

Work-In Progress Presentation

August 1, 2013

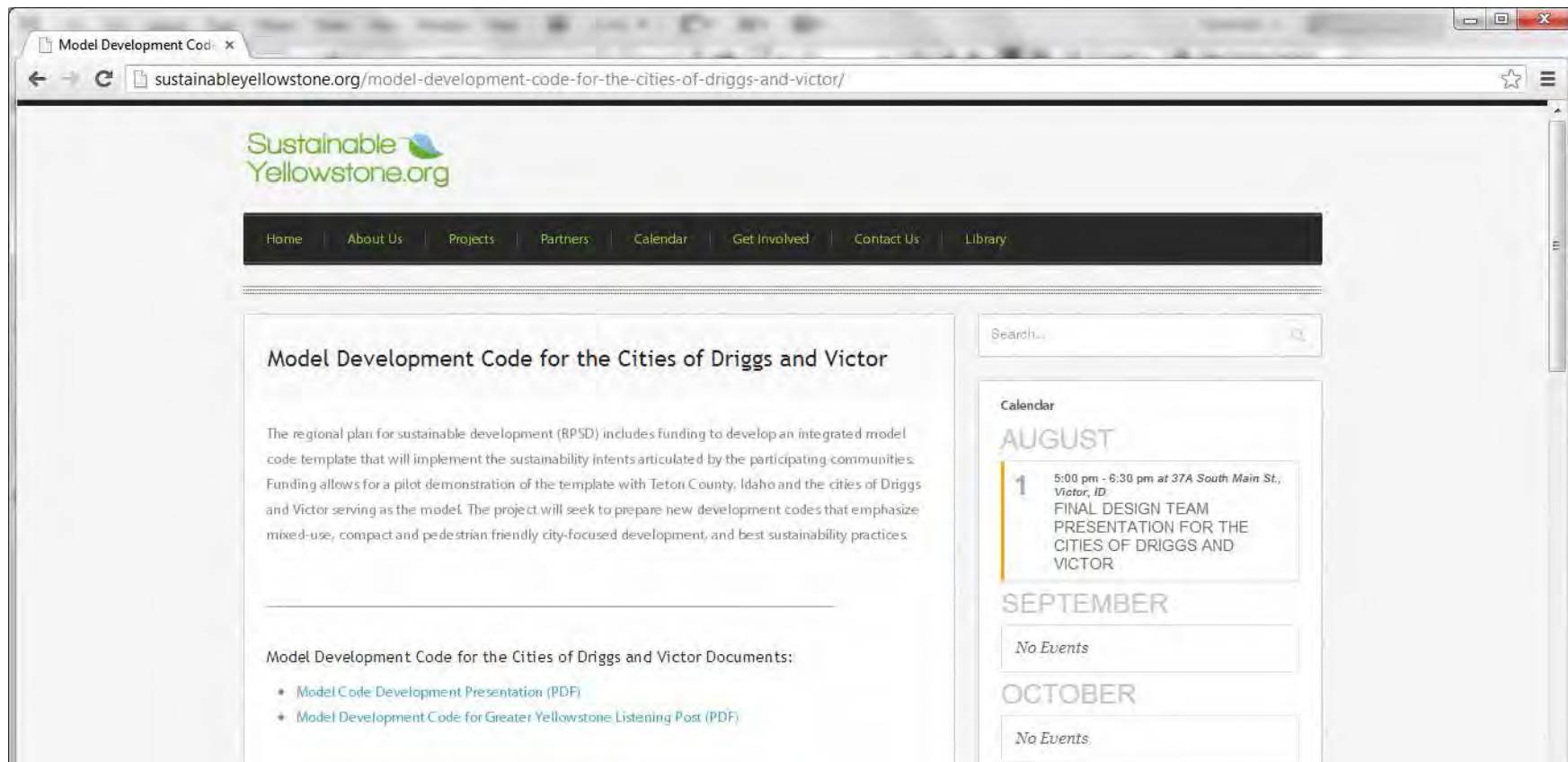
VICTOR
DESIGN
WORKSHOP



TETON VALLEY
VICTOR AND DRIGGS, IDAHO

PROJECT OVERVIEW

- » Sustainable Communities Regional Planning Grant from the US Department of Housing and Urban Development
- » Updated zoning code for Victor and Driggs
- » No obligation to adopt new regulations



