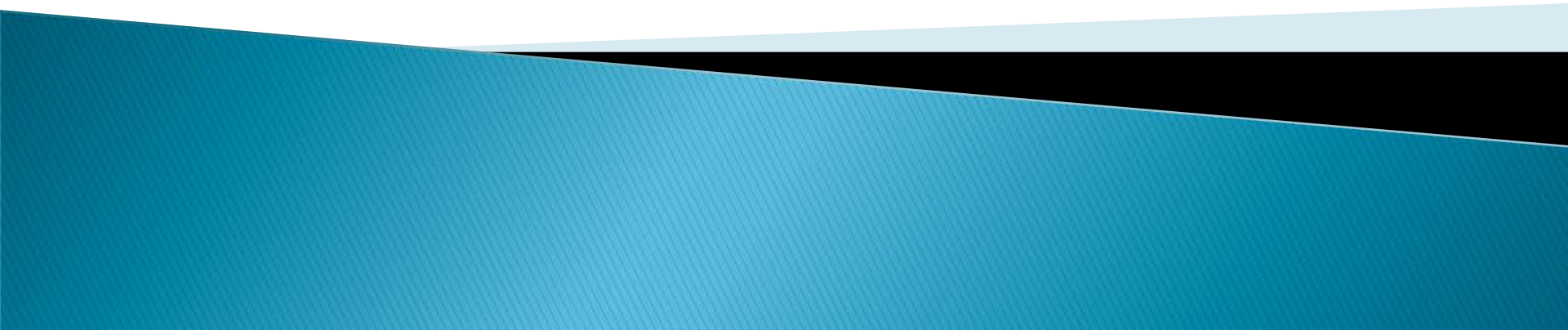


KCK

# Traditional Neighborhood Design & Narrow Lot Design Guidelines

August 18, 2008



# TND Process

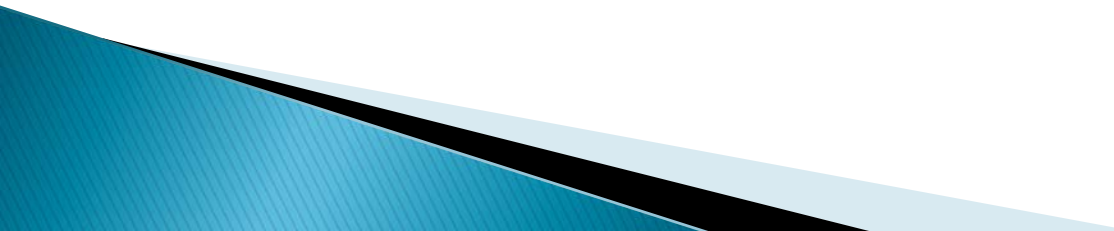
- ▶ Developer initiated
- ▶ Developer funded
- ▶ City review and adoption
- ▶ Highly illustrated
- ▶ Requires complex preliminary plan (plan book)
- ▶ Final approvals by TND review board
- ▶ <http://www.wycokck.org/WorkArea/showcontent.aspx?id=6188>
- ▶ Ordinance by 180 degrees design Studio
- ▶ Complex street issues

