

CREATING PLACE

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Orion Planning + Design is a multi-disciplined LLC formed in the State of Colorado. The firm consists of leading planners and designers from across the United States. Four partners are A.I.C.P. Fellows. Having served as local planners, we have a deep and abiding respect for the role of local government and the daily challenges faced by dedicated local staff and elected officials.

We work with clients in collaborative planning processes to find place-based context sensitive planning solutions. We believe in a strong team environment and a locally driven process for planning and code development. We believe in developing and maintaining strong working relationships with staff, committees, and boards and using local expertise and knowledge to guide the planning and coding process.

Our code work around the country has helped many communities integrate elements of form and design into standard Euclidean codes. These hybrid codes are very successful at accomplishing plan objectives within the context of a familiar regulatory environment.



COMPREHENSIVE AND AREA PLANNING
MASTER PLANNING & URBAN DESIGN
CODING
PARKS, OPEN SPACE, & TRAILS
SITE PLANNING

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BOULDER, CO • HERNANDO, MS • HUNTSVILLE, AL • MISSOULA, MT • SHERIDAN, WY • ST. SIMONS ISLAND, GA

Conventional Planning Practice

Medium Density Residential (MDR)

The Medium Density Residential area is comprised predominantly of neighborhoods with housing units that are more urban in character and in closer proximity to commercial services and centers. This area provides a transition from the more suburban areas of the Town to more developed areas. The density of development in this area will vary based on the presence of utilities, topography and environmental features. This designation is applied to land which is developed, or is to be developed, at a density between three and five units per acre. Densities as high as seven units per acre may occur under a Planned Development - Residential District.

Typical Uses: Residential (all forms)

Gross Residential Density: up to 5 dwelling units/acre. Densities up to 7 dwelling units/acre may be approved as part of a Planned Development - Residential District.

High Density Residential (HDR)

The High Density Residential area provides for housing options located in close proximity to major transportation corridors, existing commercial areas and Downtown services. These areas have a connected street network, adequate pedestrian and bicycle facilities, and are served by public water and sewer. High Density Residential is designed to include all housing types. In some instances, this designation provides for a transition between lower-density residential use and commercial uses. In other instances, this designation allows the establishment of neighborhood commercial uses such as a grocery store or neighborhood services which are compatible with higher-

density residential uses. When neighborhood-serving commercial uses are placed within or adjacent to a residential area, such uses shall be limited to a size which is sufficient to accommodate the needs of an immediate residential neighborhood. These transitional areas will have opportunities for slightly higher-density development than the other residential categories.

Typical Uses: Residential (all forms), Limited Neighborhood Commercial Services
Gross Residential Density: up to 12 dwelling units/acre. Densities greater than 10 dwelling units/acre may be approved as part of a Planned Development.

Downtown Residential (DR)

The Downtown area provides for housing options and office-residential uses located in close proximity to the Downtown Core. The Downtown category is designed to retain established neighborhoods and maintain the historic character while allowing a variety of higher-density housing types that support and foster growth of the Downtown Core. Higher-density development should be directly bordering the Downtown Core or along US 70 Business Highway West. The Downtown area should have a connected street network with short block lengths, a grid-style street system, and adequate pedestrian and bicycle facilities.

Typical Uses: Residential (single-family, with higher density residential uses limited to areas as described above); Neighborhood Commercial in appropriate locations

Gross Residential Density: up to 12 units/acre, up to 20 units/acre with PD

PLANNING CONTINUUM



LAND USE TYPOLOGIES



LOWER DENSITY RESIDENTIAL



MEDIUM DENSITY RESIDENTIAL



HIGHER DENSITY RESIDENTIAL



TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)

