OBJECTIVES OF THE FORM-BASED CODE
While the purpose is to implement the Alpine-Balsam Area Plan goals, the following are the objectives defined in the regulations for the form-based code.

Character, Context, and Scale. Preserve or enhance the character, context, and scale planned for the area while supporting a more sustainable future by accommodating future residents, reducing dependence on single occupant vehicles, increasing energy efficiency, and promoting safe transportation options for pedestrians and bicycles.

Human-Scaled Building Design. Design to a human scale and create a safe and vibrant pedestrian experience.

Building Design Quality and Aesthetics. Design high-quality buildings that are compatible with the character of the area or the character established by adopted plans for the area through simple, proportional, and varied design, high quality and natural building materials that create a sense of permanence, and building detailing, materials and proportions.

A Variety of Housing Types. Produce a variety of housing types, such as multifamily, live-work units, and townhouses, number of bedrooms per unit, home sizes with both rental and ownership opportunities within the form-based code areas.

Adaptable Buildings. Build adaptable buildings with flexible designs that allow changes in uses over time.

Provision of Outdoor Space. Provide outdoor space that is accessible and close to buildings. Active and passive recreation areas will be designed to meet the needs of anticipated residents, occupants, employees, and visitors to the property.

Support of Multi-Modal Mobility. Provide safe and convenient multi-modal connections and promote alternatives to the single occupant vehicle. Connections shall be accessible to the public within the project and between the project and the existing and proposed transportation systems, including, without limitation, streets, bikeways, paseos, and multi-use paths.

Implementing the
ALPINE-BALSAM
AREA PLAN
with the
Form-Based
Code Overlay

With the goal of implementing the Alpine-Balsam Area Plan, the city-owned blocks within the Alpine-Balsam area will be governed by the City's Form-Based Code (FBC) Overlay.

Form-based zoning codes are organized by building form, rather than land use, with more prescriptive design regulations than conventional zoning. The intent is to provide more predictable built results with a focus on a high-quality public realm.

The FBC overlay is applied on top of the base zoning districts, proposed as shown below. The allowed uses in the base zones apply to the sites, but the Form-Based Code Overlay supersedes the building form regulations of the base zones and applies design standards that replace the city's site design standards.

This document provides a brief summary to the components of the Form-Based Code Overlay.

PROPOSED BASE ZONES
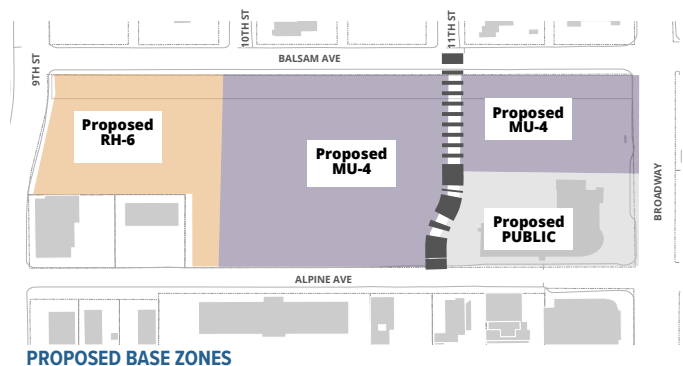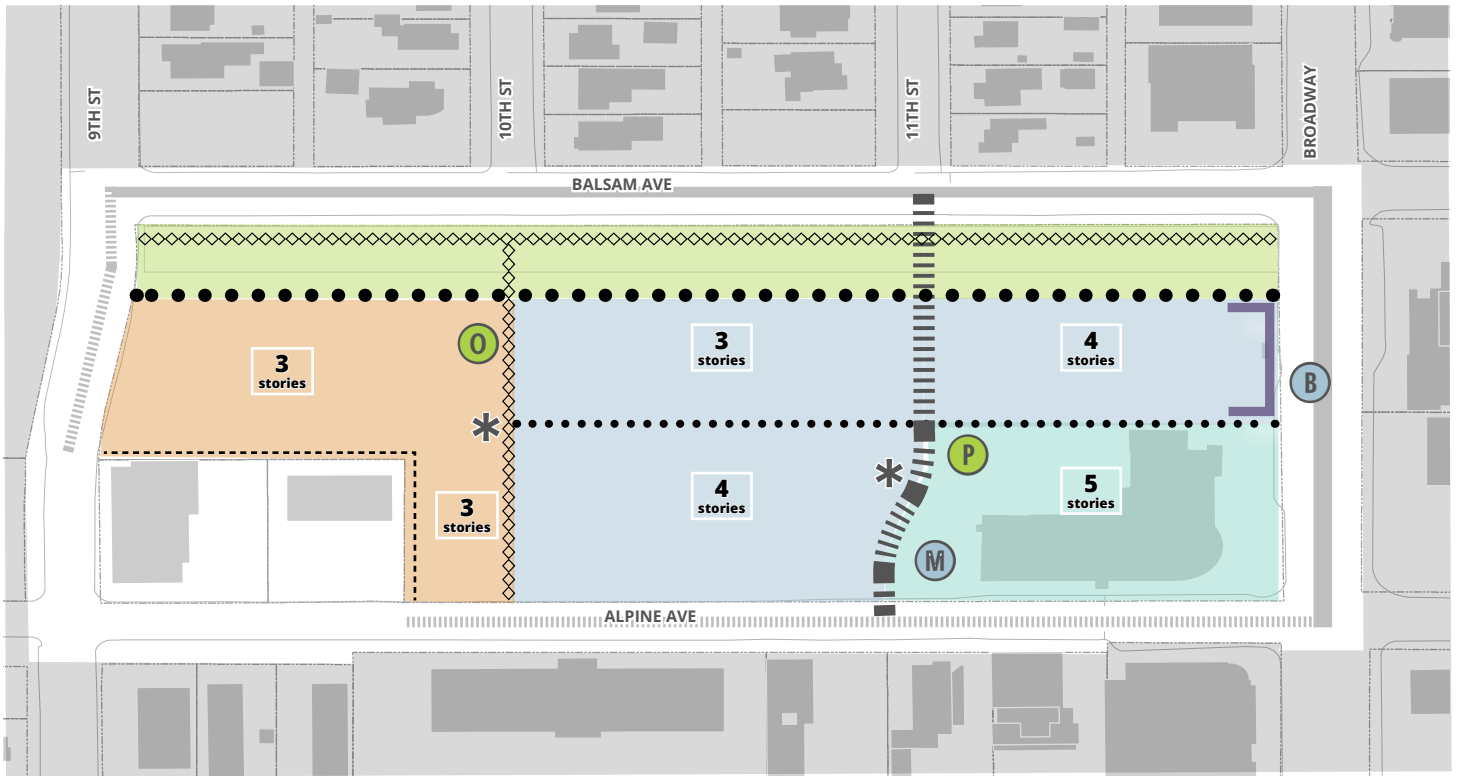
KEY