Type	Thruway	Frontage Road	Avenue	Parkway	Public Square	Route	Street	Lane	Courtyard	Alley	
Design Speed	see comment	20	30	30	20	35	25	20	20	10	
Maximum ADT	see comment	400	7,000	7,000	7,000	7,000	800	400	400	200	
T-zones applicable to	All zones	T3, T4	T3, T4, T5, T6, & District	T3, T4, T5, T6, & District	T3, T4, T5, T6, & District	T1 & T2	T3, T4, T5, T6, & District	T3, T4, T5, T6, & District	T3, T4, T5, T6, & District	T3, T4, T5, T6	
Number of lanes	see comment	1 lane, one-way, see comment	2 or more, see comment	2	1 or 2	2	2 or 1 for one-way	1 lane two-way operation	1 lane each way divided by median, see comment	1 lane two-way operation	
Intersection spacing min/max	1/3 mile minimum for controlled intersection. Shorter allowed for right-in right-out. Public square, courtyard, alley and lane cannot intersect thruway	220'/660'	300'/660'	illustration	illustration	125'/660'	125'/660'	125'/660'	125'/660'	125'/660'	
Dead end alignment	see comment	not allowed	not allowed	not allowed	not allowed	not allowed	allowed, 600' max	not allowed	allowed, 150' max	not allowed	
Driveway access	none	allowed	limited	limited	not allowed	allowed	allowed	allowed	allowed	allowed	
On-street Parking	see comment	parallel or head in	parallel or head in	parallel or head in	parallel or head in	not allowed	parallel or head in sheet note 2	parallel only sheet note 2	parallel or head in	head in only parking in garage driveways?	
Pedestrian facilities	see comment	8' min. conc sidewalk access side only	10' min. conc sidewalk, both sides	8' min. conc sidewalk, both sides	5' in T3, 8' elsewhere. Required on outside only	use bicycle path	5' min. conc sidewalk, both sides	5' min. conc sidewalk, both sides	5' min. conc sidewalk, both sides	no separate facility	
Curb to sidewalk clearance (parkway width)	see comment	3' min. Sheet note 1.	3' min. Sheet note 1.	3' min. Sheet note 1.	3' min. Sheet note 1.	8' min., maximum so as not to discourage use of trail.	3' min. Sheet note 1.	3' min.	3' min.	not applicable	
Bicycle facilities	see comment	shared	4' bike lane exclusive of gutter or 10' separated path, concrete or	4' bike lane exclusive of gutter or 10' separated path, concrete or	4' bike lane exclusive of gutter	12' conc or asphalt separated path	shared	shared	shared	shared	
Roadside drainage	see comment	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter, may be pitched to drain to one side only	stand-up curb and gutter, may be pitched to drain to one side only	open swale	stand-up curb and gutter	stand-up curb and gutter	stand-up curb and gutter, may be pitched to drain to one side only	none - graded like sidewalk, or center swale with inlets	
Lane widths to face of curb, sheet note 3	travel lane adjacent to curb	see comment	11	13	13	18 single lane or 12 multilane	11	11	16	11, 20 at turn around	Single lane @ 12', see comment
	travel lane not adjacent to curb	see comment	10	12	12	16 single lane or 12 multilane	10	10	16	10, 20 at turn around	none
	Parking parallel	see comment	8'	8'	8'	8	not allowed	7'	7'	7'	not allowed
	Parking headin	see comment	angled 45°, 16'	angled 45°, 18'	angled 45°, 18'	angled 45°, 18'	not allowed	angled 45°, 18'	not allowed	angled 45°, 18'	at 90°, 19' deep
Curb Return Radius	see comment	10	20	20		25	10	10, see comment	10, see comment	10, 25 at alley to alley intersections or bends in alley	
Comment	Design of thruway not governed by this regulation. Traffic study will be required to establish cross-section.	Median separation from through lanes At least KK suggests 22' but no more than 35'		median at least 22 feet not more than 60				1. Curb return 20' when intersecting a one way street or a street with no parking on near side	1. Median at least 22' but not more than 60', 2. Curb return 20' when intersecting a one way street or a street with no parking on near side	Lane width modified to provide passing opportunities consisting of 20' x 40' paved area to occur at least each 300' or once on every reach that is not visible from 2 intersections with higher capacity roadways.	

Sheet notes

- 1 T4 and higher may use 10' minimum conc sidewalk with zero curb to walk clearance and 5x5 tree planters at maximum 40' spacing
- 2 In T3 zone tree planters may be placed in the parking lane
- 3 Minimum total pavement width shall be 20' on any roadway except alleys.
- 4 Parkways intersections shall be tee intersections for

# TND Issues

- ▶ Neighbor opposition to smaller lots in suburbia
  - ▶ Master plan variance to lot size
  - ▶ Commercial demand
  - ▶ Adjacent roads and intersections
  - ▶ TND review board working well
  - ▶ Streets built, but developer trying to sell whole project as commercial due to poor residential market
- 