KEY PROJECT OBJECTIVES

Refine Planning to Support New Zoning

1. Street/Block Study

- » **Balance All Modes of Travel**
- » **Create a Connected Street Network**

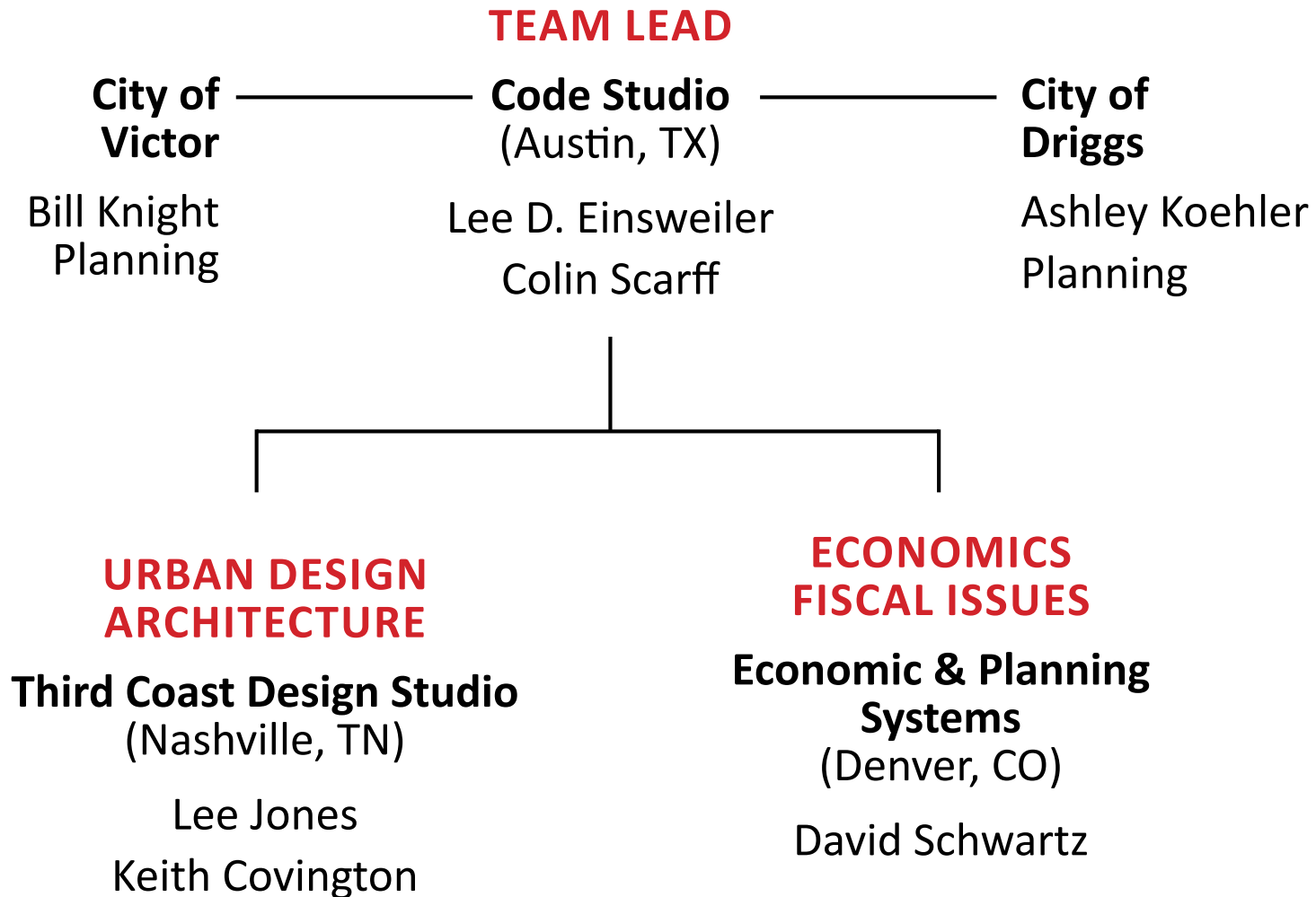
2. New Zoning Regulations

- » **Appropriate Heights, Uses, Setbacks, Parking Locations**
- » **Implement Vision of Community**

