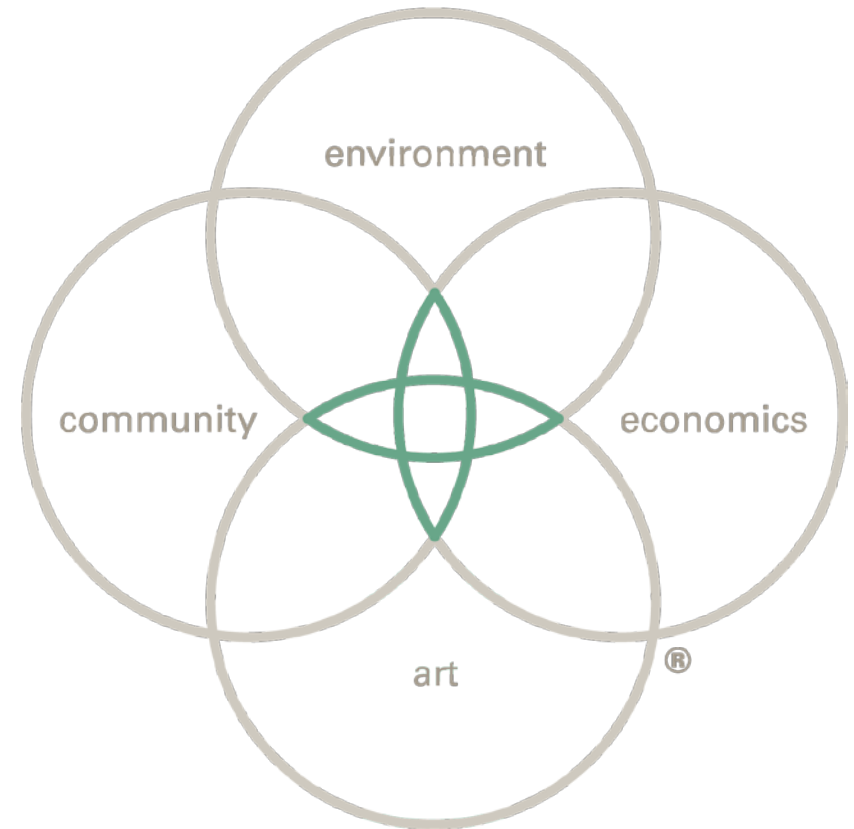




David Csont

- Understanding the Legal Framework
- Determine the Political Base
- Evaluate the Economic Implications
- Clarify Terminology
- Establishing An Aesthetic
- Understanding the Design Process
- Defining the Intent of Illustration
- Assessing the Impact of Media
- Regulating or Planning
- What the Future Holds



## UNDERSTAND THE LEGAL FRAMEWORK

- 'Aesthetics And The Fourteenth Amendment'. *Harvard Law Review* 29.8 (1916): 860. Web.
- Berman v. Parker, United States Supreme Court 1954.
- Rubin, Bruce A. 'Architecture, Aesthetic Zoning, And The First Amendment'. *Stanford Law Review* 28.1 (1975): 179. Web.
- Mackesey, Thomas W. 'Aesthetics And Zoning'. *Journal of the American Institute of Planners* 5.4 (1939): 95-98. Web.
- Menthe, Darrel C. 'Aesthetic Regulation And The Development Of First Amendment Jurisprudence'. *Public Interest Law Journal* 19.225 (2015): 225-260. Print.
- Regan, Kenneth. 'You Can't Build That Here: The Constitutionality Of Aesthetic Zoning And Architectural Review'. *Fordham Law Review* 58.5 (1990): 1013-1031. Print.

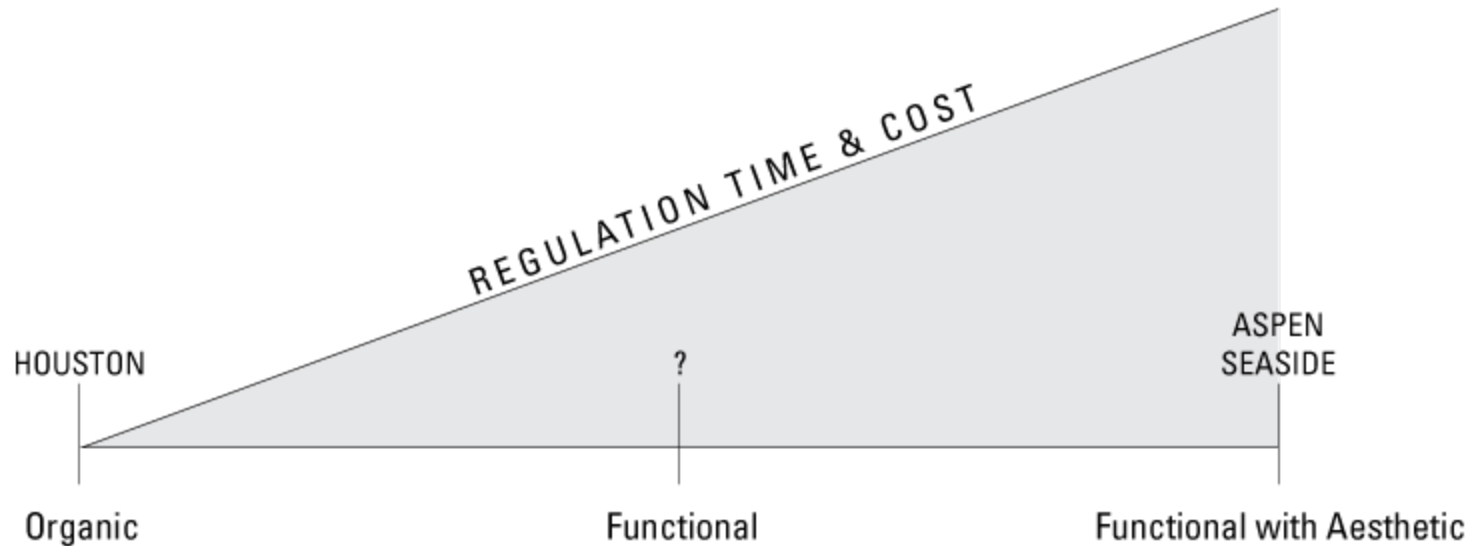


## DETERMINE THE POLITICAL BASE





## EVALUATE THE ECONOMIC IMPLICATIONS



What are we trying to regulate, if anything?

- How the urban environment works → FORM BASED CODE
- How the urban environment looks → EARLY SANTA FE
- How the urban environment BOTH works and functions → ASPEN

## EVALUATE THE ECONOMIC IMPLICATIONS





**aes·thet·ic**

es'THetik/

*adjective*

adjective: **aesthetic**; adjective: **esthetic**

**1.** *adjective*

adjective: **aesthetic**; adjective: **esthetic**

concerned with beauty or the appreciation of beauty.

"the pictures give great aesthetic pleasure"

*noun*

noun: **aesthetic**; plural noun: **aesthetics**; noun: **esthetic**; plural noun: **esthetics**

**1.**

a set of principles underlying and guiding the work of a particular artist or artistic movement.

"the Cubist aesthetic"