# Narrow Lot Design Guidelines

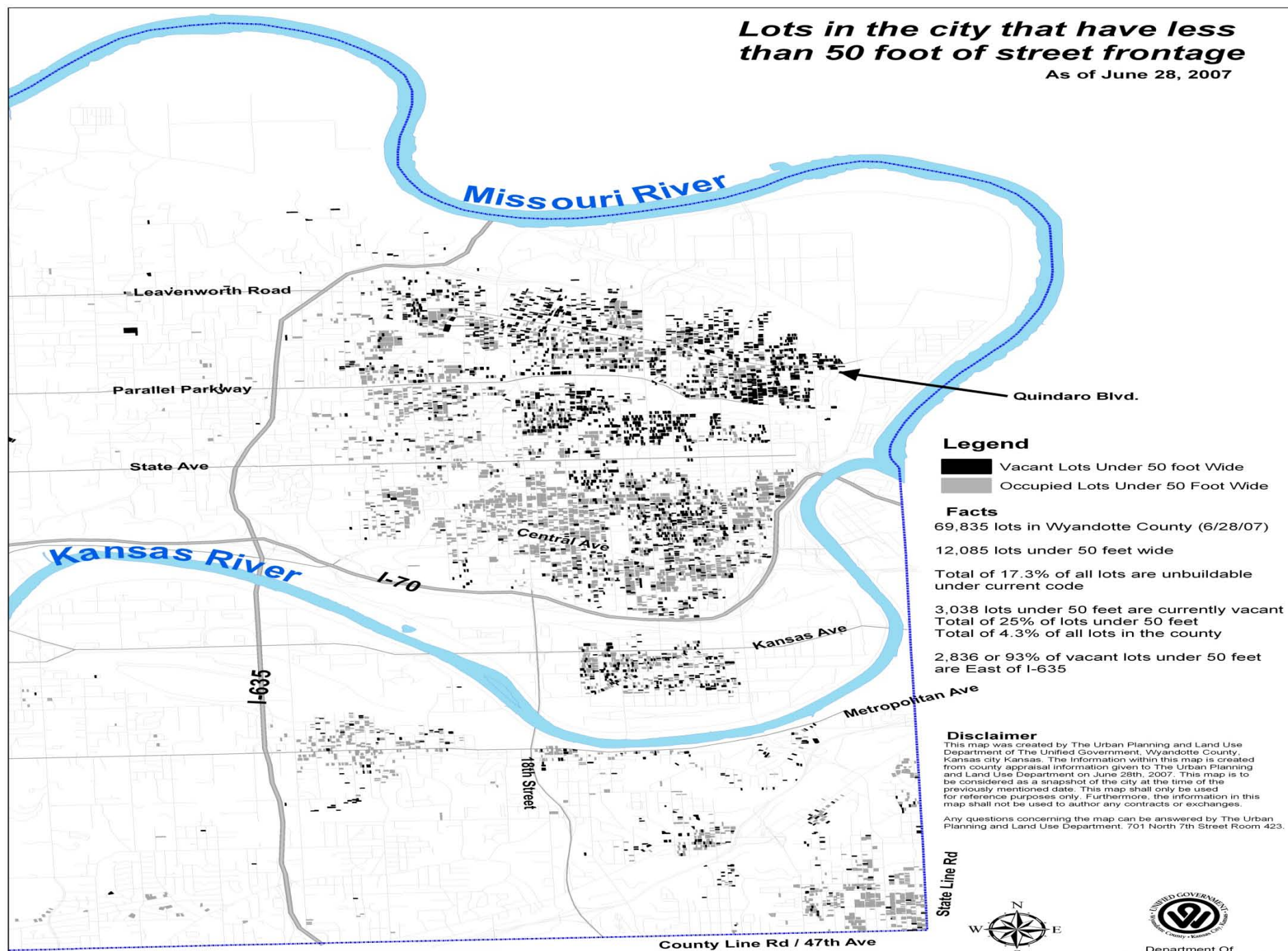
- ▶ Idea stolen from Portland Oregon
- ▶ Competition regarding design
  - [http://www.livingsmartpdx.com/home/living\\_smart\\_brief.pdf](http://www.livingsmartpdx.com/home/living_smart_brief.pdf)
- ▶ Results of competition published
- ▶ Order publications  
<http://www.livingsmartpdx.com/home/overview.asp>