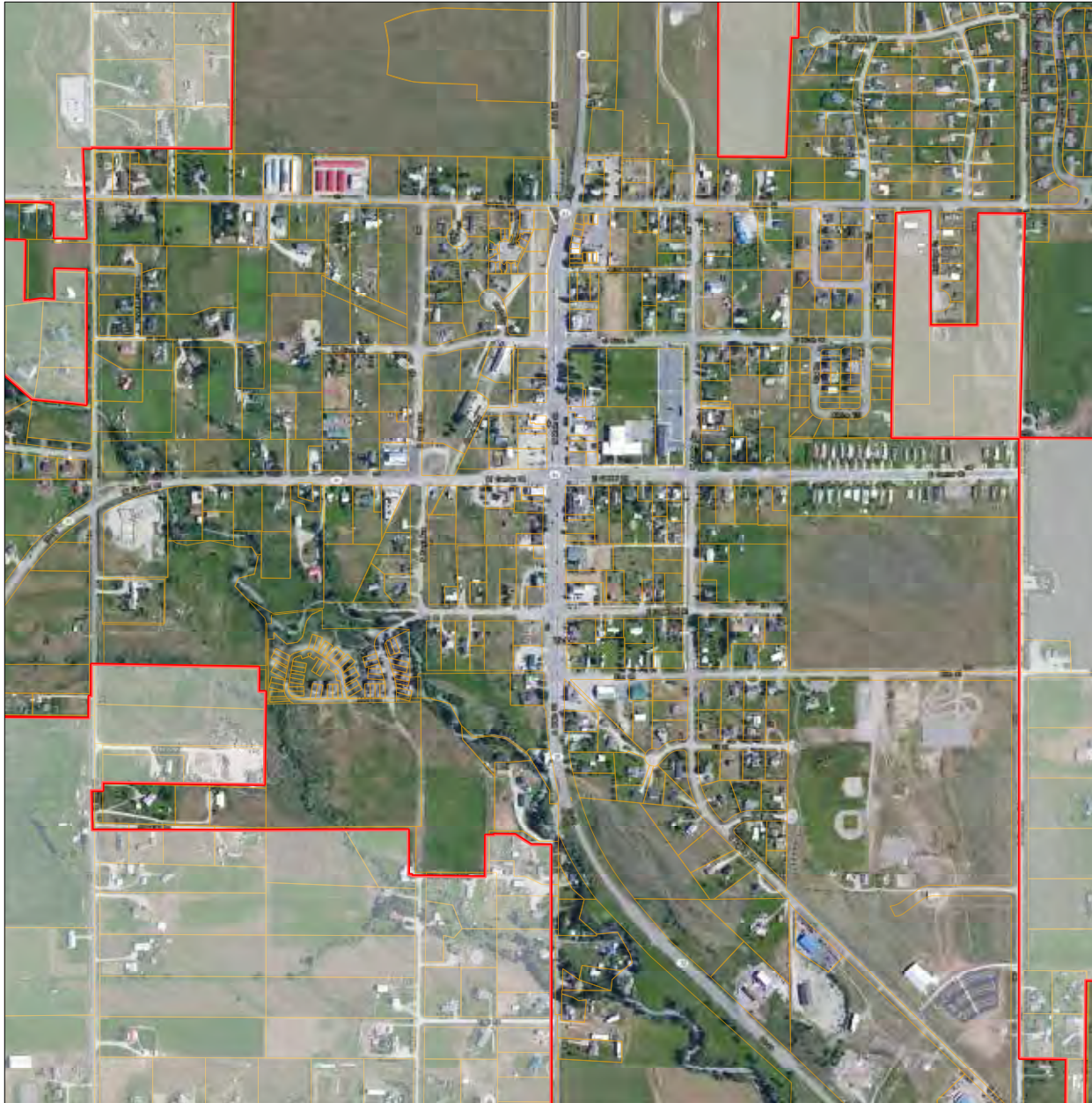
TONIGHT'S PRESENTATION

- » Introduction
- » The Charrette Week
- » Enhanced Mobility
- » Future Form and Character
- » New Zoning
- » Next Steps

CHARRETTE TEAM



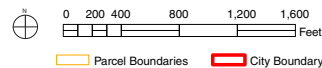
PROJECT AREA



- » Centered on Highway 33
- » Square Mile of Downtown
- » Victor and Driggs

Victor Hands-on Design Map

July 27, 2013 Code Studio | Third Coast Design Studio | Urban Advantage | Economic & Planning Systems





THE CHARRETTE WEEK



WEEK AT A GLANCE

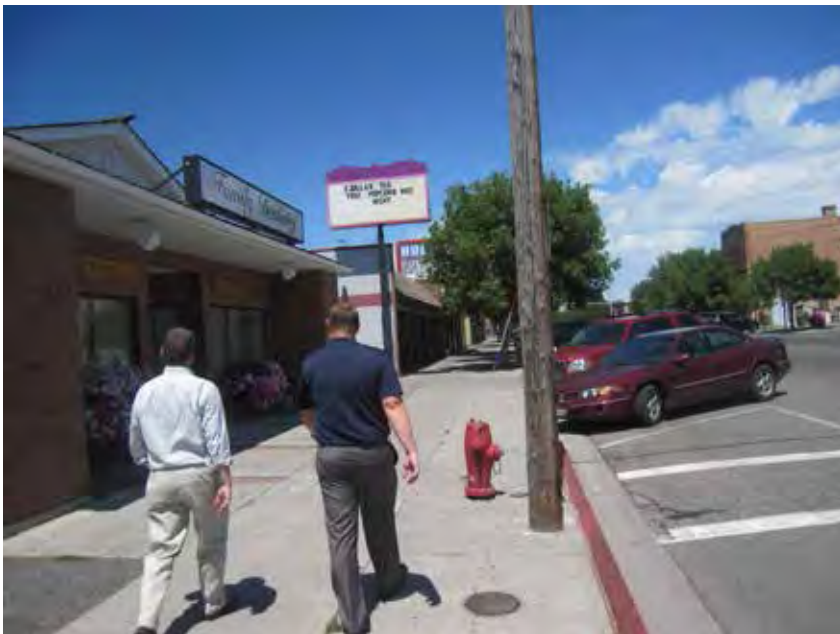
VICTOR

- » **SAT AM** Hands On Session
- » **SUN** Brainstorming
- » **MON AM** Stakeholders
- » **MON 6 PM** Open House
- » **TUES AM** Stakeholders
- » **TUES 6 PM** "RESET"
- » **WED AM** Stakeholders
- » **THURS 5 PM** Present

DRIGGS

- » **SAT PM** Hands On Session
- » **SUN** in Victor
- » **MON PM** Stakeholders
- » **MON 6 PM** Open House
- » **TUES PM** Stakeholders
- » **TUES EVE** in Victor
- » **WED** Design Studio

FRIDAY: SITE ANALYSIS & WALKING TOUR



SATURDAY AM: VICTOR WORKSHOP



SATURDAY PM: DRIGGS WORKSHOP



SATURDAY: THINGS TO THINK ABOUT

» Character Areas

- » Create some boundaries
- » Based on height, use, setback, parking location
- » Places to save, focal points?

» New Ideas

- » Fill in the gaps! What sites should go first? What uses, how tall?
- » Additional housing options? Small SF lots, attached units, townhouse, apartment?

» Connections

- » Based on concept of network
- » Add new connections: bike routes, safety improvements



Driggs Hands-on Design Map

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"BIG IDEAS"

VICTOR

- » Focus on Victor's Core
- » Connecting the Fabric
- » Trail, Network Connections
- » Distinct Nodes
- » Residential Variety



DRIGGS

- » Compact City Core
- » Bike and Connections
- » Mixed Use Main Street
- » Higher Density Residential Around the Core