## Beauty Is The Eye of the Beholder

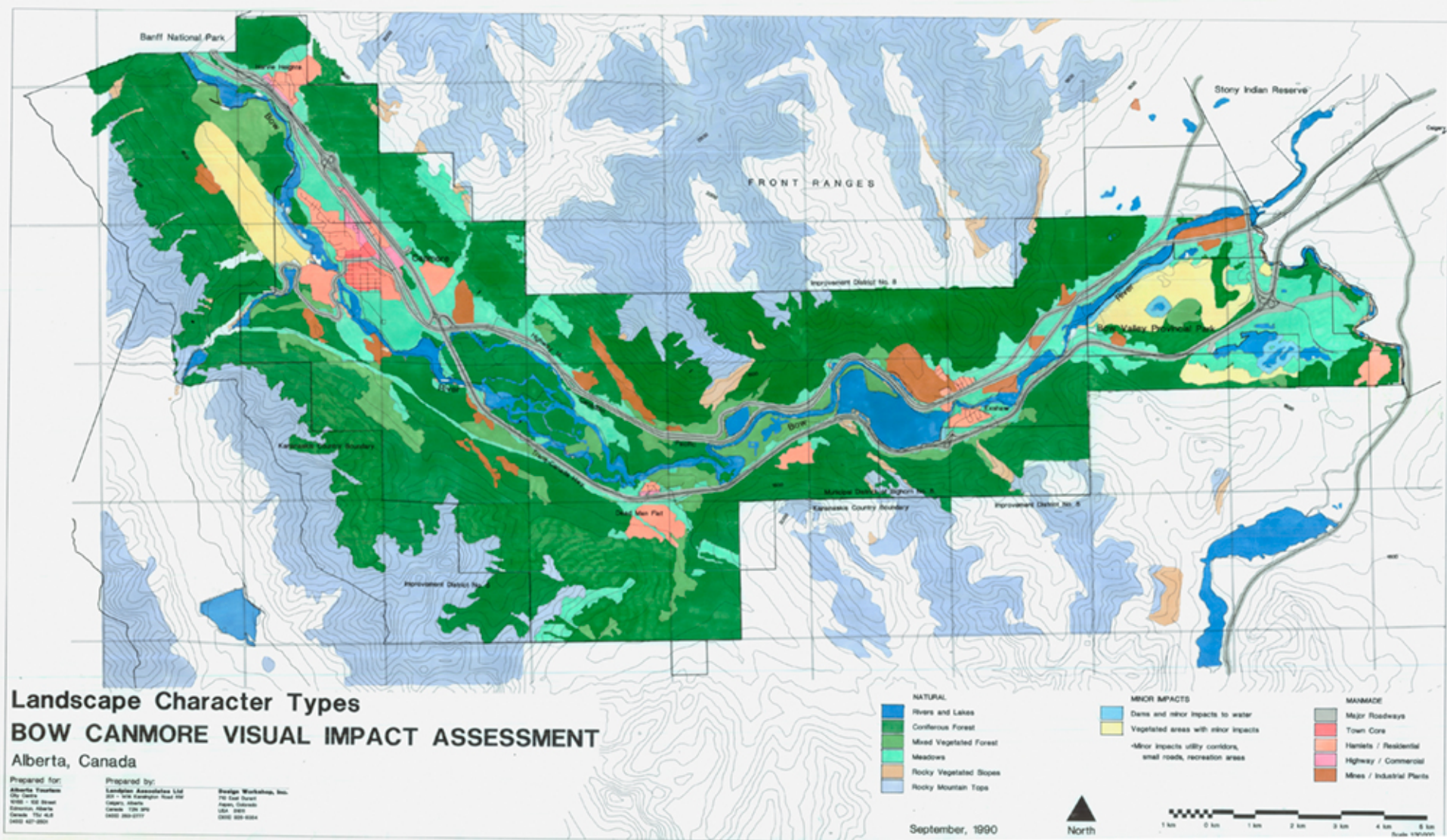




## Beauty Is Culturally Determined

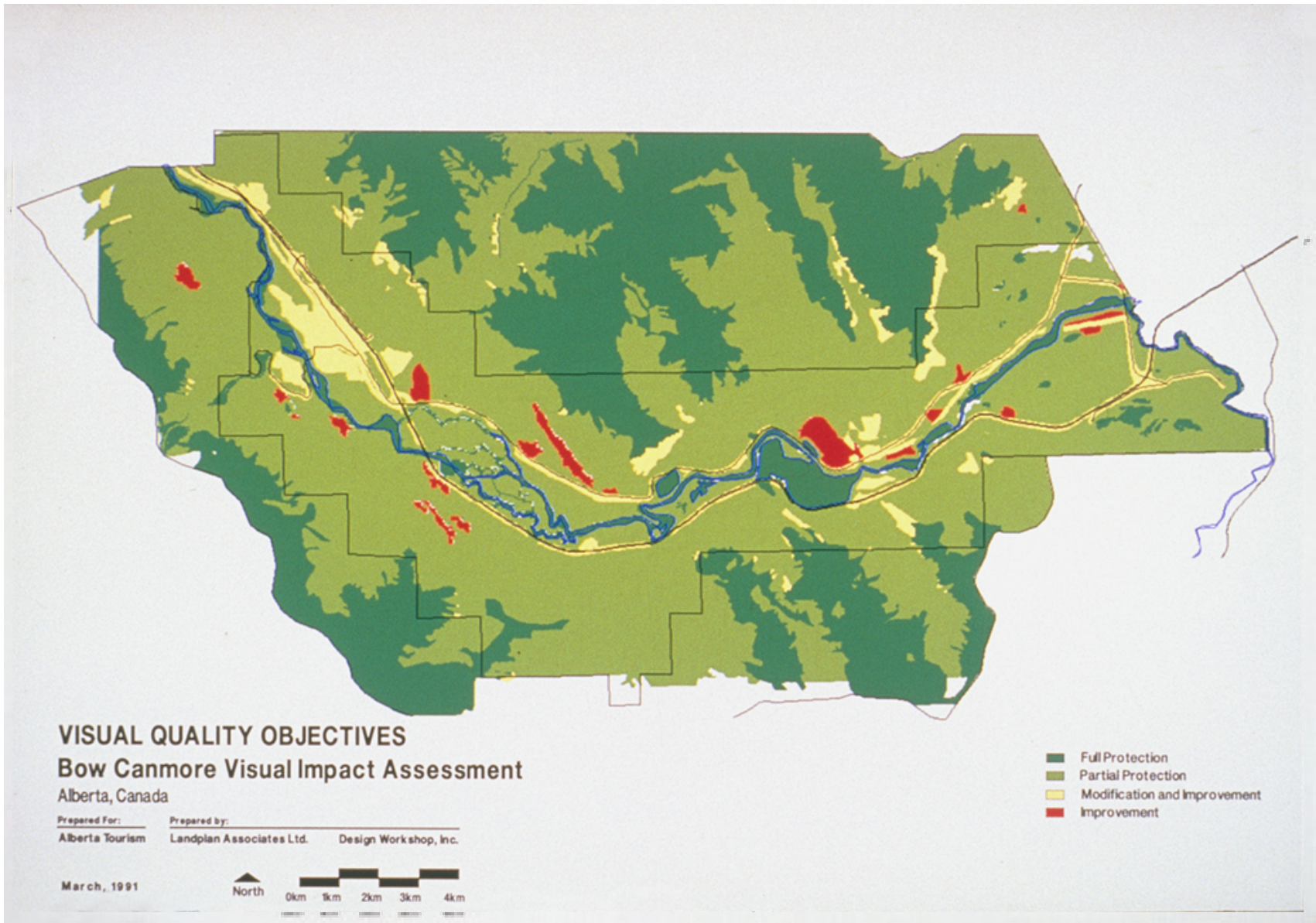


# VISUAL RESOURCE ANALYSIS





# VISUAL RESOURCE ANALYSIS

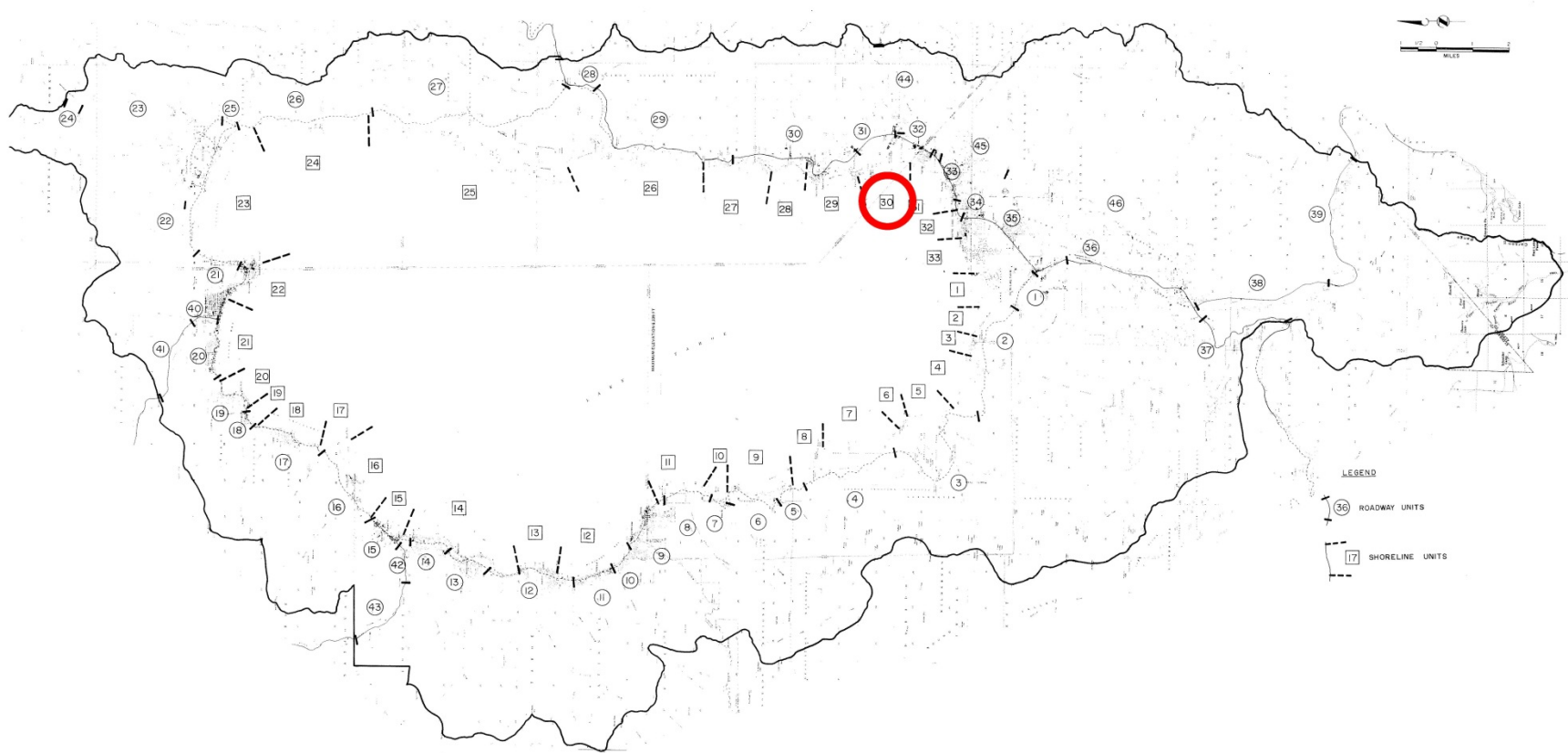


# REGIONAL AESTHETICS



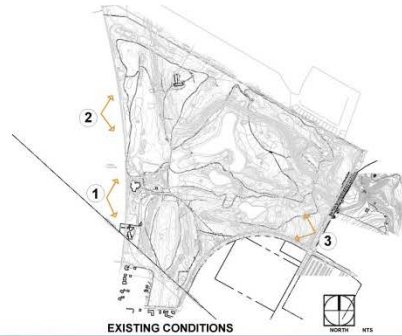


# REGIONAL AESTHETICS



**Figure 1. ROADWAY AND SHORELINE UNIT LOCATIONS**

# REGIONAL AESTHETICS



**1 EXISTING CONDITIONS**  
View from Lake Tahoe at Visual Simulation Point 1



**1 TRPA PROJECT APPROVAL WITH ADDITIONAL HEIGHT**  
View from Lake Tahoe at Visual Simulation Point 1



**1 PROPOSED PROJECT AMENDMENT**  
View from Lake Tahoe at Visual Simulation Point 1



# VISUAL PREFERENCE STUDIES



1. Crosby Arboretum Pinecote Pavilion



2. Hilltop Arboretum  
Courtesy of Lake | Flato Architects



3. Hillary Clinton Children's Library



4. Shangri La Visitor's Center  
Courtesy of Lake | Flato Architects



5. Traditional French-style Architecture



6. Cypress Inn  
Tuscaloosa, Alabama



7. Acadian Style Architecture



8. Iconic Architecture

Which architecture style do you prefer?  
(Select all that apply)





**art**<sup>1</sup>

ärt/

*noun*

noun: **art**; plural noun: **arts**; plural noun: **the arts**

**1.**

the expression or application of human creative skill and imagination, typically in a visual form such as painting or sculpture, producing works to be appreciated primarily for their beauty or emotional power.

"the art of the Renaissance"

Neo Classicism



Modernism





## **de·sign**

də'zīn/

*noun*

noun: **design**; plural noun: **designs**

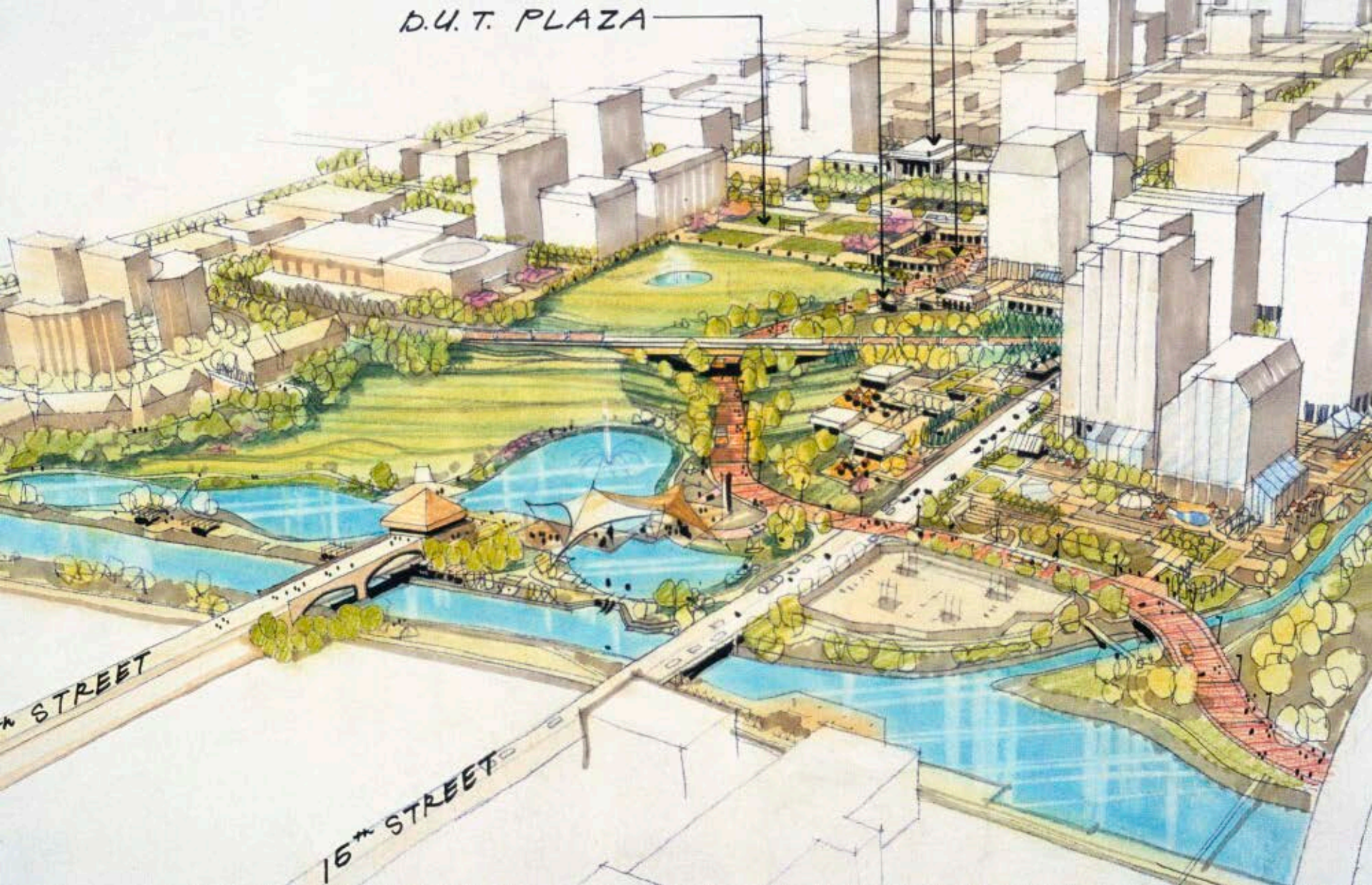
**1.**

a plan or drawing produced to show the look and function or workings of a building, garment, or other object before it is built or made.

