



# ZONING & SUBDIVISION REGULATION UPDATE

## CIVIC & OPEN SPACE DESIGN

### PARKVILLE, MISSOURI

#### INTRODUCTION

“Park, civic and open spaces enhance the quality of life in Parkville and are central to the community’s economic development strategy. These features help attract visitors to the community, as well as new residents and businesses.” – *Parkville Master Plan, 2009*

Unbuilt spaces between buildings are as much a contributor to the image of Parkville as the buildings themselves. Design of these spaces should help relate buildings to the public streetscapes, and reinforce the different character and context throughout Parkville.



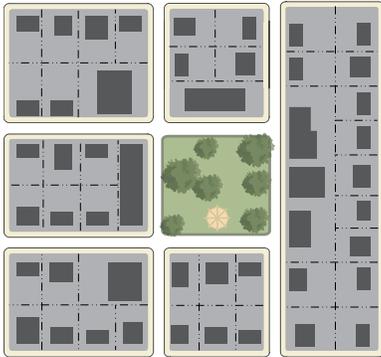
#### WHAT YOUR PLANS SAY

- Improved public realm design (streetscapes, civic space and open spaces) is important to Parkville’s distinct character.
- Open and civic space should support the context – from small, formal spaces to larger natural spaces.
- Scenic natural beauty should be incorporated into public realm design.
- Gateways should emphasize transitions between distinct neighborhoods, districts, or areas of the community.
- Open and civic spaces should be planned to serve multiple needs including aesthetic (i.e. buffer, preservation, or focal point); functional (transportation, recreation, or gathering place); and ecological (stormwater, habitat, or shade) needs.
- Develop tree preservation and tree replacement plans, particularly for neighborhoods.
- Locate small civic or public spaces within easy walking distance of residences.
- Create intimate spaces in the built environment.
- Cultivate relationships and communication between varying levels of government.



## PLAZA

- Open area to serve as a civic amenity or public gathering space for abutting sites on a block, including elements of public art, seating, or other amenities to support informal gathering.
- Size: 400 s.f. to 1,000 s.f.
- Design Characteristics: At least 75% hardscape; up to 25% formal landscape. Buildings should front directly on the plaza to create enclosure of the space and activate it with frequent doors and windows.



## GREEN

- Open area for passive recreation or gathering place located to be a focal point for adjacent and abutting blocks. Blocks, sites and adjacent buildings should orient to the green.
- Size: .5 to 2 acres
- Design Characteristics: At least 75% formal landscape; up to 25% hardscape.



## NEIGHBORHOOD PARK

- Open areas for active or passive recreation and located to be a focal point and for a neighborhood or community.
- Size:
  - 2 to 5 acres (Neighborhood Park)
  - 5 to 10 acres (Community Park)
- Design Characteristics 50% - 75% passive recreation and natural landscape; 25% - 50% structured recreation.



## NATURAL AREA

- Natural areas are existing or restored natural features such as riparian corridors, flood hazard areas, unique topographic or geologic features, woodlands, wetlands or important plant or animal habitat.
- Size: Typically 10 to 50+ contiguous acres across several development projects. [Dependent on context]
- Design Characteristics: Largely unbuilt although trails, shelters or other similar amenities can be incorporated, provided that don't disrupt the primarily ecological and aesthetic function of the space.



## WHY IT'S IMPORTANT

Cities of all shapes and sizes are recognizing the value and numerous benefits of civic and open space as important features their community.

- Health and safety benefits (mitigates flood risk, air filtration, encourages outdoor activity).
- Local financial benefits to the community by lowering construction and maintenance costs of city infrastructure.
- Preserving natural systems and habitats.
- Economic stability of adjacent development increasing property values and attractiveness for new development.
- Increases connectivity for pedestrians and cyclists.
- Recreational and gathering space for residents and visitors.

## WHAT YOUR REGULATIONS SAY

- Parkland and Conservation District (PLCD), the existing civic and open space zoning category, designates allowed open spaces and their purpose. It identifies possible conservation opportunities and park spaces while preserving urban areas. This zone focuses heavily on recreation and preprogrammed space. Flexible or multi-use open spaces are not addressed.
- Park land dedication within subdivision regulations do not designate parkland requirements.
- Stormwater regulations do not integrate with open space design. No natural/infiltration strategies are suggested over traditional methods.
- When required park land dedication is four or more acres the city may suggest moving the park to the edge of the development, “so a more usable tract will result when additional open space is obtained as adjacent land is subdivided”. This limits the integration of park land in the development and possibly existing development.

## OPTIONS TO CONSIDER

- Develop standards for specific types of open or civic spaces, based on the design and function of each space.
- Require different types of open space in different contexts, recognizing Parkville has a range of contexts from open and natural to compact and walkable.
- Emphasize open space systems in the subdivision regulations; revise park land dedication to require integration within new and existing development.
- Develop standards that value the design of the space, rather than the quantity.
- Create assurances that open or civic space is considered as part of the “public realm”, rather than remnant unbuilt space on a development site.
- Allow flexibility in the way open space standards are met, provided the appropriate type of space is used in the appropriate context.
- Coordinate open and civic space standards with improved streetscape design.

## USEFUL RESOURCES:

MARC - NATURAL RESOURCE INVENTORY

MARC SUSTAINABLE DEVELOPMENT NAVIGATOR

GOULDEVANS TREE LIST

MARC - METROGREEN/PARKS

PROJECT FOR PUBLIC SPACES