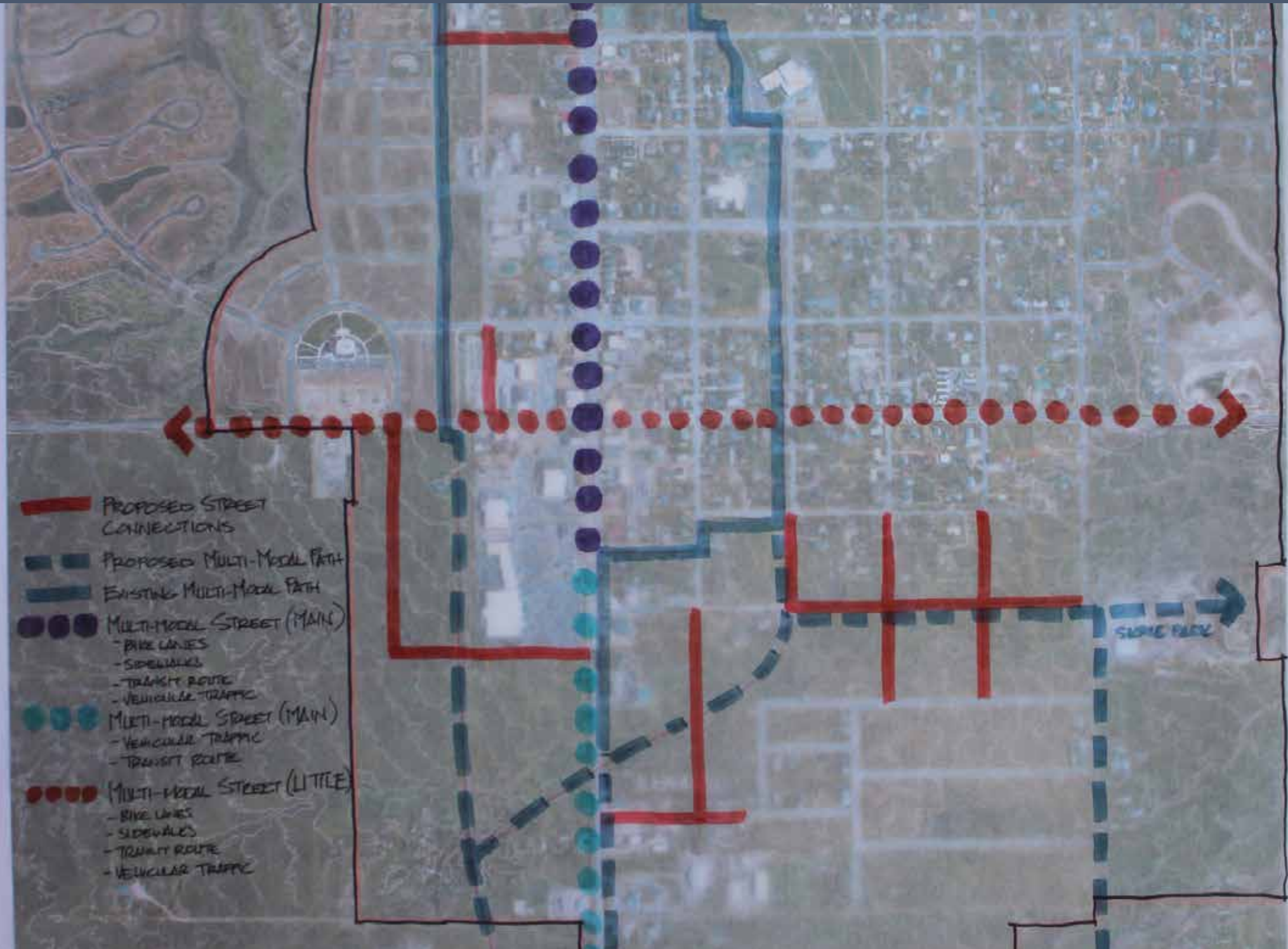
BRAINSTORMING



INITIAL IDEAS



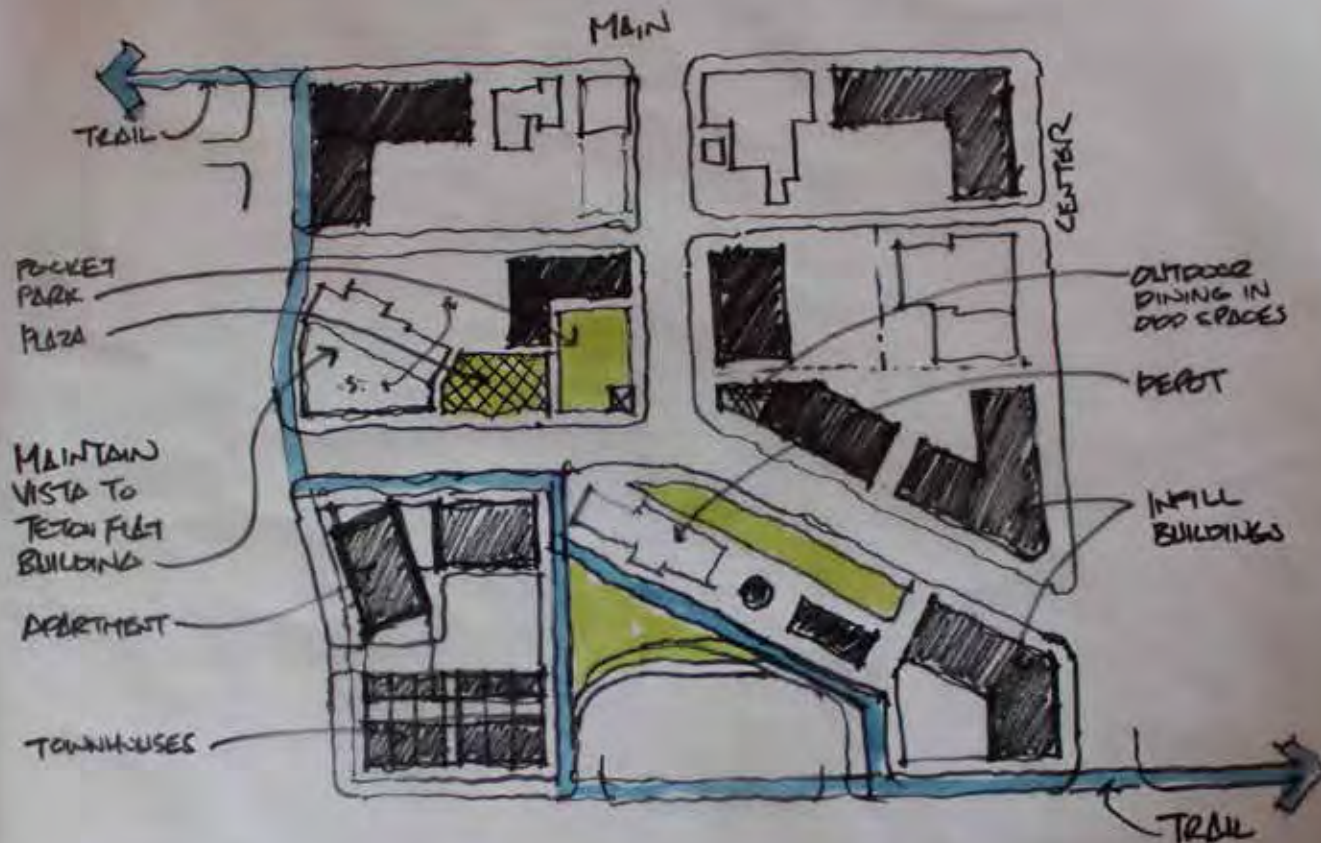
INITIAL IDEAS



OPEN DESIGN STUDIO



