



Town of Gurley SmartCode

Planning Process

November 2011

Town of Gurley SmartCode Steering Committee

A Steering Committee made up of municipal leaders, local citizens and business leaders from within and adjacent to the four vignette study areas met over the course of this five-month project. Meetings were utilized to discuss and formulate the guiding principles and goals to be used by the committee as they work to replace the town’s existing zoning regulations with the form based zoning regulation known as SmartCode.

4Site would like to thank these committee members for all their considerable time and effort throughout this project.

- Bill Deere
- Bob Sentell
- Alan Sneed
- Brain Kamplaine
- Tamara French
- Doug French
- Todd Powers

We extend our appreciation also to Mayor Stan Simpson, the Town Council, and the Planning Commission for selecting 4Site and for providing our firm with the opportunity to assist the Town of Gurley through the planning phase of SmartCode implementation.

Special thanks to the design team members who participated in the community meetings, SmartCode street calibration, and the community charrette:

Bird & Kamback Architects

Darryl Bird, AIA
Greg Kamback, AIA

Top of Alabama Regional Council of Governments

Jeff Pruitt, Planning Director
Scott Griess, Associate Planner
Falguni Patel, Associate Planner
Liudmila Potryvaeva, Intern

Special thanks to:

Principal Lizabeth Meador and the Madison County Elementary School for providing the design team, and the community, with such a historically important location for the community charrette held on October 1, 2011.

And to Celia Deere for providing comfort food and sustenance for everyone who attended the charrette.

Town of Gurley SmartCode SmartCode Vision and Guiding Principals

In Spring of 2011, the Town of Gurley embarked upon an effort to provide an overall framework for new development projects to fit into the natural and historical character of the community as a whole. The result of this effort would be the replacement of their existing zoning with SmartCode zoning. As part of this effort, the design team lead the steering committee members through a process of solidifying their community vision for the future:

The Town of Gurley is a community where preservation of our historic past and conservation of our natural beauty blend to create a distinctive, small town destination for people, families, and businesses. We are a town that embraces new enterprise and economic growth that strengthens our identity while enhancing our hometown character.

Corresponding to this vision, the steering committee set forth nine guiding principles on which development of a new form-based code for the Town of Gurley is to be based; a code that would strengthen the community by reinforcing existing development and encourage new development.

- 1. Create a thriving “Main Street”.
- 2. Promote new business and light industry opportunities.
- 3. Promote community wide, seamless transition of the town’s character.
- 4. Promote recreational opportunities.
- 5. Promote opportunity for quality shopping and entertainment experiences.
- 6. Promote walkability and bikability.
- 7. Support diverse (life cycle) housing types.
- 8. Promote multi-modal transportation options to local businesses/entertainment and other nearby communities.
- 9. Respect and protect the natural resources of our surrounding landscapes.



SmartCode Mapping and Calibration Items

SmartCode recommends a Regional Planning effort for municipalities that contain “greenfield lands” susceptible to future development. This applies to the Town of Gurley where large parcels of land are still undeveloped and offer opportunities for a new civic center, commercial growth, and life-style housing options. Since the SmartCode will be adopted as the zoning code for Gurley, it is important that a Regional Sector Map be adopted as part of the code.

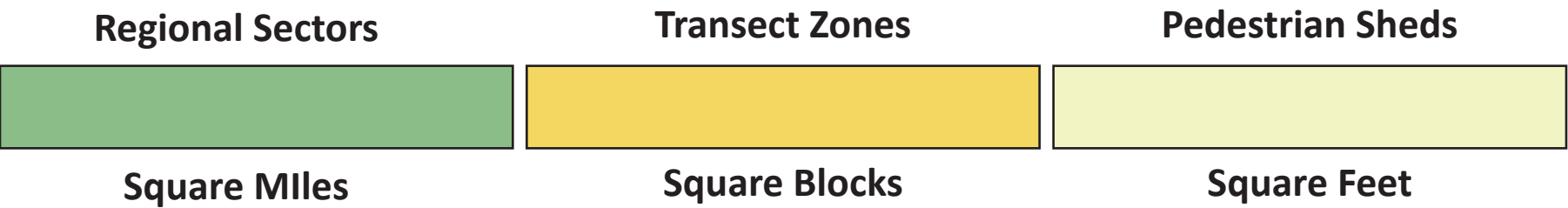
- The Town of Gurley’s Sector Map provides maping for areas within town limits for:
- Two Open Sectors that preserve open spaces.
 - Four Growth Sectors that provide opportunities for various types of development.