"he has just unveiled his design for the new museum"













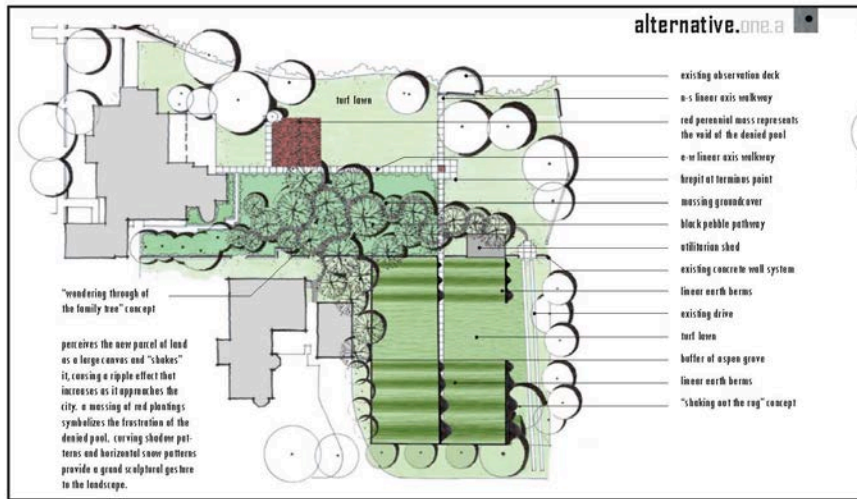








# Conceptual

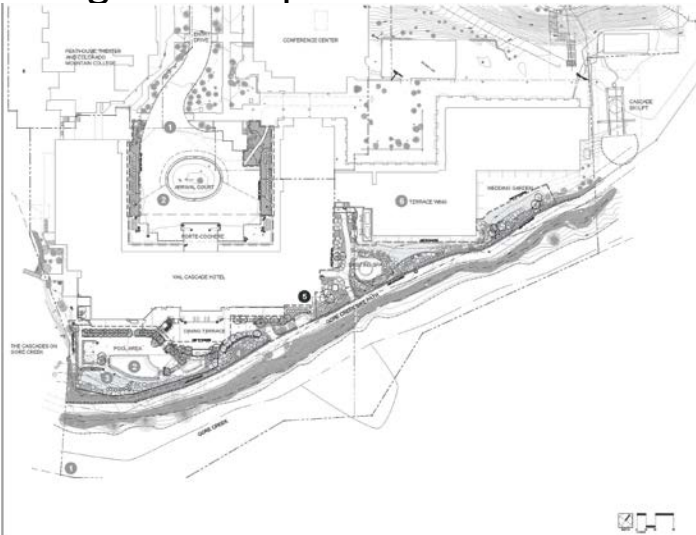


### Example Plan Studies from Residence

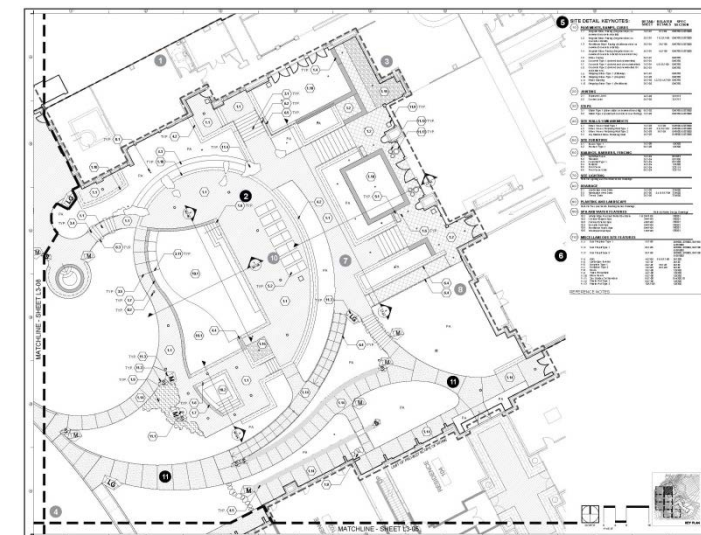
## Schematic



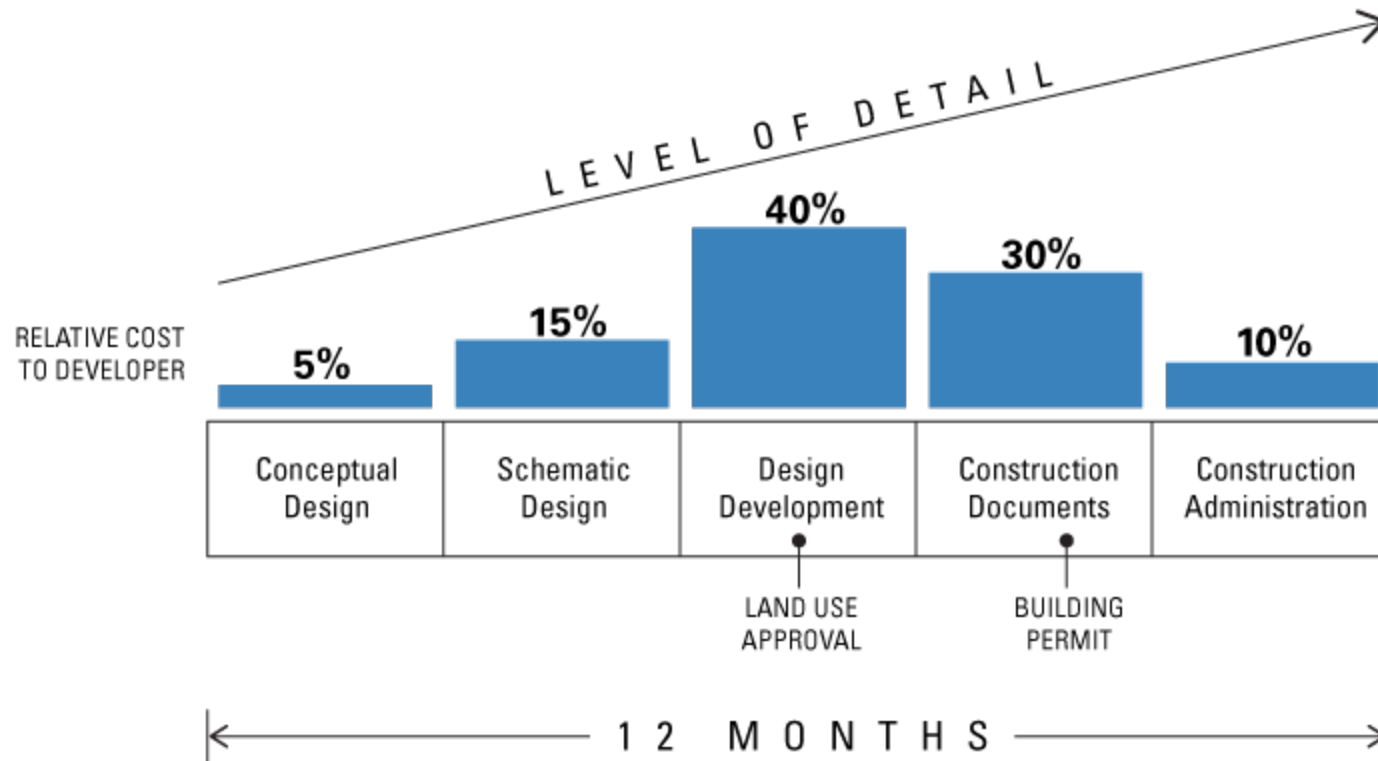
## Design Development



# Construction Documents

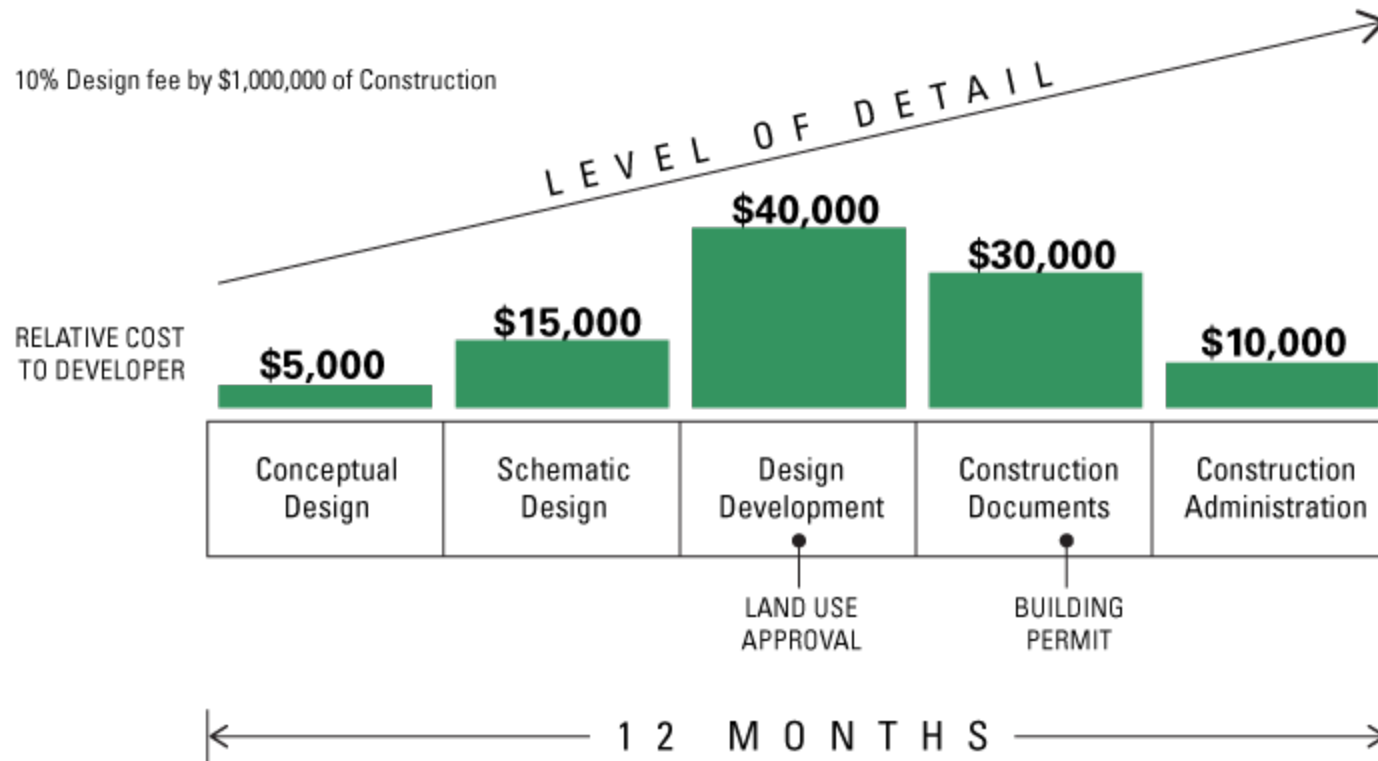


## COSTS AND LEVEL OF DETAIL BY PHASE





# COSTS AND LEVEL OF DETAIL BY PHASE



**il·lus·tra·tion**

,ilə'strāSHən/

*noun*

noun: **illustration**; plural noun: **illustrations**

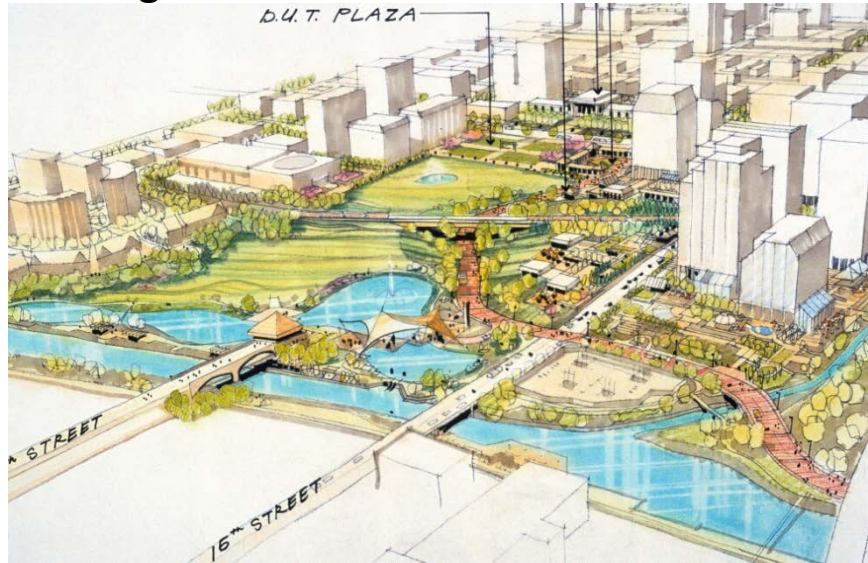
**1.**

a picture illustrating a book, newspaper, etc.

"an illustration of a yacht"



## Investigate



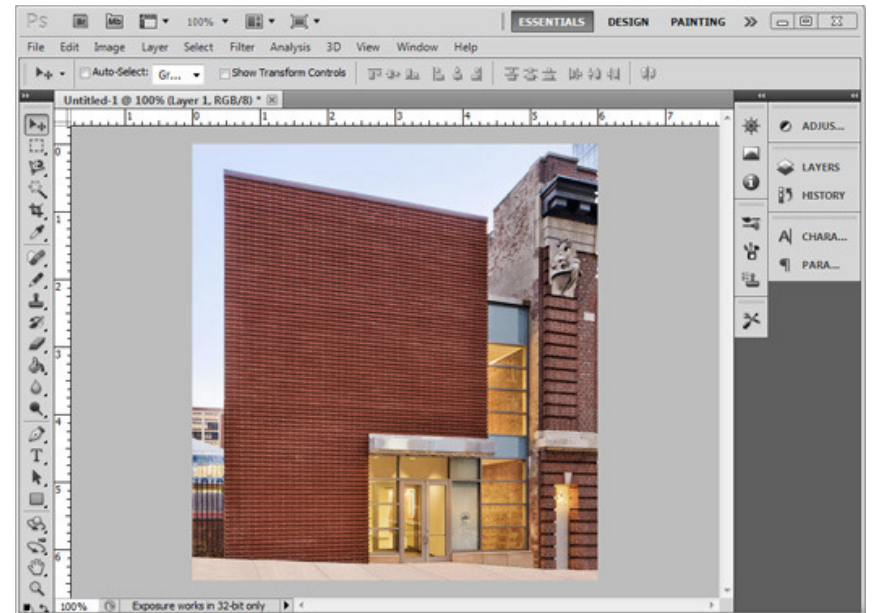
## Communicate



## Persuade



## Deceive

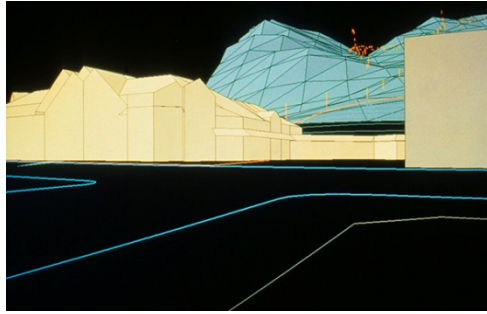


# INSURING ACCURACY

Site Photo (before)



Computer Model



Sketch



Finished Product



1. Understand Viewpoint
2. See the Original Image
3. Understand How Image is Constructed
4. Understand Photo Lens and Aperture
5. Understand Scale of all Drawings



**graph·ic**

'grafik/

*adjective*

