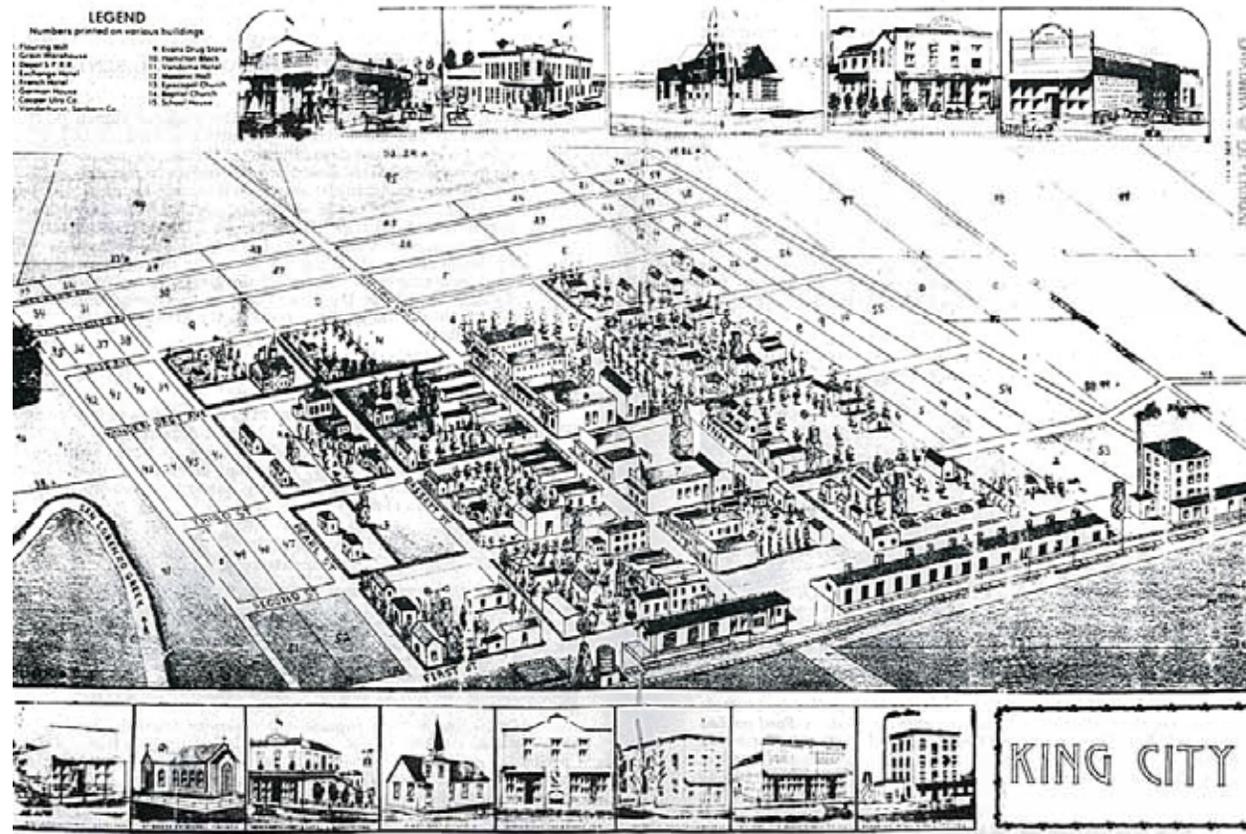


City of King Historic Corridor Revitalization Plan



Workshop 3

January 27, 2010

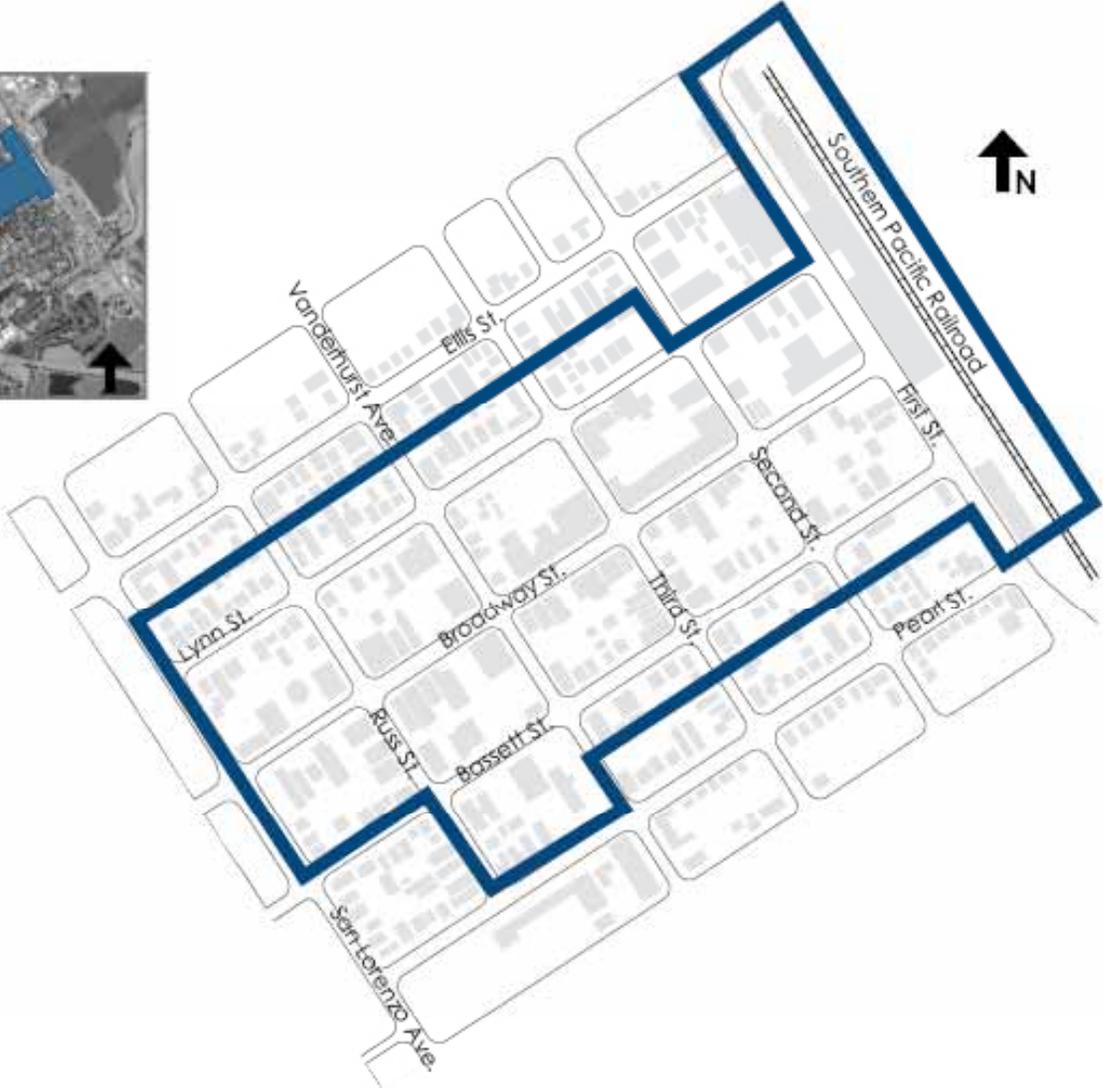
Agenda

1. CalTrans Environmental Grant Objectives
2. Review of Workshop 1 and 2
3. Introduction to form-based codes
4. Circulation and Streetscapes

Project Objectives

1. CalTrans Environmental Grants
 - Enhance business opportunities
 - Improve City amenities
 - Propose streetscape improvements
2. Outline passenger rail potential
3. Update on other related City projects

Historic Corridor Revitalization Plan Area



Previous Workshop Results

Proposed Passenger Rail Stop



Public Engagement

- Stakeholder Interviews
- **Workshop 1 (July 29, 2009):**
 - Background Information
 - Vision for Downtown City of King
- **Workshop 2 (September 23, 2009):**
 - Conceptual Plan Alternatives
 - Visual Preference Survey
- **Workshop 3 (January 27, 2010):**
 - Preferred Conceptual Plan
 - Streetscapes

Previous Workshop Results

Vision Statement

The City of King is a clean, multicultural and safe family-oriented community rooted in a strong agricultural, ranching economy. The City celebrates its unique heritage and welcomes a diversity of people to honor its important legacy and future.

Previous Workshop Results

Guiding Objectives

- Acknowledge the historic character and heritage of the City and identify historic buildings with plaques.
- Attract and maintain a diverse business mix that provides quality products, services, and entertainment.
- Build effective partnerships between the City, local business owners, and other agencies to ensure economic vitality.
- Create a safe, pedestrian-oriented, and bike-friendly downtown.
- Consider parking strategies for economic success.