SmartCode also provides opportunity for “Special Districts” that require special code to allow unique development type to occur. For Gurley, light industry and Civic Campus would be two Special Districts that might need to be incorporated into the code prior to it’s approval.

Linking each land use area of the the Sector Map are travel networks refered to as pedestrian sheds. Since one of the underlining goals of SmartCode is to produce a community that is pedestrian oriented, understanding the distances between each land use area are important. Opportunities for future development should be focused along areas where distances exceed one quarter to one half mile (the average distance a person is willing to walk to get to a desired location).This will provide community linkages that offer opportunities for greater use of the public realm by pedestrians.

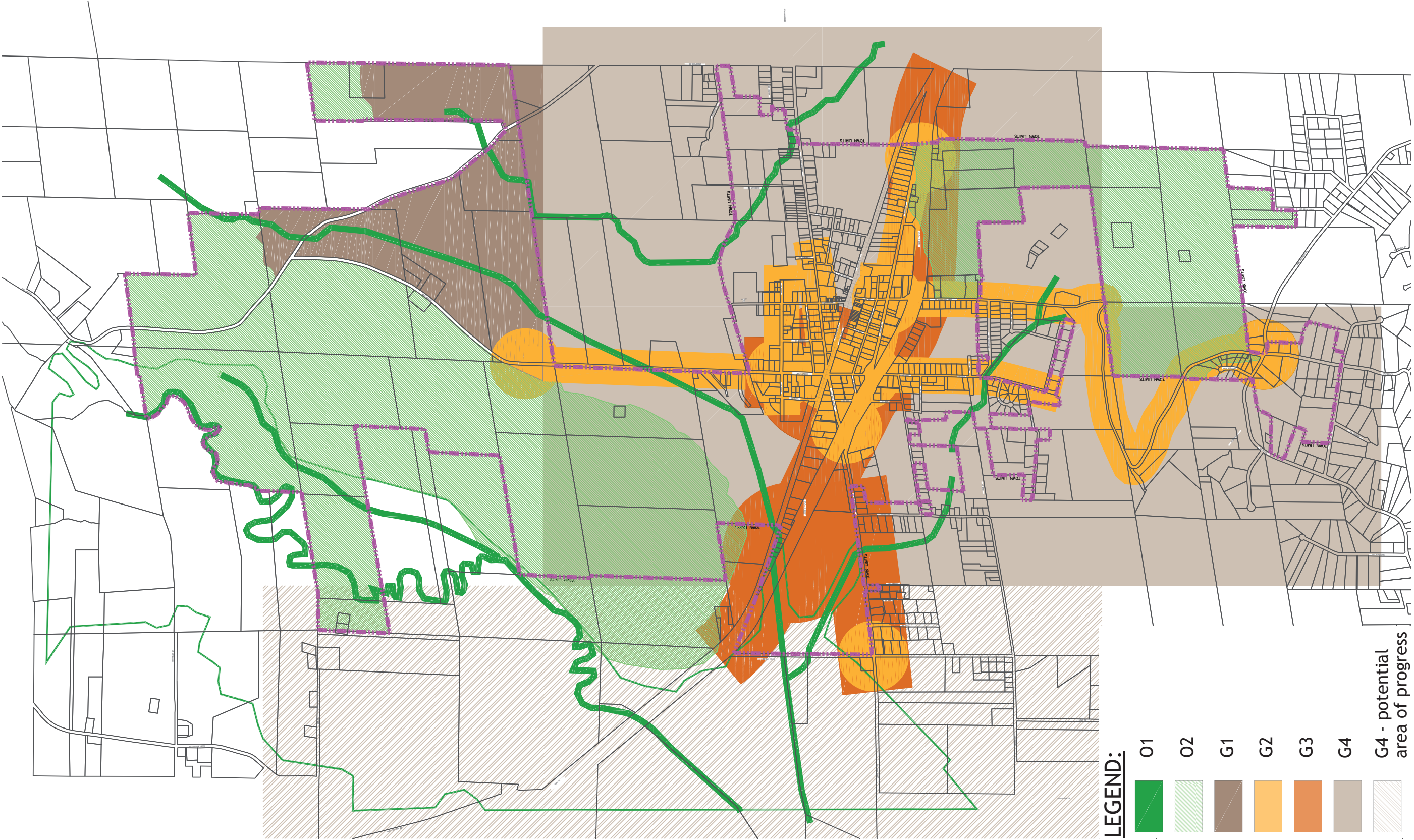
- From regional planning, SmartCode then scales down to organize around Community Unit Types of which three were identified by the Steering Committee as being appropriate for the Town of Gurley’s future growth opportunities:
- Cluster Land Development (CLD),
 - Traditional Neighborhood Development (TND)
 - Regional Center Development (RCD).