# Narrow Lot Design Guidelines

- ▶ The KCK Dilemma
  - Need for Urban single family housing
  - Increased construction costs
  - Vacant undevelopable lots
  - Many lots owned by UG through tax sales (land bank)
  - Plethora of variances from urban developers
  - No way to fill in the gaps

# Lots in the city that have less than 50 foot of street frontage

As of June 28, 2007



Department Of Urban Planning & Land Use

# Narrow Lot Design Guidelines

## ▶ The KCK Solution

- New Ordinance
- Hired 180 degrees Design Studio
- Wanted to encourage use of small lots and a mix of housing
- Modified our urban single family district
  - Allows single family duplex and up to 3 row homes in single family zone based on certain criteria and conformance to design guidelines

Building Type	Number of Dwelling Units per Building	Allowed on all Lots	Allowed where at least 50% of the block length or block width are under one ownership and the lots are developed at the same time.
Single Family Detached House	1	X	X
Accessory Unit	1	X	X
Paired House (Duplex)	2		X
Flat Over Flat (Duplex)	2		X
Rowhouse	3		X
Small Civic Building	0	X	X

# Narrow Lot Design Guidelines

- ▶ Design criteria
  - Illustrated definitions
  - Do this/ don't do this pictures
  - Adresses
    - Style/architecture/exterior building materials
    - Setbacks
    - Front yards
    - Landscape
    - Utilities
    - Parking

# RAISED PORCHES, STOOPS, AND LAWNS

## DON'T DO THIS



The porch is not raised 30" above the sidewalk.



Since the new house on the right was built next to an existing house with a raised lawn, the new house should also have a raised lawn.

## DO THIS



The porches and lawns are raised above the sidewalk.



The porches are raised above the sidewalk.



A slope and stairs raise the lawn above the sidewalk.