The following components to the code are keyed to the regulating plan above and further explained on the following page. These are the key components of the form-based code

BUILDINGS

General Mix 1: General Building Type

Required Storefront Treatment per General Building Type

General Mix 2: General or Row Building Type

Civic Building Type

Flood Mitigation Area and Greenway by City - Type A Frontage

Maximum building height (refer to building types)

* Terminated Vista

STREETS & PATHS

New Street - Type B Frontage with curbside management per Connections Plan - by City (Right-of-way location determined by the City)

New Street - Alley

New Wide Paseo (pathways between buildings)

New Enhanced Paseo

New Multi-Use Path

Existing Street - Type A

Existing Street - Type B

OUTDOOR SPACES

O Outdoor Space Type

P Outdoor Space Type: Plaza - developed by the City

M Mobility Hub - developed by the City

B Enhanced Bus Super Stop - developed by City

The following provides a brief overview of the key components in the Form-Based Code Overlay as they will specifically inform redevelopment at Alpine-Balsam. The full code draft includes detailed requirements and limitations.

REGULATING PLAN - PRIVATE SECTOR COMPONENTS

The regulating plan included in the Form-Based Code Overlay regulates the elements to be developed on the site by the private sector. These elements mainly include the buildings, vehicular access to the buildings (driveways, new streets within the building developments, and alleys), and most of the pedestrian ways throughout the site. Additional privately developed outdoor space is also defined to ensure all developments have access to usable gathering spaces.

REGULATING PLAN - PUBLIC SECTOR COMPONENTS

Components to be developed by the public sector are also shown on the regulating plan to ensure that the private sector development relates appropriately to them. For example, new developments should treat the flood mitigation greenway as building frontage. Public sector components include the extension of 11th Street through the site, the flood mitigation area/greenway, the new public plaza on the city center site, the new mobility hub site, and the enhanced bus super stop.

COMPONENTS OF THE FORM-BASED CODE

The following components are shown on the regulating plan on the previous page, keyed to the Alpine-Balsam site.

Transportation Connections. The arrangement, type, character, extent, and location of streets, alleys, paseos, multi-use paths, and other transportation connections are guided by the Alpine-Balsam Area Plan.

Type A and Type B Streets. Type A and B street designations prioritize how buildings must address the street and pedestrianways. Type A frontages must be treated as building fronts with entrances and details. Type B streets allow for garage and service access.

Required Building Types. The main building type for the Alpine-Balsam city block is the General Building. This building type requires a high level of transparency (windows) on the visible facades and spacing of entrances along Type A frontages. The Broadway frontage on the General Building is required to have storefront windows.

The Row Building Type allowed on the western end of the city block will result in buildings with windows and doors on the Type A frontages, similar to townhouses. For all building types, the location of parking access is key, located in the rear or limited to certain frontages.

The Civic Building Type allows for more flexibility on the future city office site in order to retain the essential structure of the existing building.

Building Design. The objective regulation of building materials, window design, balcony design, and other key facade design principles are included in the Form-Based Code Overlay.

Location Based Height Limits. Maximum building heights in stories are clearly defined by the regulating plan in conformance with the Area Plan. The building type regulations further govern the heights of stories and types of roofs allowed.

Paseos, Paths, and Outdoor Space. The regulating plan locates paseos and paths to be installed by the private sector in locations defined by the Area Plan. Paseos are pathways spaces between buildings designed for use mainly by pedestrians. Minimum sizes and elements for the paseos are defined by the Form-Based Code. Multi-use paths are typically wider than paseos and intended for both pedestrian and bicycle traffic.

In addition to the City-developed opens spaces, an additional outdoor space along the 10th-Street-Path is required of the developer. This space provides a transition between the mid-block paseo and the flood area/greenway path.

Terminated Vistas. Identifying the location of views or vistas that will terminate at an open space or building draws attention to the need for treating these locations with care and detail. The Form-Based Code outlines ways the buildings can terminate the views along the paseos or streets.