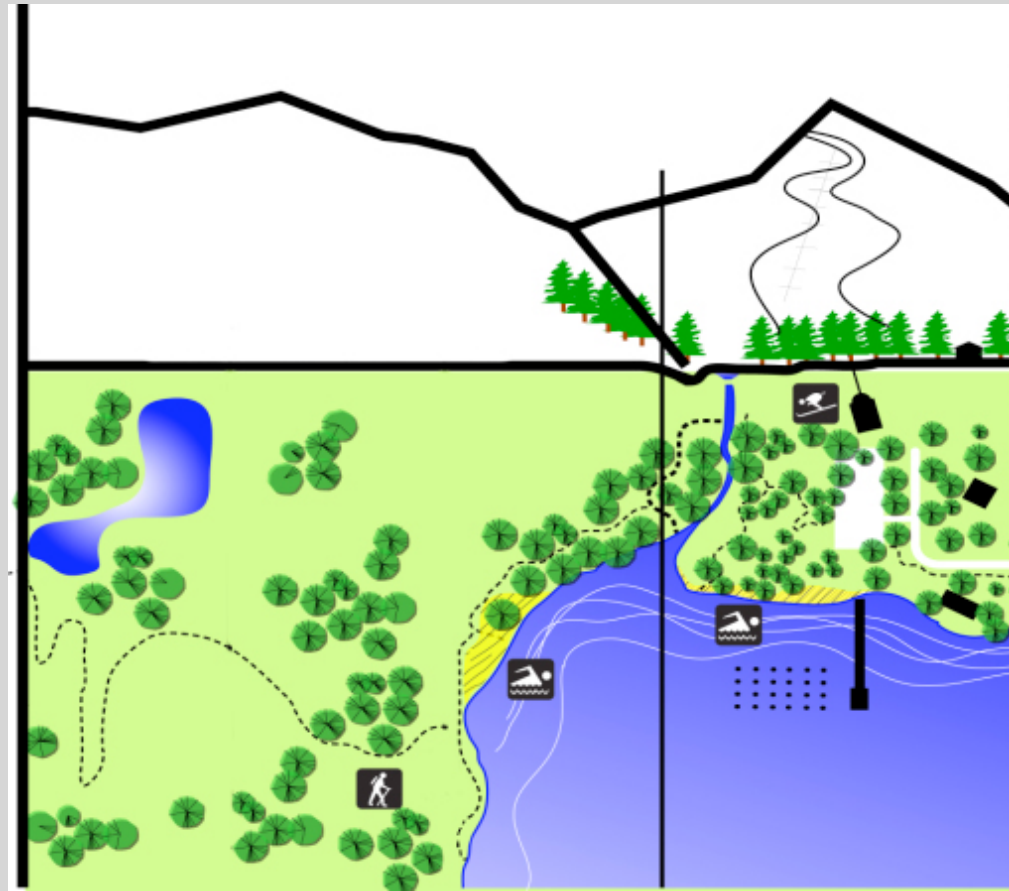
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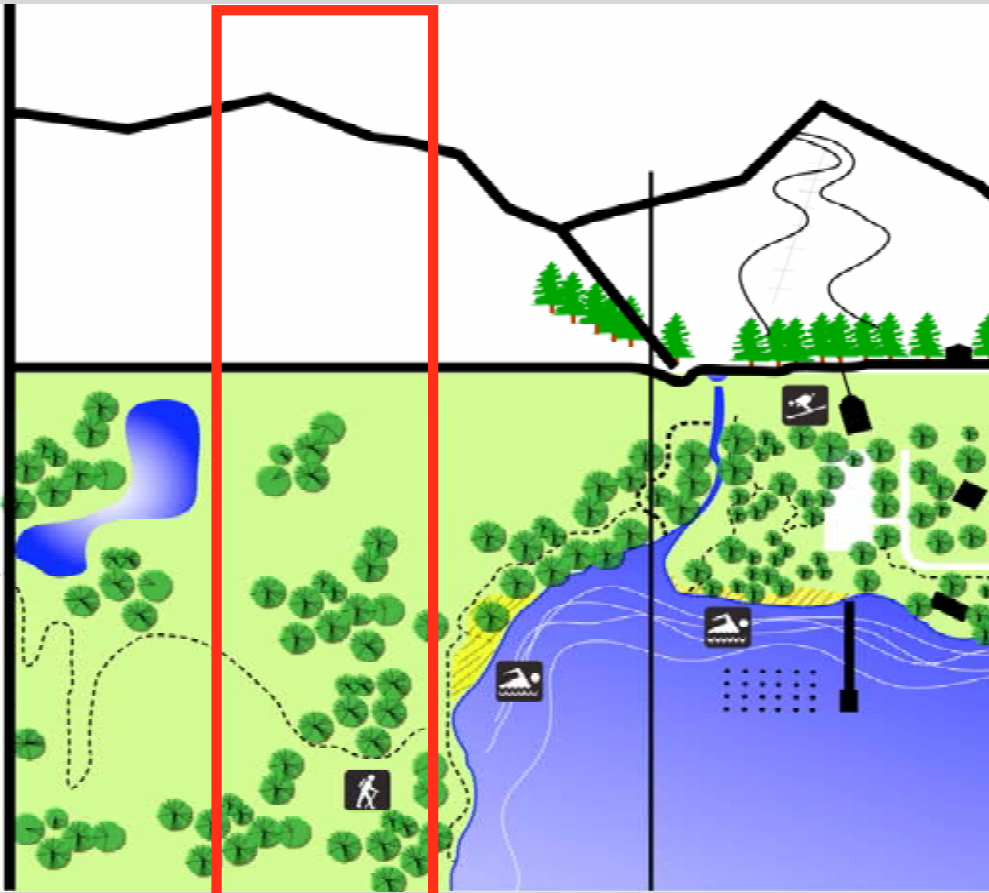
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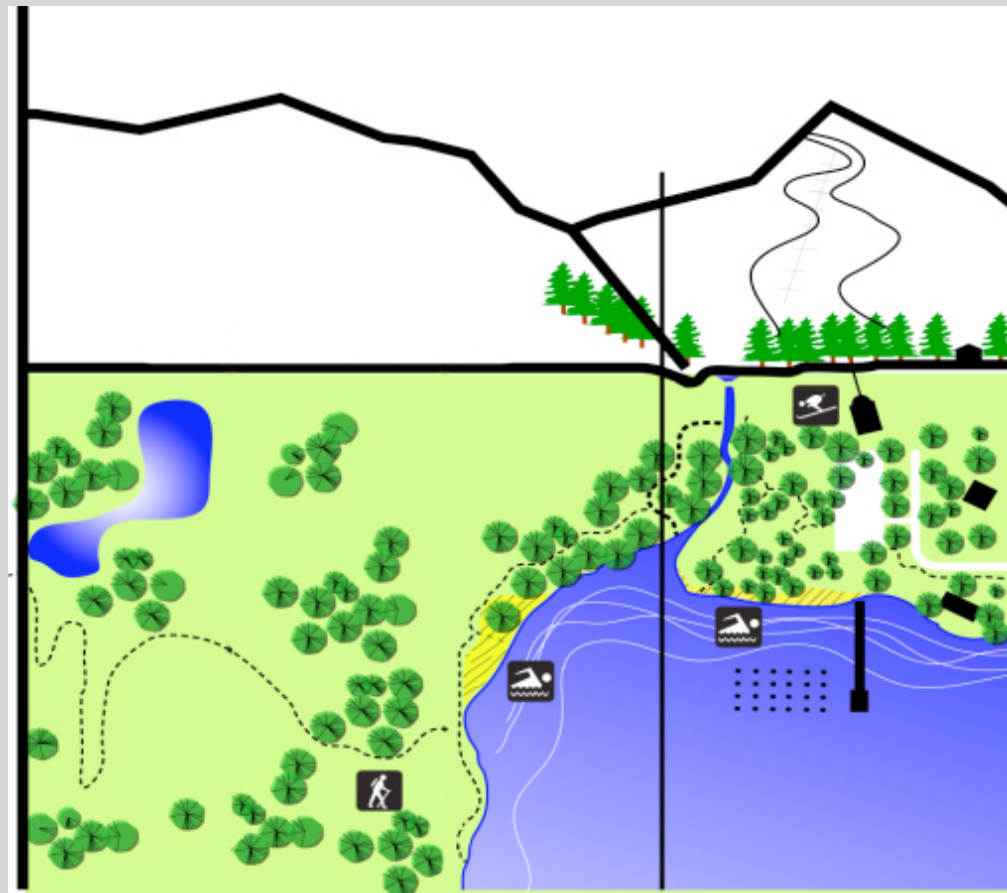
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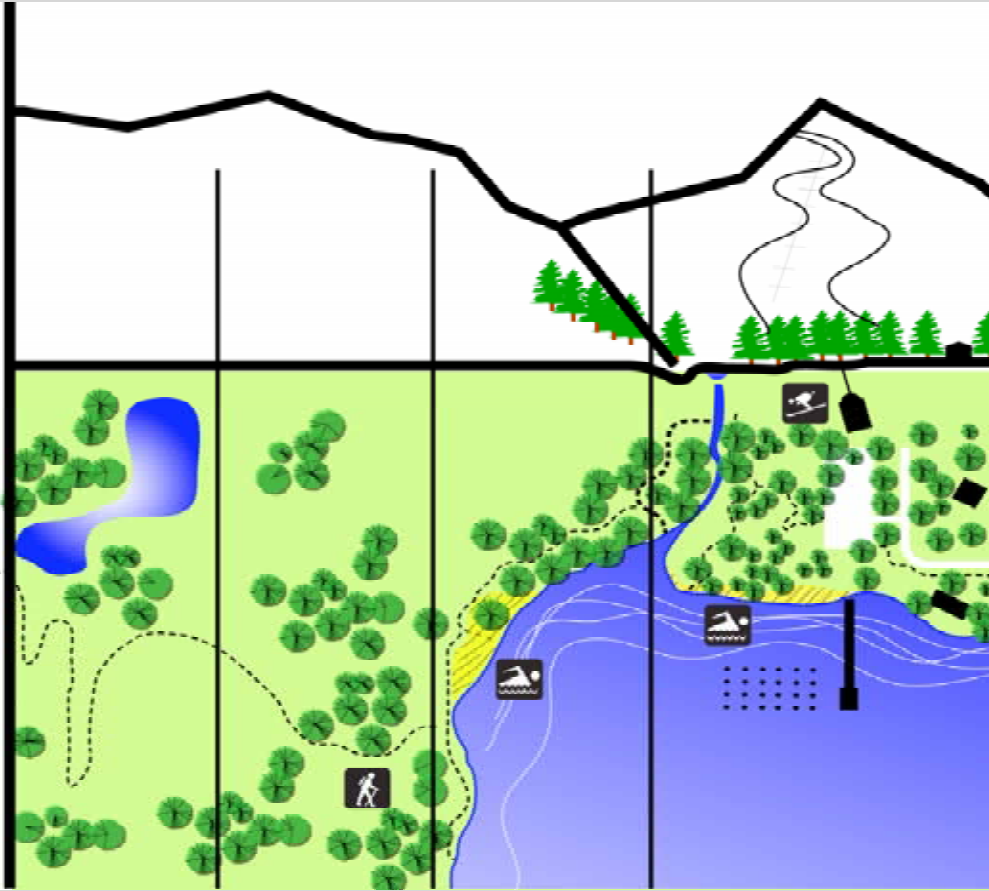
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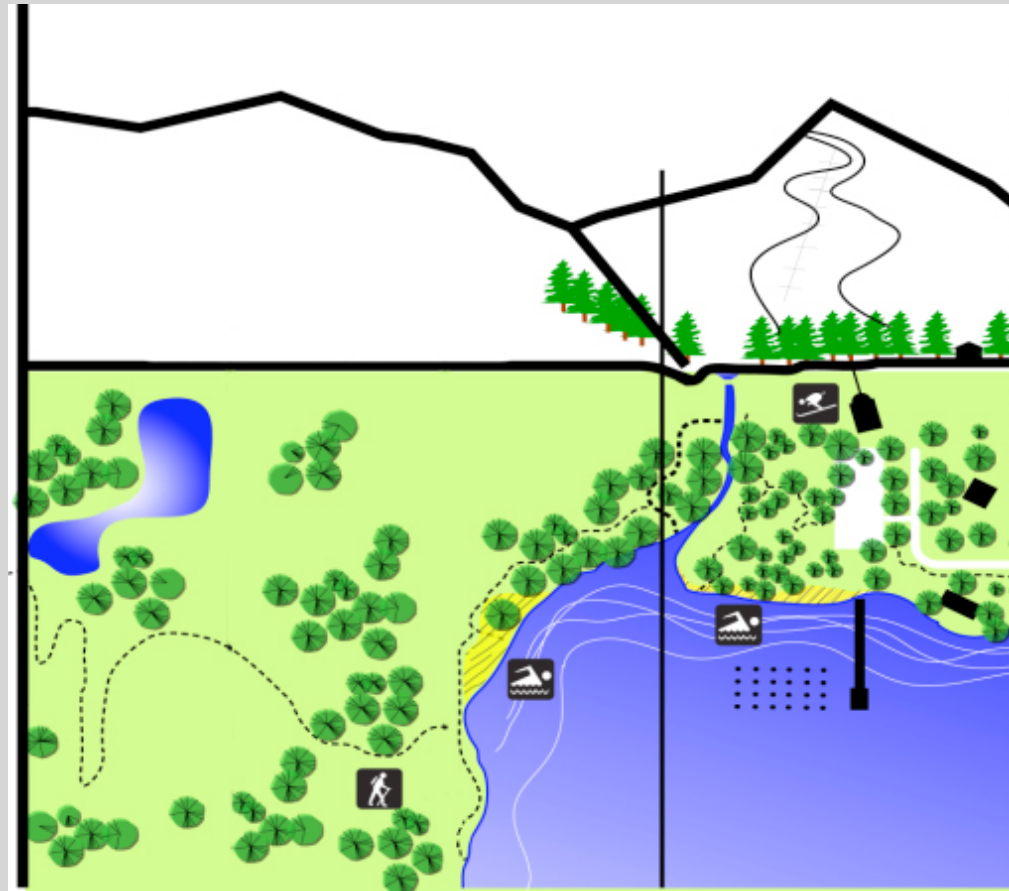
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	Conservation		
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