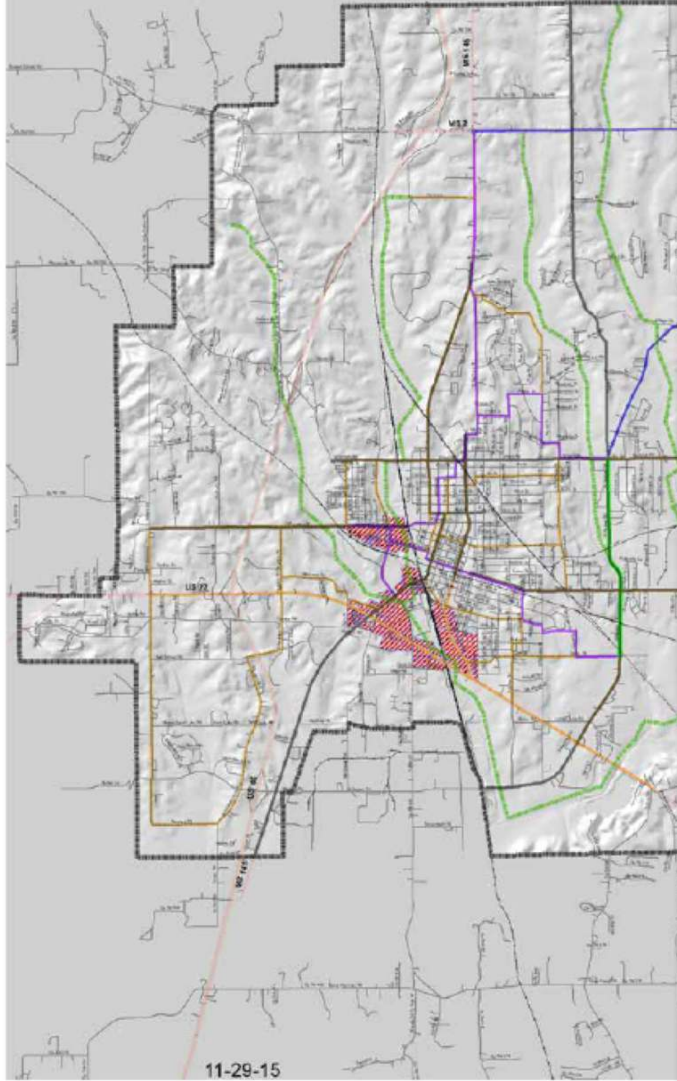


MIXED-USE NEIGHBORHOOD CENTER



PARKS / RECREATION





Downtown Gateways

CHARACTER IMAGERY



Downtown Gateways

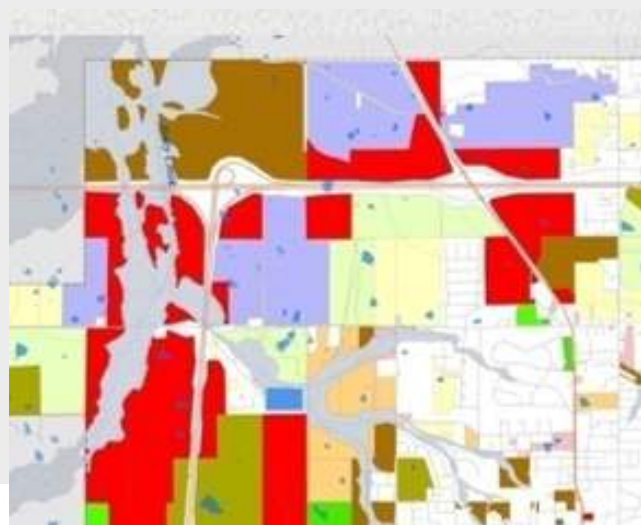
Downtown gateways are key entry points into the downtown core from outlying areas. These gateways should support and reflect the quality of the destination to which they lead and create a sense of anticipation as one enters the gateway. They serve as thresholds to a different area of the City. As such, downtown gateways should be carefully designed to be welcoming, attractive and inviting. This is achieved through careful site and building design which conveys quality and careful sign control. These methods are accompanied by public amenities such as landmark features or wayfinding systems.