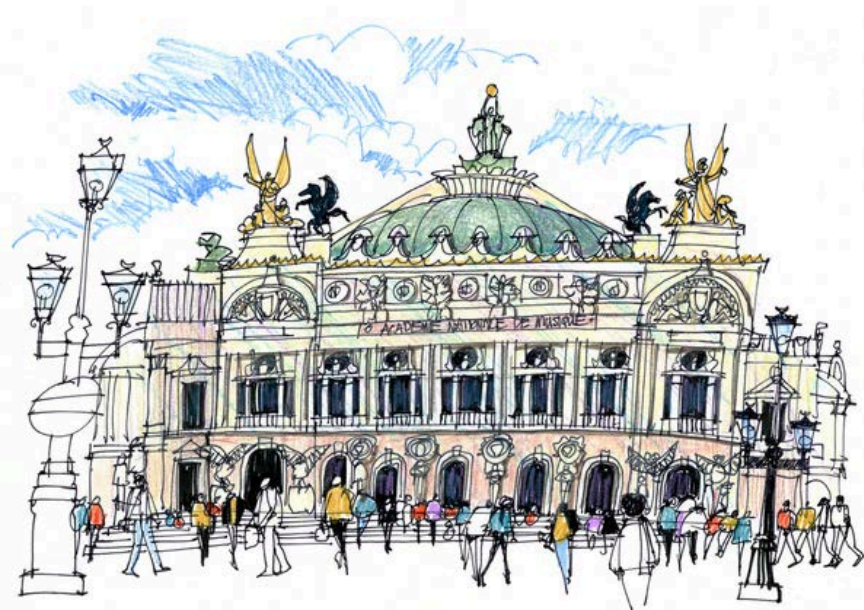
adjective: **graphic**

**1.**

of or relating to visual art, especially involving drawing, engraving, or lettering.

"his mature graphic work"

Sketch



Study



Illustration

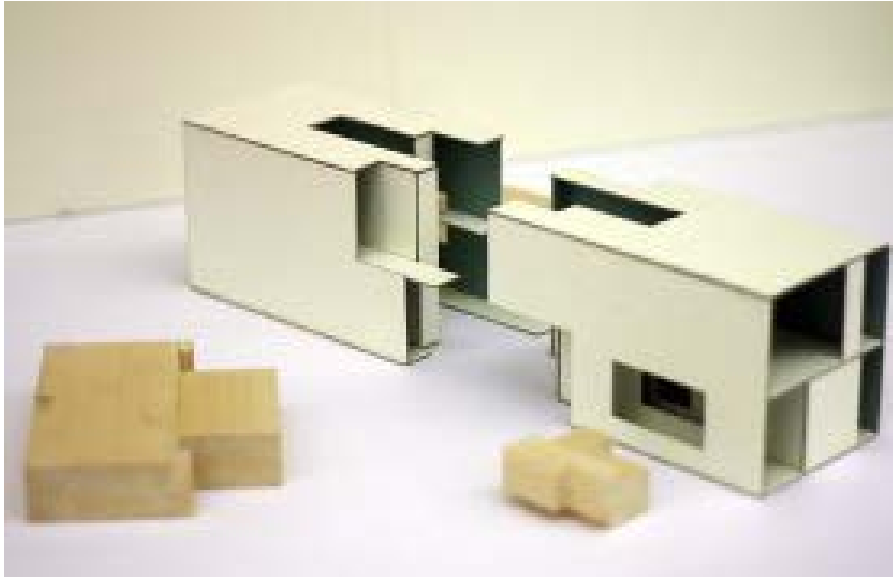


Simulation





## Study Model



## Massing Model



## Computer Model



## Presentation Model



## **cod·i·fy**

'kädə, fī, 'kōd-/

*verb*

verb: **codify**; 3rd person present: **codifies**; past

tense: **codified**; past participle: **codified**;

gerund or present participle: **codifying**

**1.**

arrange (laws or rules) into a systematic code.



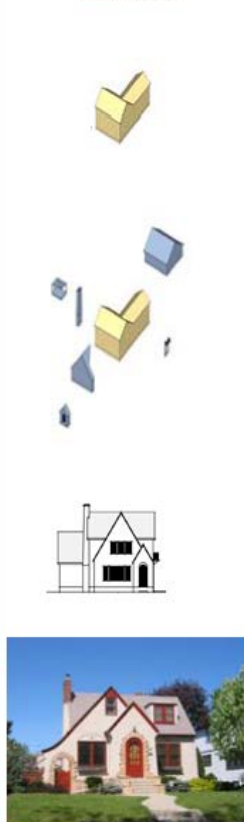


# PATTERN BOOK

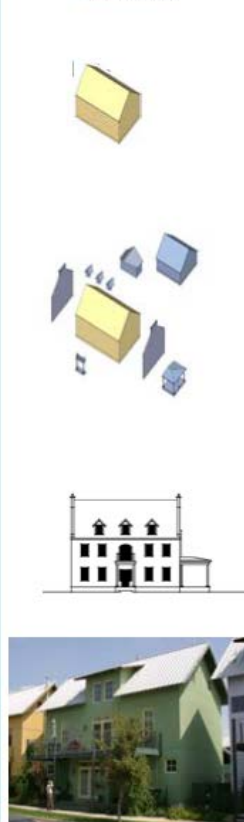
COTTAGE



VILLAGE HOUSE



ESTATE HOUSE



## 1 BUILDING USE, UNIT SIZE, AND PROGRAMMING

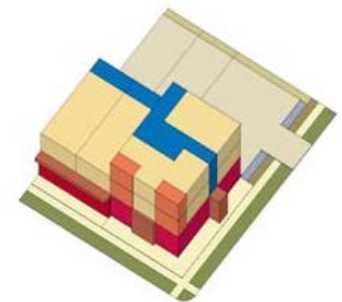
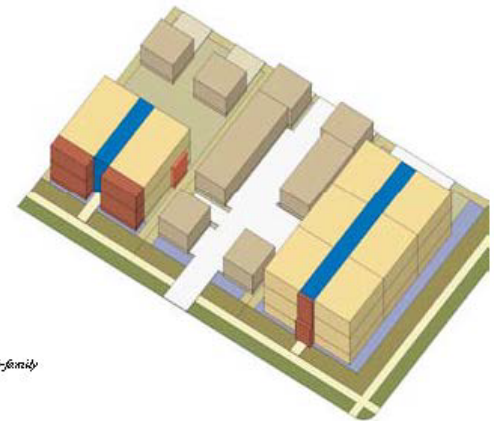
Multi-family and mixed-use buildings express form based on their use and program. Uses will include residential, retail, and office. Mixed-use buildings address the street with depths of 45 feet to 60 feet. Programs can adapt based on demand for deeper retail space or additional office space above.