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Before



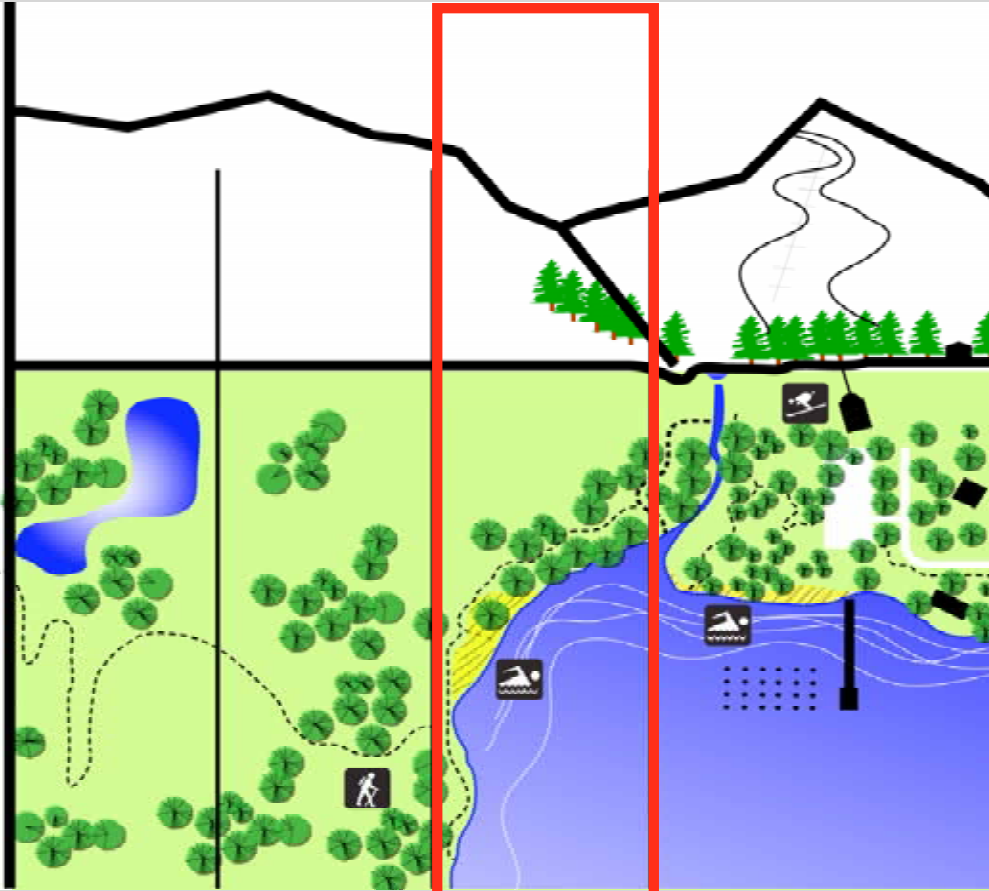
After



T-1	T-2	T-3	T-4
Wilderness	Roadless	General Conservation	Intensive Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

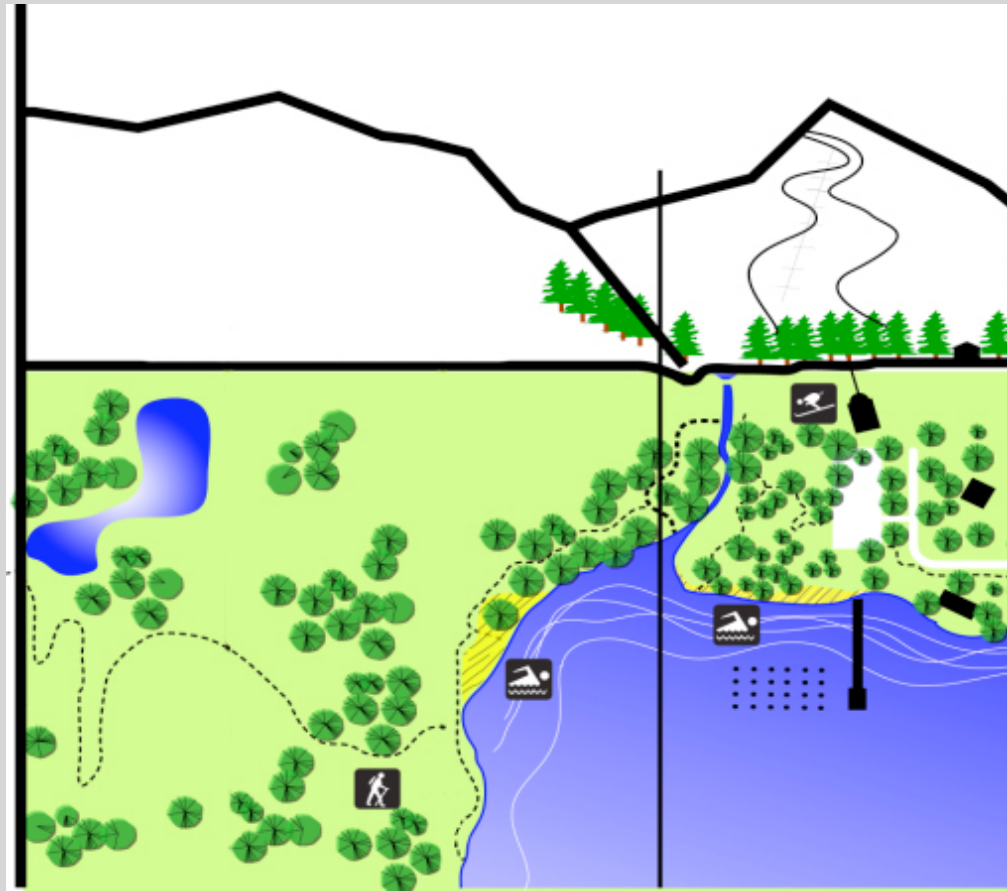
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Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

Before



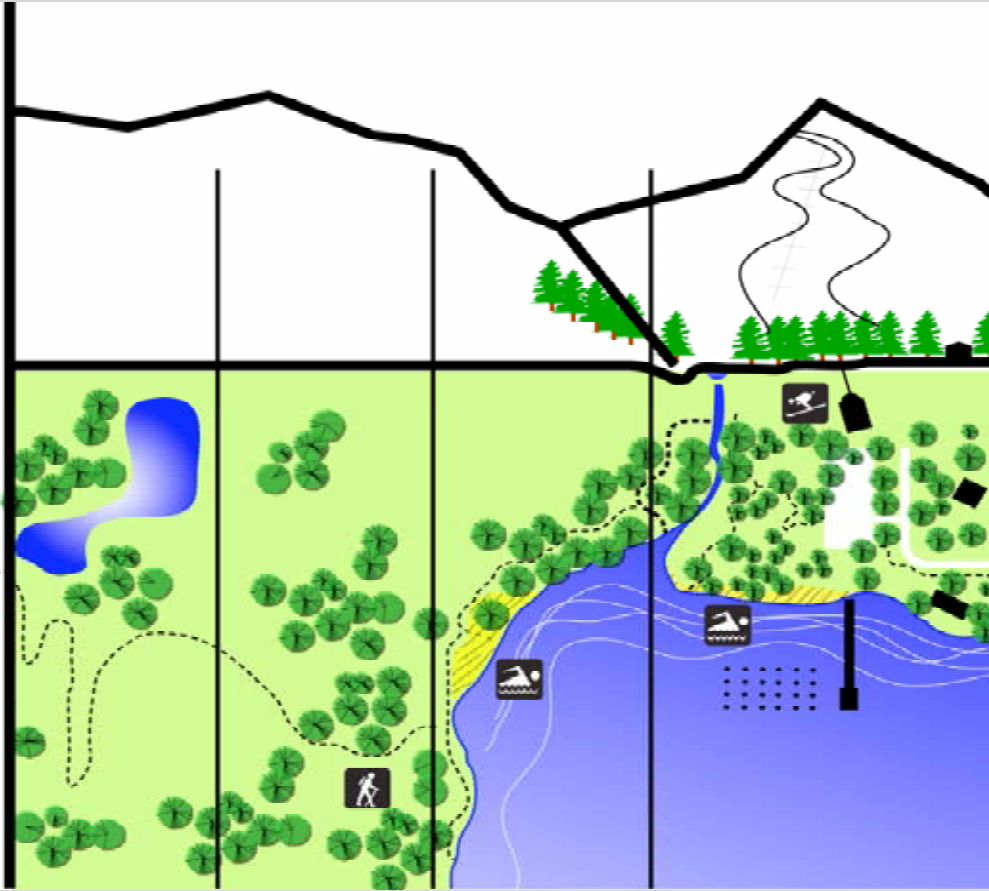
T-1	T-2	T-3	T-4
Wilderness	Roadless	General Conservation	Intensive Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

