

Bayou Oaks
October 14, 2014
Water Tower Park Catalyst Plan
Form-Based Code Initiative





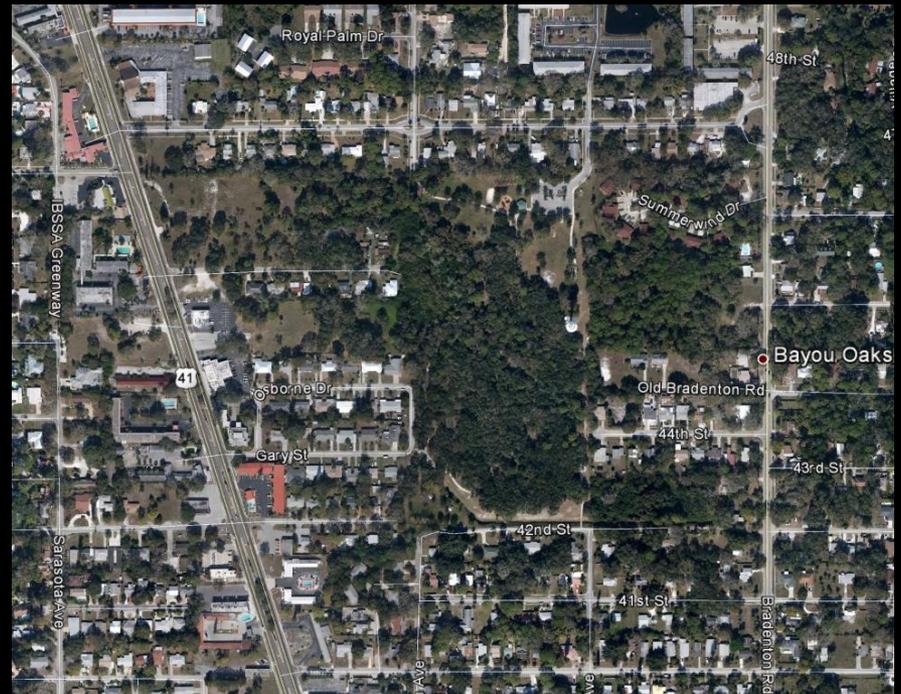
City of Sarasota

URBAN
DESIGN
STUDIO

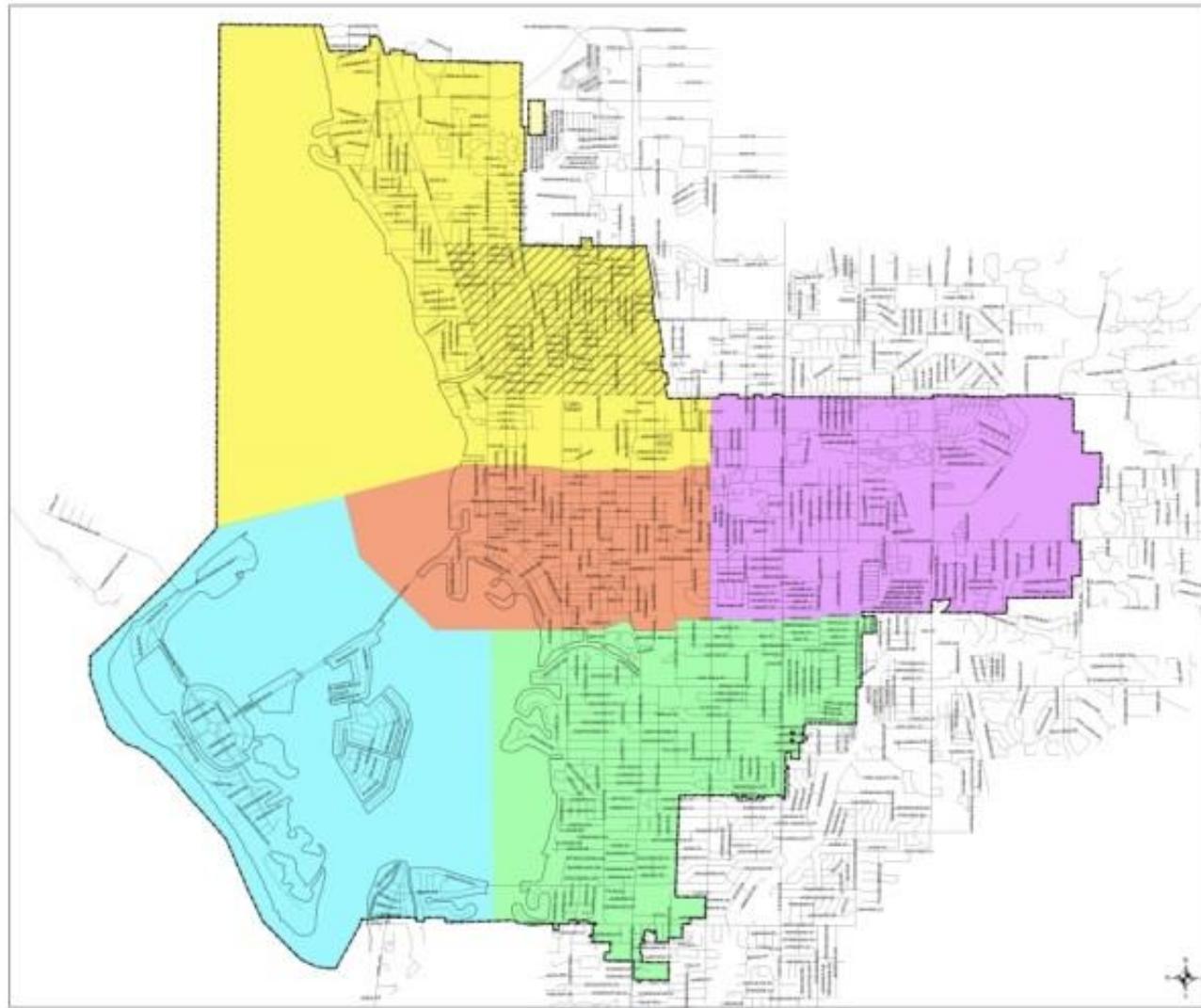
Room 100A

Last Visited March 2014

- Discuss our Form-Based Code Initiative
- Our Role in the Water Tower Park Master Plan.



study areas and catalysts



LEGEND

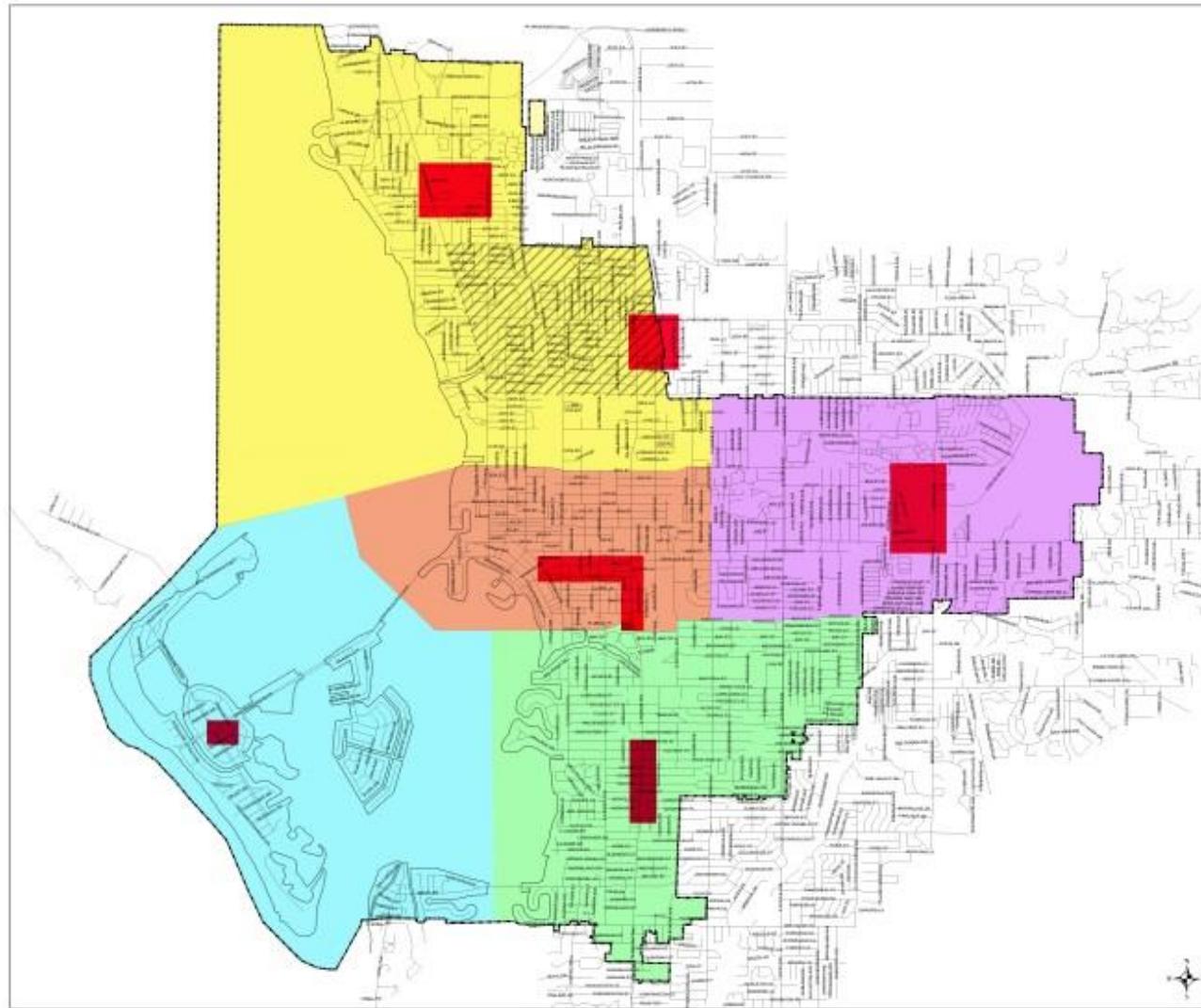
-  NORTH
-  CORE
-  EAST
-  ISLANDS
-  SOUTH
-  NEWTOWN CRA BOUNDARIES

Form-Based Code Analysis Districts

City of Sarasota
Urban Design Studio



study areas and catalysts



LEGEND

-  NORTH
-  CORE
-  EAST
-  ISLANDS
-  SOUTH
-  CATALYST STUDY AREAS
-  NEWTOWN CRA BOUNDARIES

Form-Based Code Analysis Districts

City of Sarasota
Urban Design Studio



Neighborhood Issues



Promote Native Vegetation & Habitat



Cardboard palm (exotic cycad) vs. coontie (native cycad)

Neighborhood Scale



Vacant lots



Contextual residential infill

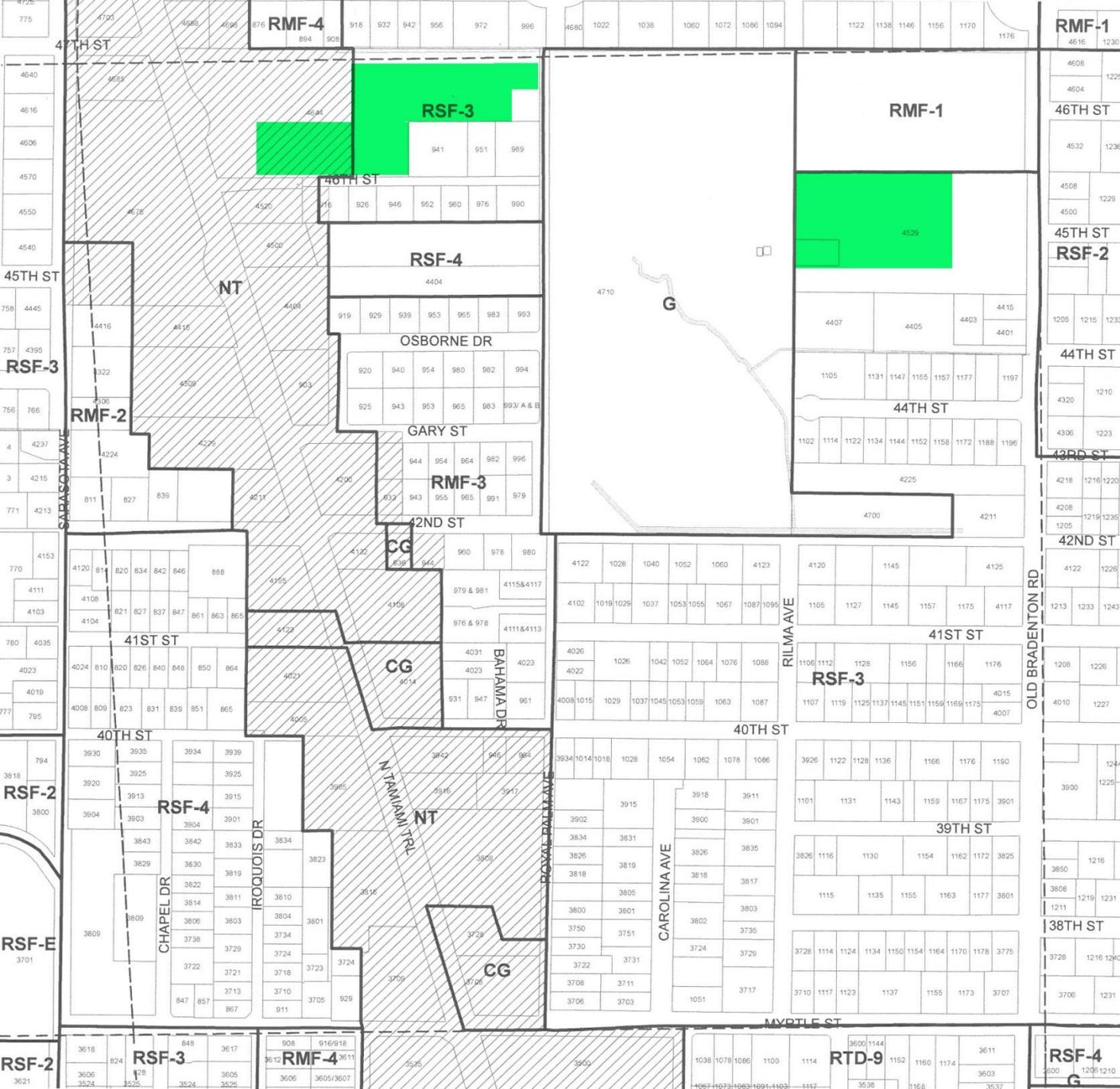
Illustrative Master Plan & Metrics Tests