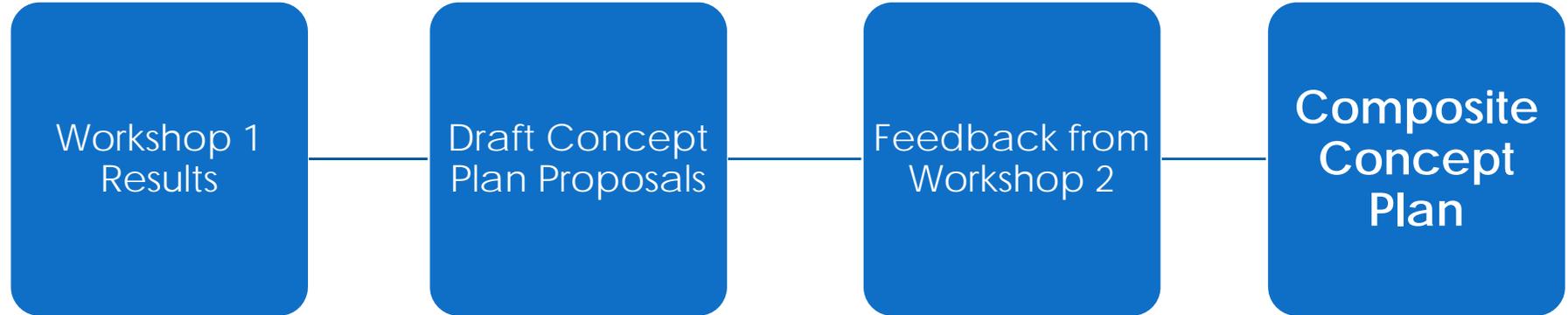
Previous Workshop Results

Guiding Objectives, continued

- Embrace the multi-cultural, agricultural, and ranching heritage.
- Initiate a design theme and focused development standards to achieve desired results.
- Incorporate and enhance arts, culture, entertainment, and public spaces.
- Provide consumer-friendly, mixed-use development.
- Promote Broadway Street as City of King's "Main Street."

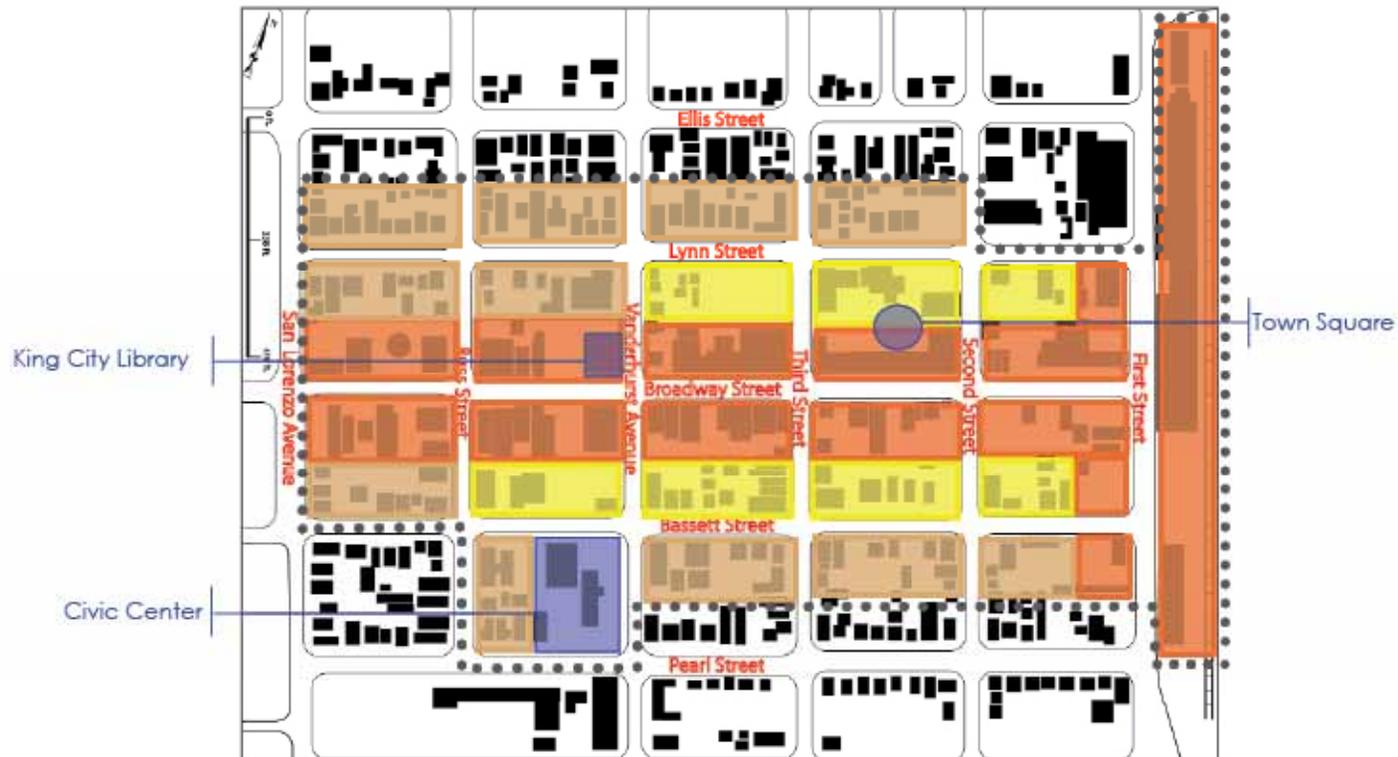
Previous Workshop Results

Concept Plan Proposals



Concept Plan 1

City of King Historic Corridor Revitalization Plan
Workshop #2, September 23, 2009
Draft Concept Plan 1: *Traditional*