After

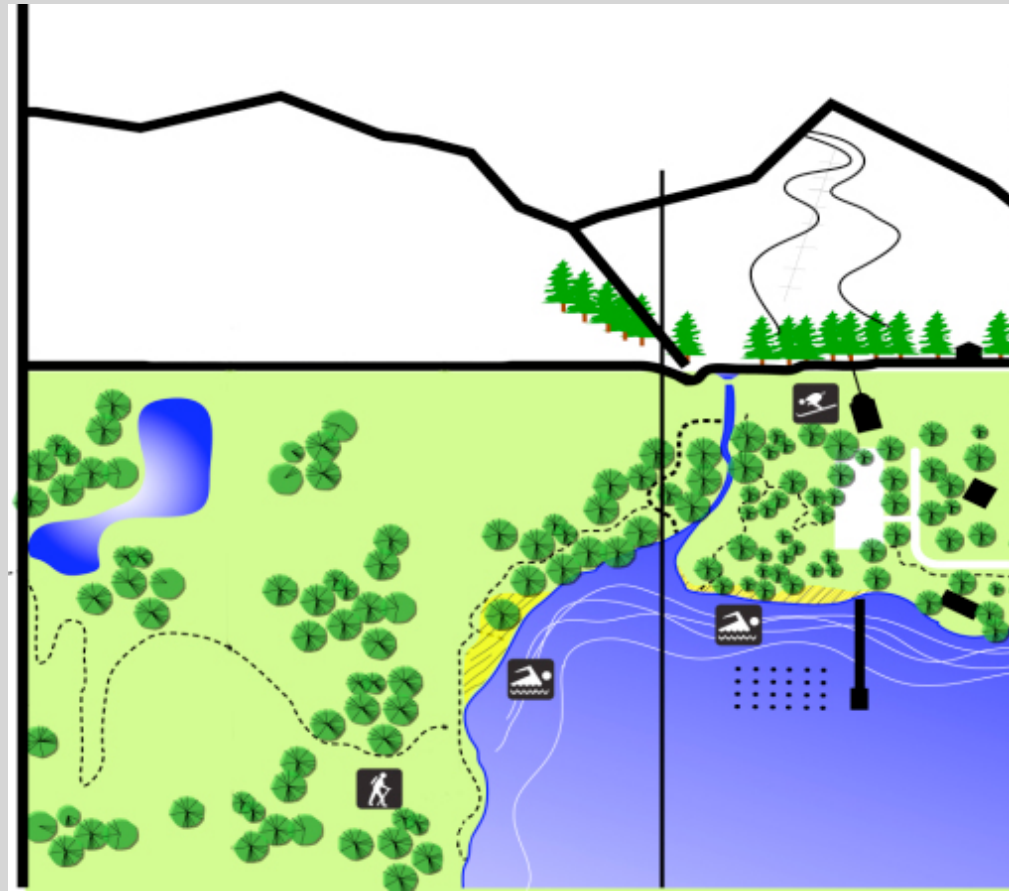


T-1: Natural/Conservation			T2-Rural Recreation
T1-W: Wilderness	T1-R: Roadless	T1-G: General Conservation	Rural Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

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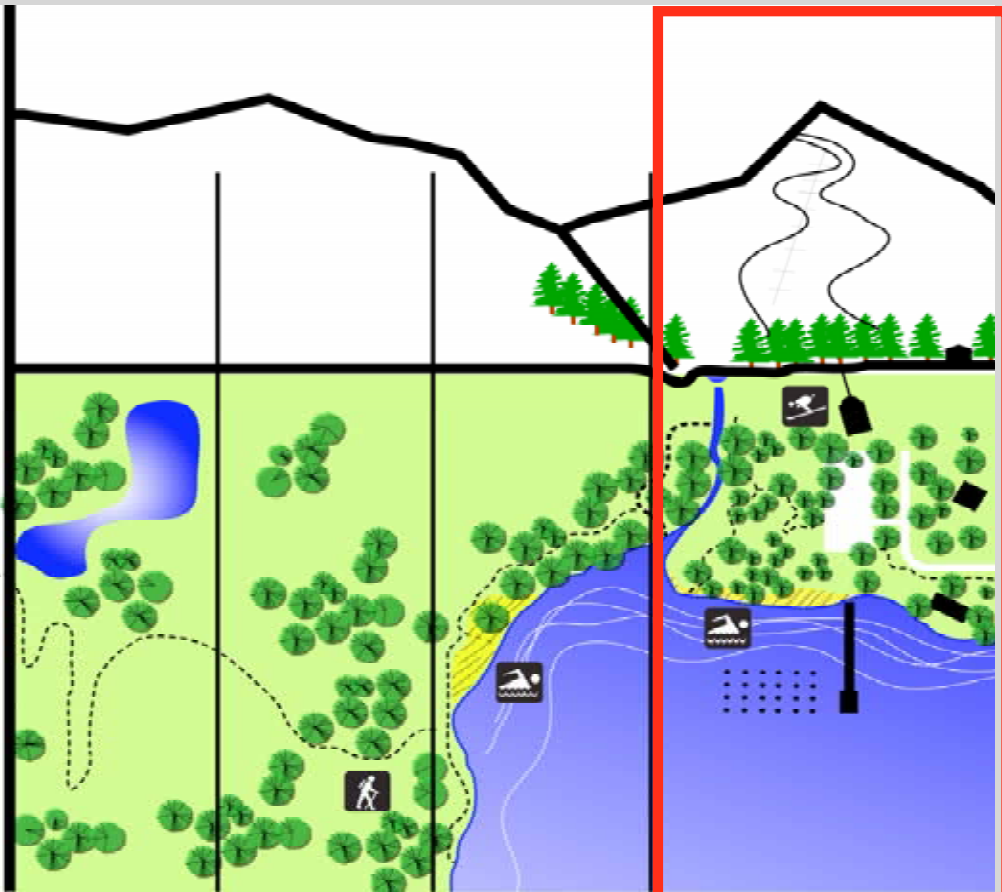
After



T-1	T-2	T-3	T-4
Wilderness	Roadless	General Conservation	Intensive Recreation
Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

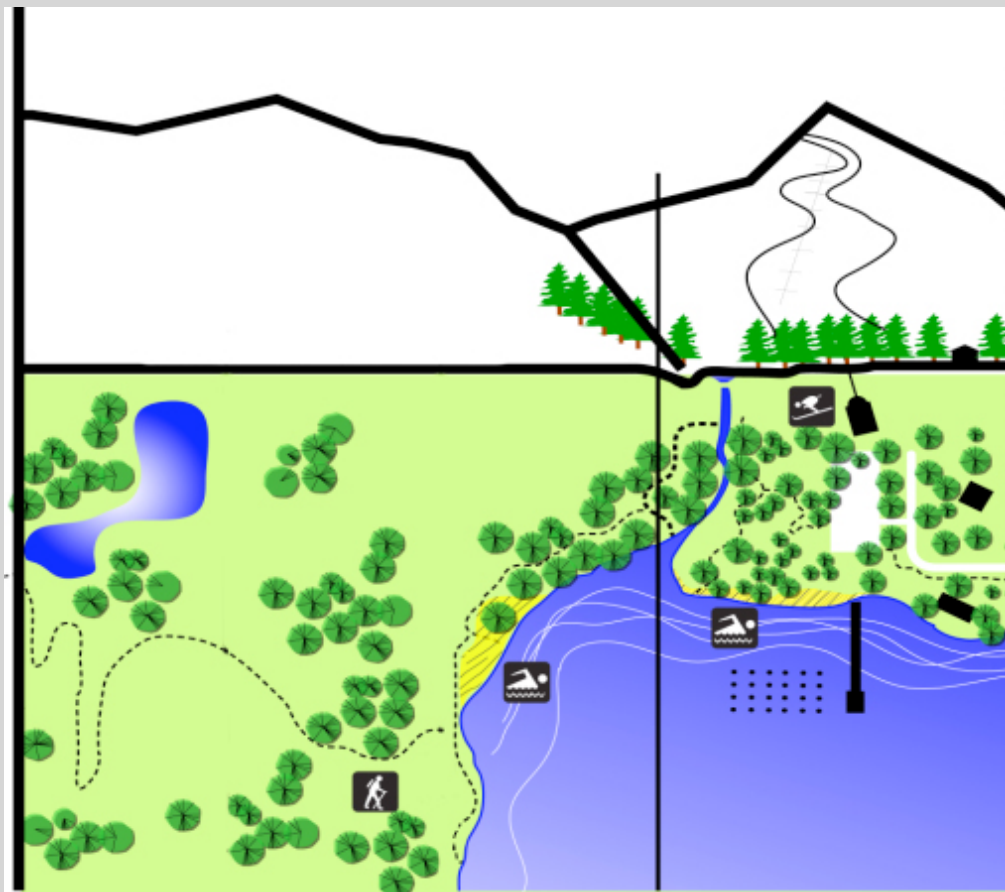
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Conservation			
Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

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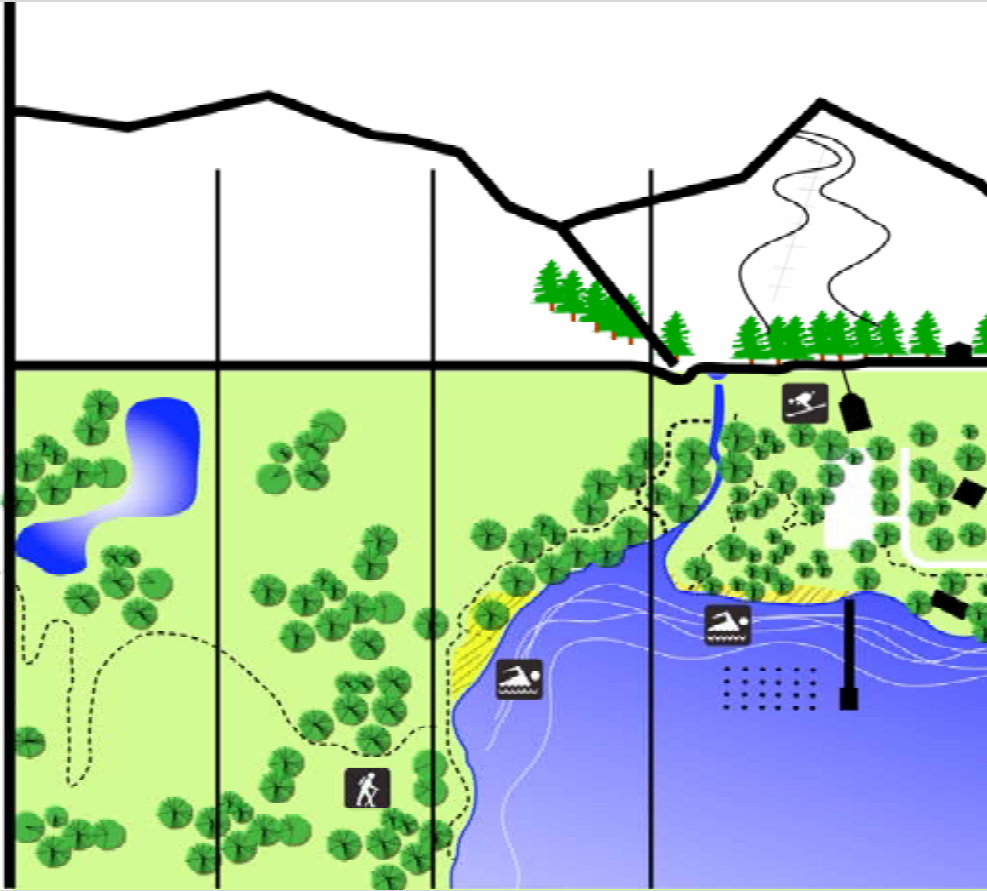
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Wilderness	Roadless	General Conservation	Intensive Recreation
Conservation			
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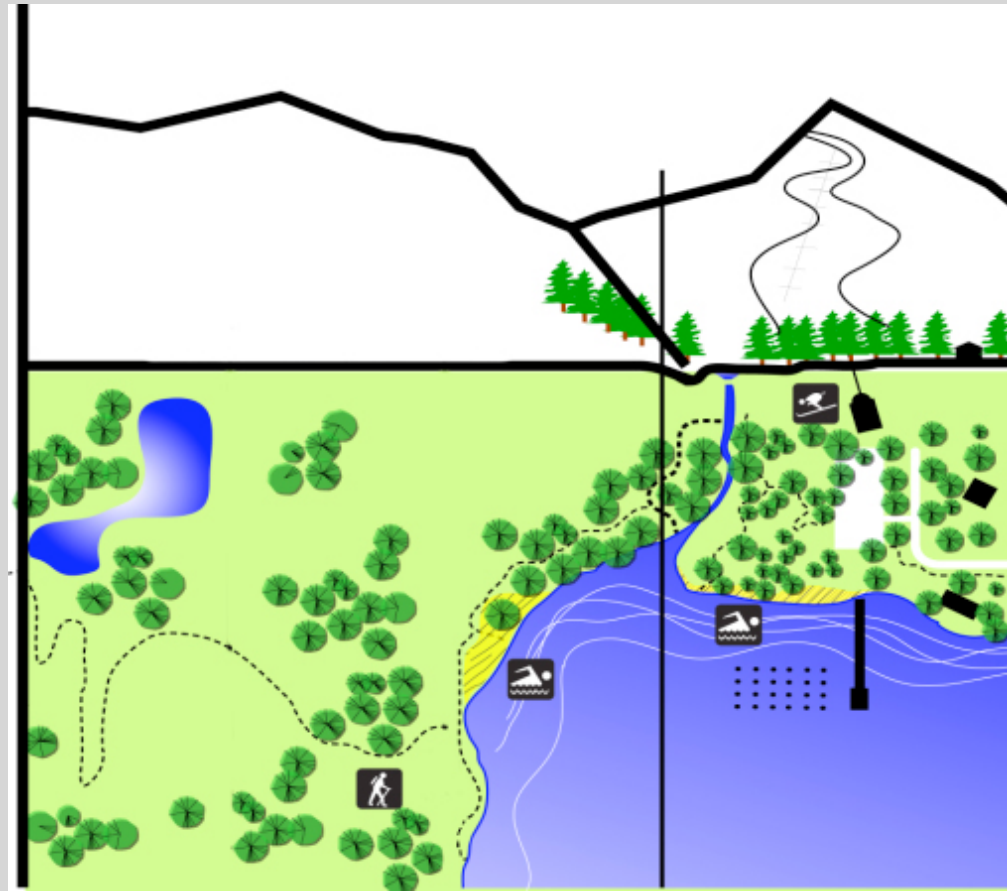