North Water Tower Park Redevelopment / Form-based Code Test

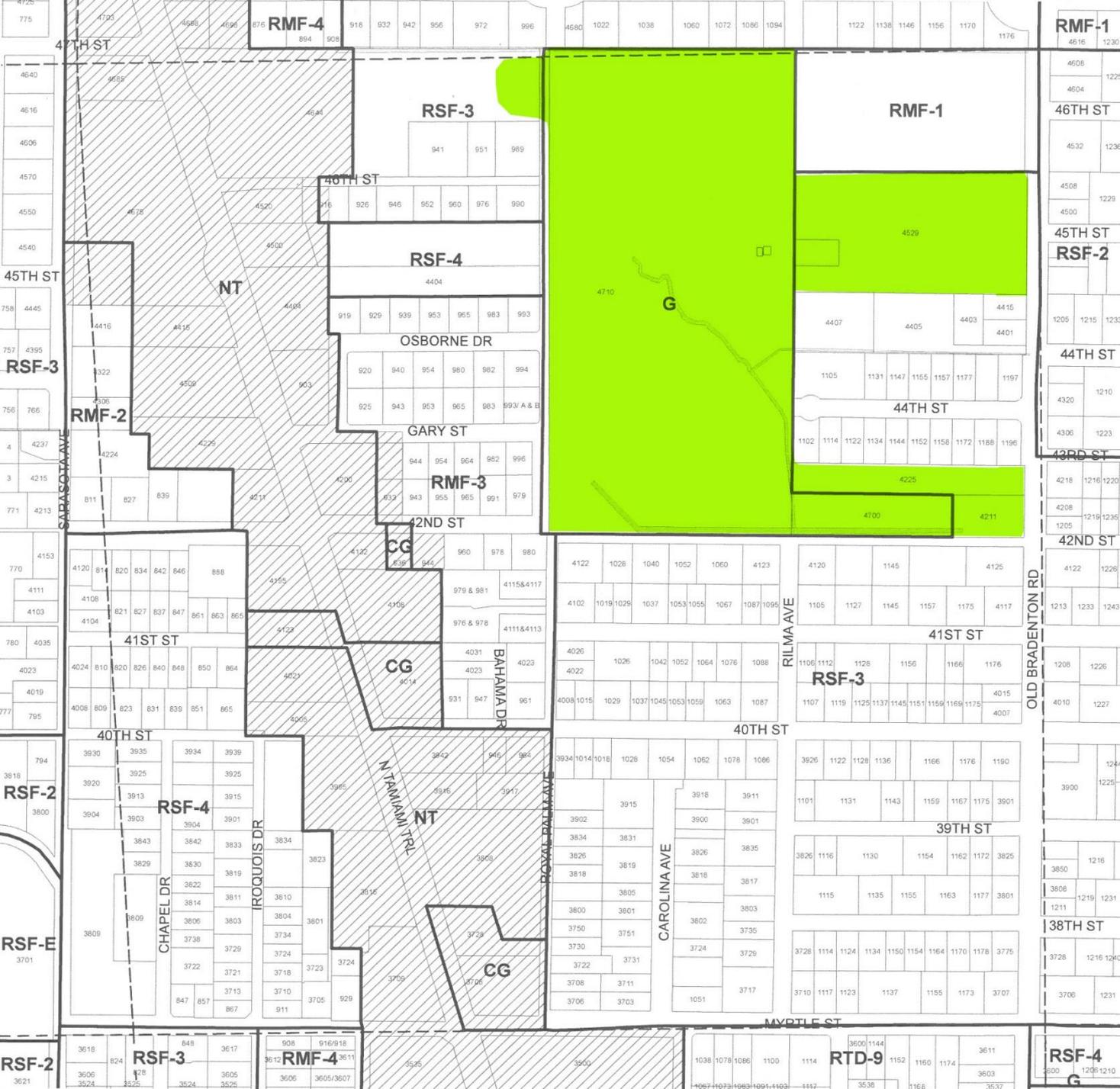
Andrew Georgiadis City of Sarasota Urban Design Studio



- native habitat of exceptional quality, stricter tree preservation ordinance, including expanded definition of “grand tree”

Expanding Tree Preservation Ordinance





- invasive exotic removal; infested with air potato, brazilian pepper, melaleuca, etc. (fulfills both CPTED and habitat creation)

End Product – Regulating Plan & T Zones

URBAN DESIGN



Illustrative Plan

FORM-BASED CODE



Regulating Plan



Building Form Standards



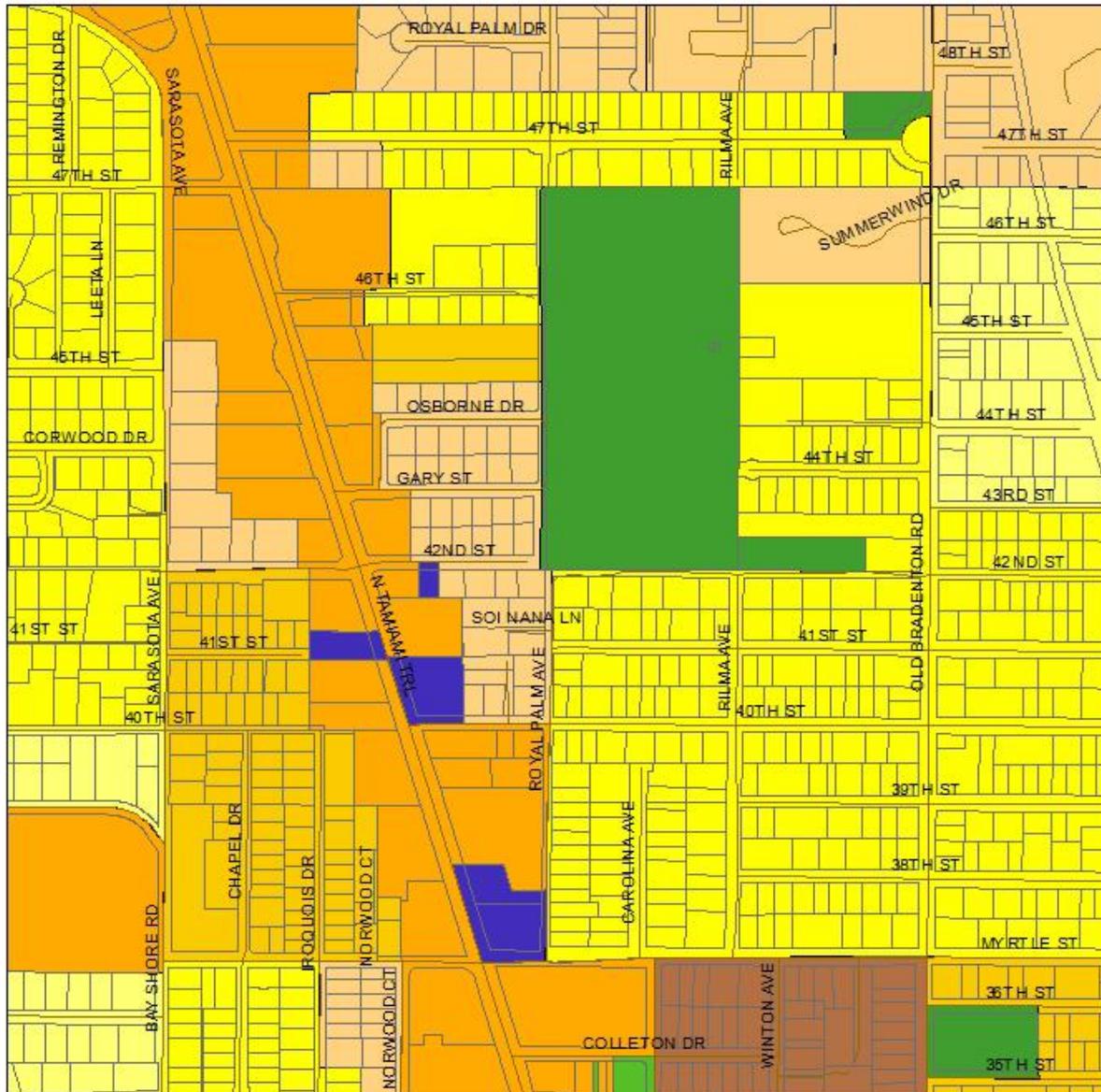
Public Space Standards

North Water Tower Park

Current Zoning

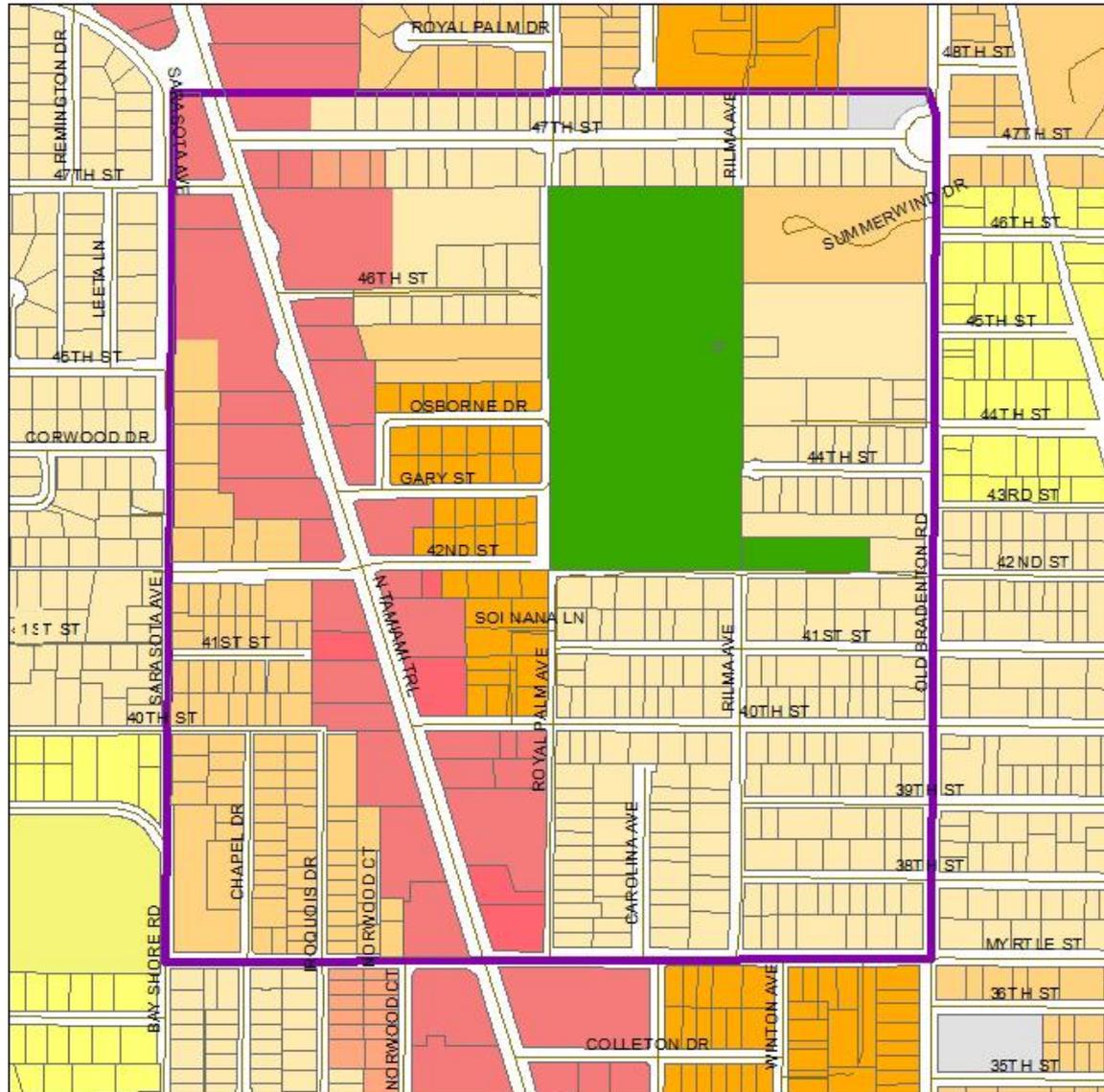
Legend

	Parcels		IGD
	Catalyst Boundaries		IHD
	Streets		ILW
Zoning			MCI
	<all other values>		NONE
CODE			NT
	<Null>		OCD
	CBN		OND
	CG		OP
	CGD		OPB
	CI		OPB-1
	CN		ORD
	CND		POS
	CP		RMF-1
	CRD		RMF-2
	CRT		RMF-3
	CSC		RMF-4
	CSC-C		RMF-5
	CSC-N		RMF-R
	CSC-R		RSF-1
	CT		RSF-2
	DTB		RSF-3
	DTC		RSF-4
	DTE		RSF-E
	DTN		RSM-9
	G		RTD-9
	I		SMH
	ICD		WFR