Legend

..... Plan Area



Town Core



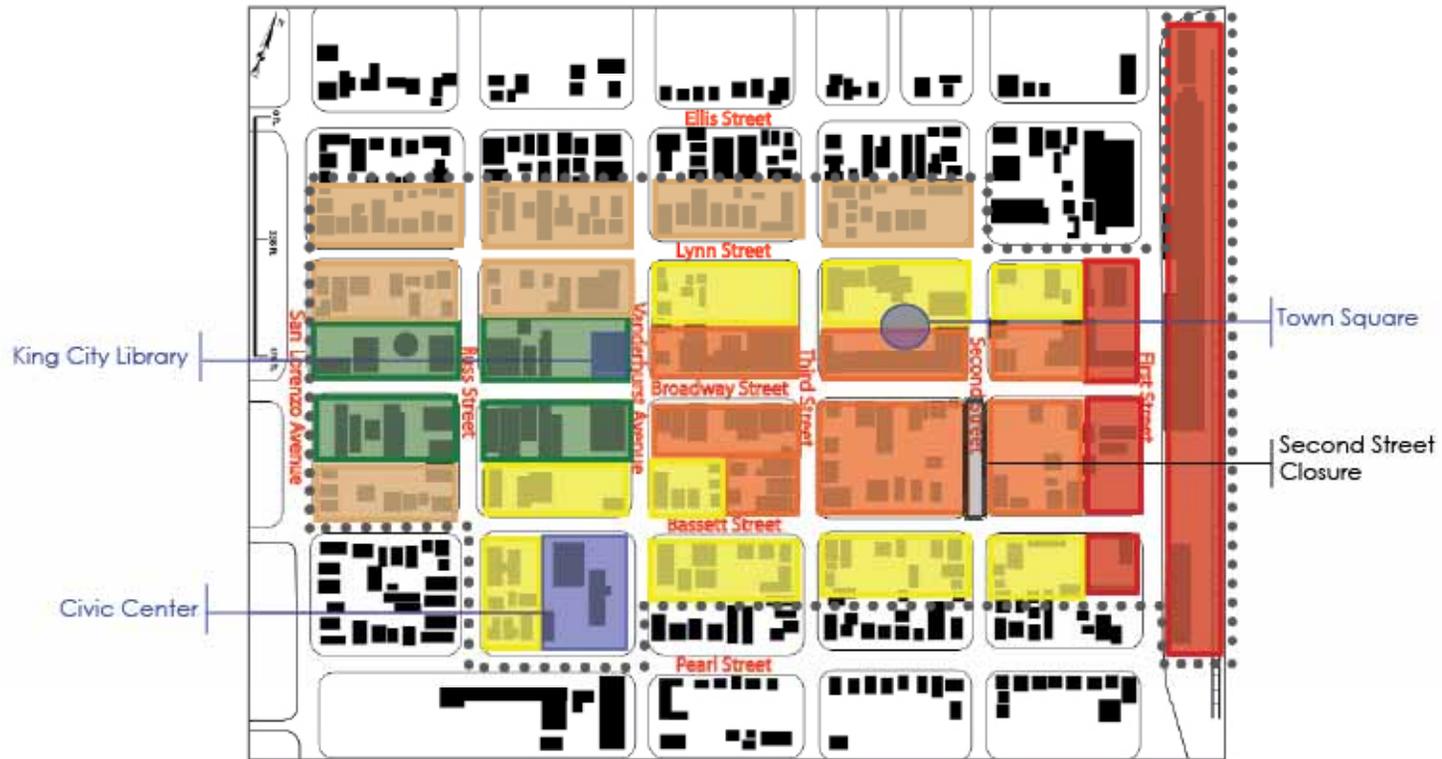
Commercial



Neighborhood General

Concept Plan 2

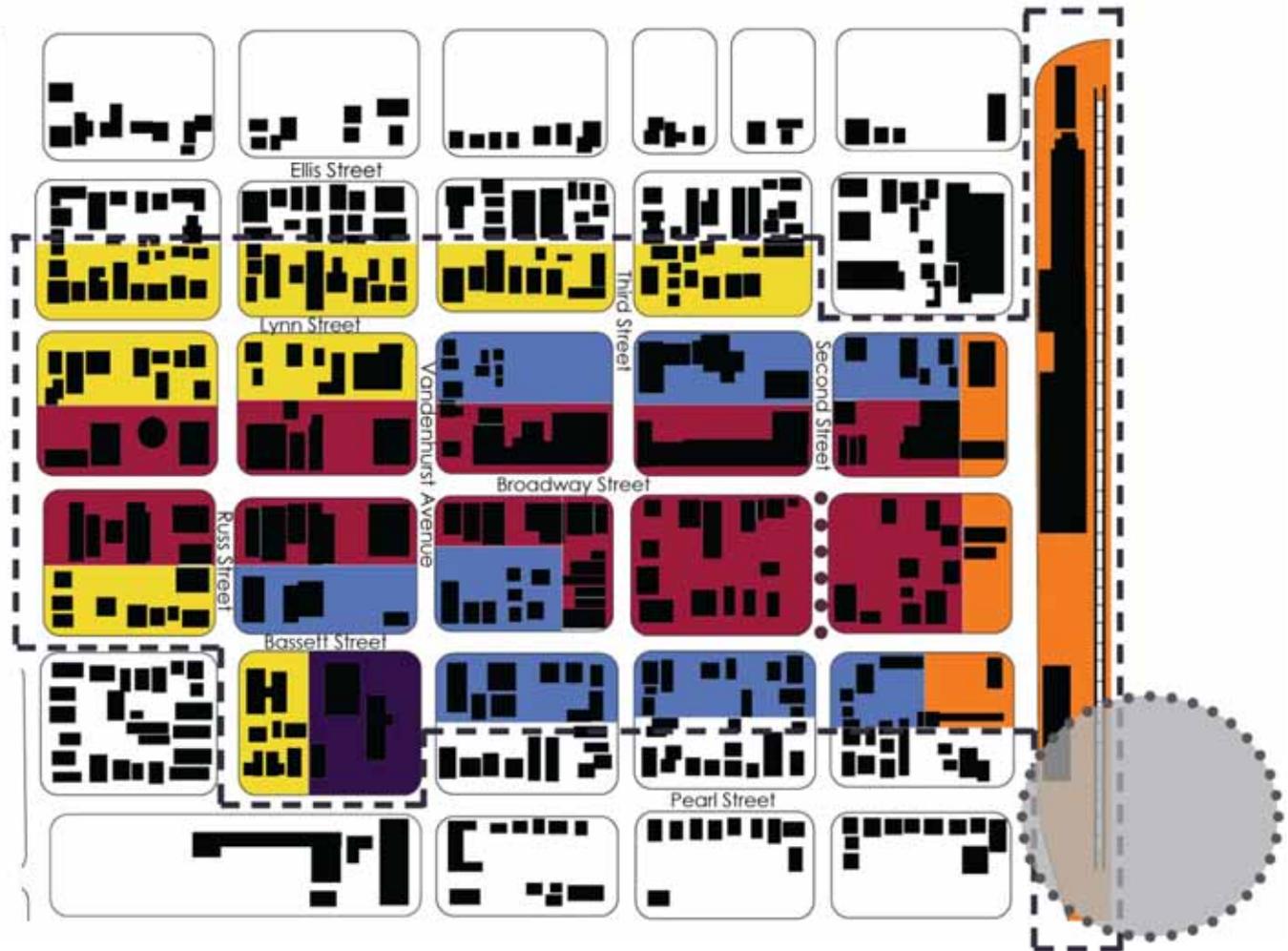
City of King Historic Corridor Revitalization Plan
 Workshop #2, September 23, 2009
 Draft Concept Plan 2: *Optimal*



Legend

- Plan Area
- First Street Corridor
- Town Core
- Commercial
- Uptown
- Neighborhood General