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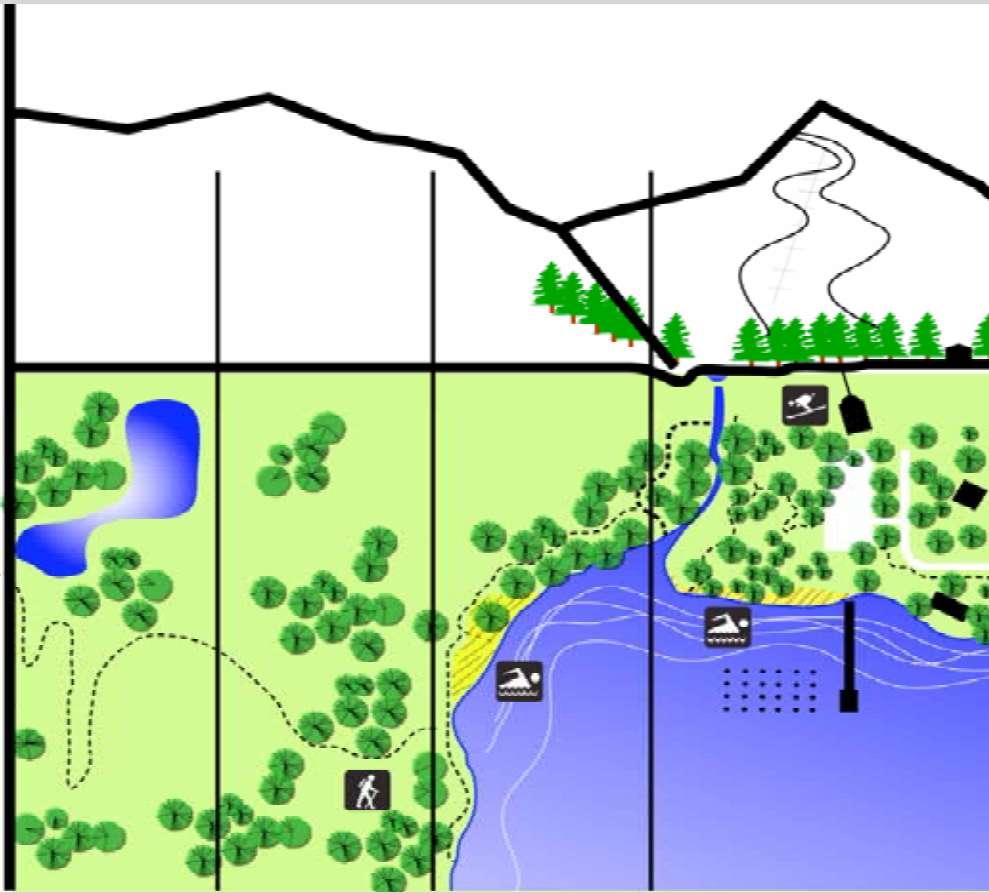
After



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Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort

Before



T-1

T-2

T-3

T-4

Wilderness

Roadless

General
Conservation

Intensive
Recreation

Conservation

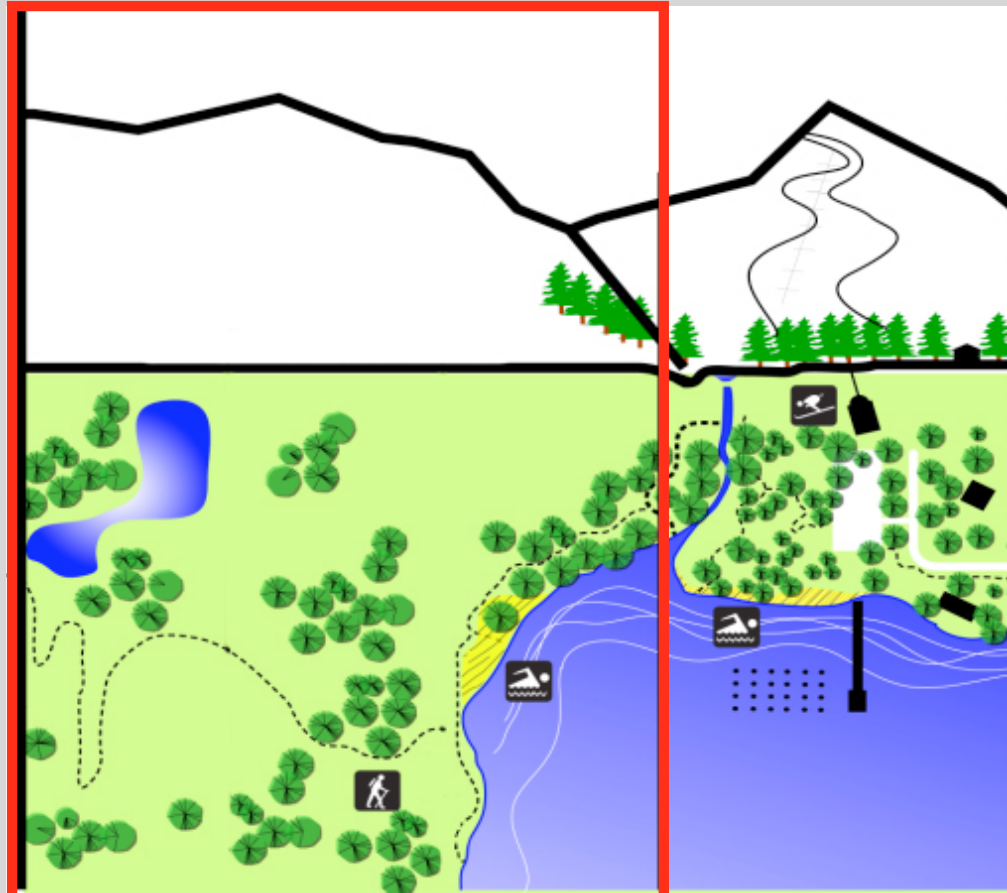
Desolation

Meiss Meadow, Freel
Peak

Truckee Marsh

Camp Richardson,
Heavenly Ski Resort

After



T-1: Natural/Conservation

T2-Rural Recreation

T1-W: Wilderness

T1-R: Roadless

T1-G: General
Conservation

Rural Recreation

Conservation

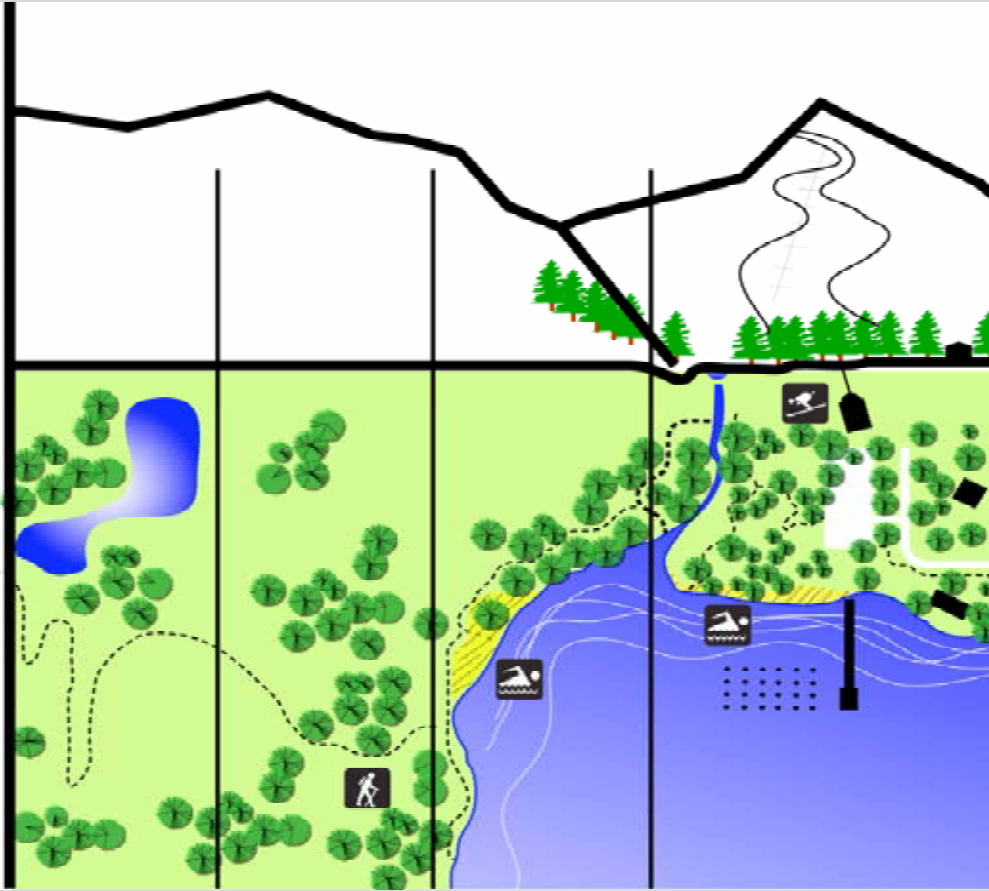
Desolation

Meiss Meadow, Freel
Peak

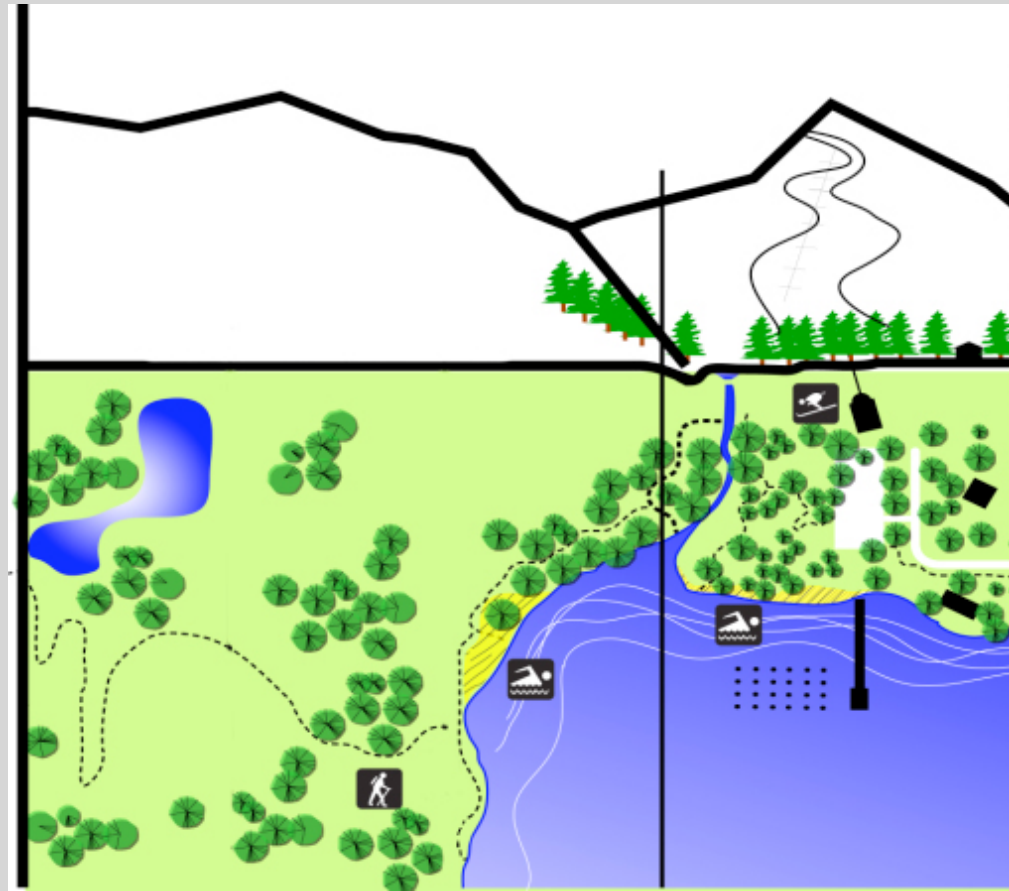
Truckee Marsh

Camp Richardson,
Heavenly Ski Resort

Before



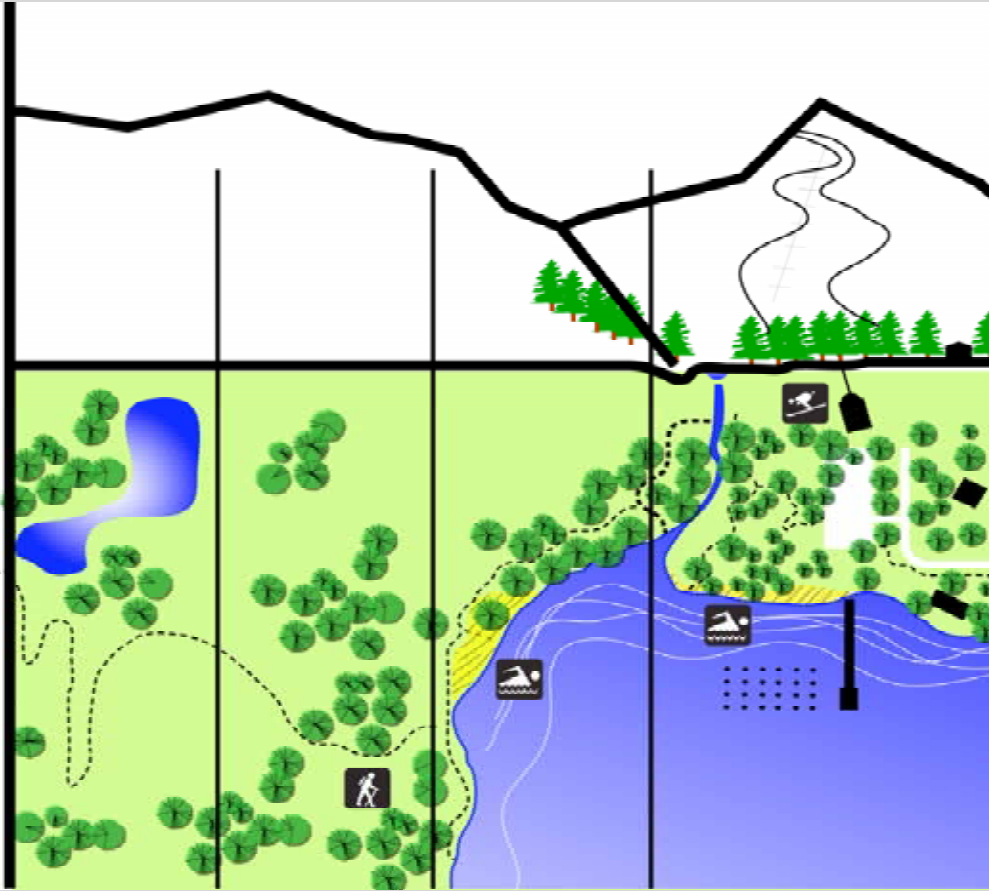
After



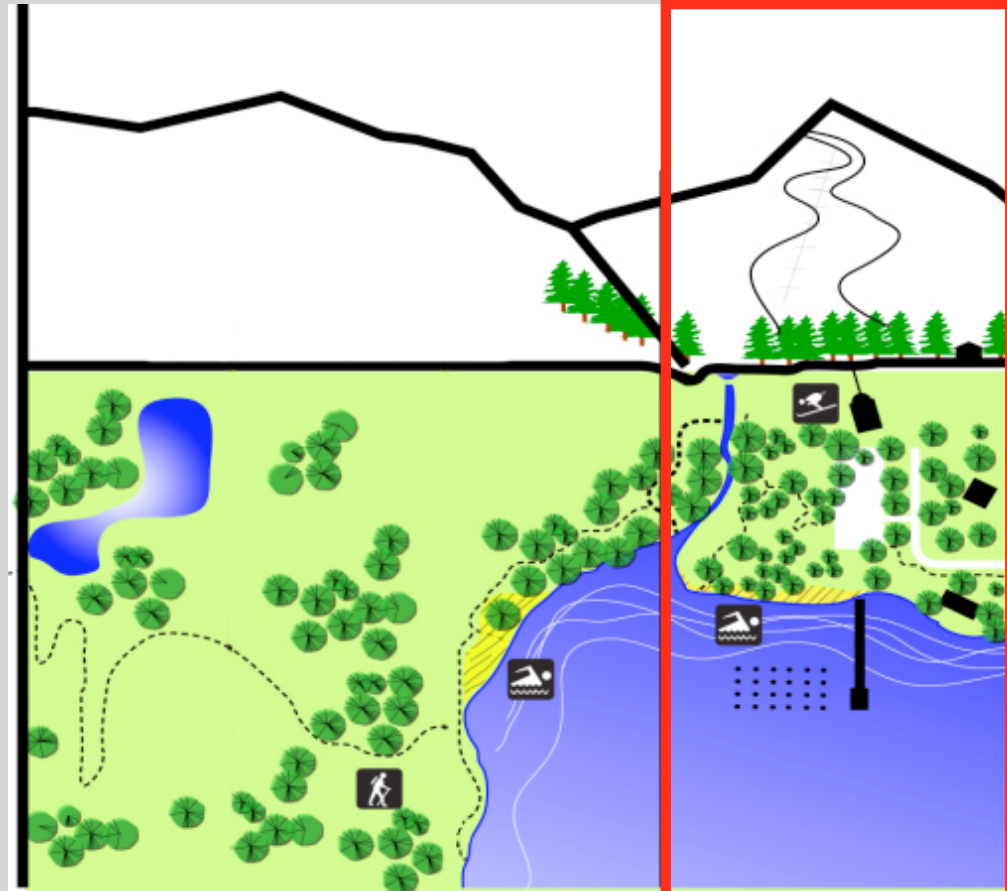
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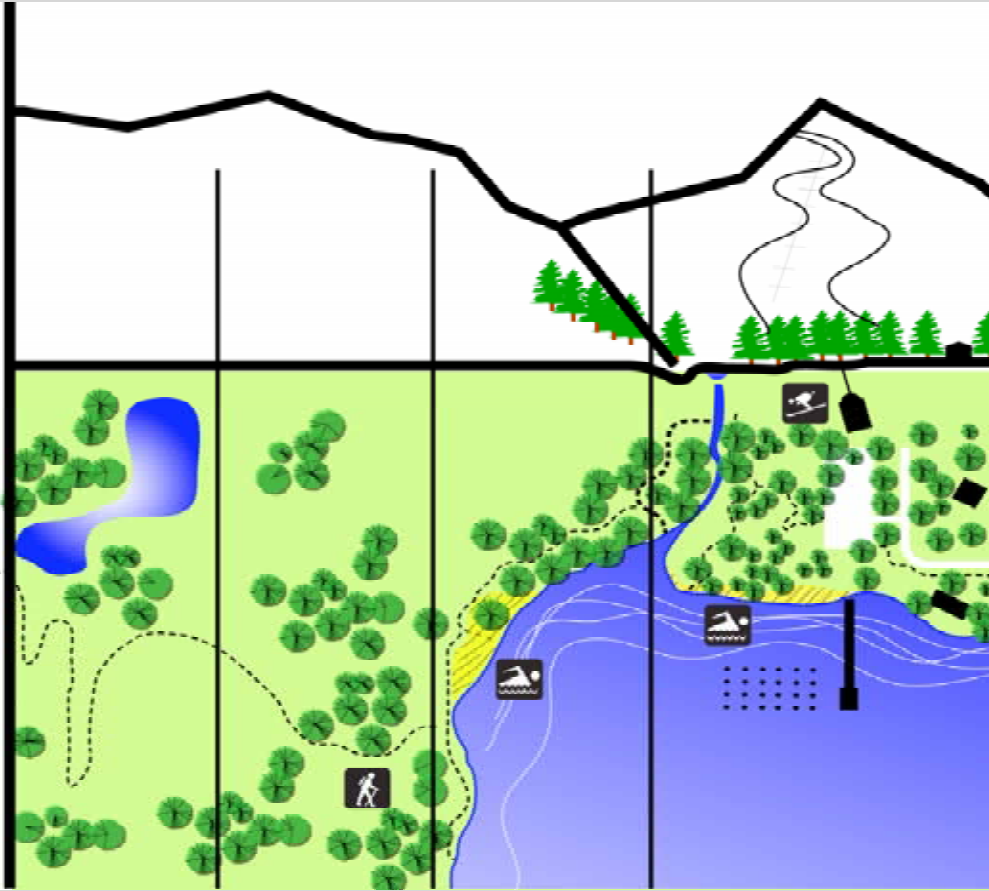
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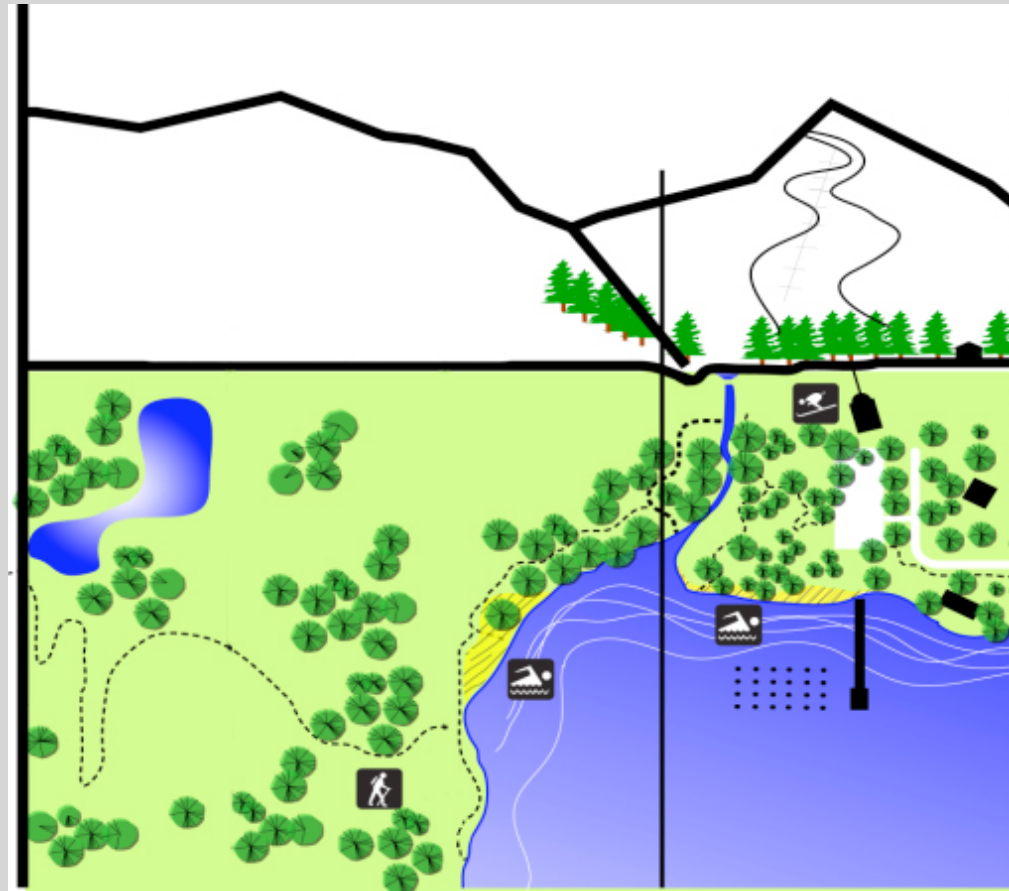
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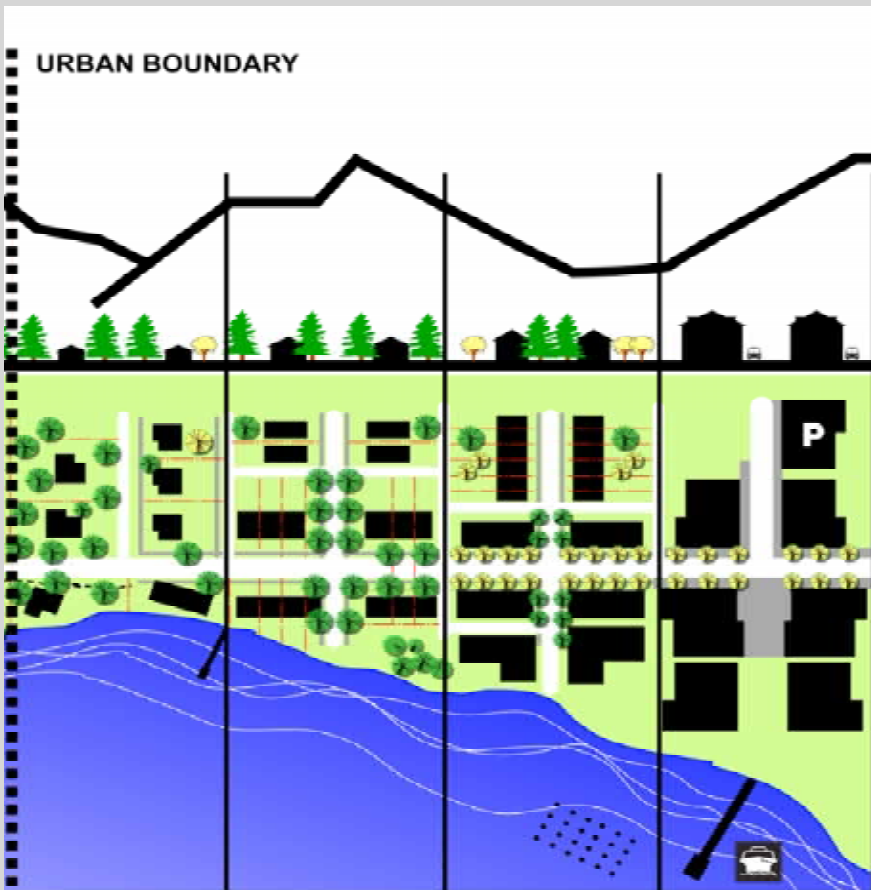
After