PRELIMINARY CONCEPTS



DEPOT BLOCK STUDY
7.29.13

MONDAY: OPEN HOUSE



TUESDAY: REFINEMENT



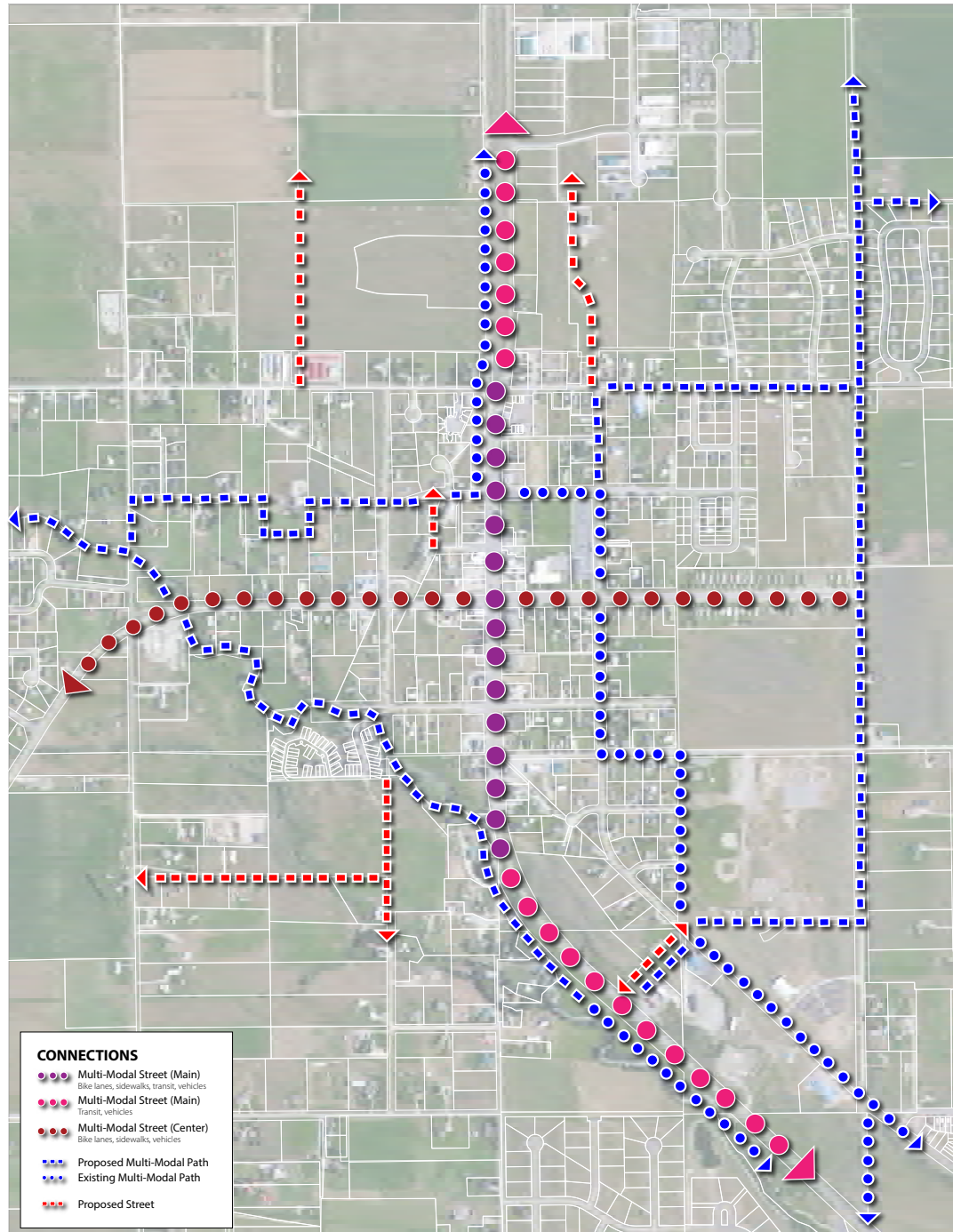
WORKING LATE !