North Water Tower Park

Translated Zoning

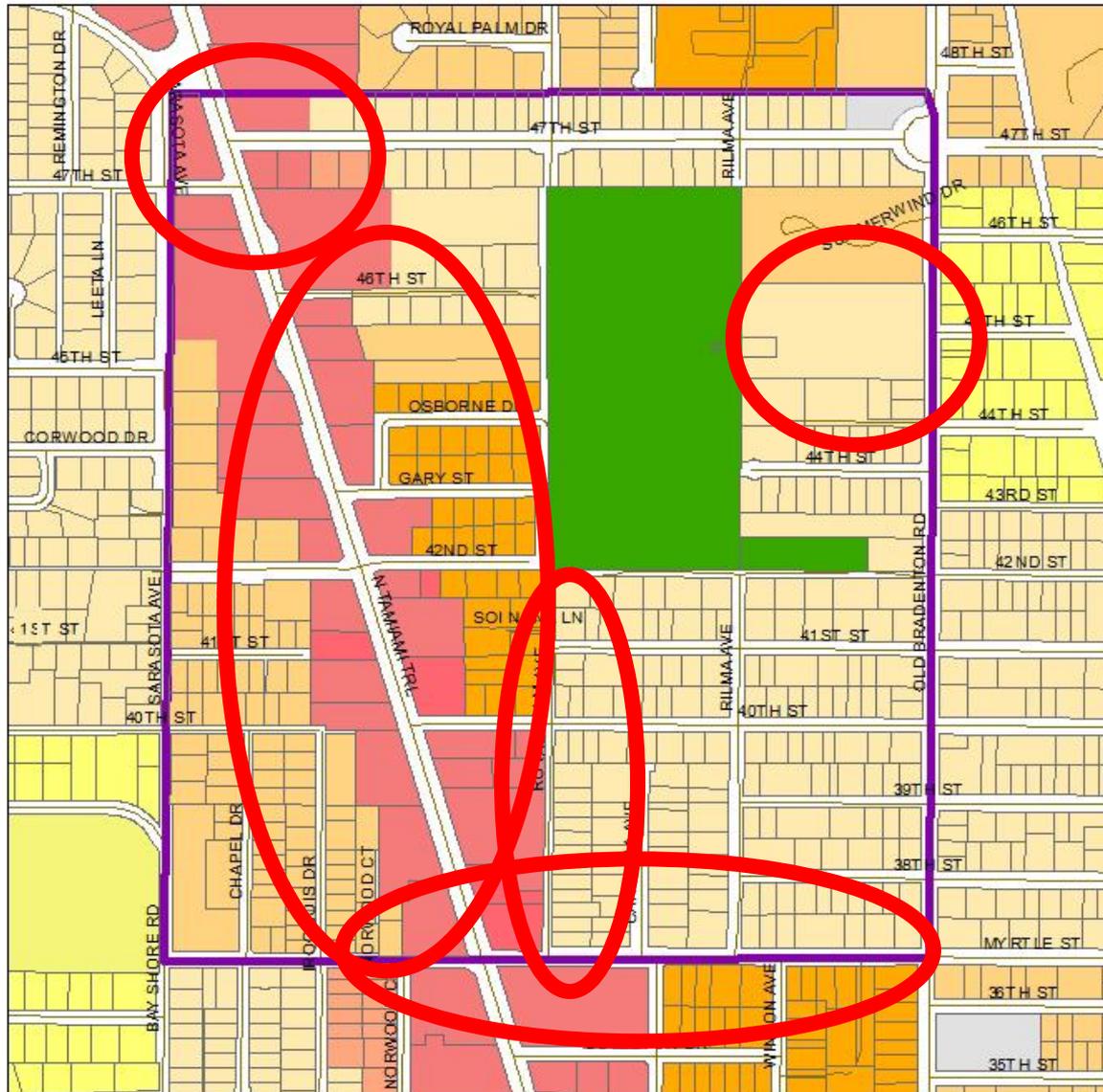


Legend

-  Catalyst Boundaries
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-0
-  T3.2-0
-  T4-R
-  T4.1-0
-  T4.2-0
-  T5-R
-  T5.1-0
-  T5.2-0
-  T6-10
-  T6-18

North Water Tower Park

Translated Zoning

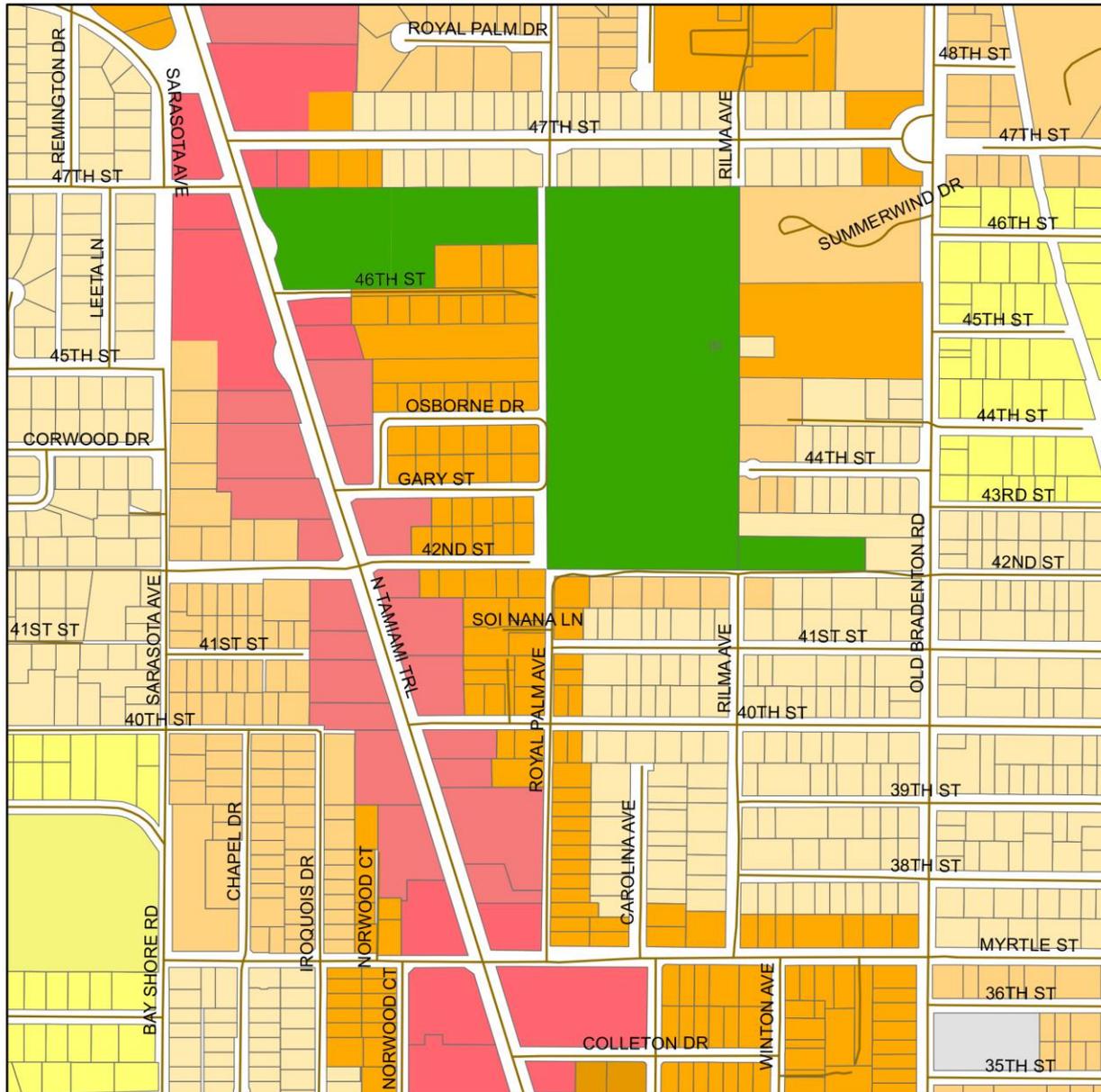


Legend

-  Catalyst Boundaries
-  CI
-  CS
-  T1
-  T3-R
-  T3.1-0
-  T3.2-0
-  T4-R
-  T4.1-0
-  T4.2-0
-  T5-R
-  T5.1-0
-  T5.2-0
-  T6-10
-  T6-18