Residential buildings typically fall into one of three categories: circulation core buildings, single loaded corridor buildings, and double loaded corridor buildings. Unit sizes vary based on bedroom counts and the target market, ranging between one and three bedrooms. Condominium units can provide a premium of space and amenities.



MAIN BODY  
WALK  
PORCH  
OVERSIZ  
PARKING  
CIRCULATION  
COMMERCIAL

Mixed-use





# PATTERN BOOK

## HISTORICAL DESIGN



*Honore Clavelot's Miramichi, (Source 2)*

Water system meandering through the trail system  
Potential home for aquatic wildlife



*Le Lac Henri, Plan by Jno Jno*

Many acres of shore waterfront recreation including beaches, fishing, and other water-based recreation  
Large system of trails for bikers, walkers and runners  
Potential for picnic areas, gardens and music venues



*Come Rock by Friedrich Meisner*

Potential for athletic fields  
Community art displays  
Botanical gardens and amusement  
Wide variety of activities for urban visitors

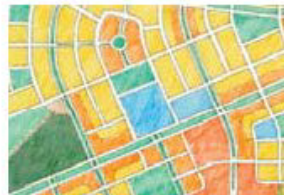
## COMMUNITY AT UMORE PARK DESIGN



*Include open space and shoreline within District I*



*Large lake in the rural community within District III*



*Trout Brook within Districts III and IV*

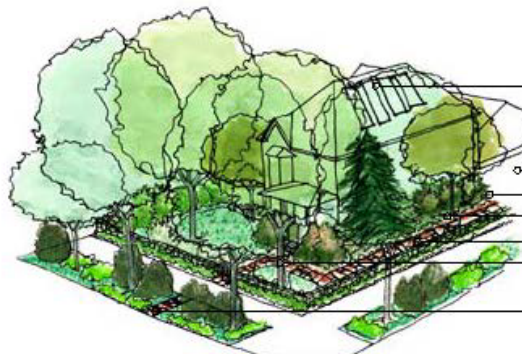
Single Family Residential (large lot)	Child Institutional Education
Single Family Residential (small lot)	Park and Parkway
Single Family Residential (attached)	Open Space
Multi Family Residential	Water
Wood Use	Wetlands
Commercial Office	Forest
Light Industrial Office	

## STANDARD LANDSCAPE DESIGN



- Roof sloped to allow solar gain for photovoltaic panels or shingles and solar hot water driveway
- Porous pavement in driveway
- Cistern
- Compost bin
- Small lawn space
- Thick property line plantings

## UPGRADED LANDSCAPE DESIGN



- Roof sloped to allow solar gain for photovoltaic panels or shingles
- Porous pavement in driveway
- Cistern
- Compost bin
- Low brick or stone fence
- Additional trees and foundation plantings
- Flagstone pavers at walkways

# FORM BASED CODE

## Manchester Road Form-Based Code

## ARTICLE 3. THE REGULATING PLAN

### 3.1 INSTRUCTIONS

- 3.1.1 The Manchester Road Corridor Regulating Plan (Exhibit C) consists of one or more maps showing the following:
- a. Tract Zones within each Pedestrian Shed.
  - b. Special Districts
  - c. Land of Environmental Importance.
  - d. Thoroughfare network, existing or planned (Exhibit C and Table 2)
  - e. Additionally, Exhibit D Access Management Plan and Exhibit E A/B Streets show detailed elements of the Regulating Plan.
- 3.1.2 Within any area subject to an approved Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans in accordance with the provisions of this Code. Building Scale Plans requiring no Variances shall be approved administratively by the CRC.
- 3.1.3 The owner of a parcel, or abutting parcels, consisting of 10 acres or more of contiguous lots within an area subject to a Regulating Plan may apply to prepare a Special Area Plan. In consultation with the Planning Office, a Special Area Plan may assign new Tract Zones, Civic Zones, Thoroughfares, Special Districts and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas. Special Area Plans may be approved by Warrant.

### 3.2 THE ILLUSTRATIVE MASTER PLAN

- 3.2.1 The Illustrative Master Plan is not a regulatory plan, and is provided here to illustrate the general form and character of the Manchester Road Redevelopment. The five communities of Manchester, Winchester, Ballwin, Ellisville, and Wildwood will use the Illustrative Master Plan as a blueprint for improvements to the Manchester Road corridor over the next few decades. The Illustrative Master Plan articulates representational locations for buildings in town center areas and streamway and open space or park areas, representational building formations and relationships to streets, parking, and public spaces, and a street network and transportation plan. The final form of development will be determined by the demands of the marketplace and the plans of individual property owners.

### 3.3 REGULATING PLAN

- 3.3.1 The Regulating Plan is the controlling document and principal tool for implementing this Code. The Regulating Plan includes the specific details necessary to create the physical form and character of a mixed-use, pedestrian-oriented place with a distinct "sense of place". The Regulating Plan is place-specific showing how each lot relates to the street-space (streets, squares/civic greens, pedestrian pathways, etc.) and the surrounding neighborhoods. It identifies each district, potential open space/civic space, and new and existing streets.
- 3.3.2 Any amendment or change to the Regulating Plan, beyond those specified above, is considered a zoning map amendment of this Code and must follow the procedures set forth in [Section 10.1](#). Consideration of rezoning and special use permits is possible (excepting that notification shall be made to all parties within 800 feet on the proposed change).

### 3.4 TRANSECT ZONES

- 3.4.1 The Tract Zones are composed based on the concept of Pedestrian Sheds of

13

## TABLE 4. PUBLIC FRONTAGES - GENERAL

## Manchester Road Form-Based Code

The Public Frontage is the area between the private Lot line and the edge of the vehicular lanes.

	PLAN		
	LOT PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	
a. (PW) Parkway: This Frontage has open Spaces drained by percolation, Bicycle Trails and no parking. The landscaping consists of the natural condition or multiple species arrayed in naturalistic clusters. Buildings are buffered by distance or berms.			T3 T4
b. (SS) Side Street: This Frontage has raised Curbs and wide Sidewalks of porous pavement. It is separated from the vehicular lanes by continuous Planters. Built out rain gardens are located at intersections. The landscaping consists of street trees of a single or alternating species aligned in a regularly spaced Alle.			T3 T4 T5
c. (MS) Main Street / (BS) Back Street: This Frontage has raised Curbs and wide Sidewalks of porous pavement. It is separated from the vehicular lanes by a narrow continuous Planter. Built out rain gardens are located at intersections. The landscaping consists of a single tree species aligned in a regularly spaced Alle.			T4 T5
d. (BD) Boulevard: This Frontage includes a pedestrian way along the building Storefront and parking to the Lot Line. Within the R.O.W. Public Frontage includes very wide Porous Pavement Sidewalks, and Bicycle Lane separated from the vehicular lanes by a continuous planter or separate tree wells with grates and parking on both sides. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances. The center median will be designed to serve as a rain garden.			T4 T5
e. (HB) Historic Boulevard: This Frontage includes a pedestrian way along the building Storefront and parking to the Lot Line. Within the R.O.W. Public Frontage includes very wide Porous Pavement Sidewalks, and Bicycle Lane separated from the vehicular lanes by a continuous planter or separate tree wells with grates and parking on both sides. Built out rain gardens are located at intersections. The center median will be designed to serve as a rain garden. The landscaping consists of a single tree species aligned with regular spacing where possible, but clears the storefront entrances.			T4 T5
f. (TC) Town Center Road: This Frontage consists of raised Curbs drained by inlets and Sidewalks and Bike Lanes divided by a narrow continuous Planter. Bike Lanes are adjacent to Vehicle Lanes. The landscaping consists of a single tree species, regularly spaced.			T4 T5
g. (FR) Frontage Road: This Frontage has raised Curbs and wide Sidewalks of porous pavement, along one side. The landscaping consists of a single tree species, regularly spaced. Verges will be designed to serve as a rain garden.			T4 T5
h. (RA) Rear Alley: Buildings on one side of the Alley are built to the R.O.W. line, while a side setback is provided on the other side of the street			T3 T4 T5

38



# FORM BASED CODE

## Manchester Road Form-Based Code

## ARTICLE 3. THE REGULATING PLAN

### 3.1 INSTRUCTIONS

- 3.1.1 The Manchester Road Corridor Regulating Plan (Exhibit C) consists of one or more maps showing the following:
- a. Tract Zones within each Pedestrian Shed.
  - b. Special Districts
  - c. Land of Environmental Importance.
  - d. Thoroughfare network, existing or planned (Exhibit C and Table 2)
  - e. Additionally, Exhibit D Access Management Plan and Exhibit E A/B Streets show detailed elements of the Regulating Plan.
- 3.1.2 Within any area subject to an approved Regulating Plan, this Code becomes the exclusive and mandatory regulation. Property owners within the plan area may submit Building Scale Plans in accordance with the provisions of this Code. Building Scale Plans requiring no Variances shall be approved administratively by the CRC.
- 3.1.3 The owner of a parcel, or abutting parcels, consisting of 10 acres or more of contiguous lots within an area subject to a Regulating Plan may apply to prepare a Special Area Plan. In consultation with the Planning Office, a Special Area Plan may assign new Tract Zones, Civic Zones, Thoroughfares, Special Districts and/or Special Requirements as provided in this Code, with appropriate transitions to abutting areas. Special Area Plans may be approved by Warrant.

### 3.2 THE ILLUSTRATIVE MASTER PLAN

- 3.2.1 The Illustrative Master Plan is not a regulatory plan, and is provided here to illustrate the general form and character of the Manchester Road Redevelopment. The five communities of Manchester, Winchester, Ballwin, Ellisville, and Wildwood will use the Illustrative Master Plan as a blueprint for improvements to the Manchester Road corridor over the next few decades. The Illustrative Master Plan articulates representational locations for buildings in town center areas and streamway and open space or park areas, representational building formations and relationships to streets, parking, and public spaces, and a street network and transportation plan. The final form of development will be determined by the demands of the marketplace and the plans of individual property owners.

### 3.3 REGULATING PLAN

- 3.3.1 The Regulating Plan is the controlling document and principal tool for implementing this Code. The Regulating Plan includes the specific details necessary to create the physical form and character of a mixed-use, pedestrian-oriented place with a distinct "sense of place". The Regulating Plan is place-specific showing how each lot relates to the street-space (streets, squares/civic greens, pedestrian pathways, etc.) and the surrounding neighborhoods. It identifies each district, potential open space/civic space, and new and existing streets.
- 3.3.2 Any amendment or change to the Regulating Plan, beyond those specified above, is considered a zoning map amendment of this Code and must follow the procedures set forth in \_\_\_\_\_. Consideration of rezoning and special use permits is possible (excepting that notification shall be made to all parties within 800 feet on the proposed change).