Proposed Concept Plan



Previous Workshop Results

Visual Preference Survey

Visual Preference Survey



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____

Visual Preference Survey



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____



3 2 1 0 -1 -2 -3

Suitable for Downtown King City? YES NO
Comments: _____

Visual Preference Survey

Commercial Preferences



Visual Preference Survey

Neighborhood Preferences



Visual Preference Survey

Streetscape Preferences

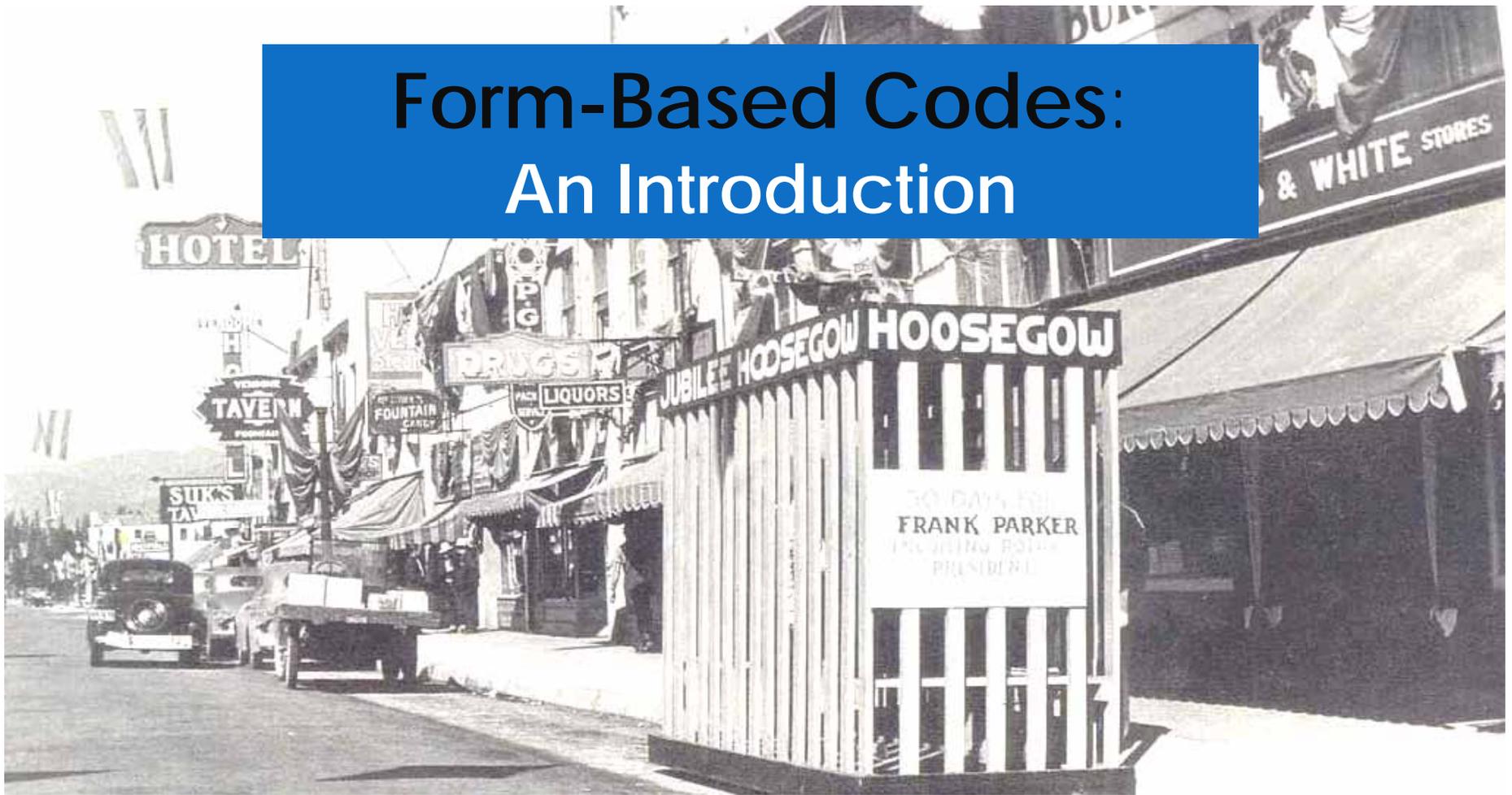


Visual Preference Survey

Park and Plaza Preferences



Form-Based Codes: An Introduction



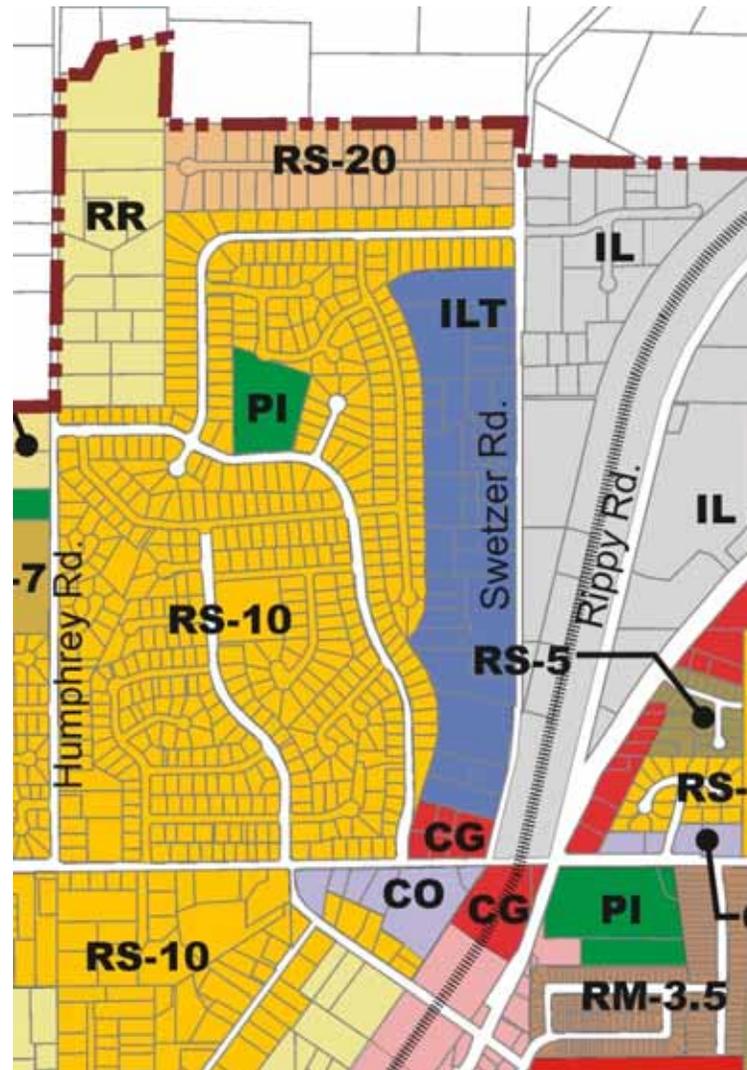
Zoning Codes

- Allowed uses of property
- Standards for the planning and design of development
- Procedures for review and approval, and code administration

