Welcome!

Introduction to Design Guidelines for Livable Communities

Design Guidelines: Setting the Stage for Successful TOD
Erin Riddle

- Specializes in transit-oriented development (TOD) projects including station area plans, implementation strategies, design guidelines and standards, and TOD assessments along transit corridors.

- Master of Landscape Architecture, University of Oregon

- Bachelor of Landscape Architecture, University of Oregon

- Bachelor of Art / Interior Design, Marylhurst University, Oregon
Urban Design Firm: Crandall Arambula (Portland, OR)
Station Area Planning (Denver and Aurora, CO)
Single Corridor Station Area Planning (Aurora, CO)
Multi-Corridor Station Area Planning (Denver, CO)
Systemwide TOD Guidelines & Standards (Edmonton, AB)
Stadium Station Area Plan (Edmonton, AB)
Stadium Station Area Plan – Before (Edmonton, AB)
Stadium Station Area Plan – After (Edmonton, AB)
Crandall Arambula Brings TOD Training to City Agencies

Want a successful Transit-Oriented Development (TOD)? That depends on you. You’re in charge.

Become an Expert—Learn the Building Blocks of Successful TOD

Crandall Arambula will bring a one-day TOD training course to your city. This one-day course will inform in-house staff, communities, the development industry, and the city council about transit system development and TOD planning. The course illustrates the key features and benefits of TOD and gives participants experience with the opportunities and challenges associated with planning.

What are the Benefits of Successful TOD?

Successful TODs provide housing, shopping and employment uses concentrated in a walkable and bikeable community within 1/4 mile (a five-minute walk) of a transit station. Benefits include:

- Increased transit ridership and transit revenues
- An ongoing local economic stimulus (more discretionary spending)
- Reduced auto congestion and greenhouse gases
- Expanded transportation choices for all age and income groups

This TOD course will be facilitated by experienced TOD urban designers, George Crandall, FAIA and Don Arambula, ASLA. It will include a step-by-step PowerPoint presentation, a participants’ manual and workgroup activities and games.

Crandall Arambula, an international, award-winning urban design firm located in Portland, OR, has worked extensively across North America developing TOD station area plans, TOD guidelines, and educational courses. The firm has completed TOD plans for the City and County of Denver and the City of Aurora, CO; the greater Seattle metropolitan region, Portland, OR; and Edmonton, Alberta, Canada. Crandall Arambula received a National AIA Honor Award for the five station area plans along the Interstate MAX LRT Corridor in Portland, OR.

To Find Out More Contact:
Debra Ames, Marketing Director/Principal, 503.417.7879, debames@ca-city.com, www.ca-city.com
Presentation Outline

1) Design Guidelines and TOD
2) Understanding Design Guidelines
3) Design Guideline Considerations
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1) Design Guidelines and TOD
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In a TOD, design guidelines:

- Are intended to achieve building and public space design that results in a cohesive and context-specific station area.
Architectural Compatibility (Portland, Oregon)
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Design Guidelines and TOD

In a TOD, design guidelines:

- Are intended to achieve building and public space design that results in a cohesive and context-specific station area.

- Should be used to supplement and strengthen a set of TOD development standards.
What Do TODs & Guidelines Have in Common?

- TODs = should be places where people want to live, work, shop and play.
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- Design guidelines = foster high quality environments to enhance livability.
How to Connect the Dots...
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The 4 Step Process
4-Step Process

- The 4 step process is a systematic approach to prevent inappropriate development and promote appropriate, transit-supportive development around transit stations.
LRT Corridor – With Design Guidelines (Portland, OR)
LRT Corridor – Without Design Guidelines (Hillsboro, OR)
4-Step Process

- The 4 step process is a systematic approach to prevent inappropriate development and promote appropriate, transit-supportive development around transit stations.

- Setting the stage for successful design guidelines begins at the earliest stages of transit planning in order to maximize the potential for success.
4-Step Process

1. Identify Potential Transit Corridors
Step 1 – Identify Potential Transit Corridors
4-Step Process

1. Identify Potential Transit Corridors
2. Evaluate & Select the Best Transit Line
Step 2 – Evaluate & Select The Best Transit Line
4-Step Process

1. Identify Potential Transit Corridors
2. Evaluate & Select the Best Transit Line
3. Protect the Transit Investment through Corridor-wide TOD Guidelines & Standards
Step 3 – Protect The Transit Investment
4-Step Process

1. Identify Potential Transit Corridors
2. Evaluate & Select the Best Transit Line
3. Protect the Transit Investment through Corridor-wide TOD Guidelines & Standards
4. Maximize Ridership, Livability & Econ. Development Though Station Area Plans, Guidelines & Standards
Step 4 – Create Community & Increase Ridership
4-Step Process

Maximize Ridership, Livability & Econ. Development Though Station Area Plans, Guidelines & Standards

1. Identify Potential Transit Corridors
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Design guidelines can be applied in Steps 3 and 4.
4-Step Process

1. Identify Potential Transit Corridors
2. Evaluate & Select the Best Transit Line
3. Protect the Transit Investment through Corridor-wide TOD Guidelines & Standards
4. Maximize Ridership, Livability & Econ. Development Through Station Area Plans, Guidelines & Standards