### 3.4 TRANSECT ZONES

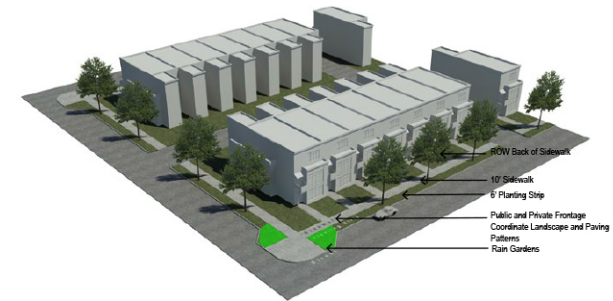
- 3.4.1 The Tract Zones are composed based on the concept of Pedestrian Sheds of

13

## EXHIBIT J11. BUILDING PROTOTYPES

## Manchester Road Form-Based Code

### ROW HOUSING

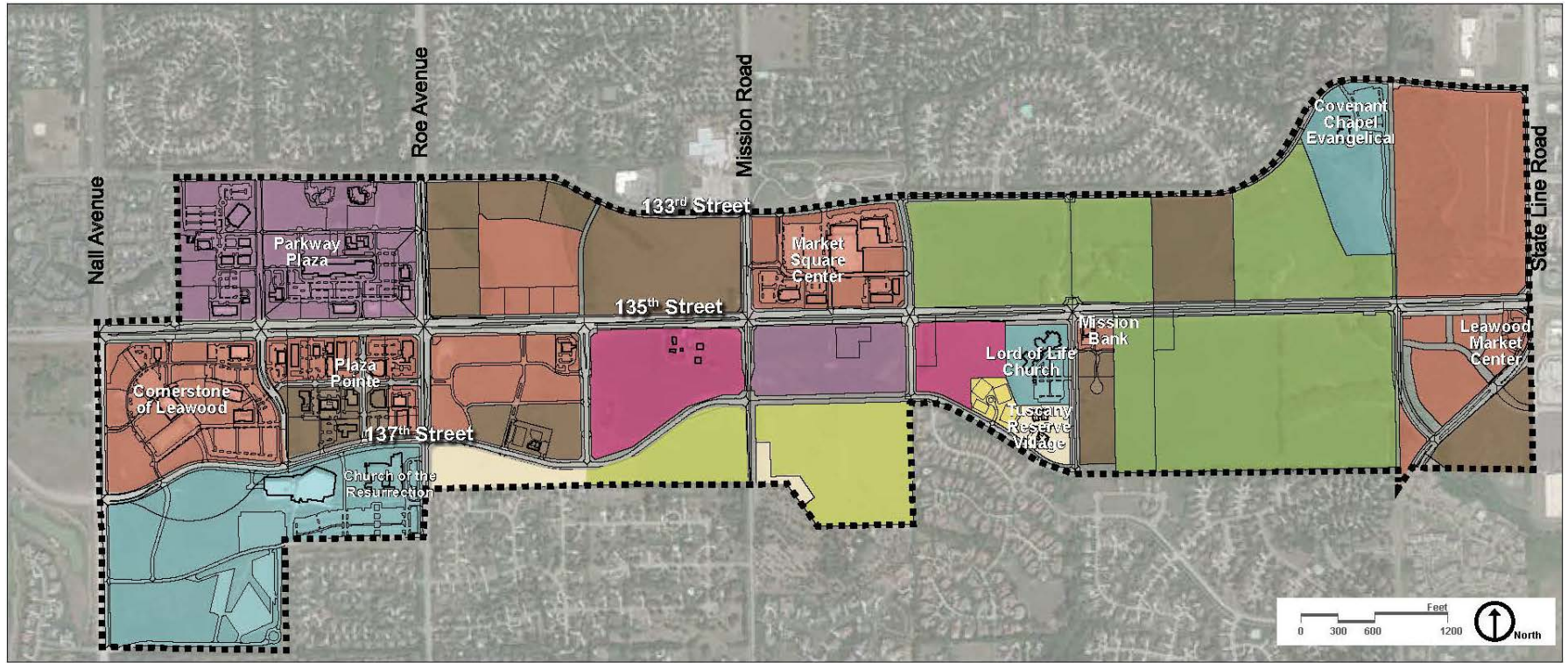


### RESIDENTIAL DUPLEX BUILDING



65

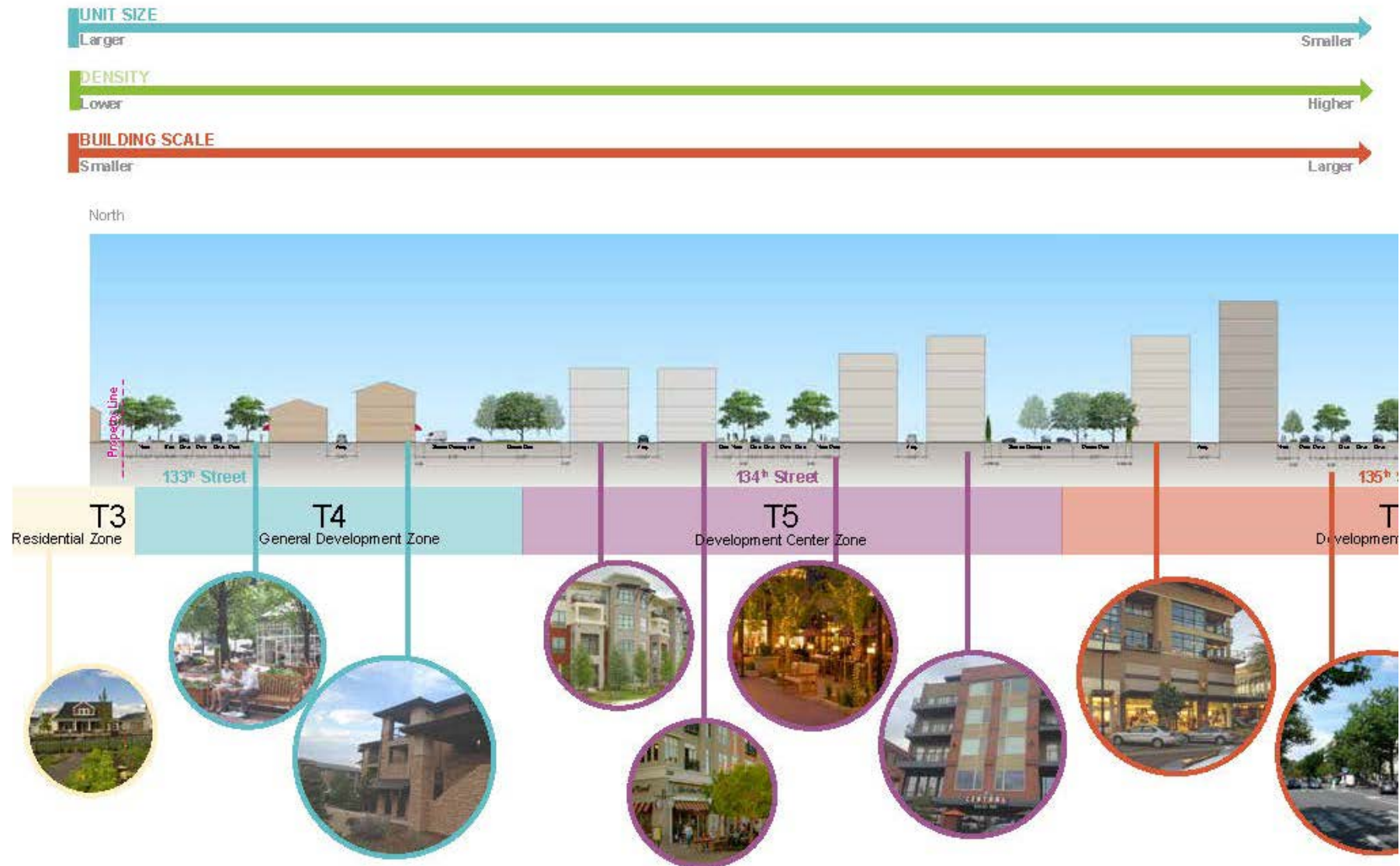
# WHAT THE FUTURE HOLDS



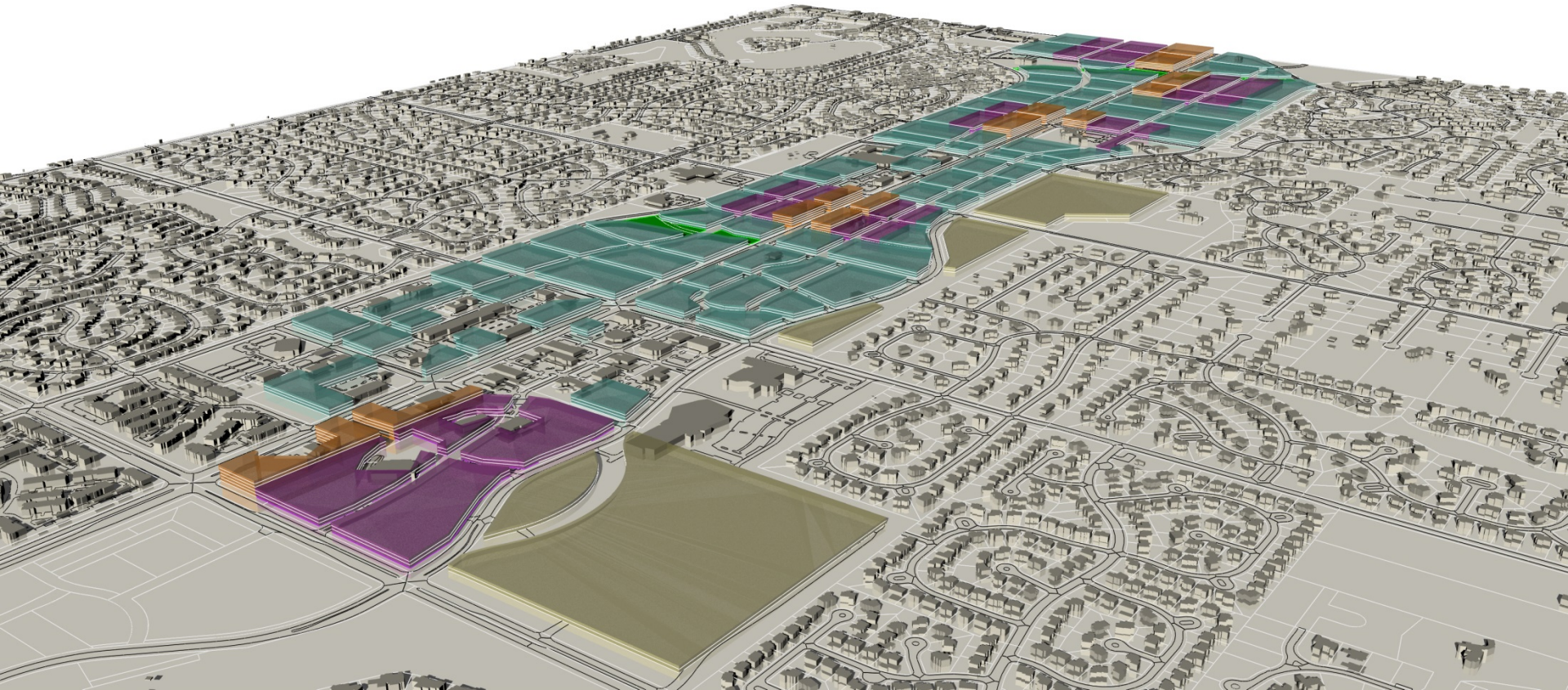
	AG Agricultural District	SD-O: Planned Office District	SD-CR: Planned-General Retail	SD-NCR: Planned Neighborhood Commercial Retail	MXD: Mixed-Use Development District	RP-2: Cluster Detached Residential	RP-3: Cluster Attached Residential	RP-4: Apartment Residential	SUP-Church ***
MINIMUM AREA OF DEVELOPMENT	40 acres	10 acres	10 acres	10 acres	10 acres	6,000 sf/du*	6,000sf/du	4,000sf/du	N/A
HEIGHT LIMITS	35 feet	90 feet	50 feet	40 feet	90 feet	35 feet	40 feet	35 feet	N/A
FAR (Floor Area Ratio)**		0.25 Max	0.25 Max	0.20 Max	0.25 Max				
PERCENTAGE OF STUDY AREA	18.4%	6.2%	22.6%	4.5%	9.0%	0.4%	1.8%	5.2%	13.3%