Conventional Zoning Features

- Use-based zoning classifications
- Regulation of land use types
- Zone-based development standards
- Density

Conventional Zoning Map



With conventional zoning you might get this....



...or you might get this.



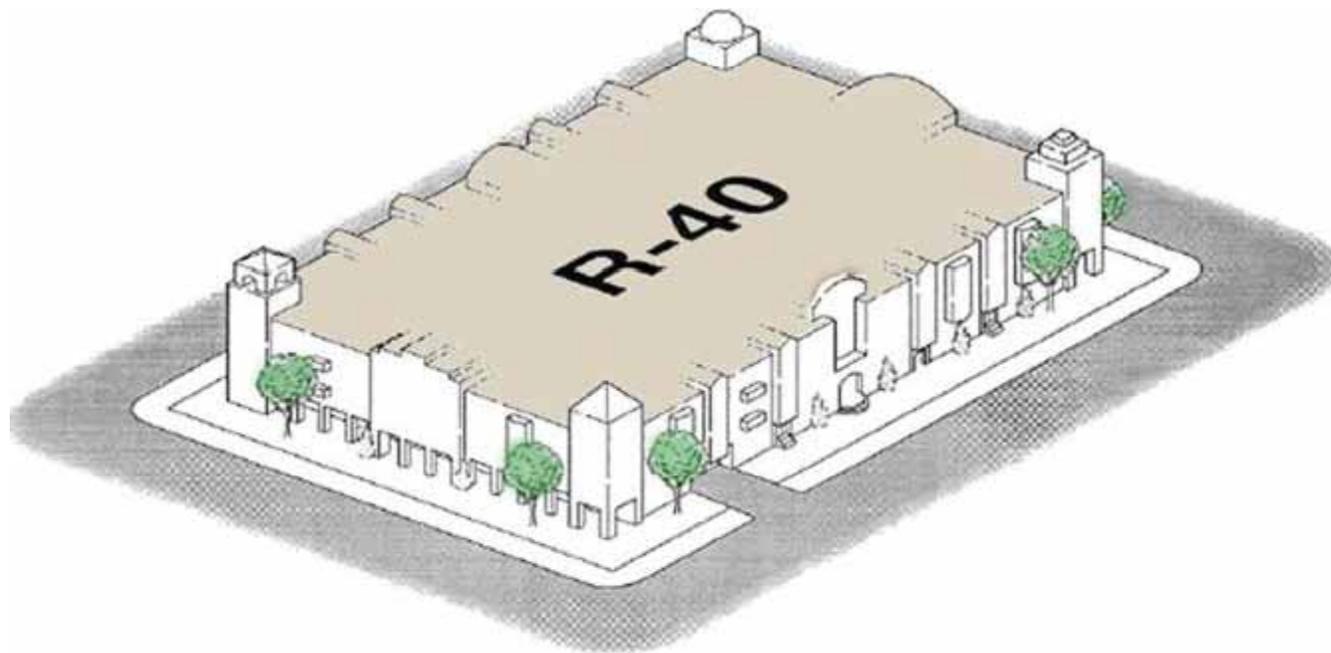
...or this.



...or this.



Form-Based Codes and Traditional Zoning



How [conventional zoning](#) defines a City block...

What is a Form-Based Code...