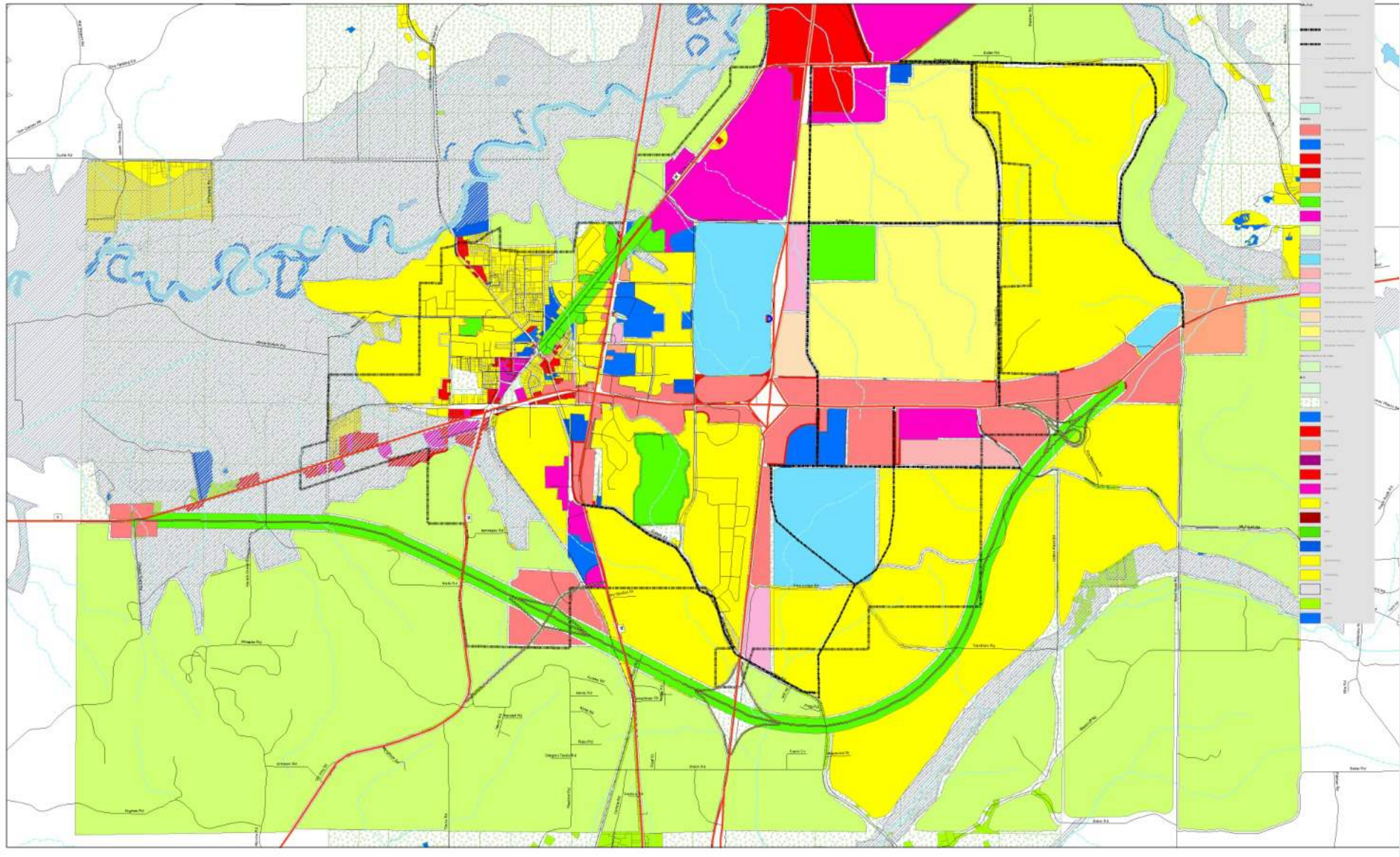
DESCRIPTION

Potential Development Uses and Policies	
Primary Land Use(s)	<ul style="list-style-type: none"> Commercial Office
Secondary Land Use	<ul style="list-style-type: none"> Upper floor residential Institutional
Appropriate Development Policy	<ul style="list-style-type: none"> Canopy mitigation Urban stormwater management; permeable surfacing, cisterns, planter boxes where appropriate Site plan review Mixed Use buildings Preservation
Private and Public Amenity	<ul style="list-style-type: none"> Open space provided as pocket parks
General Design Character	
Building Placement	<ul style="list-style-type: none"> Building facades of residential buildings have shallow setbacks Building facades of mixed-use/commercial buildings are built close to the sidewalk
Building Frontage	<ul style="list-style-type: none"> Multi-family residential buildings typically have stoops and/or balconies Mixed-use/commercial buildings have shopfronts at street level Street-facing facades have at least one entrance that faces the street
Building Height	<ul style="list-style-type: none"> 3 to 4 stories
Parking	<ul style="list-style-type: none"> Parking located behind or beside the street-facing building facade on primary streets Parking areas have a perimeter landscape buffer where adjacent to street(s) Permeable surfacing, bioretention in parking lots where possible
Access	<ul style="list-style-type: none"> Alleys Shared access
Landscaping and Transitional Buffering	<ul style="list-style-type: none"> Significant constructed buffering along the perimeter of the site unless adjoining other urban designated area
Mobility	
Street Type(s)	<ul style="list-style-type: none"> Boulevard, Avenue
Non Vehicular Mobility	<ul style="list-style-type: none"> Pedestrian facilities, bike lanes, bike racks