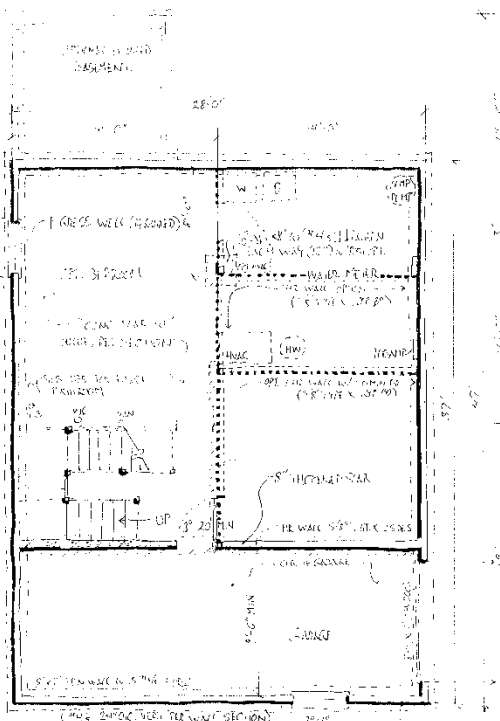
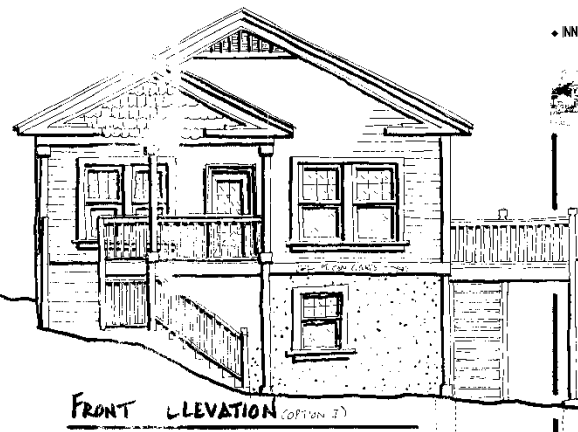
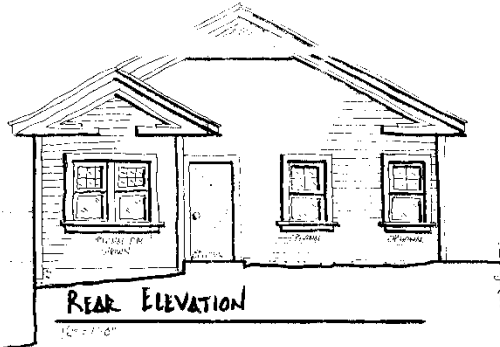
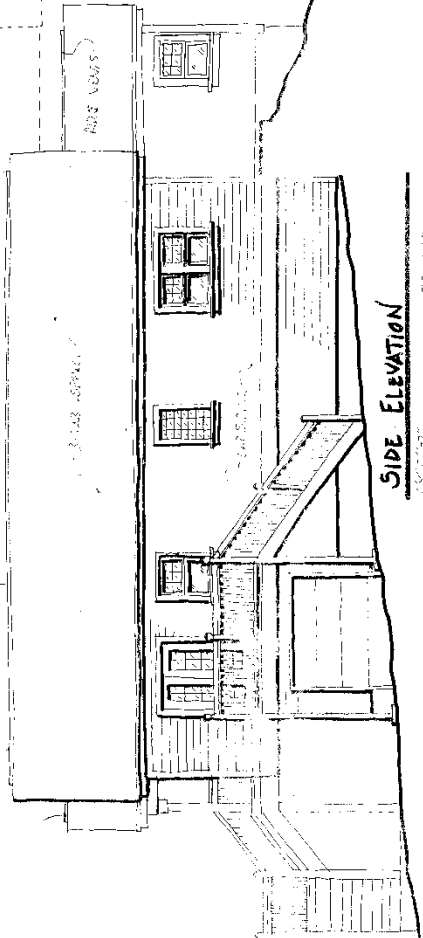
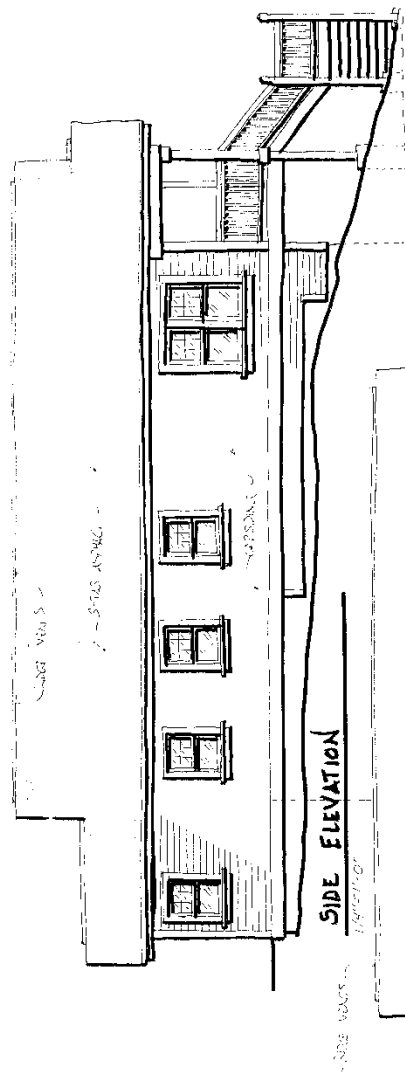
A retaining wall raised the lawn above the sidewalk.

# Narrow Lot Design Guidelines

- ▶ Our first project
  - More suburban area slightly larger lots (over 40')
  - Developer could choose 6–7 typical lots or 11 small lots
  - Steep lots sloping back to front
  - Shared driveways
  - Side entry garages
  - Good architecture



Added brick veneer to base along with a second window to match 1st floor



**BASEMENT PLAN / SLAB PLAN**

**FLOOR PLAN**