North Water Tower Park

Edited Zoning



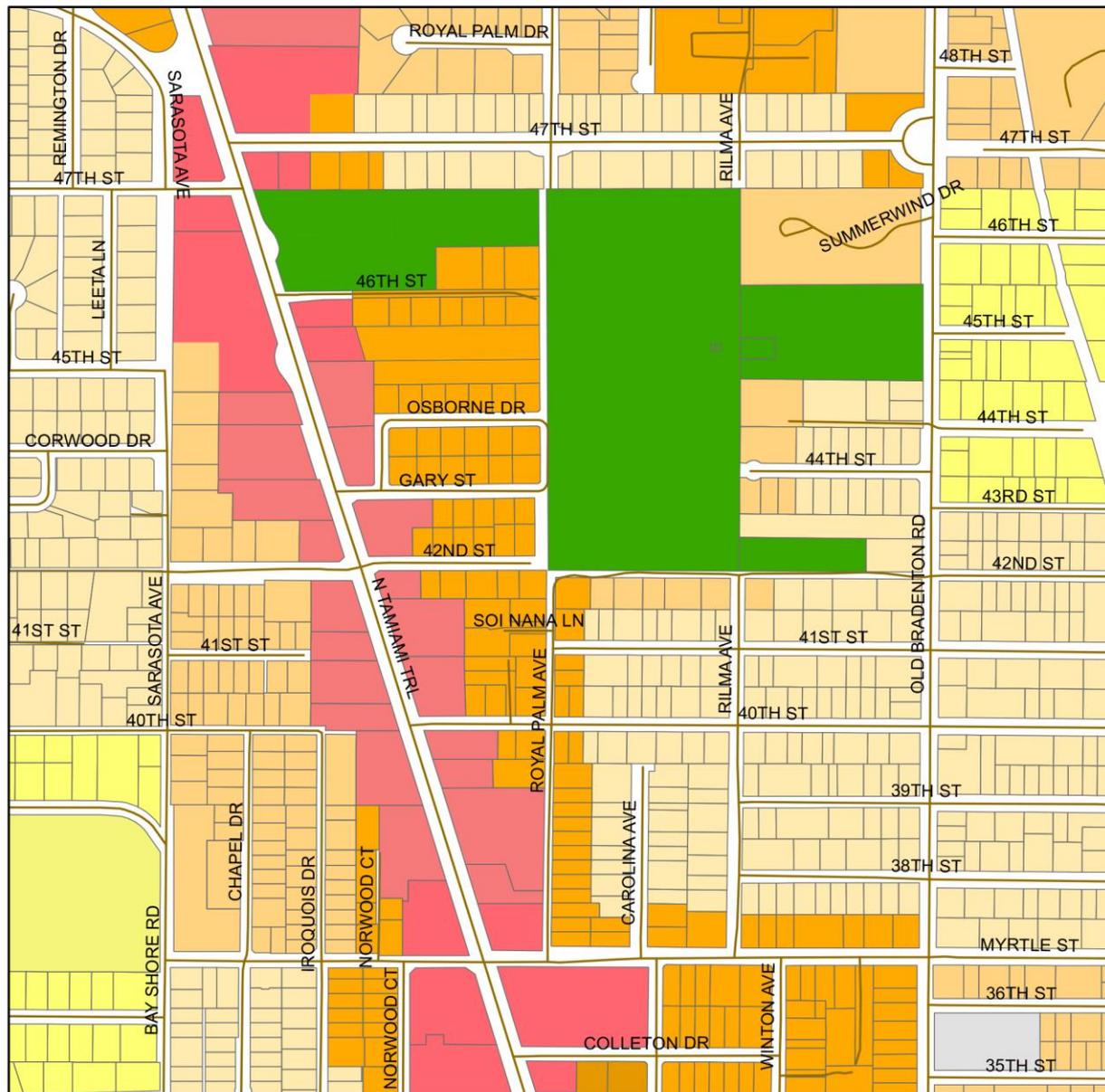
Legend

Transect

- CI
- CS
- T1
- T3-R
- T3.1-0
- T3.2-0
- T4-R
- T4.1-0
- T4.2-0
- T5-R
- T5.1-0
- T5.2-0
- T6-10
- T6-18

North Water Tower Park

Park Expansion

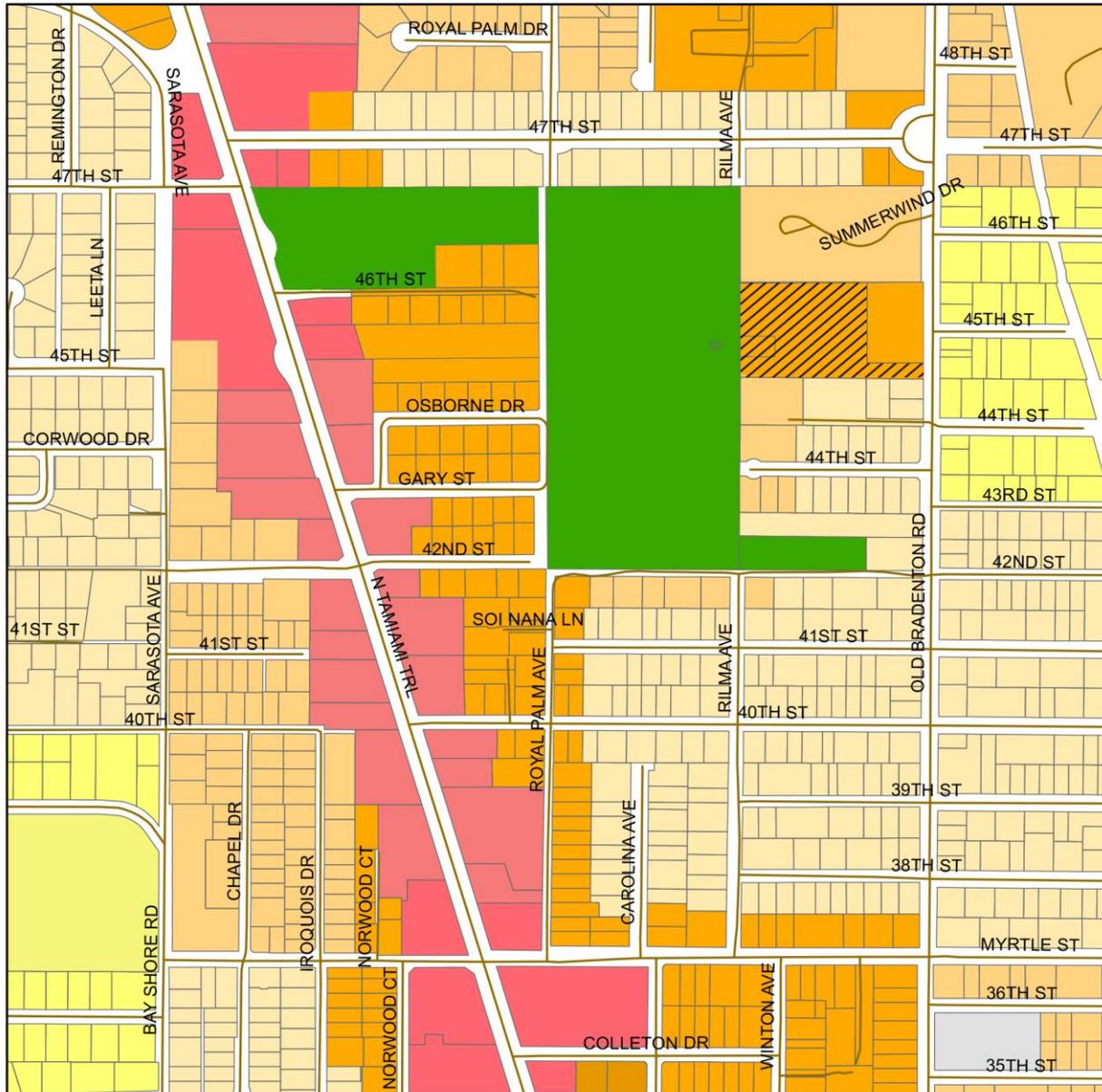


Legend Transect

- CI
- CS
- T1
- T3-R
- T3.1-0
- T3.2-0
- T4-R
- T4.1-0
- T4.2-0
- T5-R
- T5.1-0
- T5.2-0
- T6-10
- T6-18

North Water Tower Park

Conservation Easement

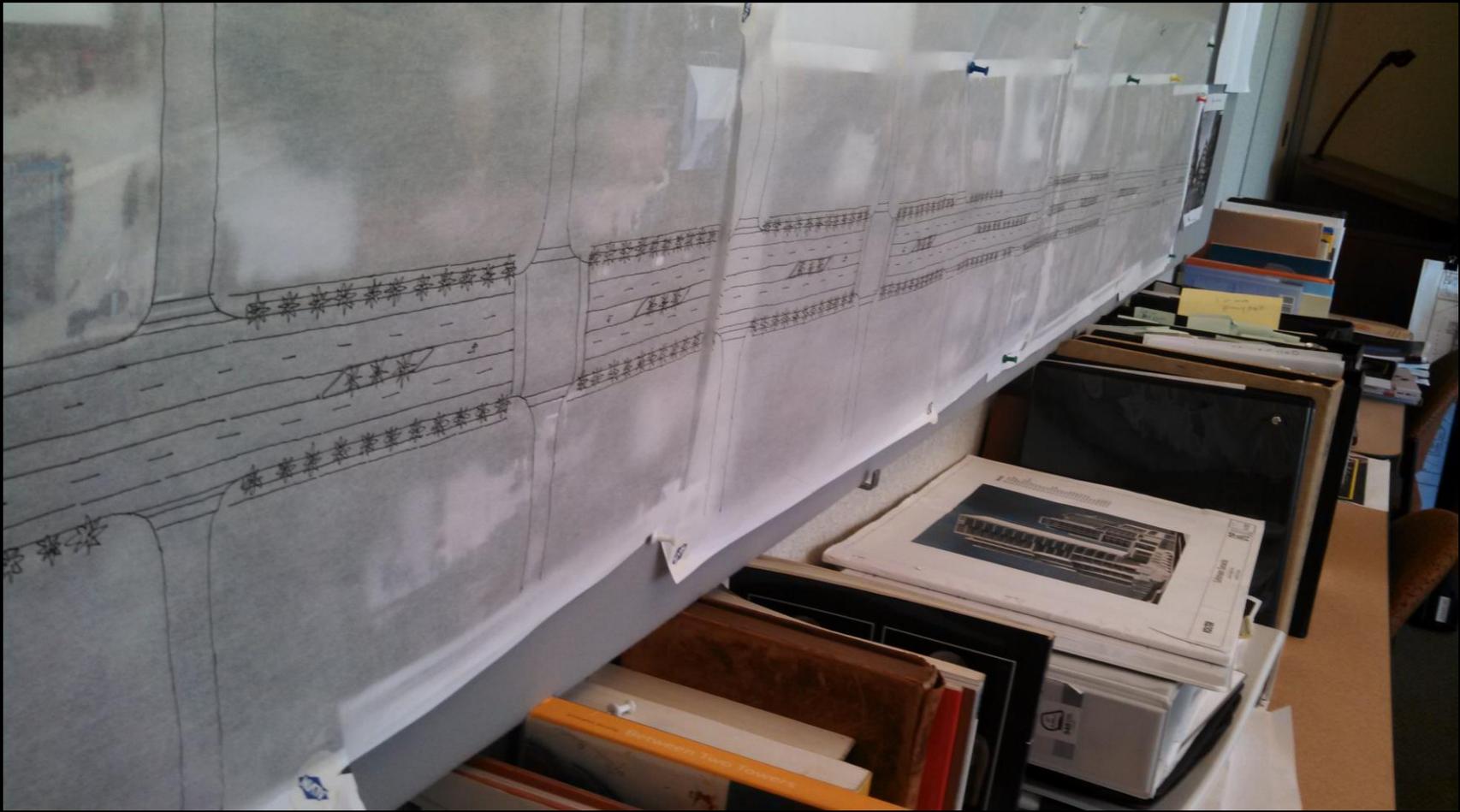


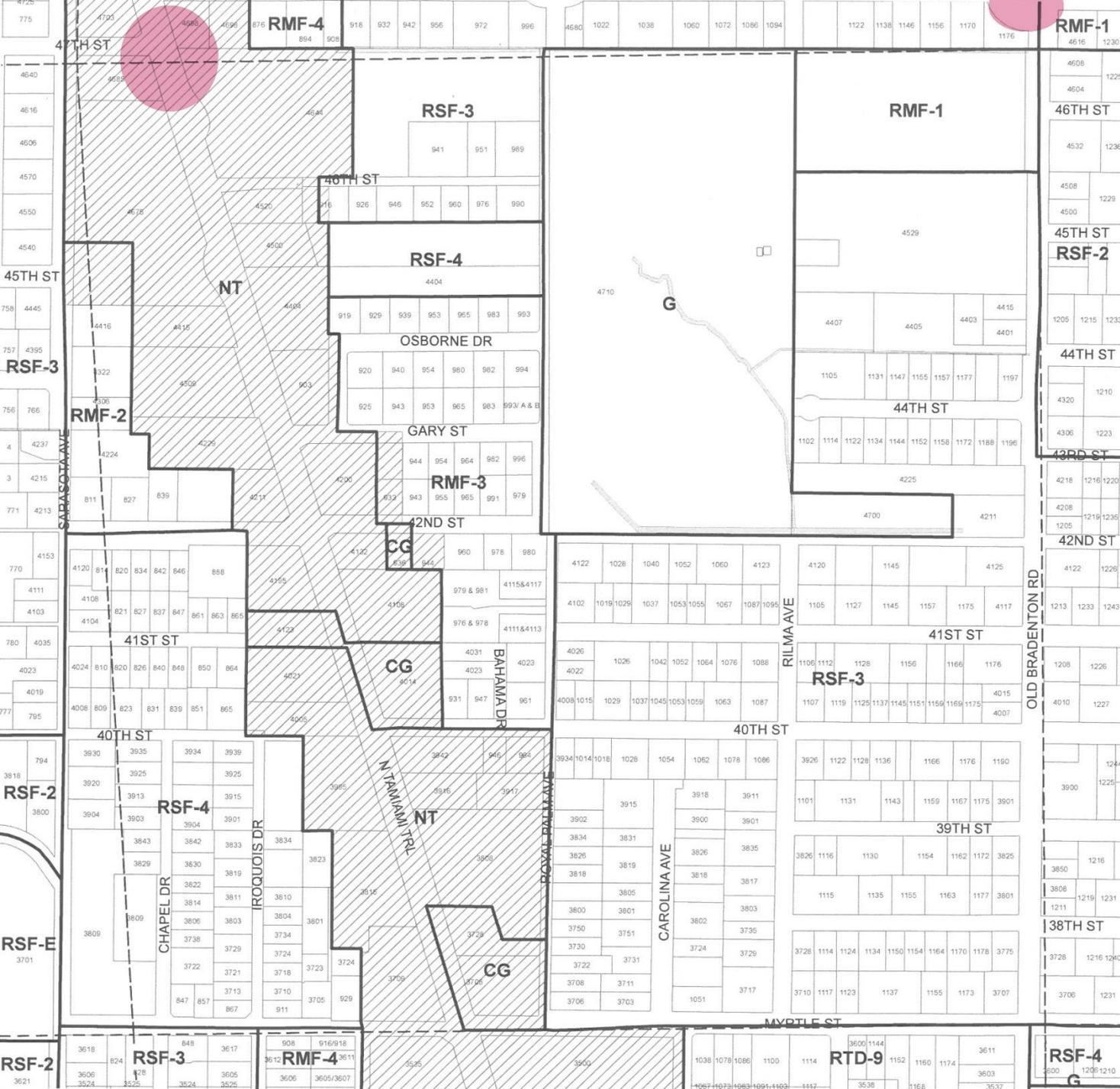
Legend

- <all other values>
- CI
- CS
- T1
- T3-R
- T3.1-0
- T3.2-0
- T4-R
- T4.1-0
- T4.2-0
- T5-R
- T5.1-0
- T5.2-0
- T6-10
- T6-18
- Conservation Easement

Roadway Treatments







- Intersection improvements

North Water Tower Park

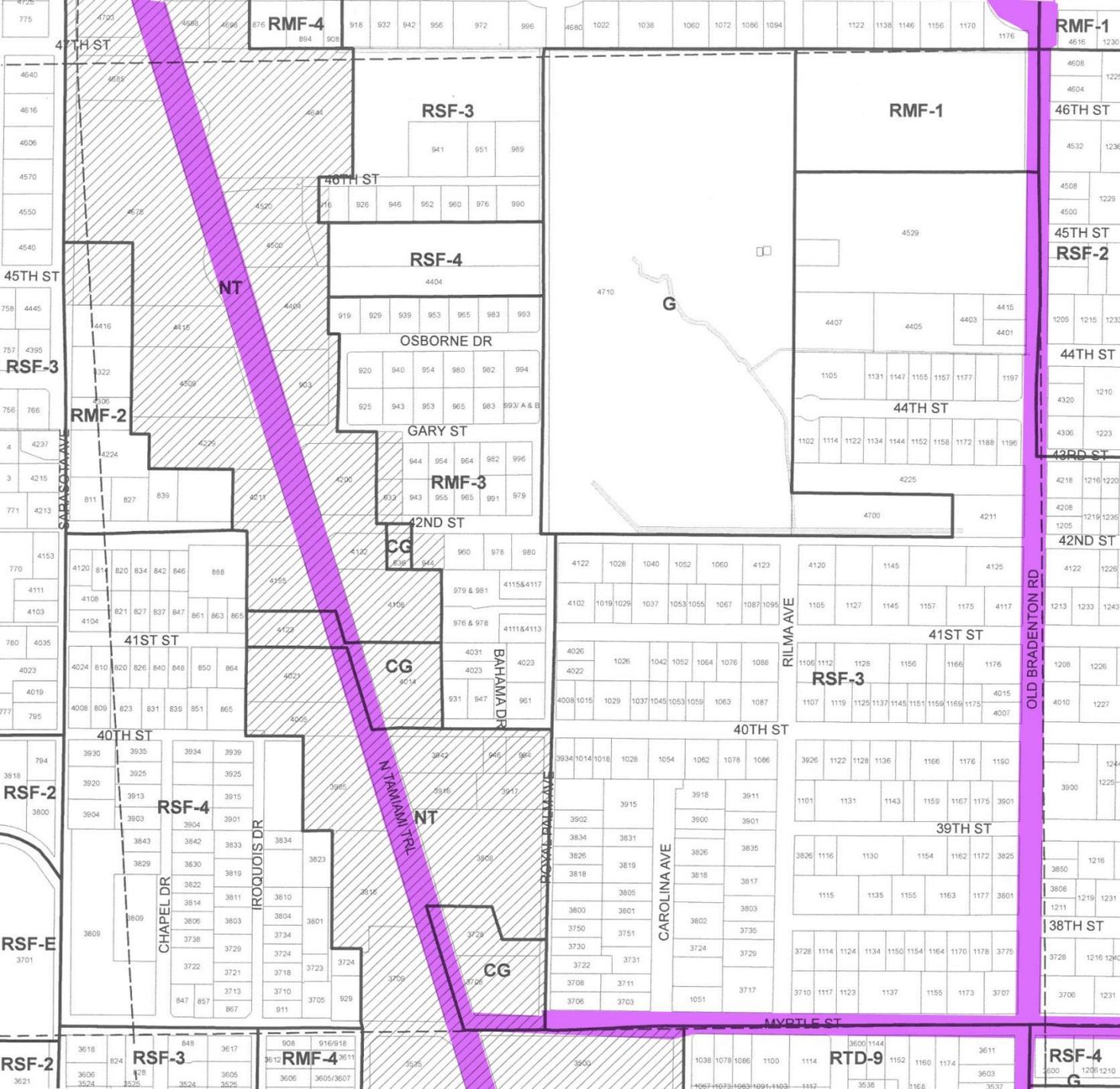
Regulating Plan 2:
Special Requirements Plan



Legend

-  Catalyst Boundaries
-  Park
-  Park of Conservation Easement
-  New One-Way Street*
-  New Two-Way Street
-  Pedestrian Path
-  Park Pavilion
-  New Alley or Service Lane
-  Possible Mews

*Street width is 20'. Consisting of 9' traveled way, 6' parking lane, and 5' sidewalk. Side walk is located along parcels that face the park. Entire cross section should have permeable pavers.