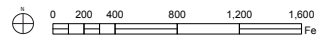
ENHANCED MOBILITY



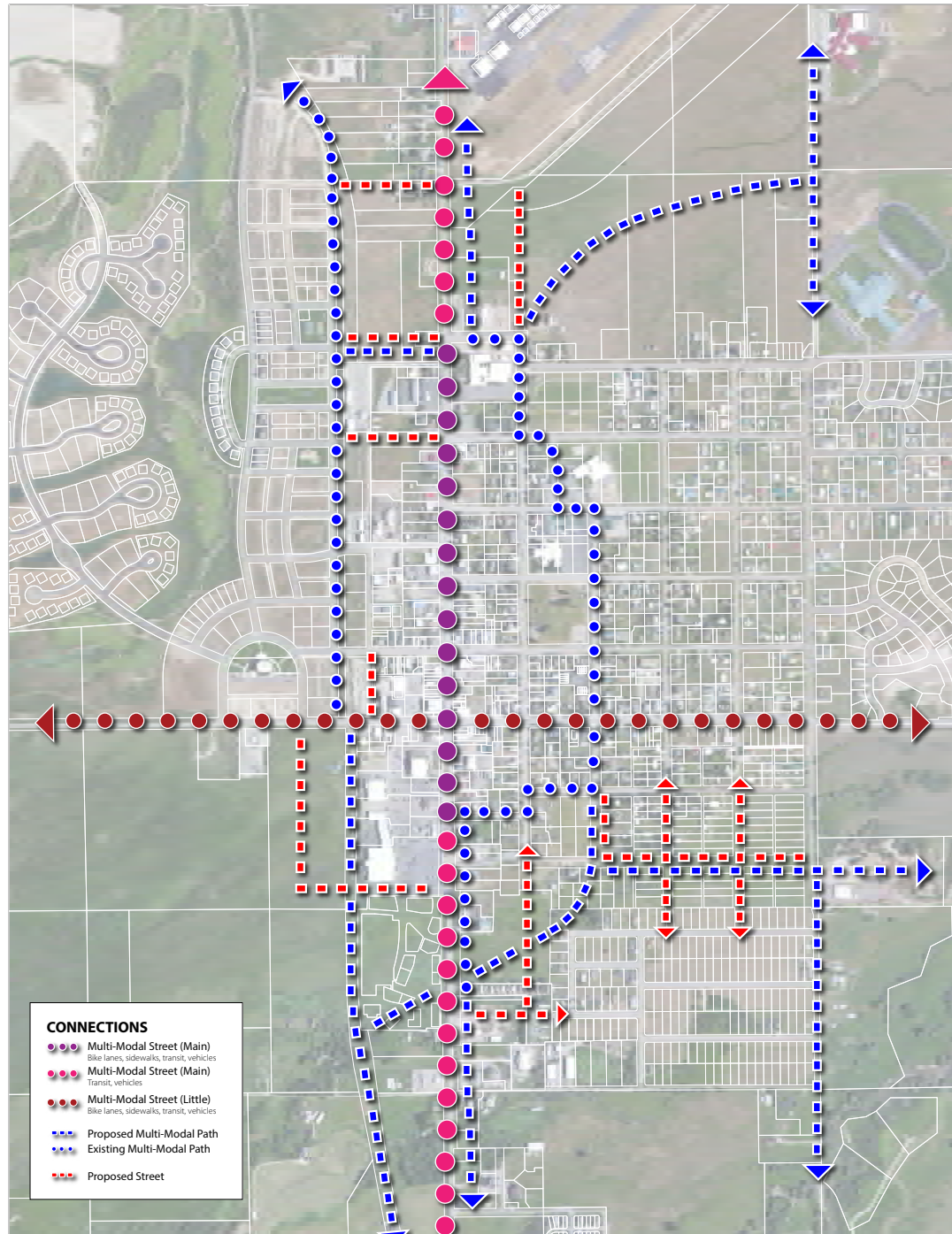
VICTOR CONNECTIONS



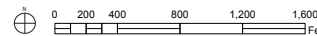
Victor Connections
DRAFT August 1, 2013



DRIGGS CONNECTIONS



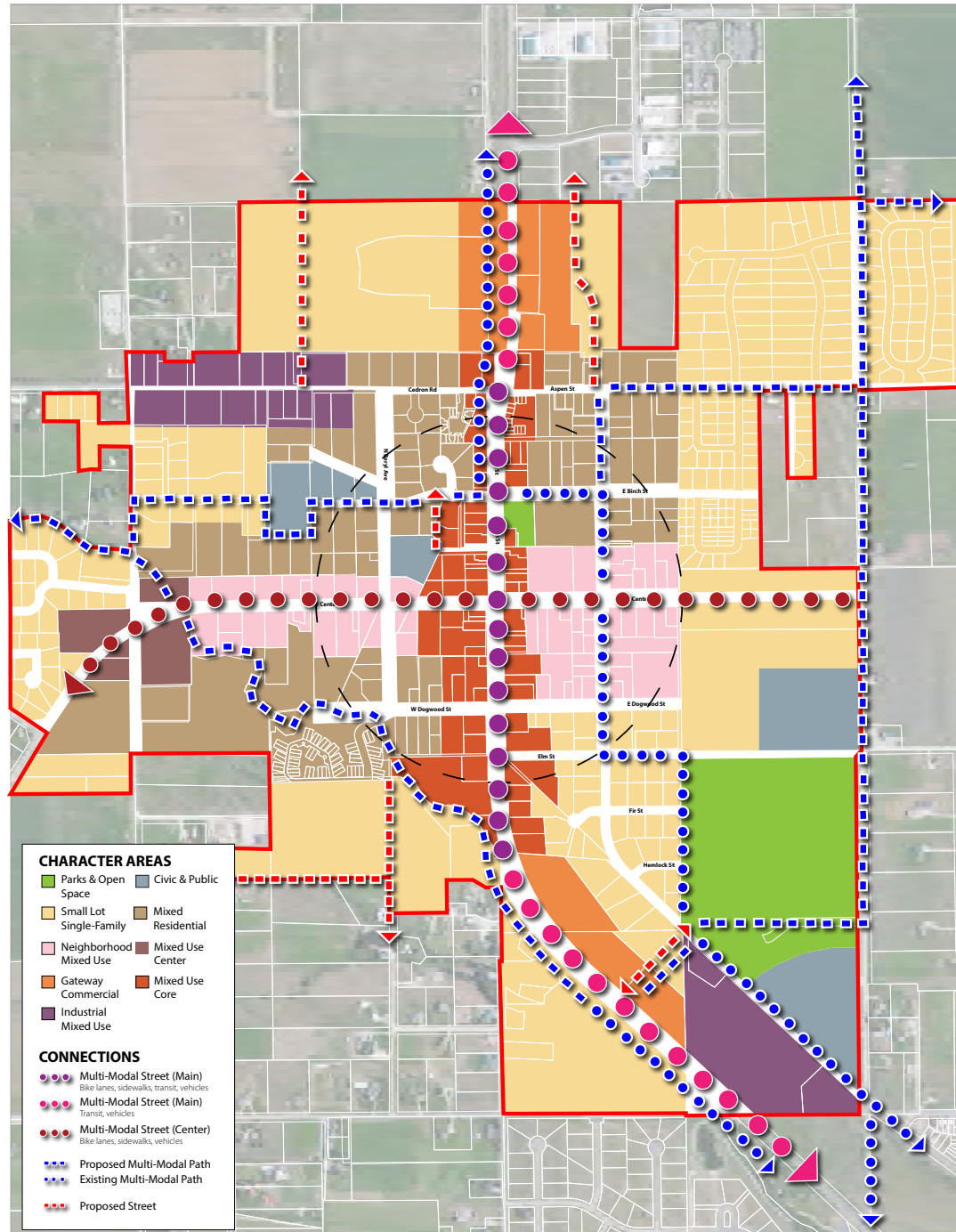
Driggs Connections
DRAFT August 1, 2013



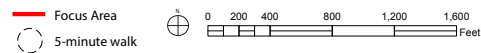
CHARACTER AREA CONCEPTS



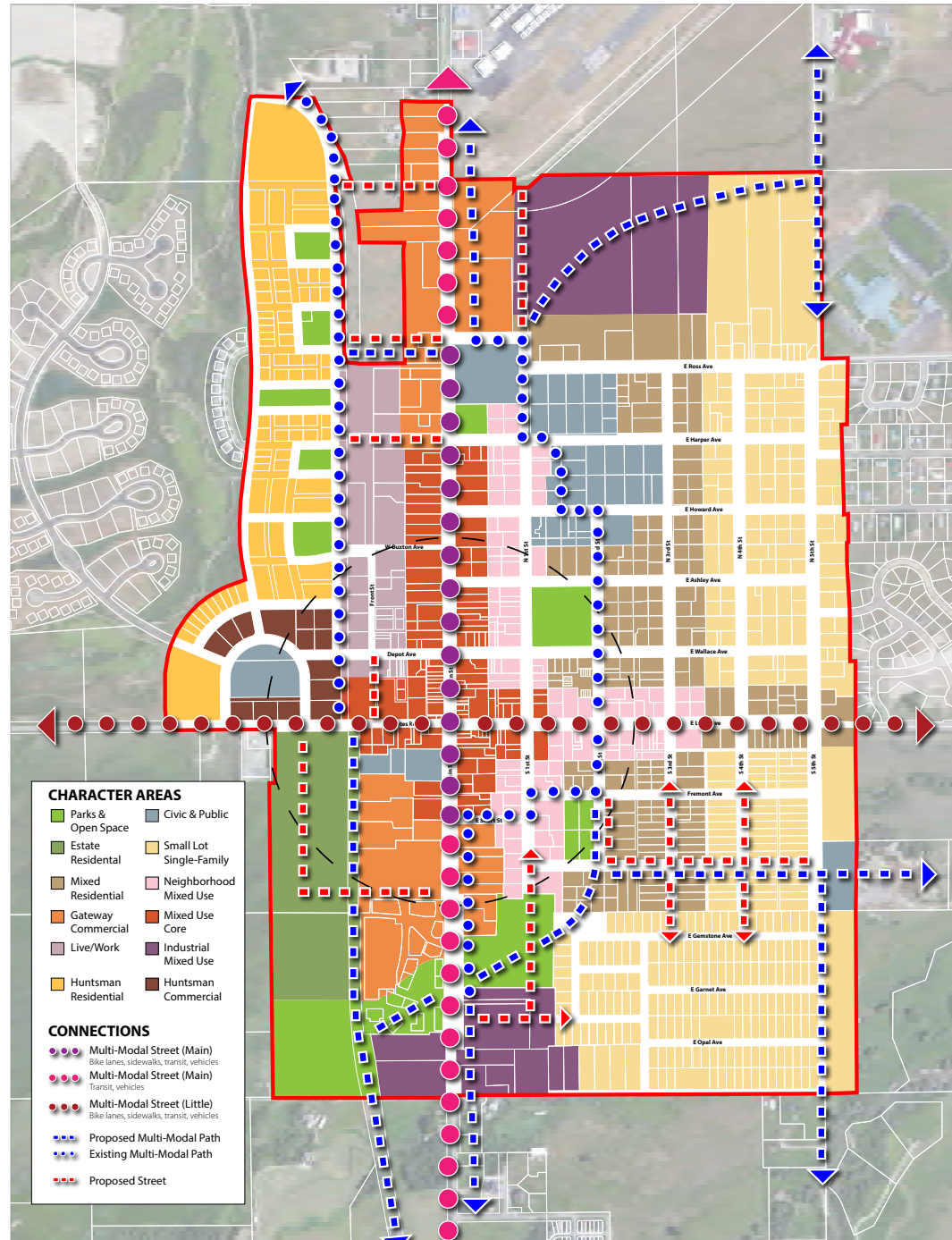
VICTOR CHARACTER CONCEPT



Victor Conceptual Framework
DRAFT August 1, 2013

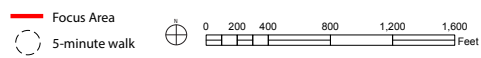


DRIGGS CHARACTER CONCEPT



- CHARACTER AREAS**
- Parks & Open Space
 - Estate Residential
 - Mixed Residential
 - Gateway Commercial
 - Live/Work
 - Huntsman Residential
 - Civic & Public
 - Small Lot Single-Family
 - Neighborhood Mixed Use
 - Mixed Use Core
 - Industrial Mixed Use
 - Huntsman Commercial
- CONNECTIONS**
- Multi-Modal Street (Main) - Bike lanes, sidewalks, transit, vehicles
 - Multi-Modal Street (Main) - Transit, vehicles
 - Multi-Modal Street (Little) - Bike lanes, sidewalks, transit, vehicles
 - Proposed Multi-Modal Path
 - Existing Multi-Modal Path
 - Proposed Street