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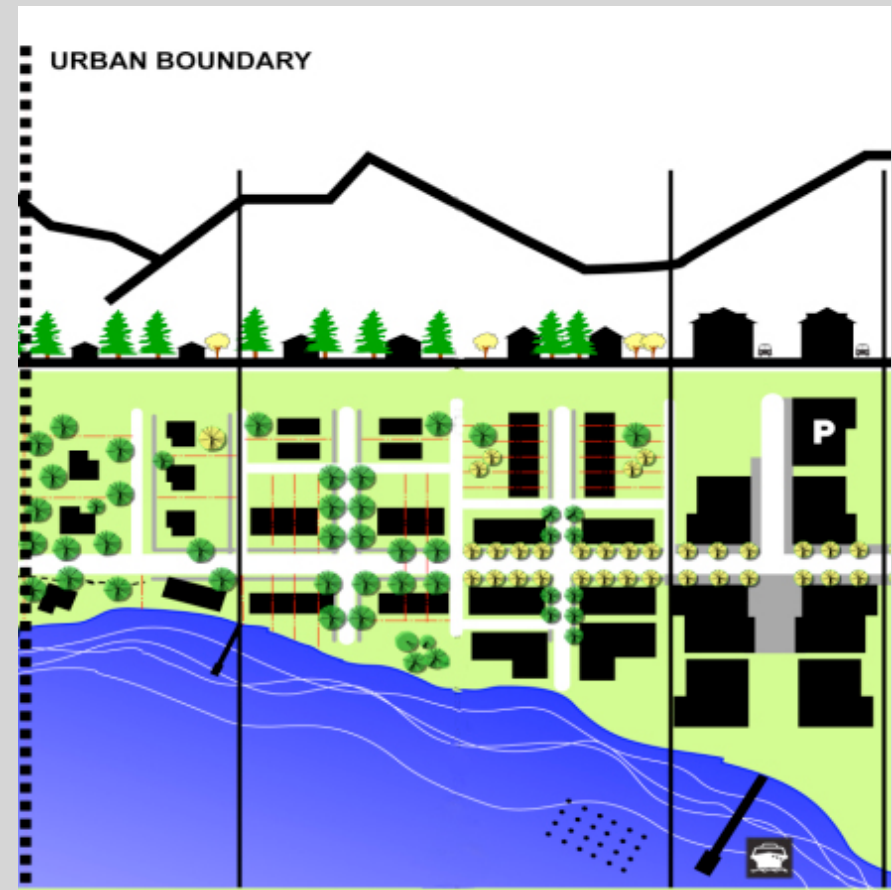
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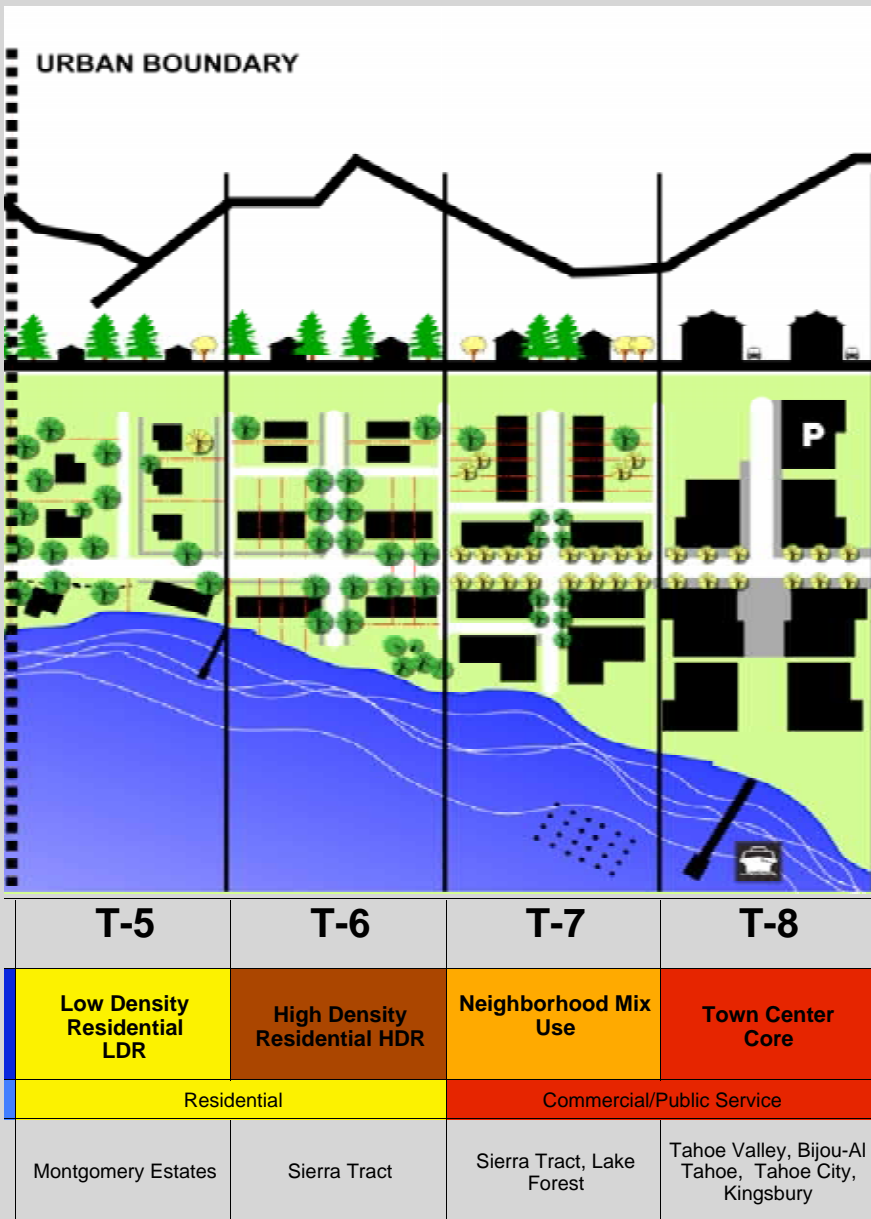
T-5	T-6	T-7	T-8
Low Density Residential LDR	High Density Residential HDR	Neighborhood Mix Use	Town Center Core
Residential		Commercial/Public Service	
Montgomery Estates	Sierra Tract	Sierra Tract, Lake Forest	Tahoe Valley, Bijou-Al Tahoe, Tahoe City, Kingsbury