- Improve major thoroughfares in order to be more walkable and conducive to redevelopment

North Water Tower Park

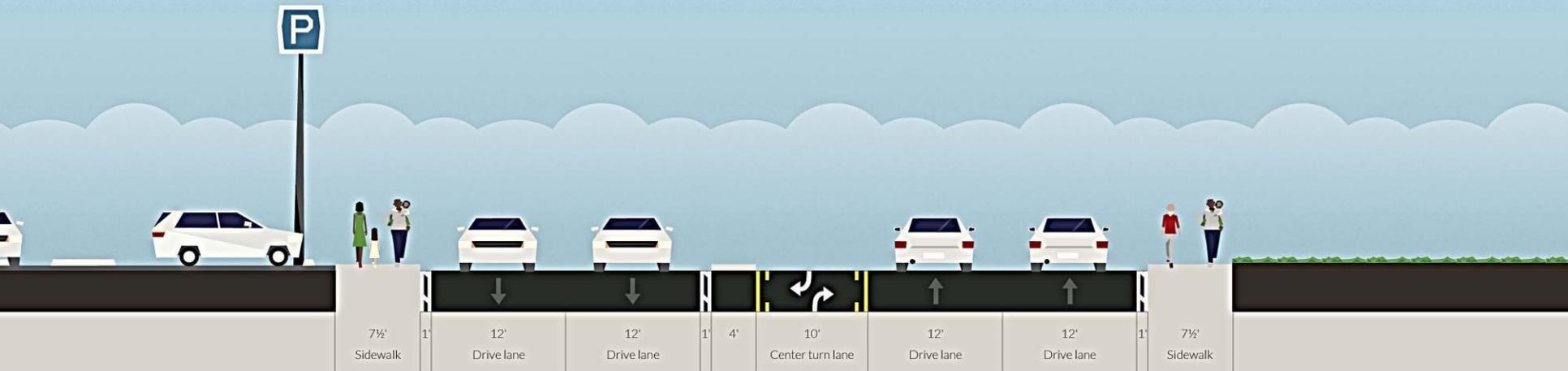
Regulating Plan 3:
Special Requirements Plan



Legend

-  Catalyst Boundaries
-  Park
-  Park of Conservation Easement
-  Existing Streets to be Designated as Primary
-  Proposed Streets to be Designated as Primary

North Trail (existing)



North Trail (proposed)

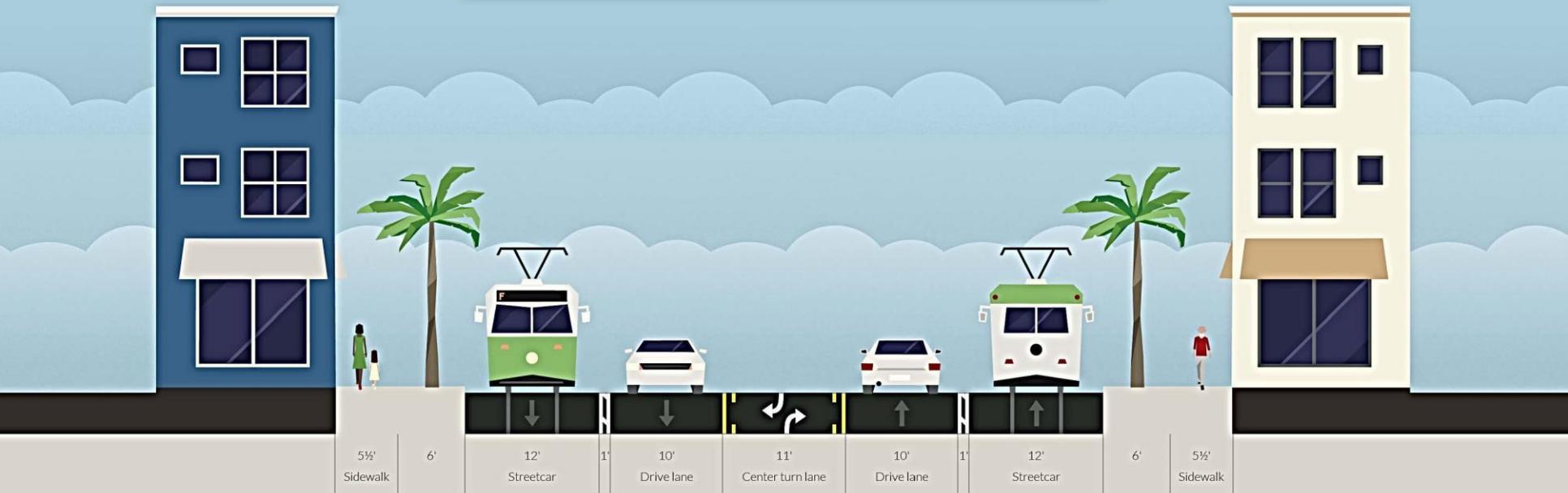
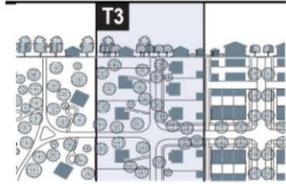


TABLE 15A. FORM-BASED CODE GRAPHICS - T3.2-O

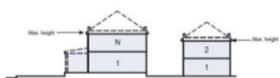
SMARTCODE

Municipality



BUILDING HEIGHT

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height and upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 5.
5. Minimum finished first floor height 2 ft.



I. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use

J. BUILDING HEIGHT PRE-BONUS (See Table 5)

Principal Building	2 stories max.
Outbuilding	2 stories max.

K. LOT OCCUPATION (See Table 14)

Lot Width	40 ft. min.
Lot Coverage	35% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback-Principal	25 ft. max., 15 ft. min.
(g.2) Front Setback-Secondary	12 ft. min.
(g.3) Side Setback	6 ft. min.
(g.4) Rear Setback	15 ft. min. **
Frontage Buildout	40% min. of setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft. min. + bldg. setback
(h.2) Side Setback	3 ft. min. or 5 ft. at corner
(h.3) Rear Setback	4 ft. min.

J. PRIVATE FRONTAGES (See Table 7)

Porch & Fence	permitted
Sloop	not permitted
Shopsfront & Awning/Marquee	not permitted
Gallery	not permitted
Arcade	not permitted

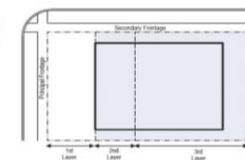
Refer to Summary Table 14

PARKING PROVISIONS

(See Table 10 & 11)

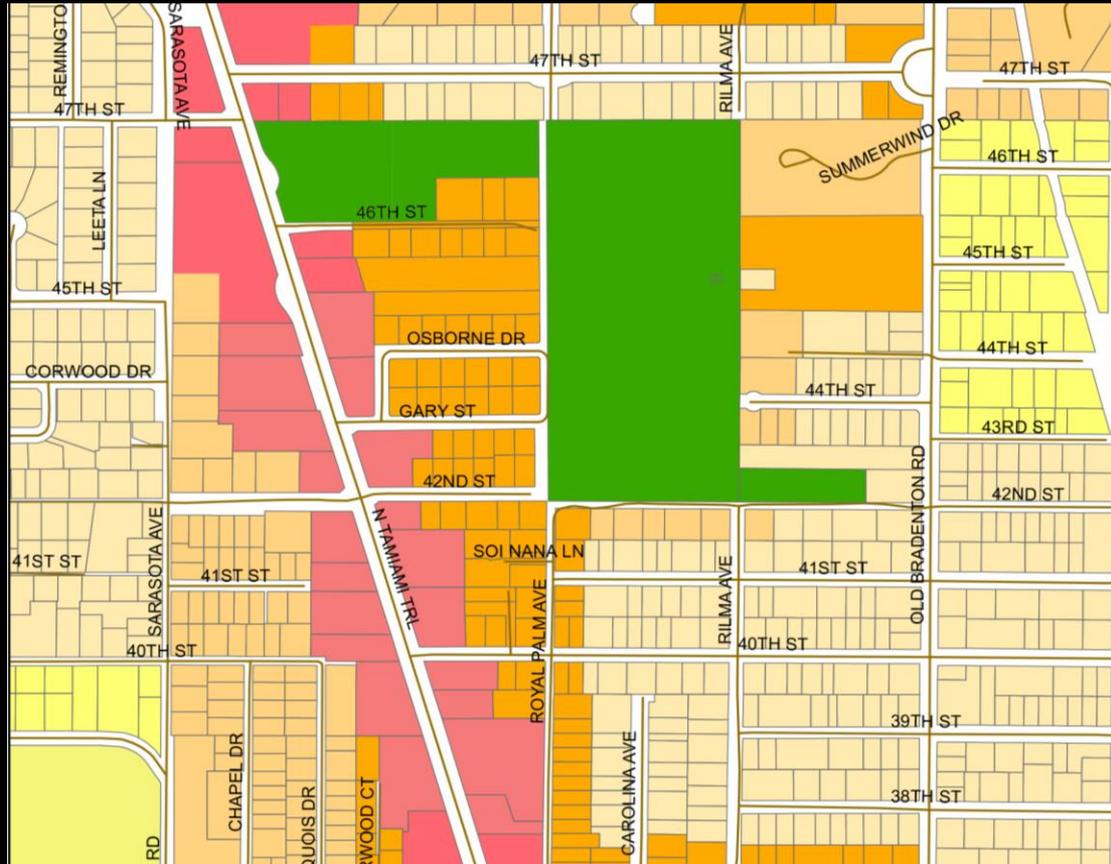
PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 17a).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d). Side- or rear-entry garages may be allowed in the first or second Layer by adjustment.
3. Trash containers shall be stored within the third Layer.



* or 15 feet from center line of alley
 ** stands for any Stories above those shown, up to the maximum
 Refer to metrics for exact minimums and maximums.
 † 3 ft. min. for accessory, 4 ft. min. with alley

T3.2-O



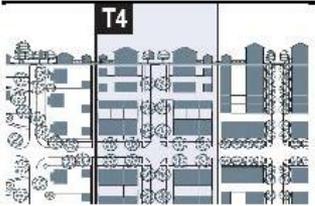
T3.2-0



SMARTCODE

TABLE 15B. FORM-BASED CODE GRAPHICS - T4-R

Municipality



(See Table 1)

i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT (See Table 6)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 14f)

Lot Width Detached	30 ft min.
Lot Coverage Detached	50% max.
Lot Width Attached	20 ft min.
Lot Coverage Attached	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback Primary	6 ft min., 10 ft max.
(g.2) Front Setback Secondary	6 ft min., 10 ft max.
(g.3) Side Setback Detached	4 ft min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	4 ft min. *
Frontage Buildout Primary	60% min. setback
Frontage Buildout Secondary	50% min.

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback	20 ft min. → bldg. setback
(h.2) Side Setback	0 ft min. or 3 ft to corner
(h.3) Rear Setback	3 ft min.

j. PRIVATE FRONTAGES (See Table 1)

Porch or Fence	permitted
Shop	permitted
Shop Front Awning/ Marquis	not permitted
Gallery	not permitted
Arcade	not permitted

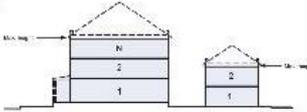
PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley
* "M" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimums and maximums.

① 3 ft for accessory, 4 ft for alley

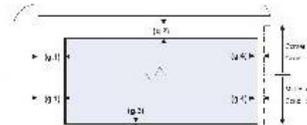
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding Attics and raised basements.
2. For calculation purposes, one story is up to 10 ft.
3. First-story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum finished first floor height 2.5 ft.



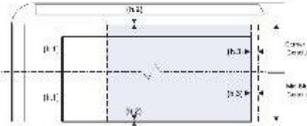
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot Lines as shown.
2. Facades shall be built taking the Principal Frontage to be minimum specified width in the table.