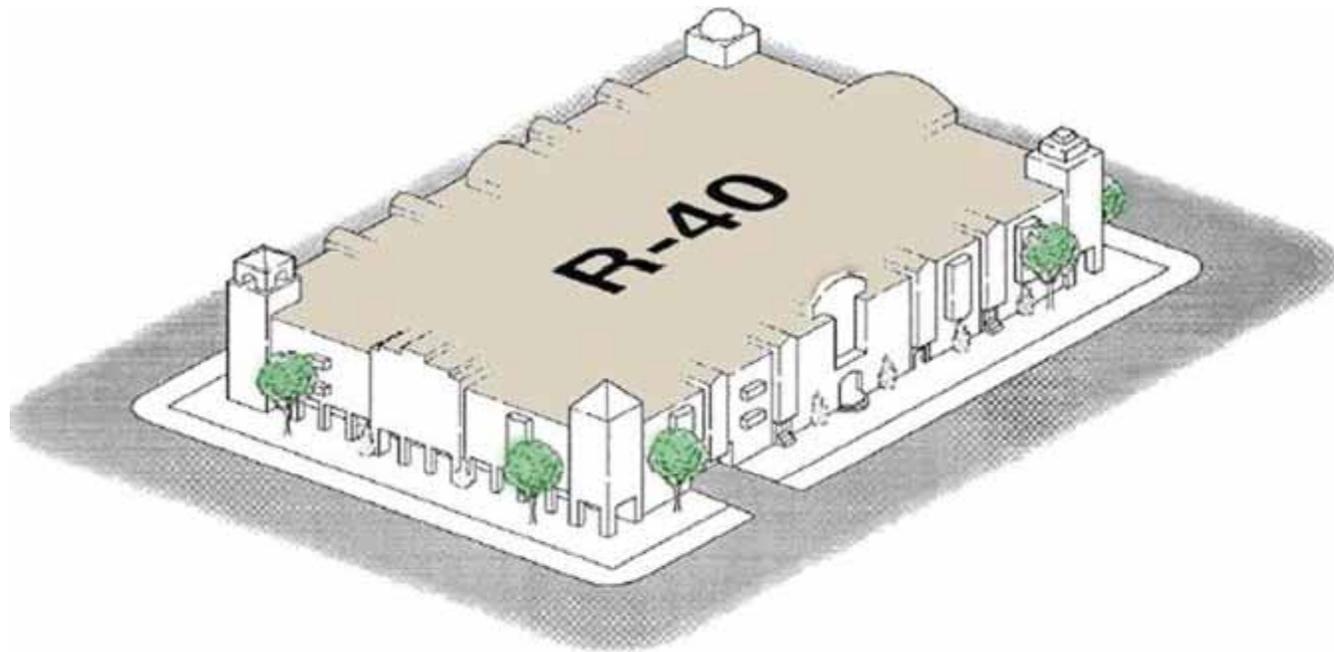
"Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. They are regulations, not mere guidelines. They are adopted into city or county law. Form-based codes are an alternative to conventional zoning."

- Form-Based Code Institute

Form-Based Code Standards

- FBCs include key conventional code standards
 - Building placement, building height, parking standards, use regulations
- Regulating plan maps intensity, form and character rather than simply land uses
- Detailed, specific standards
- Building type requirements relate buildings to one another
- Frontage type requirements shape the public realm

Form-Based Codes and Traditional Zoning



How **conventional zoning** defines a City block...

Form-Based Codes



How a **form-based code** defines a City block...

Form-Based Codes

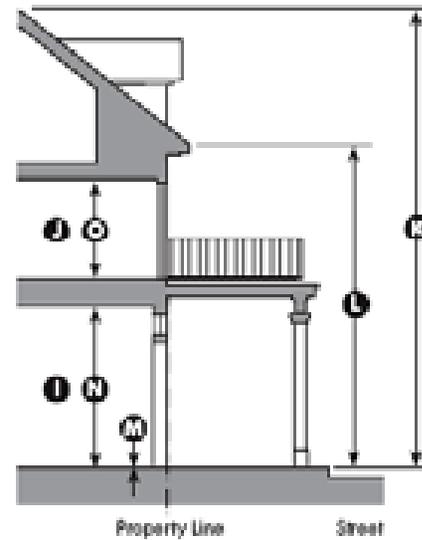
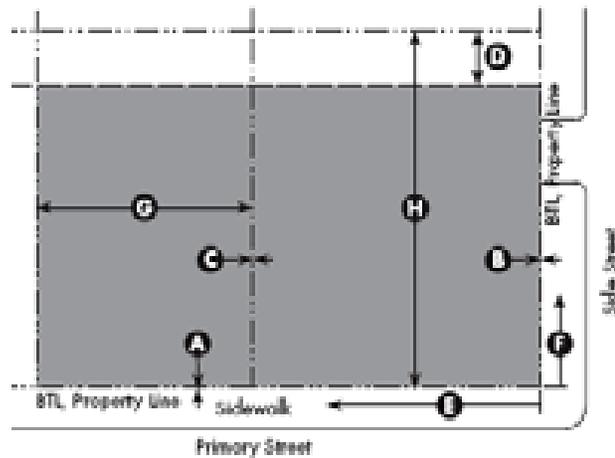


Benicia Downtown Mixed-Use Master Plan (Opticos Design and Lisa Wise)

Form-Based Codes

Development Standards

Town Core (TC) Standards



Benicia Downtown Mixed-Use Master Plan (Opticos Design and Lisa Wise)

Form-Based Codes

Frontage Types



Common Lawn

Porch

Forecourt



Stoop

Awning

Gallery

Benicia Downtown Mixed-Use Master Plan (Opticos Design and Lisa Wise)

Form-Based Codes

Built Examples



Form-Based Codes

Built Examples



Streetscapes