After

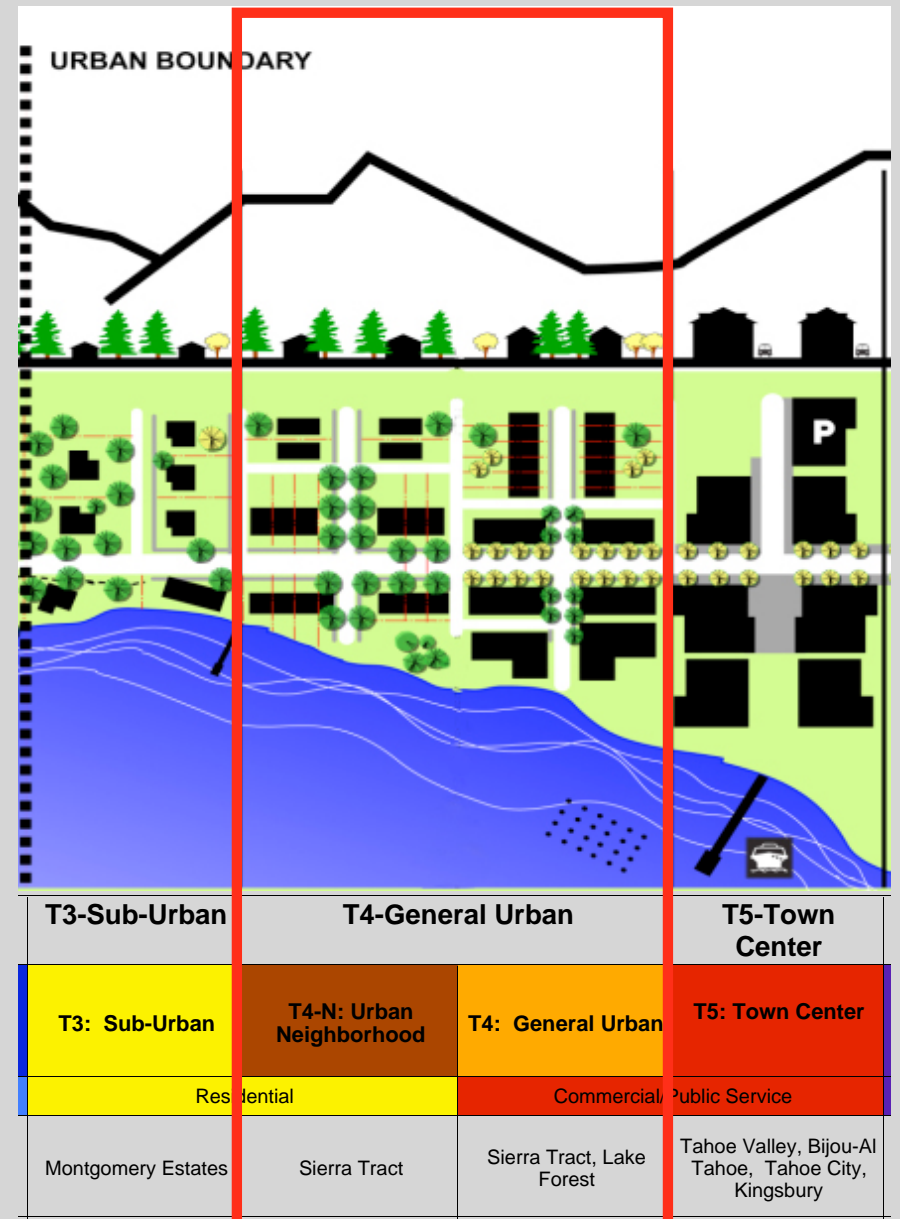


T3-Sub-Urban	T4-General Urban		T5-Town Center
T3: Sub-Urban	T4-N: Urban Neighborhood	T4: General Urban	T5: Town Center
Residential		Commercial/Public Service	
Montgomery Estates	Sierra Tract	Sierra Tract, Lake Forest	Tahoe Valley, Bijou-Al Tahoe, Tahoe City, Kingsbury

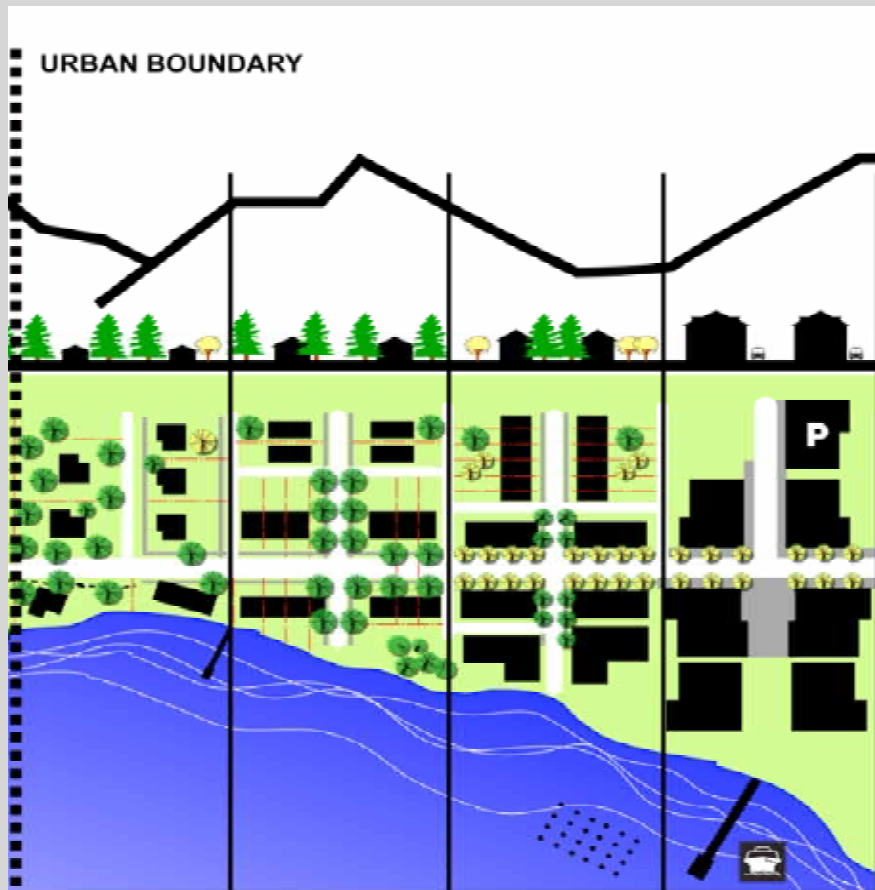
Before



After

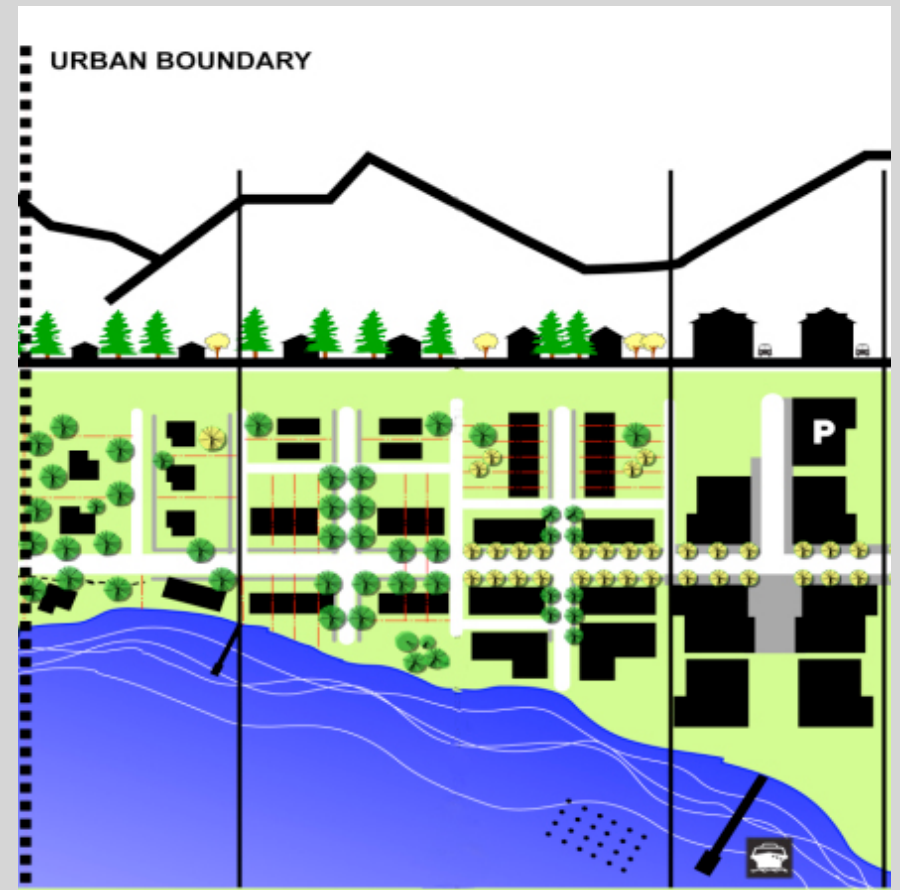


Before



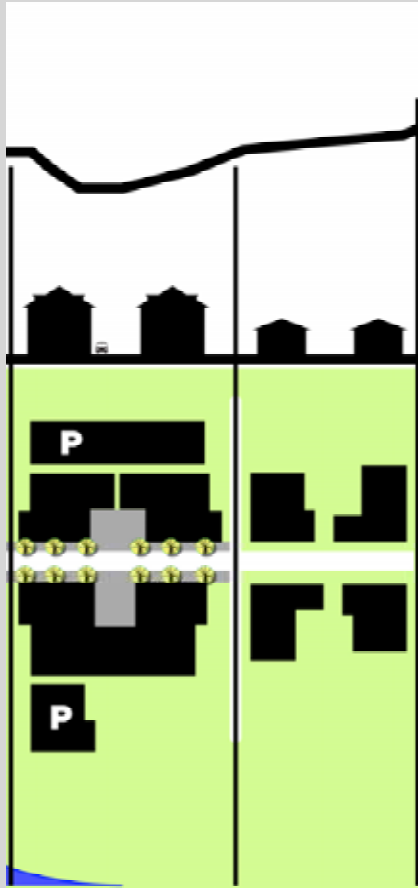
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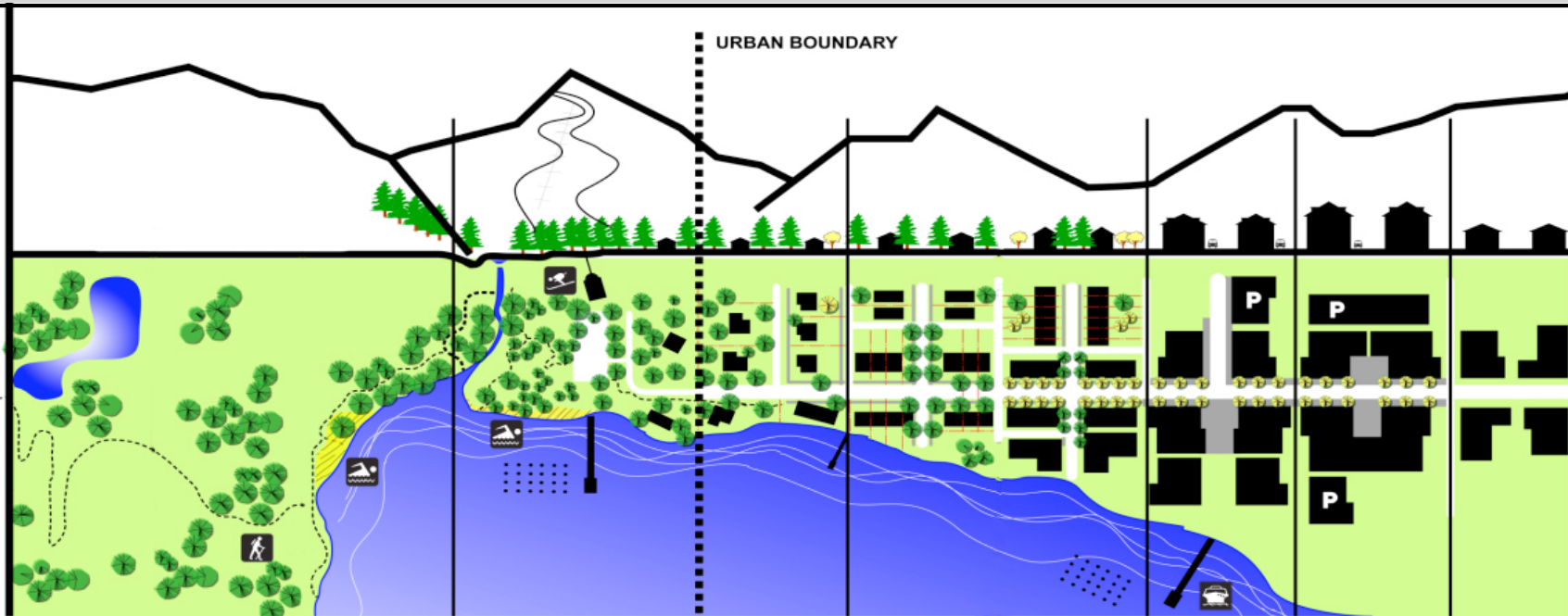
T-9	T-10
Core Tourist Mix Use	Special District
Tourist	Commercial
North and South Stateline	CSLT Industrial/Kings Beach Industrial CP Areas