Corridor-wide TOD guidelines can be applied in Step 3
Station Area Types (Edmonton, Alberta)
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TOD Guidelines (Edmonton, Alberta)

- Describes an ideal station area
- A set of transit, land use and circulation “targets”
- Should drive the development of land use, circulation, and implementation frameworks during station area planning efforts
- Applies to New Growth and Infill development
TOD Standards (Edmonton, Alberta)

- Include minimum and maximum requirements to ensure that development is complementary to and supportive of the public investment in transit infrastructure.
- Are consistent with the TOD policy
- Applies to New Growth and Infill development
TOD Guidelines and Standards

Guideline Examples (Subjectively Assessed)

- Integrate adjacent amenities
- Emphasize local themes
- Respect the area’s block structure

Standard Examples (Objectively Assessed)

- 10’ building setback (max.)
- 8-Story Building Height (max.)
- 70% Ground-Floor Transparency
What Do Design Guidelines Regulate?

Generally, the elements of those building facades, structures and spaces that interface with the public realm, such as:

- Building material and form
- Exterior windows, doors and entry-ways
- Courtyards and walkways
- Signage and lighting
- Etc…
TOD Guidelines (Edmonton, Alberta)

- Ensure that development is complementary to and supportive of the “destination”
- Ensure that development respects the character of the existing residential neighborhoods
4-Step Process

Specific station area guidelines can be applied in Step 4.

1. Identify Potential Transit Corridors
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4. Maximize Ridership, Livability & Econ. Development Through Station Area Plans, Guidelines & Standards
Design Guidelines at Work (Orenco Station - Hillsboro, OR)
Design Guidelines at Work (Orenco Station - Hillsboro, OR)
Presentation Outline

1) Design Guidelines and TOD
2) Understanding Design Guidelines
3) Design Guideline Considerations
What Are Design Guidelines?

- Design Guidelines are qualitative statements that provide **a framework for how development should look, function, and feel.**
C 5 DESIGN FOR COHERENCY

BACKGROUND

Buildings in Portland’s Central City accommodate residential, commercial, institutional, and industrial uses. These buildings are typically multistory, mixed use developments. The many different and often conflicting programmatic considerations present challenges to the designer or developer that must be integrated together to achieve a coherent design. The mixture of proposed uses for a building can affect decisions regarding the different systems of design components that stem from the building’s overall design concept.

Examples of typical components in a building design proposal include, but are not limited to, building structural systems, exterior cladding materials, roof systems, window and door materials and their placement, and smaller-scale elements such as ground-level exterior lighting fixtures or signs. Buildings that have balanced all of the competing design considerations create coherent compositions. This design coherency can be experienced and appreciated by pedestrians at the sidewalk-level, users of the building, and those viewing the development from afar.

GUIDELINE

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.
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What Are Design Guidelines?

- Design Guidelines are qualitative statements that provide a framework for how development should look, function, and feel.

- There are often many acceptable ways to comply with each design guideline.
This guideline may be accomplished by:

1. Developing coherent compositions. The Liberty Centre in the Lloyd District uses an integrated system of building materials that include brick panels, aluminum window frames, and tinted glazing. These elements are used not only on the office tower, but also in the courtyard, the parking structure, and as part of the exterior sign and lighting systems.

2. Integrating existing buildings in new building compositions. The Metro Regional Center in the Lloyd District has built upon the old Sears retail building by incorporating a mixture of new and old building elements. The building uses aluminum curtain wall systems in conjunction with the original building’s masonry walls, clad in glazed white bricks.
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This guideline may be accomplished by:

3. Developing an integrated strategy at the sidewalk-level of the project. Pacwest Center in the downtown is a high-rise office tower with rounded corners that is clad in metal panels and dark horizontal bands of window glazing. These elements are augmented at the sidewalk level with a smooth marble base, a rounded awning system, and large, inset windows.

4. Incorporating unifying elements. The Mackenzie Lofts condominium building in the River District uses multi-paned windows, balconies, brick exterior cladding, and other details to create a coherent composition that evokes the industrial character of the River District.
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- Guidelines typically **state broader concepts than standards to provide flexibility to designers.**
Guideline Types

- Advisory (not-required)
- Regulatory (required)
What is the Design Review Process?
Presentation Outline

1) Design Guidelines and TOD
2) Understanding Design Guidelines
3) Considerations and Conclusion
Considerations

Design Guideline Pros:

- Can be used to help promote successful transit-oriented development.
- Can protect, foster and emphasize a community's unique characteristics.
- Can be uniquely tailored for specific districts within a city or region.
- Design Guidelines anticipate future development innovations and market shifts better than development standards because they are more flexible and less prescriptive.
Considerations

Design Guideline Cons:

- Some guidelines are more valuable than others – regulate only the most essential guidelines

- Guidelines do not necessarily result in high-quality design. The quality of design that results from design guidelines is only as good as the staff that interprets and applies them during the review process.

- Some design solutions are better than others. For review of major development proposals, cities should assemble a knowledgeable “Design Committee”.
Conclusions

TOD Guidelines:

- Will be **most effective if they have a specific station area plan** or station area type to respond to.
- Are **not a replacement for development standards**. They should always supplement standards.
- **Experienced staff** with relevant professional backgrounds are key to the successful implementation of design guidelines.
Thank You!
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