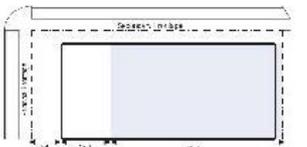
SETBACKS - OUTBUILDING

1. The Base form of the Outbuilding shall be distanced from the Lot Lines as shown.

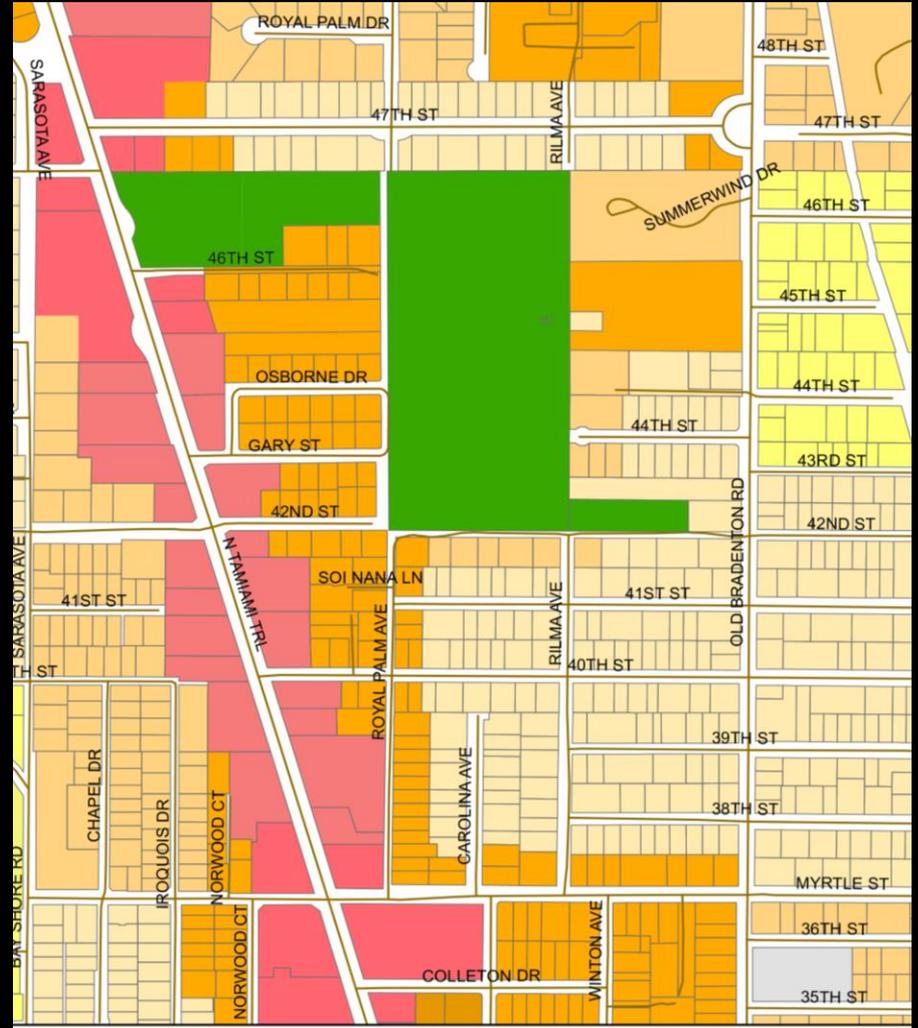


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



T4-R



T4-R

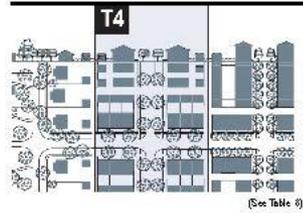


T4.1-0

SMARTCODE

TABLE 15B. FORM-BASED CODE GRAPHICS - T4.1-0

Municipality



(See Table 9)

i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT PREBONUS (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 14)

Lot Width (Detached)	30 ft min.
Lot Coverage (Detached)	50% max.
Lot Width (Attached)	16 ft min.
Lot Coverage (Attached)	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14)

(g.1) Front Setback Primary	5 ft min., 15 ft max.
(g.2) Front Setback Secondary	5 ft min., 20 ft max.
(g.3) Side Setback Detached	5 ft min.
(g.3) Side Setback Attached	0 ft min.
(g.4) Rear Setback	3 ft min. ^a
Frontage Buildout	60% min. setback

h. SETBACKS - OUT BUILDING (See Table 14)

(h.1) Front Setback	20 ft min. - 10 ft max. setbacks
(h.2) Side Setback	0 ft min. or 3 ft setback
(h.3) Rear Setback	3 ft min.

j. PRIVATE FRONTS AGES (See Table 7)

Rend & Fence	permitted
Shop	permitted
Shop Front Awning/ Marquee	not permitted
Gallery	not permitted
Arcade	not permitted

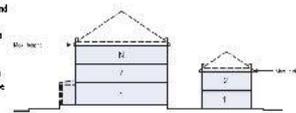
PARKING PROVISIONS

(See Table 10 & 11)

^a or 15 feet from center line of lot
^b "N" stands for any Stories above those shown, up to the maximum.
 Refer to notes for exact minimums and maximums.
^c 3 ft for accessory, 4 ft for alley

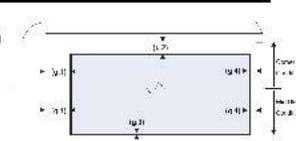
BUILDING HEIGHT PREBONUS

1. Building height shall be measured in number of stories, excluding attic and mixed basements.
2. For calculation purposes, one story is up to 10 ft.
3. First story height shall be a minimum of 10 ft. The upper floor height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof deck as specified on Table 8.
5. Minimum residential finished floor height 2.5 ft.

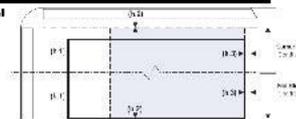


SETBACKS - PRINCIPAL BLDG.

1. The Footings and Elevations of Principal Buildings shall be determined from the Lot Lines as shown.
2. Footings shall be built along the Principal Frontage to the minimum specified width in the table.

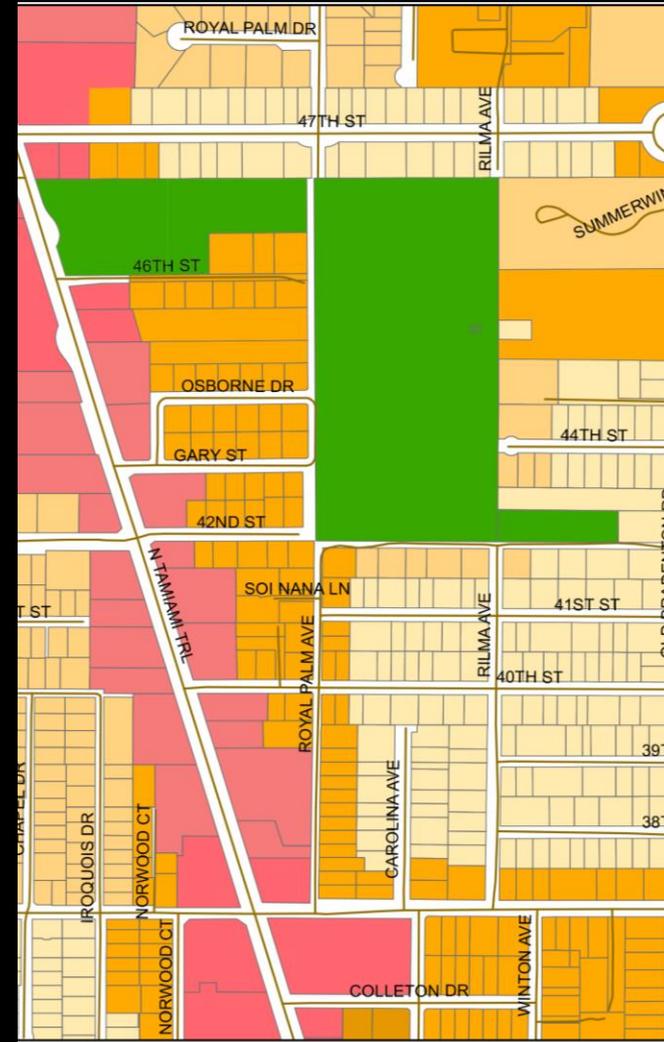
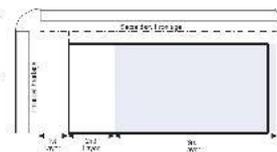


1. The Footings of the Outbuilding shall be determined from the lot lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the third Layer.



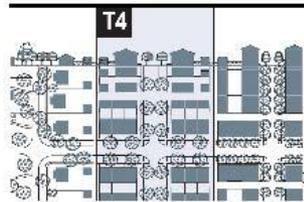
T4.1-0



SMARTCODE

Municipality

TABLE 15B. FORM-BASED CODE GRAPHICS - T4.2-0



i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	limited use
Lodging	limited use
Office	limited use
Retail	limited use

k. BUILDING HEIGHT - PRE-BONUS (See Table 3)

Principal Building	3 stories max.
Outbuilding	3 stories max.

l. LOT OCCUPATION (See Table 14j)

Lot Width Detached	30 ft min.
Lot Coverage Detached	50% max.
Lot Width Attached	16 ft min.
Lot Coverage Attached	75% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback: Primary	5 ft min., 15 ft max.
(g.2) Front Setback: Secondary	5 ft min., 15 ft max.
(g.3) Side Setback: Detached	5 ft min.
(g.3) Side Setback: Attached	0 ft min.
(g.4) Rear Setback:	3 ft min. **
Frontage Buildout	60% min. to the back

h. SETBACKS - OUTBUILDING (See Table 14h)

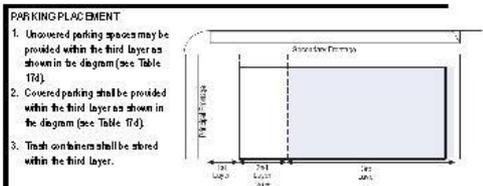
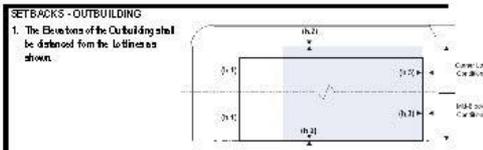
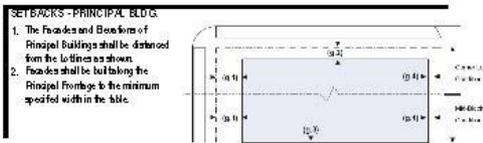
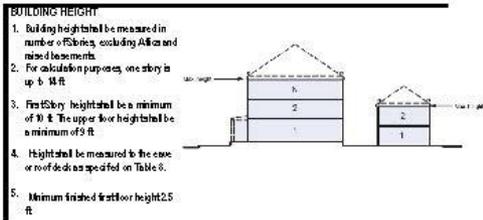
(h.1) Front Setback	20 ft min. → May, as the city
(h.2) Side Setback	0 ft min. or 3 ft at corner
(h.3) Rear Setback	3 ft min.

j. PERMITTED FRONTAGES (See Table 1)

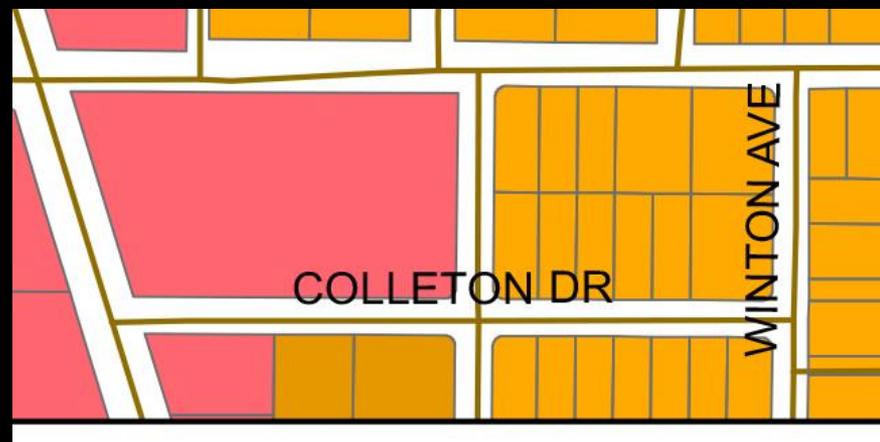
Porch & Fence	permitted
Sloped	permitted
Shop Front & Awning/ Margin	permitted
Gallery	not permitted
Arcade	not permitted

PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley
 ** If stands for any Stories above those shown, up to the maximum.
 Refer to metrics for each minimum and maximum.
 * 3 ft for accessory, 4 ft for alley



T4.2-0



T4.2-0



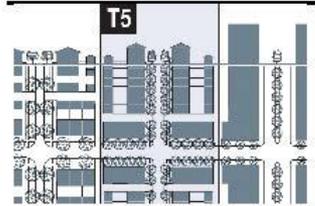


TABLE 15C. FORM-BASED CODE GRAPHICS - T5.1-0

SMARTCODE

Municipality

T5.1-0



1. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	aperture
Lodging	aperture
Office	aperture
Retail	aperture

k. BUILDING HEIGHT PREBONUS (See Table 8)

Principal Building	3 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 14)

Lot Rich	N/A
Lot Coverage	35% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14g)

(g.1) Front Setback - Principal

0 ft min., 10 ft max. (Along Tamiami Trail) (Side, frontable easels: 50 ft, 6 ft min., 14 ft max. in order to provide for sidewalk. Current sidewalk becomes cycle track. Building may have arcade or gallery encroaching First Layer.)

(g.2) Front Setback - Secondary

0 ft min., 10 ft max.

(g.3) Side Setback

0 ft min., 24 ft max.

(g.4) Rear Setback

3 ft min.*

Frontage Buildout

30% min. area back

j. PRIVATE FRONTS (See Table 7)

Border Fence	permitted
Slope	permitted
Shop Front Awning/ Marquee	permitted
Gallery	permitted
Arcade	permitted in first layer

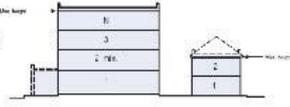
Refer to Summary Table 14

PARKING PROVISIONS
(See Table 10 & 11)

* or 15 feet from center line of alley
"N" stands for any Stories above those shown, up to the maximum.
Refer to metrics for exact minimum and maximum.

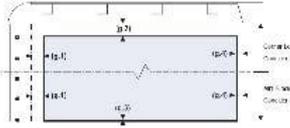
BUILDING HEIGHT

1. Building height shall be measured in number of stories, excluding ABBs and raised basements.
2. For calculation purposes, one story is up to 14 ft.
3. First story height shall be a minimum of 12 ft and a maximum of 25 ft. The upper story height shall be a minimum of 9 ft.
4. Height shall be measured to the eave or roof eave as specified on Table 8.
5. Minimum finished first floor height 25 ft.



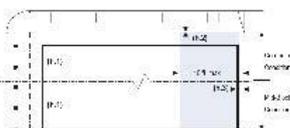
SETBACKS - PRINCIPAL BLDG.

1. The Footcure and Elevations of Principal Buildings shall be dimensioned from the Lot Lines as shown.
2. Footcure shall be built along the Principal Frontage to be minimum specified width in the table.