After



T6-Town Core	SD-Special District
T6: Town Core	Special District
Tourist	Commercial
North and South Stateline	CSLT Industrial/Kings Beach Industrial CP Areas

Tahoe Region Transect-After

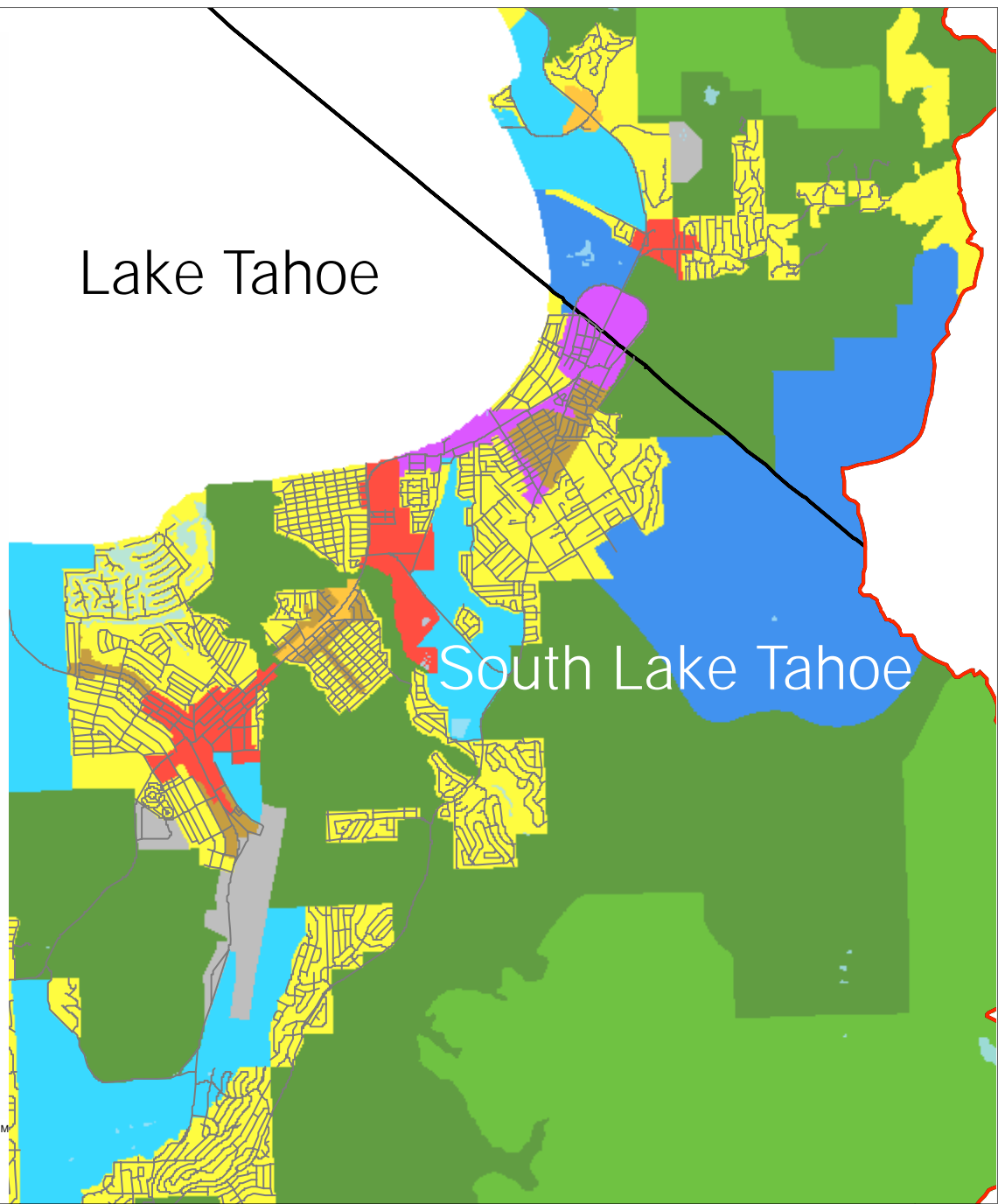
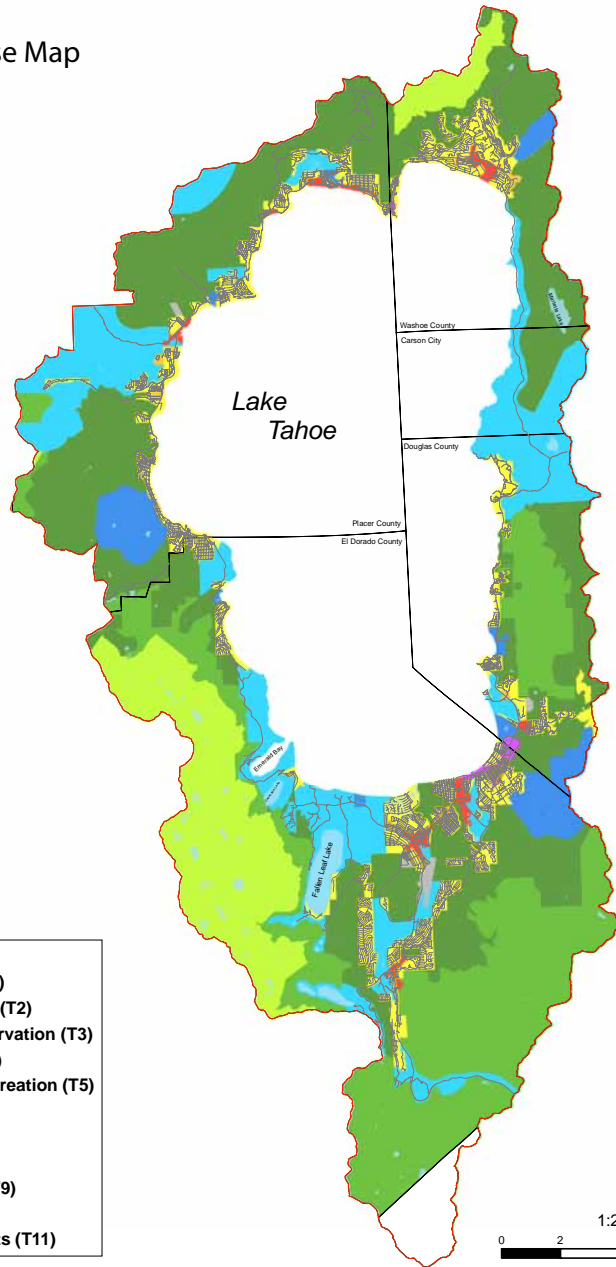


Recommended Adjusted Transect Categories	T-1: Natural/Conservation			T2-Rural Recreation	T3-Sub-Urban	T4-General Urban		T5-Town Center	T6-Town Core	SD-Special District
Proposed Transect Zones	T1-W: Wilderness	T1-R: Roadless	T1-G: General Conservation	Rural Recreation	T3: Sub-Urban	T4-N: Urban Neighborhood	T4: General Urban	T5: Town Center	T6: Town Core	Special District
Existing TRPA Land Use Classifications	Conservation				Residential		Commercial/Public Service		Tourist	Commercial
Example Plan Area Statements/CPs	Desolation	Meiss Meadow, Freel Peak	Truckee Marsh	Camp Richardson, Heavenly Ski Resort	Montgomery Estates	Sierra Tract	Sierra Tract, Lake Forest	Tahoe Valley, Bijou-Al Tahoe, Tahoe City, Kingsbury	North and South Stateline	CSLT Industrial/Kings Beach Industrial CP Areas

Building Types and FBCs

Regional Planning Applications

Figure 1
Draft Land Use Map



Transect is often modified when applied to existing conditions

- Minimize number of zones

Transect often is applicable but not always

- ex Benicia Arsenal SP

Final Thoughts

Use T-Zone in name even if changing the name

- ex. Neighborhood General-T4
(NG-T4)

Form-Based Codes Resources

Book Available in mid to late
March 2008 from John Wiley
& Sons but you can pre-
purchase now

Save 15% if you purchase it
at www.opticosdesign.com

Resources:

[CNU XVI-Austin: April 2-6](#)
[FBC 202, and FBC Track](#)

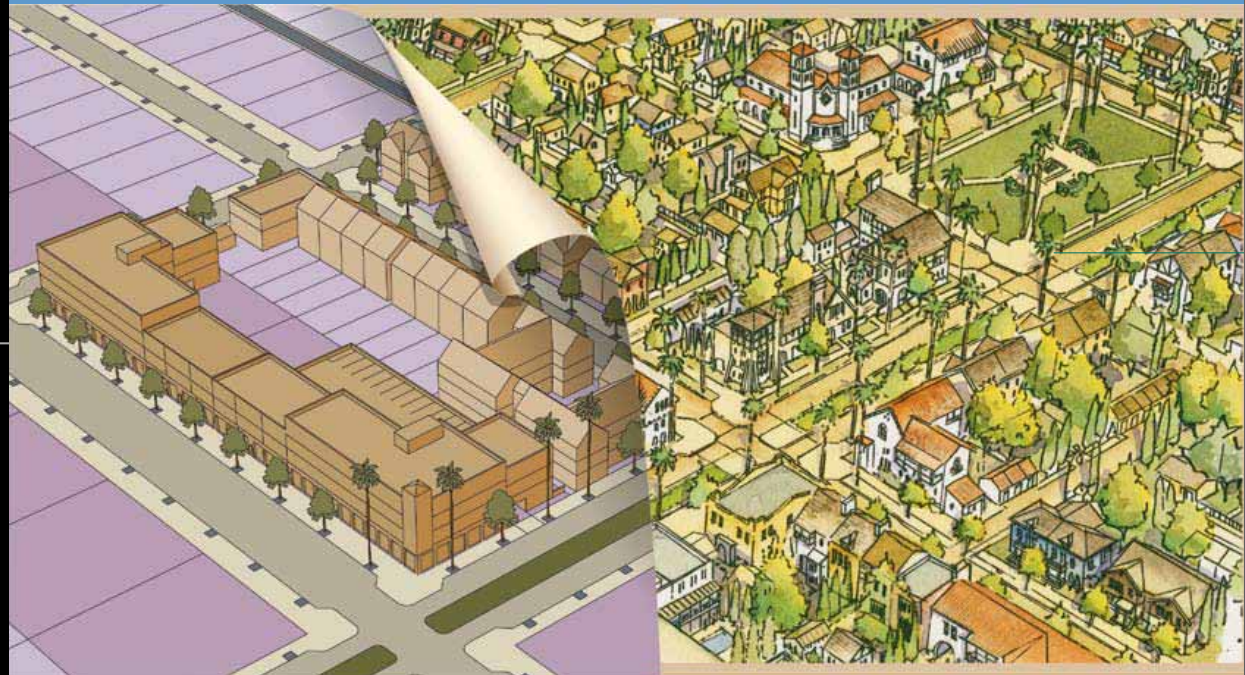
[FBCI](#)

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www.opticosdesign.com

Form-Based Codes



A Guide for Planners, Urban Designers,
Municipalities, and Developers

Daniel G. Parolek, AIA • Karen Parolek • Paul C. Crawford, FAICP

Forewords by Elizabeth Plater-Zyberk and Stefanos Polyzoides