# WHAT THE FUTURE HOLDS

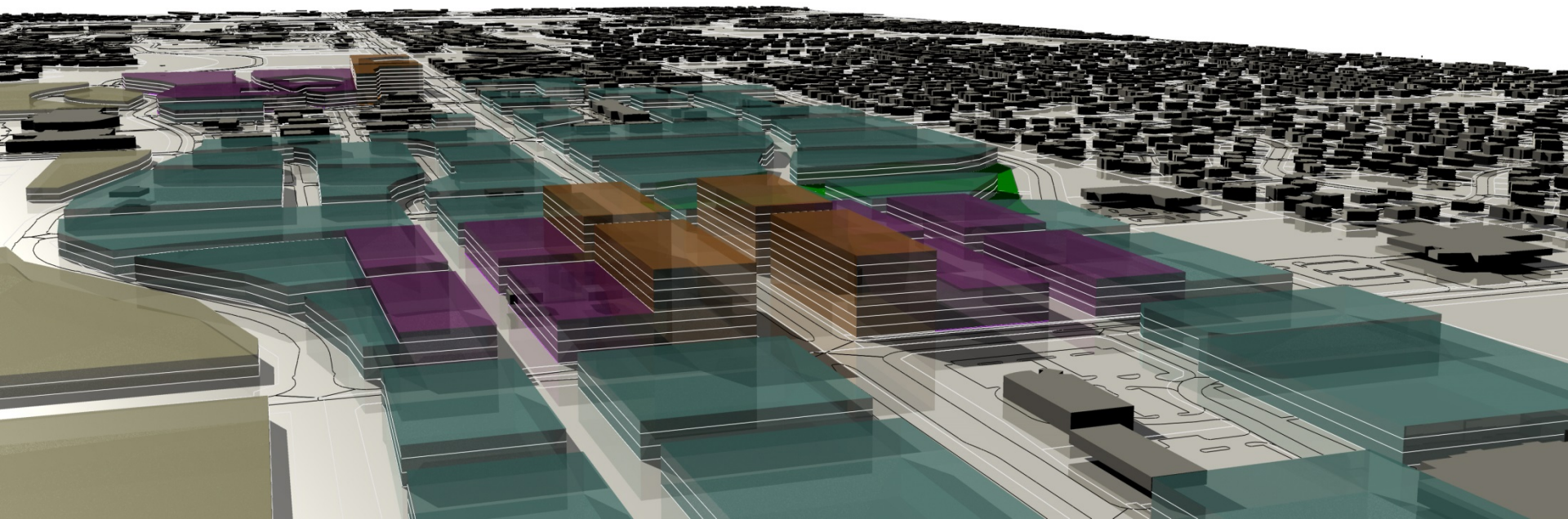


# WHAT THE FUTURE HOLDS





# WHAT THE FUTURE HOLDS



	T3: Sub-urban Zone	T4 General Urban Zone	T5: Urban Center Zone	T6: Urban Core Zone
Area of Parcels	2829913	8580961	2899537	1317795
Number of Floors	2	3	3	5
Total SF	5,659,826.00	25,742,883.00	8,698,611.00	6,588,975.00

(Without Reductions) District Total: 46,690,295.00

	30% reduction for open space from base lot area	7.6% reduction for open space from base lot area	7.6% reduction for open space from base lot area	7.6% reduction for open space from base lot area
(2 Spaces per Unit)	162 sf PER 1000 sf OF RESIDENTIAL	162 sf PER 1000 sf OF RESIDENTIAL	162 sf PER 1000 sf OF RESIDENTIAL	162 sf PER 1000 sf OF RESIDENTIAL
(3 Spaces per 1000 SF of Space)	na	486 SF PER 1000 SF OF LEASE	486 SF PER 1000 SF OF LEASE	486 SF PER 1000 SF OF LEASE

	1980939.1	7928808.0	2679172.2	1217642.6
53% Residential Units	na	4202268.2	1419961.3	645350.6
47 % Lease Space	na	3726539.7	1259210.9	572292.0
residential parking reduction	320912.1	1284466.9	434025.9	197258.1
lease space parking reduction	na	1811098.3	611976.5	278133.9
Residential Result	1660027.0	2917801.3	985935.4	448092.5
Lease Space Result	na	1915441.4	647234.4	294158.1

#### RESULTS POST REDUCTIONS WITH PROPOSED NEW RESTRICTIONS

	T3: Sub-urban Zone	T4 General Urban Zone	T5: Urban Center Zone	T6: Urban Core Zone
Area of Parcels	1660027.0	4833242.8	1633169.782	742250.5639
Number of Floors	2	3	3	5
Total SF	3,320,053.93	14,499,728.28	4,899,509.35	3,711,252.82

Goal #1: To Add 25% Density ... Target Number =	28,545,403	District Total:	26,430,544.37
-------------------------------------------------	------------	-----------------	---------------

\* Results as currently drawn give just under a 25% increase over existing zoning

#### RESULTS POST REDUCTIONS WITH PROPOSED NEW RESTRICTIONS + FLOOR HEIGHT INCREASES

	T3: Sub-urban Zone	T4 General Urban Zone	T5: Urban Center Zone	T6: Urban Core Zone
Area of Parcels	1660027.0	4833242.759	1633169.782	742250.5639
Number of Floors	2	3	4	8
Total SF	3,320,053.93	14,499,728.28	6,532,679.13	5,938,004.51

Goal #1: To Add 35% Density ... Target Number =	30,829,036	District Total:	30,290,465.85
-------------------------------------------------	------------	-----------------	---------------

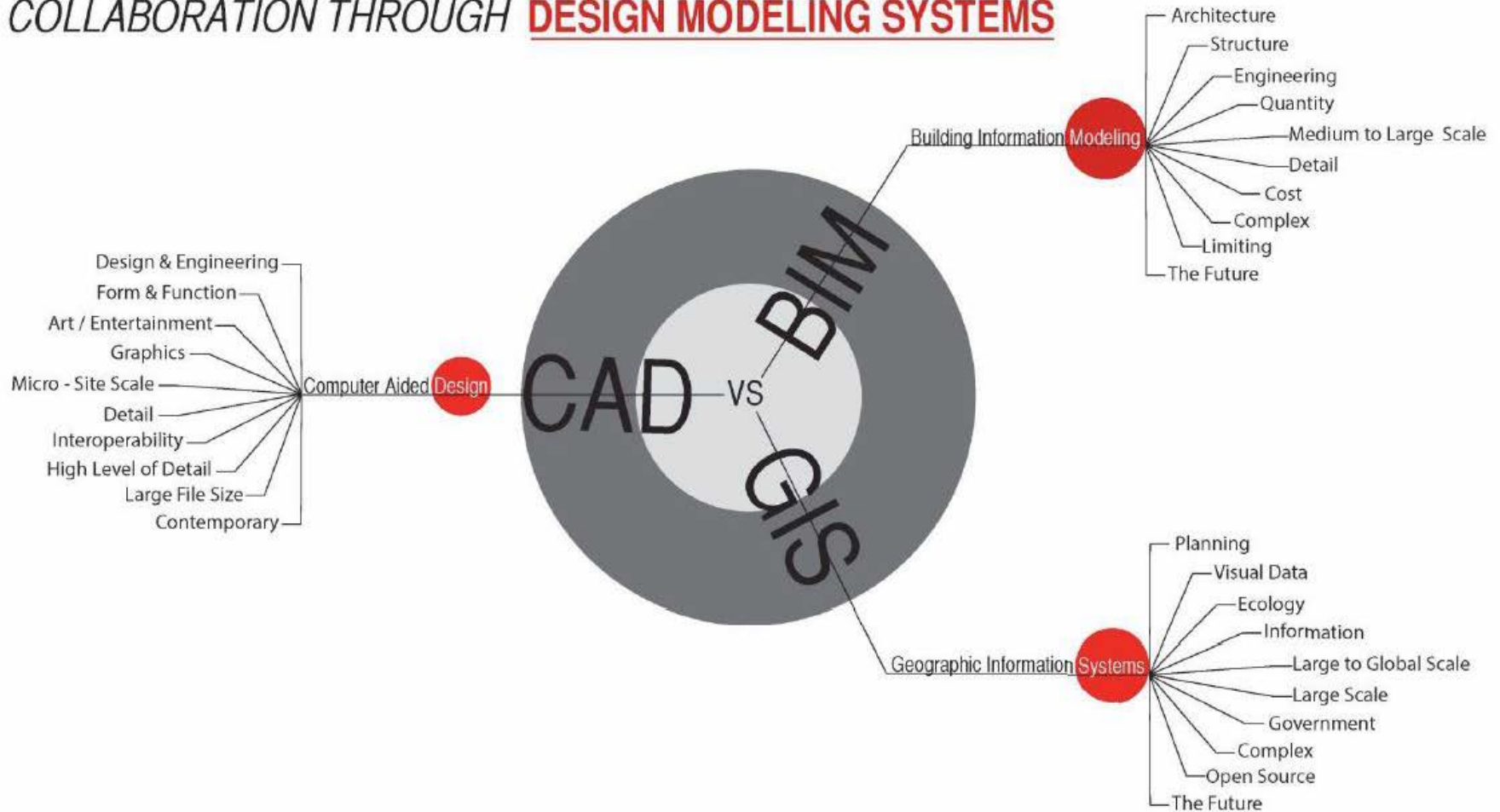
\* Results currently as drawn + the addition of floor heights to urban Center and Urban Core Zones Results in Just under a 35% increase over existing zoning