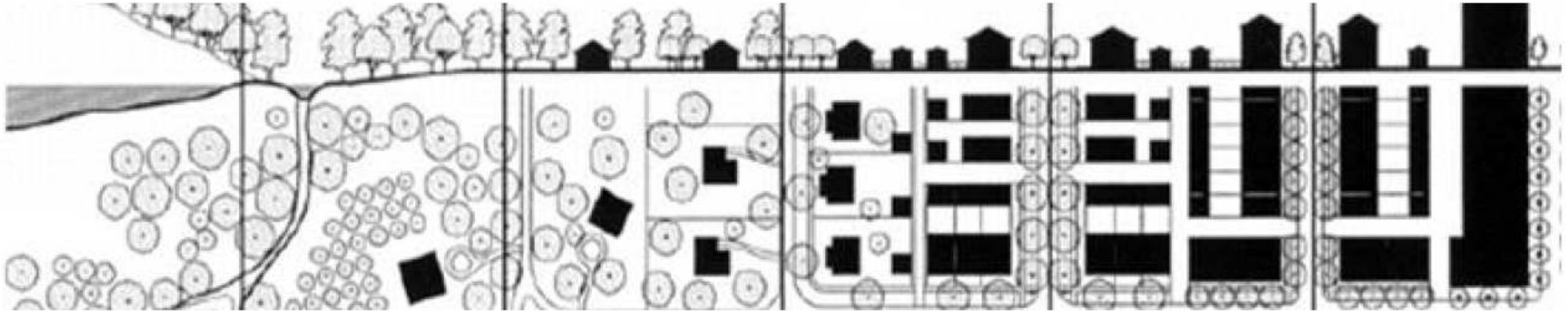


What does commercial mean?





Planning areas are used to ensure that the right zoning districts are applied in the right places. Context areas are distinguished from one another by the current and anticipated physical and environmental characteristics of the City of Oxford.



A. Natural (N-) ■

B. Consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for settlement due to topography, hydrology or vegetation. A natural landscape with agricultural use often present.

C. Rural (R-) ■

D. Consists of sparsely settled lands in open or cultivated states. Typical buildings are farmhouses, agricultural buildings and camps. Limited retail activity is located in specifically designated

G. Suburban (S-) ■

H. Consists of single-family detached housing with some opportunities for attached housing. Commercial activity is typically concentrated in nodes and corridors along major roadways.

I. Urban (U-) ■

J. Consists of attached and detached housing types such as single-family houses, row houses and apartments. Commercial activity is concentrated along major roadways and at neighborhood nodes.

K. Center (C-) ■

L. Consists of the highest density and height, with the greatest variety of uses. Attached buildings form a continuous street wall. The highest pedestrian and transit activity is encouraged.

M. Special (SP-) ■ ■ ■

N. Consists of large scale civic, institutional, heavy industrial, conservation and recreation areas which do not fit easily into other contexts. These uses may also occur within other context areas in smaller concentrations.



Planning Continuum or Transect



1
NATURAL

2
RURAL

3
SUBURBAN

4
URBAN

5
URBAN CENTER

6
URBAN CORE

SD
SPECIAL DISTRICTS

Identifying and Respecting Place Examples

Corinth

Pascagoula

Sevierville

Oxford

Yalobusha County

Place Types in Common

Traditional neighborhoods
 Suburban commercial
 Suburban residential
 Urban core

Rural
 Agriculture

Distinctive Place Types

Downtown Gateway

Waterfront Series
 (Working, Natural,
 Residential,
 Recreational)

Tourism
 Accommodation

University Edge

Conservation

Traditional
 Neighborhood Infill

Mixed Residential

Tourism Entertainment

Urban Corridors

Seasonal Living

-

Medical District

Riverfront

Urban Corridor

-

Introducing New Place Types

Traditional
 Neighborhoods (New)

Traditional
 Neighborhoods (New)

Urban Core

Traditional
 Neighborhoods (New)

None