Driggs Conceptual Framework
DRAFT August 1, 2013



PARKS AND OPEN SPACE

- ▶ **Intent.** Sites that are currently publicly-owned (or leased by a public entity) and used for park, recreation or open space purposes.
- ▶ **Typical Form.** Open spaces, often green, landscaped or natural areas. May include paved areas such as plazas, paths and walkways. Includes recreational elements such as ballfields and playgrounds. Includes recreational buildings such as picnic shelters, community rooms, gazebos and similar structures.
- ▶ **Building Type.** Civic.
- ▶ **Height.** 1 story.
- ▶ **Use.** Focused on public use for aesthetic or recreational purposes.



CIVIC AND PUBLIC

- ▶ **Intent.** Sites that are currently publicly-owned (or leased by a public entity) and used for civic or public purposes such as city hall, hospital, library, post office.
- ▶ **Typical Form.** Civic and public sites often break the rules for the form of the surrounding area. It is common to find these uses set back with significant landscaping.
- ▶ **Building Type.** Civic.
- ▶ **Height.** 3 stories
- ▶ **Use.** Civic or public.



ESTATE RESIDENTIAL

- ▶ **Intent.** Large lots (half-acre or greater) with substantial open yards. Serves as a transition to County lot sizes.
- ▶ **Typical Form.** Traditional house forms, usually with a pitched roof. Includes contemporary forms with flat roofs. May include detached garages, outbuildings.
- ▶ **Building Type.** Single-family dwelling.
- ▶ **Height.** 1 to 2.5 stories.
- ▶ **Use.** Single-family residential.



SMALL LOT SINGLE-FAMILY

- ▶ **Intent.** Small lots with modest yards. Walkable, supports nearby commercial areas. Limited housing forms on a single lot.
- ▶ **Typical Form.** Traditional and contemporary residential forms, pitched and flat roofs. May include detached garages, outbuildings.
- ▶ **Building Type.** Duplex, single-family, accessory dwelling.
- ▶ **Height.** 1 to 2.5 stories.
- ▶ **Use.** Single-family or two-family.



MIXED RESIDENTIAL

- ▶ **Intent.** Small lots with modest yards. Highly walkable, supports adjacent commercial areas. Mixed housing forms, often on a single lot. Mixed income, where possible.
- ▶ **Typical Form.** Traditional and contemporary residential forms, pitched and flat roofs. May include detached garages, outbuildings.
- ▶ **Building Type.** Apartment, townhouse, duplex, single-family, accessory dwelling.
- ▶ **Height.** 1 to 2.5 stories.
- ▶ **Use.** Residential, single-family or multifamily.



LIVE/WORK

- ▶ **Intent.** Ground floor unit allows “work” opportunity with residential above. Buildings set modestly back from the street. Highly walkable. Individual buildings with limited scale.
- ▶ **Typical Form.** Townhouse form with pitched or flat roofs. May include detached garages.
- ▶ **Building Type.** Live/Work, townhouse.
- ▶ **Height.** 1 to 3 stories.
- ▶ **Use.** Multifamily, retail, commercial, office.



NEIGHBORHOOD MIXED USE

- ▶ **Intent.** Highly walkable, abuts or leads to commercial areas. Buildings set modestly back from the street, well landscaped. Individual buildings with limited scale.
- ▶ **Typical Form.** Traditional and contemporary residential forms, pitched and flat roofs. May include detached garages, outbuildings.
- ▶ **Building Type.** Shopfront mixed use with residential features or residential.
- ▶ **Height.** 1 to 2.5 stories.
- ▶ **Use.** Multifamily, retail, commercial, office.



MIXED USE CORE

- ▶ **Intent.** “Main Street” -- the most highly walkable area. Buildings pulled up to the street.
- ▶ **Typical Form.** Commercial form in a “street wall” pattern of touching buildings located just behind the sidewalk.
- ▶ **Building Type.** Shopfront mixed use.
- ▶ **Height.** 1 to 3 stories.
- ▶ **Use.** Retail and other active uses on the ground floor, office or residential in upper stories.



GATEWAY COMMERCIAL

- ▶ **Intent.** Auto-oriented commercial sites adjacent at the edge of the town center, adjacent to highways with higher speeds than in the town center. Internally walkable. Buildings often set well back from the street, heavily landscaped. Largest individual buildings.
- ▶ **Typical Form.** Commercial form with tall ground floor. May include outparcels.
- ▶ **Building Type.** Single-story shopfront, mixed use shopfront.
- ▶ **Height.** 1 to 3 stories.
- ▶ **Use.** Retail, commercial, office, multifamily.



INDUSTRIAL MIXED USE

- ▶ **Intent.** Land intensive uses that provide service to the local community or help service outlying residents or businesses, or provide for manufacturing.
- ▶ **Typical Form.** Industrial and warehouse form. May include outdoor storage yards. Industrial building materials (metal buildings) are common.
- ▶ **Building Type.** Industrial.
- ▶ **Height.** 1 to 3 stories.
- ▶ **Use.** Industrial, light industrial, manufacturing.