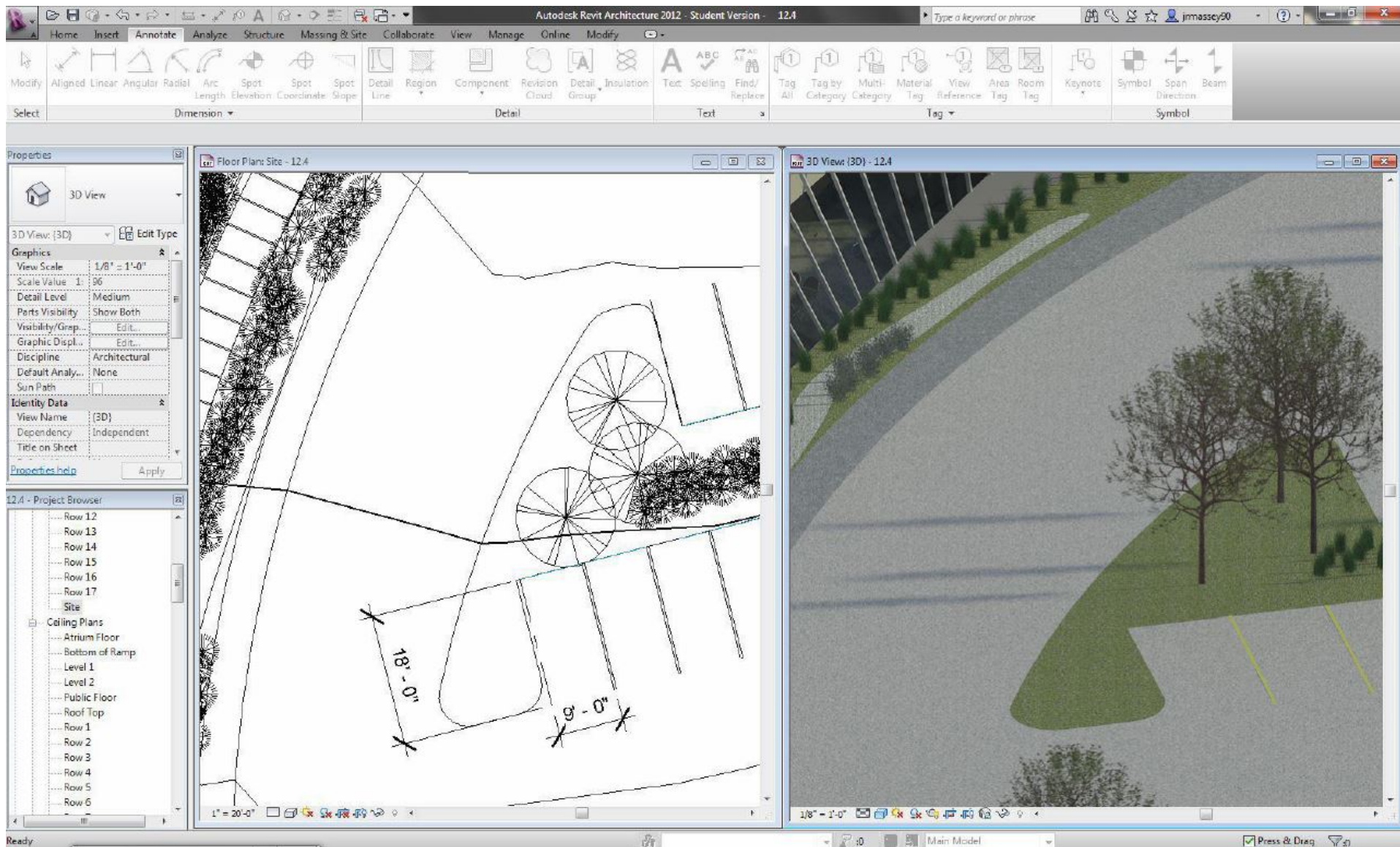
## WHAT THE FUTURE HOLDS

# A FUTURE FOR DESIGN TECHNOLOGY

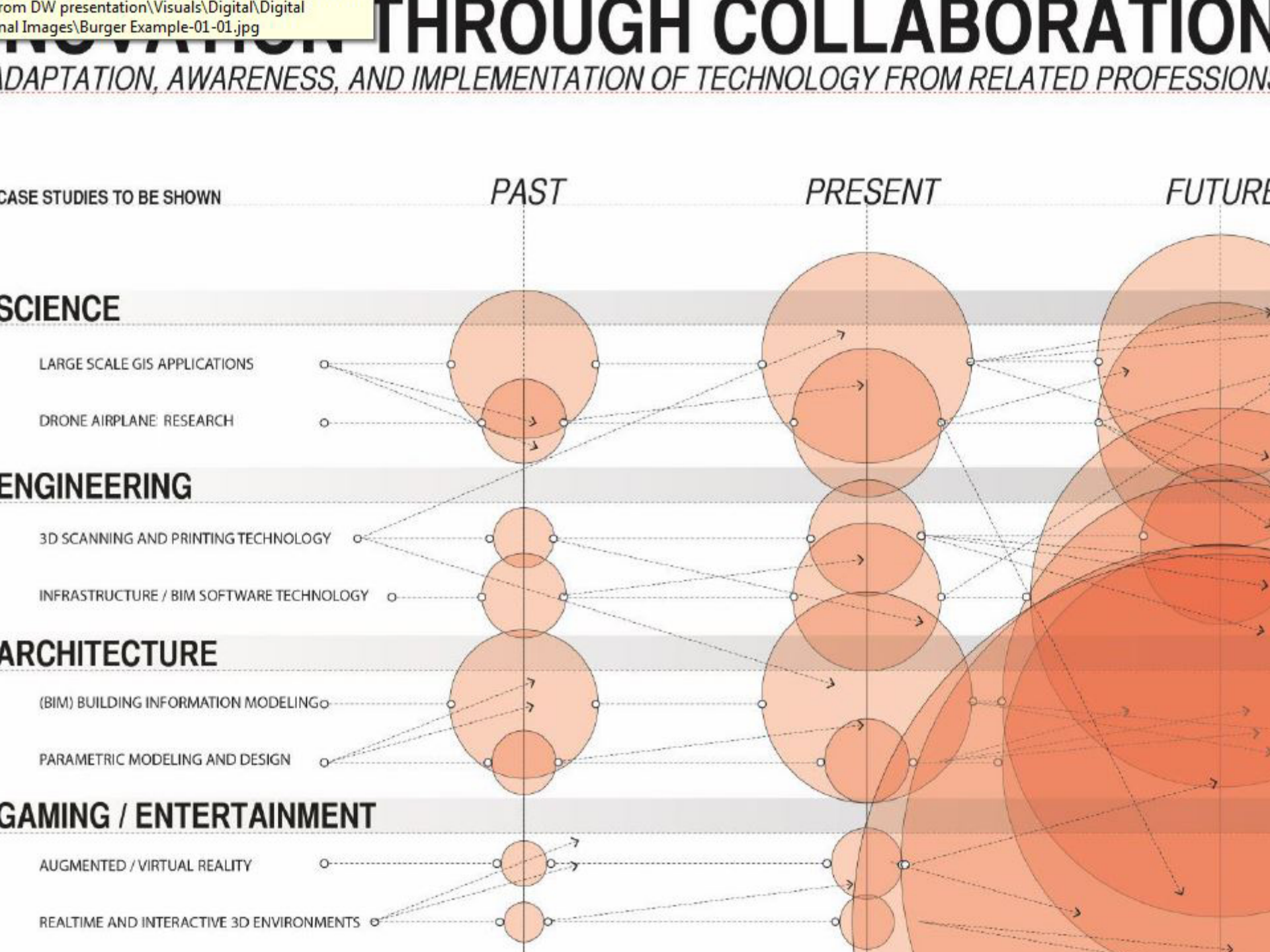
COLLABORATION THROUGH **DESIGN MODELING SYSTEMS**



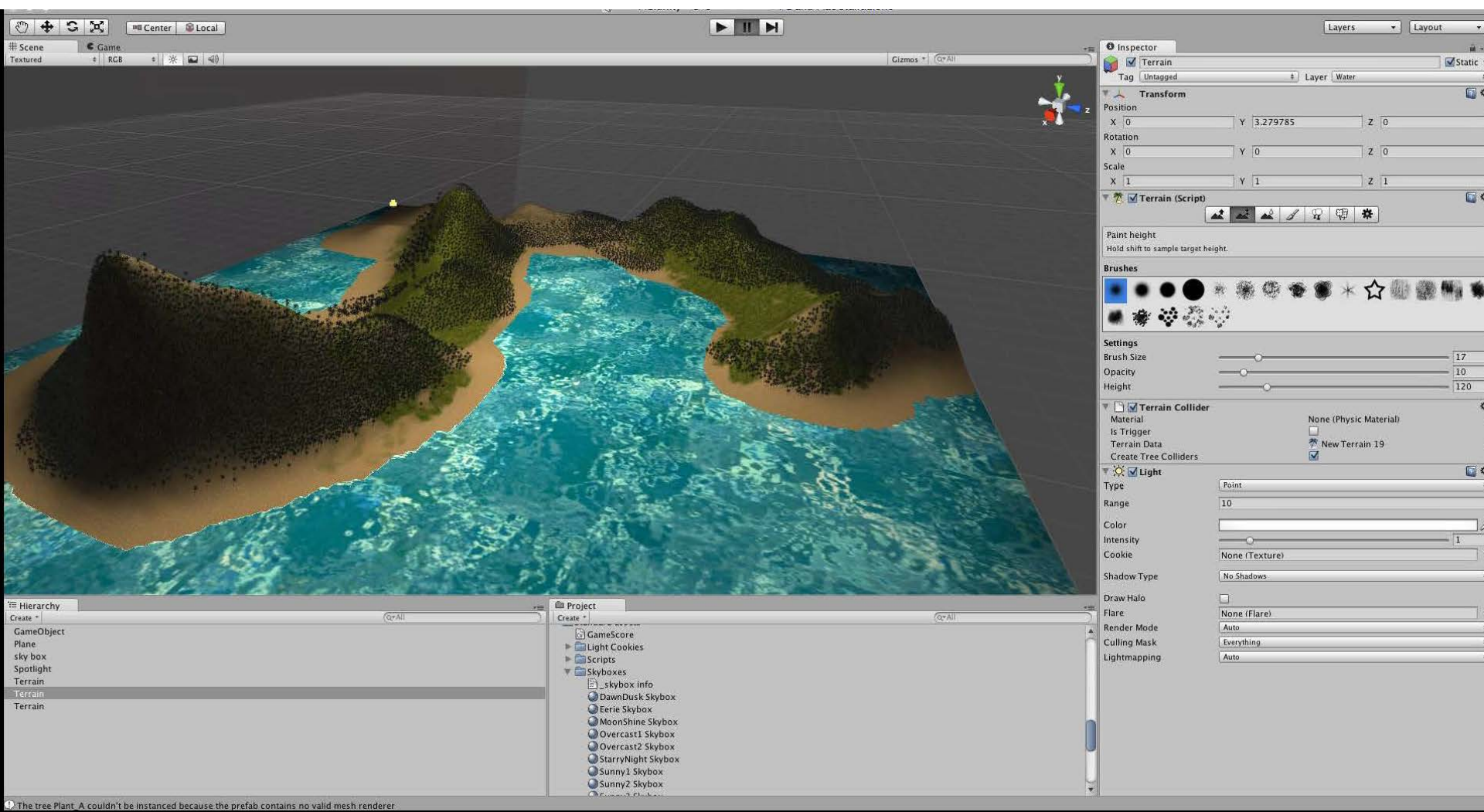
# WHAT THE FUTURE HOLDS







# WHAT THE FUTURE HOLDS





# WHAT THE FUTURE HOLDS



## WHAT THE FUTURE HOLDS





- Understand the Legal Framework
- Determine the Political Base
- Evaluate the Economic Implications
- Clarify Terminology
- Establishing An Aesthetic
- Understanding the Design Process
- Defining the Intent of Illustration
- Assessing the Impact of Media
- Regulating or Planning
- What the Future Holds