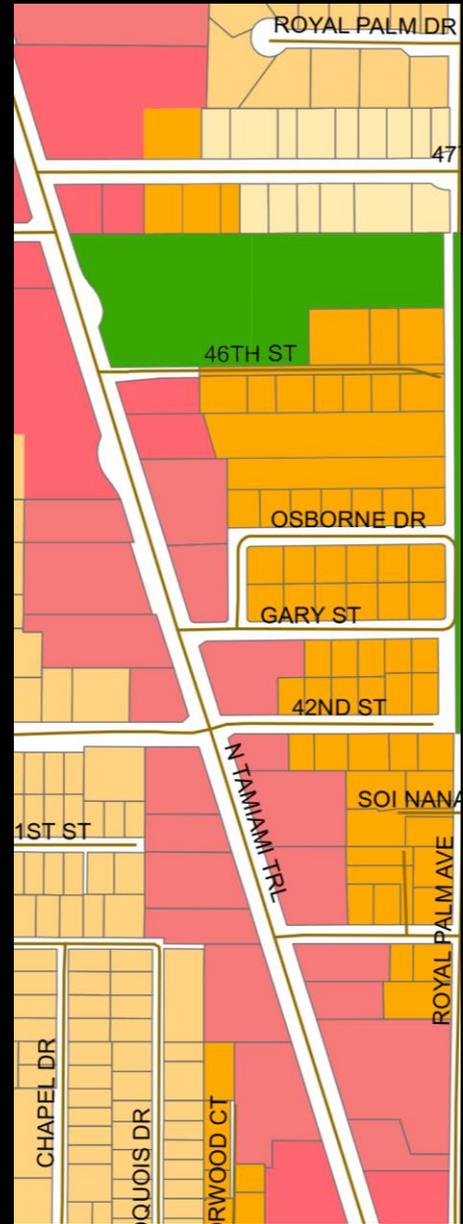
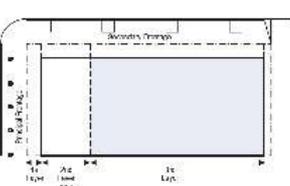
SETBACKS - OUTBUILDING

1. The Base Lines of the Outbuilding shall be dimensioned from the Lot Lines as shown.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the Third Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the Third Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the Third Layer.



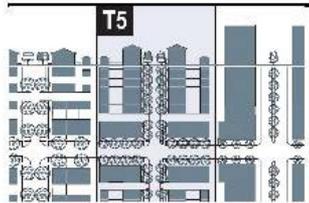
T5.1-0



TABLE 15C. FORM-BASED CODE GRAPHICS - T5.2-0

SMARTCODE

Municipality



i. BUILDING FUNCTION (See Table 10 & Table 12)

Residential	open use
Lodging	open use
Office	open use
Retail	open use

k. BUILDING HEIGHT FREZONES (See Table 8)

Principal Building	5 stories max.
Outbuilding	2 stories max.

l. LOT OCCUPATION (See Table 14g)

Lot Width	N/A
Lot Coverage	85% max.

g. SETBACKS - PRINCIPAL BUILDING (See Table 14j)

(g.1) Front Setback Principal: 0 ft min., 10 ft max. (Along Torianni Trail, Tullie Park to east of 30 ft 0 ft min., 14 ft max. in order to provide for sidewalks. Current sidewalk becomes cycle track. Building may have arcade or gully enclosure in First Layer.)

(g.2) Front Setback Secondary: 0 ft min., 10 ft max.

(g.3) Side Setback: 0 ft min., 24 ft max.

(g.4) Rear Setback: 3 ft min.*

Frontage Buildout: 80% min. setback

h. SETBACKS - OUTBUILDING (See Table 14h)

(h.1) Front Setback Principal: 40 ft max. from rear prop.

(h.2) Side Setback: 0 ft min. or 2 ft to corner

(h.3) Rear Setback: 3 ft max.

j. PRIVATE FRONTAGES (See Table 7)

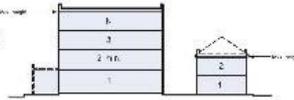
Brush & Fence	permitted
Sloop	permitted
Shop Front Awning/ Marquis	permitted
Galley	permitted
Arcade	permitted in first layer

Refer to Summary Table 14

* or 15 feet from corner line of alley
 *N stands for any Stories above those shown, up to the maximum.
 Refer to metrics for exact minimums and maximums.
 * 3 ft for accessory, 4 ft for alley

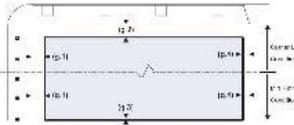
BUILDING HEIGHT

- Building height shall be measured in number of Stories, excluding Attics and raised basements.
- For calculation purposes, one story is up to 14 ft.
- First story height shall be a minimum of 12 ft and a maximum of 25 ft. The upper story height shall be a minimum of 9 ft.
- Height shall be measured to the eave or roof deck as specified on Table 8.
- Minimum finished first floor height 12.5 ft.



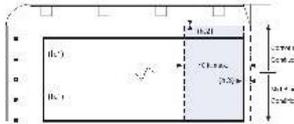
SETBACKS - PRINCIPAL BLDG.

- The Facades and Elevations of Principal Buildings shall be determined from the Lotlines as shown.
- Facades shall be built along the Principal Frontage to the minimum specified width in the table.



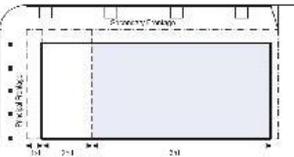
SETBACKS - OUTBUILDING

- The Elevations of the Outbuilding shall be determined from the Lotlines as shown.

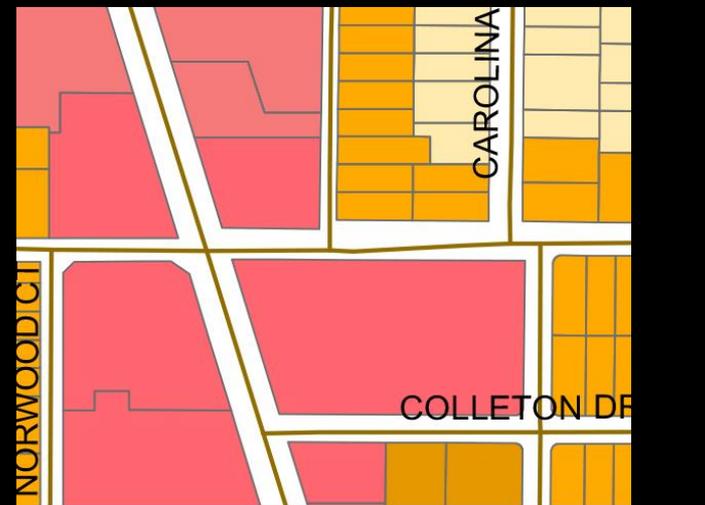
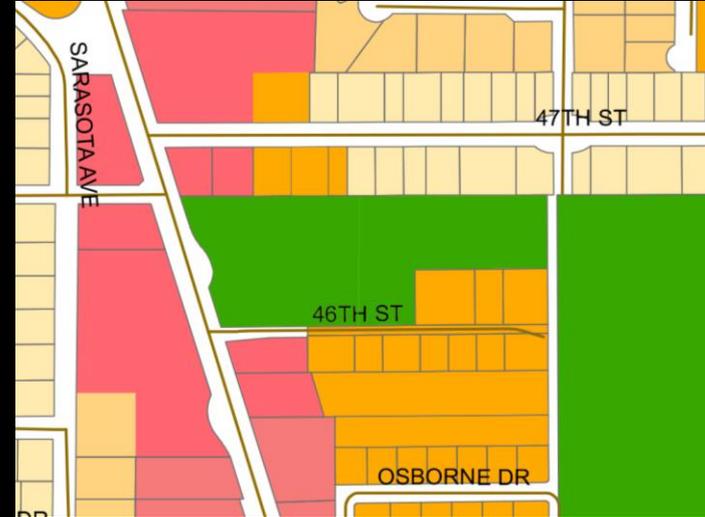


PARKING PLACEMENT

- Uncovered parking spaces may be provided within the third Layer as shown in the diagram (see Table 17d).
- Covered parking shall be provided within the third Layer as shown in the diagram (see Table 17d).
- Trash containers shall be stored within the third Layer.

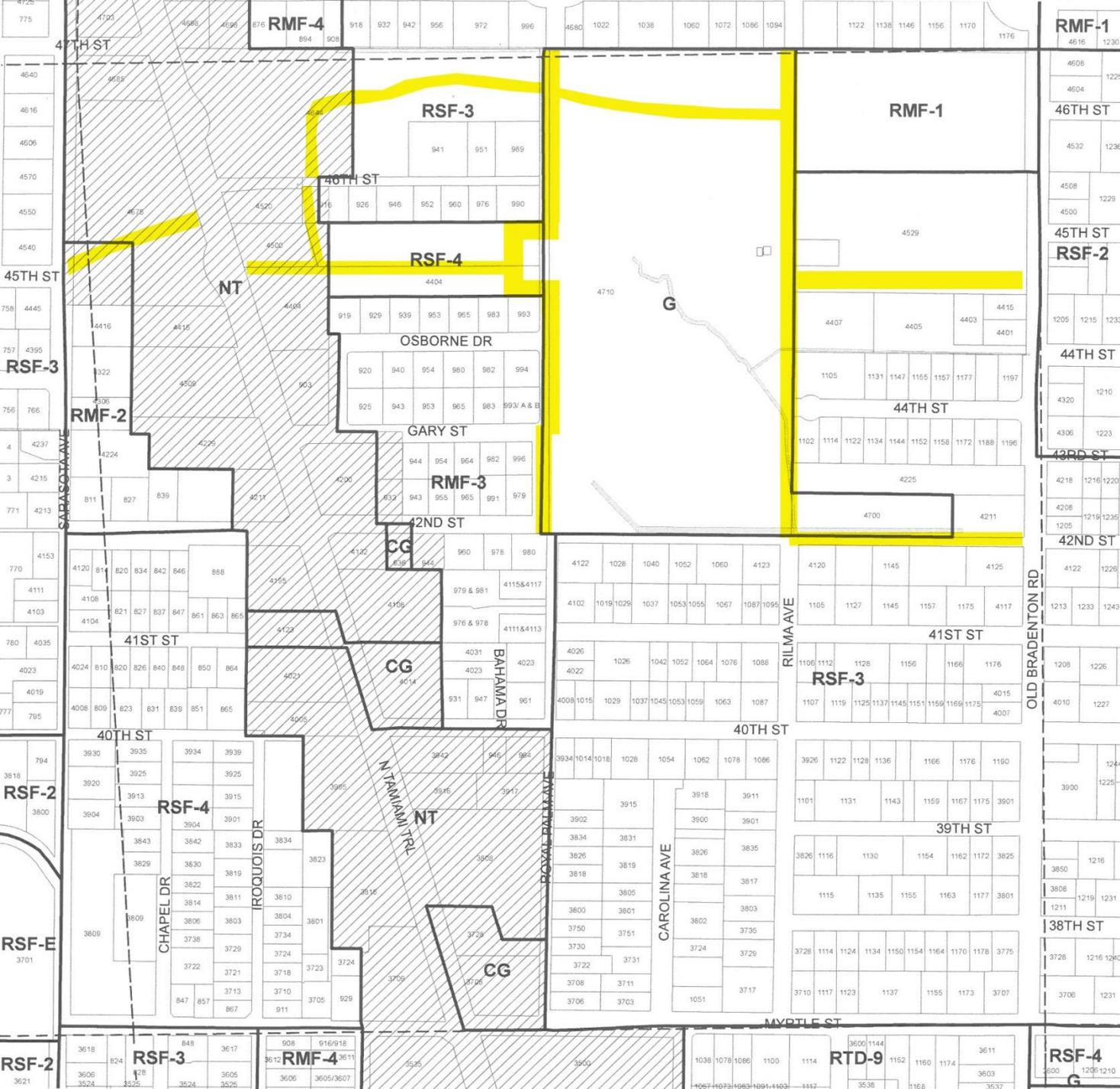


T5.2-0

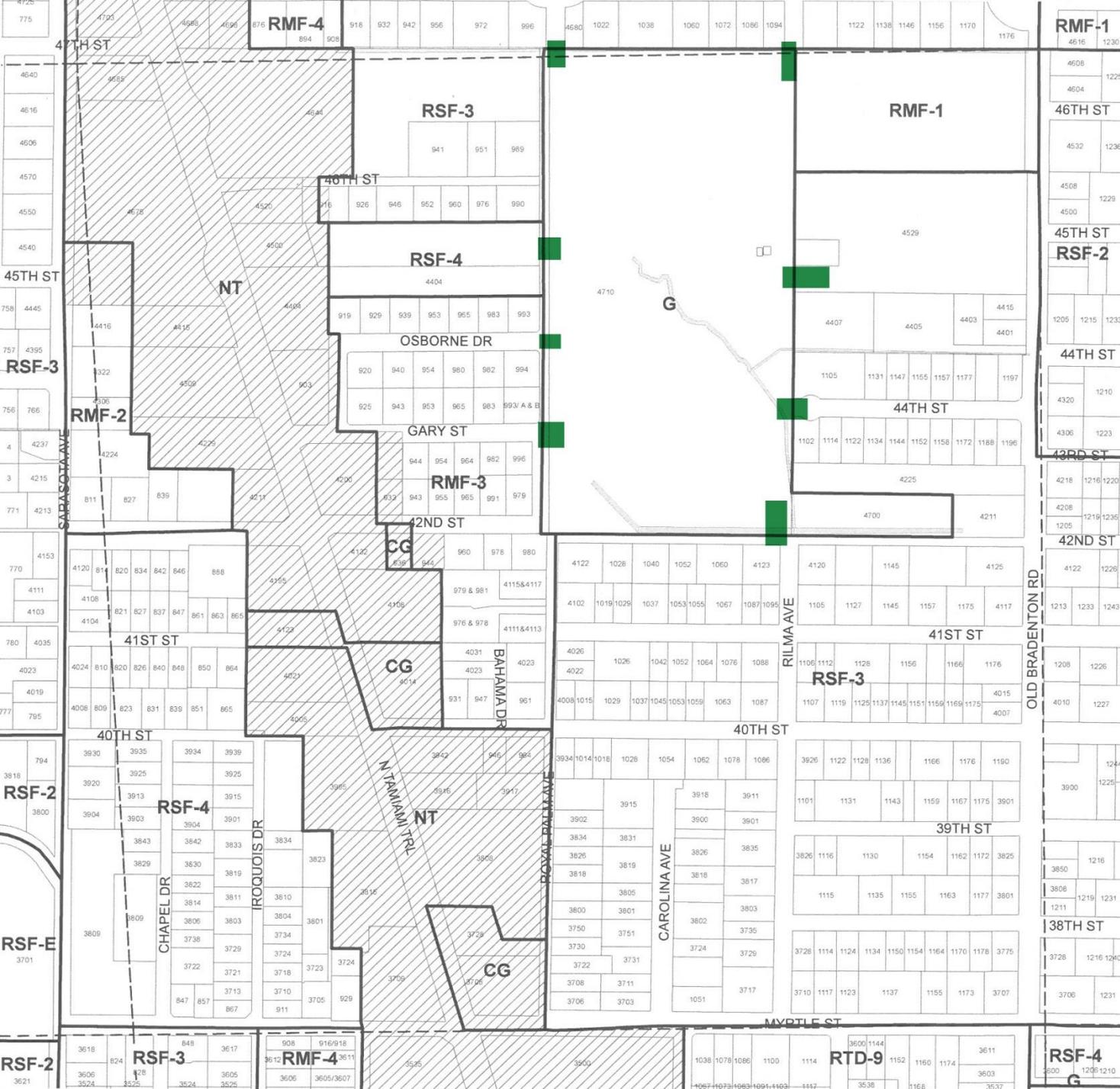


T5.2-0

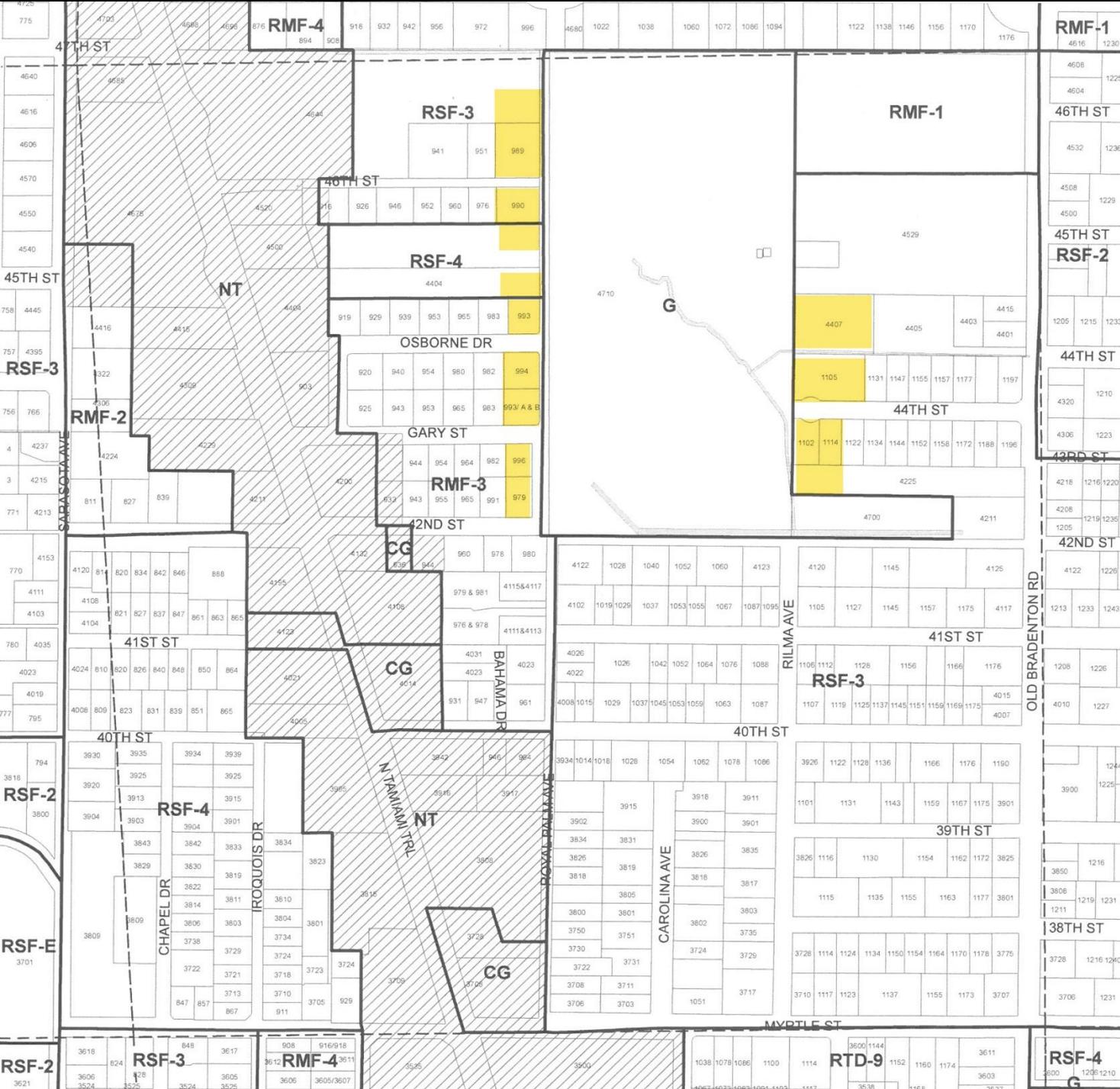




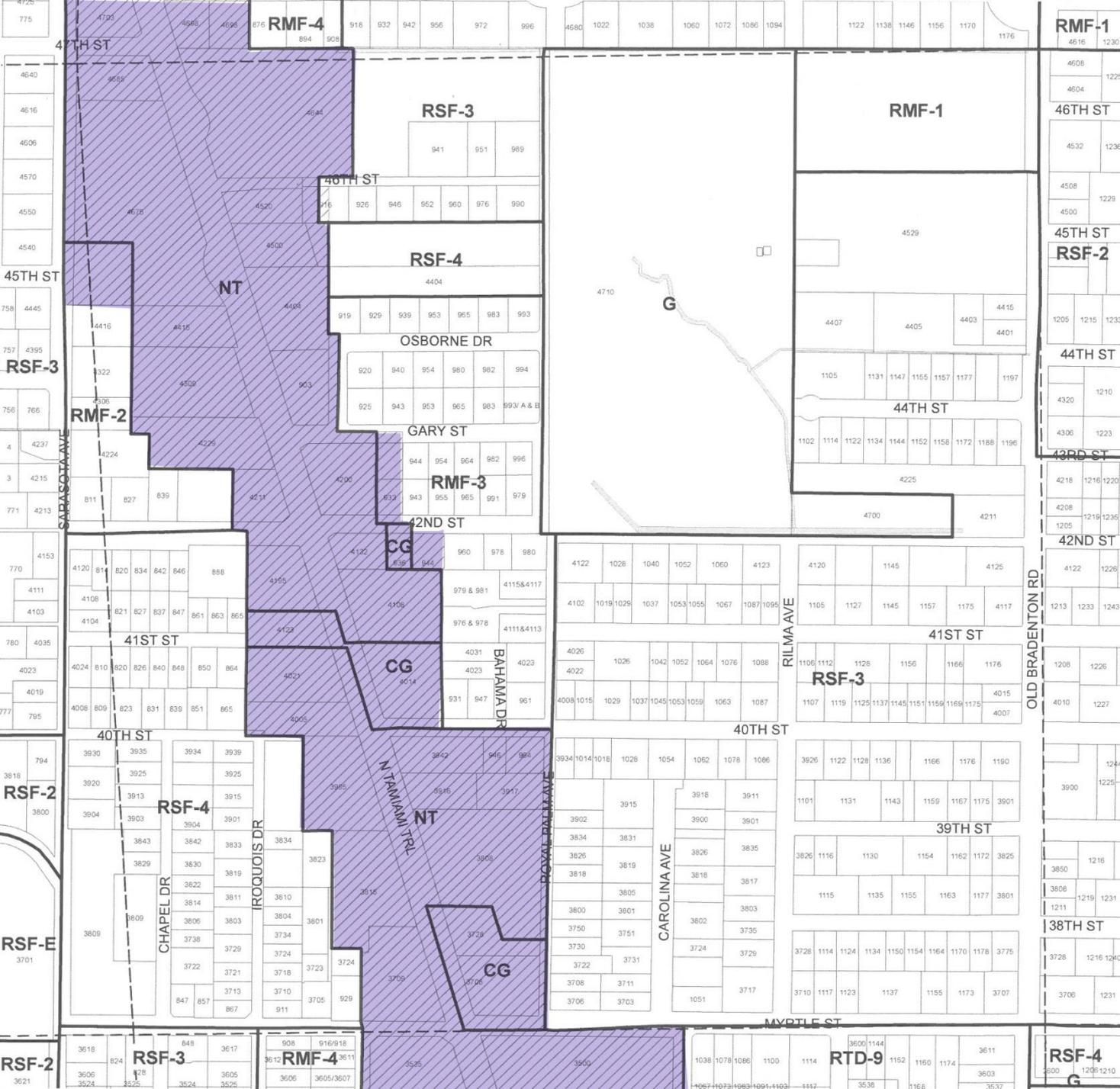
- new lanes and improved rights of way



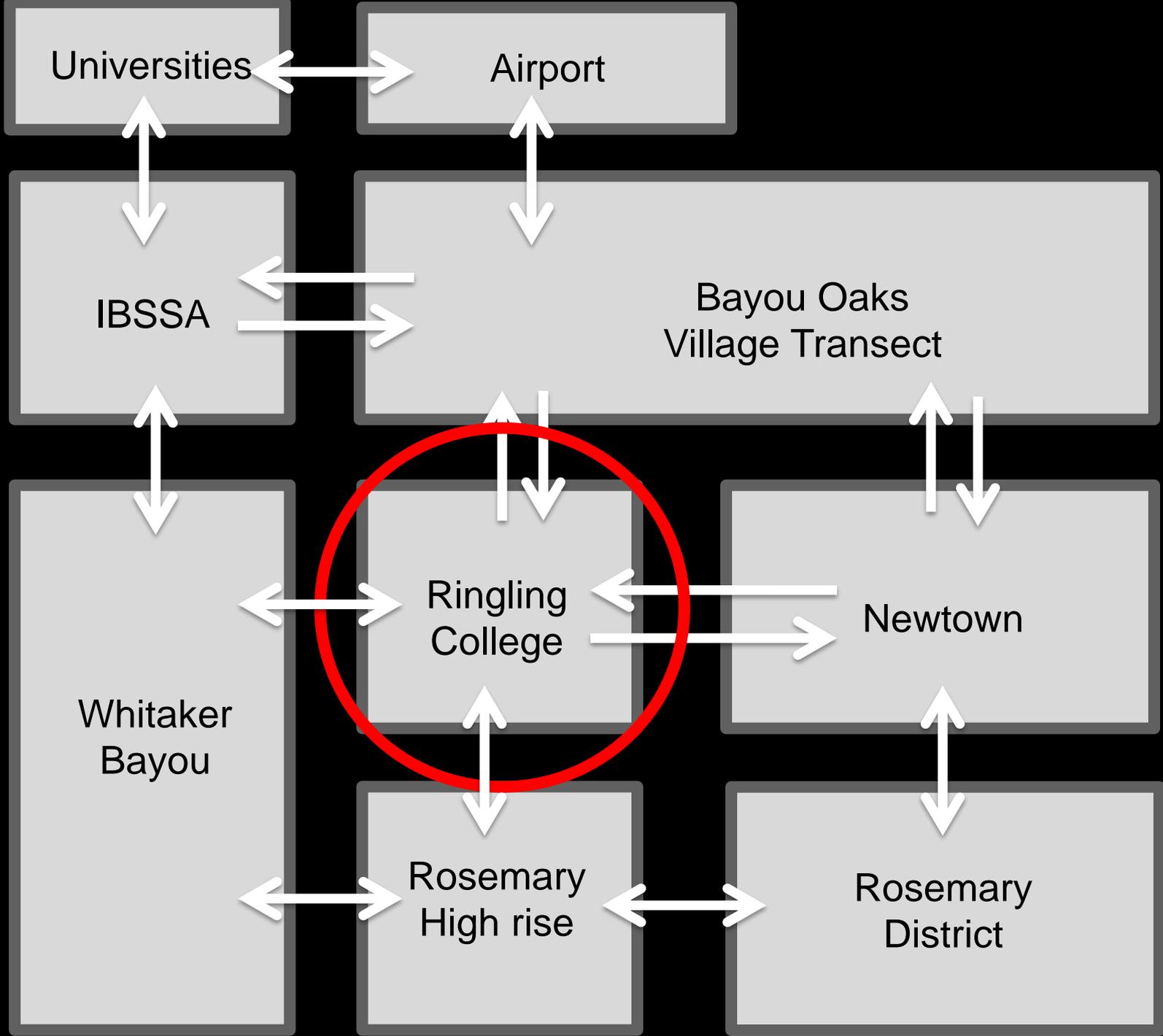
- Improve access points to the park, construct new vehicular/pedestrian bridge at the southern end at Rilma



- replat or provide incentive for increased density at park edges and housing types that face the park rather than turn their backs or sides to it



- corridor zoning changes, NT becomes several transect zones based around pedestrian sheds and nodes



Site Specific Vendor Master Plan



Food Trucks & Vendors = Eyes on the Street & Economic Opportunity



Frontage Analysis – Getting People to Turn The Corner For Businesses



Fredd Atkins and MLK change over time



Fredd Atkins and MLK change over time



existing conditions

Fredd Atkins and MLK change over time



pavilion and restrooms relocated

Light Imprint Design – Inter-agency coordination



Bioswale rendering by James Dougherty, Dover Kohl & Partners



Bioswale rendering by James Dougherty, Dover Kohl & Partners



Sarasota Bay
Guardians

Working With Sarasota
Bay Estuary &
Sarasota County on
Stormwater LID Grants
– EPA & SWFTMD

Next Steps

- 1st Round of Zoning Text Amendments – Tree Preservation and Enhancement.
- Metrics and Field Analysis of residential areas south of Water Tower Park.
- Modify Comprehensive Plan Future Land Use Categories to allow Transect Zones.

Return with Sarasota County as a support department for stormwater designs consistent with Catalyst Planning and water quality and quantity needs.

December/January 2015

Circulate Draft Catalyst Plan & Transect Zones to stakeholders for review and comment