Each Community type is then organized around transect zones that are organized around pedestrian sheds.



	ARTICLE 2 REGIONAL SCALE PLANS	ARTICLE 3 & ARTICLE 4 COMMUNITY SCALE PLANS			ARTICLE 5 BUILDING SCALE PLANS
	A. Regional Sectors	B. Community Units		C. Transect Zones	Standards
Open Lands	01 Preserved Open Sector	None		T1 Natural Zone	Building Disposition Building Configuration Building Function Parking and Density Parking Location Landscape Standards Signage Standards Supplementary Modules
	02 Reserved Open Sector	None		T2 Rural Zone	
New Development	G1 Restricted Growth Sector	CLD Clustered Land Development	T2 Rural Zone		
			T3 Sub-Urban Zone		
			T4 General Urban Zone		
	G2 Controlled Growth Sector	CLD Clustered Land Development	T2 Rural Zone		
			T3 Sub-Urban Zone		
			T4 General Urban Zone		
		TND Traditional Neighborhood Development	T3 Sub-Urban Zone		
			T4 General Urban Zone		
			T5 Urban Center Zone		
	G3 Intended Growth Sector	TND Traditional Neighborhood Development	T3 Sub-Urban Zone		
			T4 General Urban Zone		
			T5 Urban Center Zone		
RCD Regional Center Development		T4 General Urban Zone			
		T5 Urban Center Zone			
		T6 Urban Core Zone			
Existing Development	G4 Infill Growth Sector	INFILL TND Traditional Neighborhood Development	T3 Sub-Urban Zone		
	G5 Sprawl Repair Sector		T4 General Urban Zone		
		INFILL RCD Regional Center Development	T5 Urban Center Zone		
			T4 General Urban Zone		
			T5 Urban Center Zone		
			T6 Urban Core Zone		
			T4 General Urban Zone		
			T5 Urban Center Zone		
Other			CB Civic Building		
			CS Civic Space		
		SD Special District	SD Special District		

Town of Gurley SmartCode
Sector Map Illustration



Town of Gurley - SmartCode Sector Map
Gurley, Alabama

Visual Survey

To assist the design team and steering committee efforts, the citizens and community stakeholders of the town were asked to participate in a visual survey. Hardcopies of the survey were available at the Town Hall and the public library, as well as an electronic version on line. In addition copies of the survey were taken door to door by members of the steering committee and their families. The results of the survey were reviewed and utilized by the design team and stakeholders attending the community design charrette. This event took place on October 1, 2011, at the Madison County Elementary School. (See Attachment A for all survey results)

Gurley SmartCode Community Planning Session

Participate in the
Community
Vision Survey

Available
July 18th at
www.4siteinc.biz

Hardcopies of the survey will
be available at the Gurley
Town Hall & the Library

Public Meeting
To Be Scheduled
For September
2011

Keep a Lookout
for Future
Communication

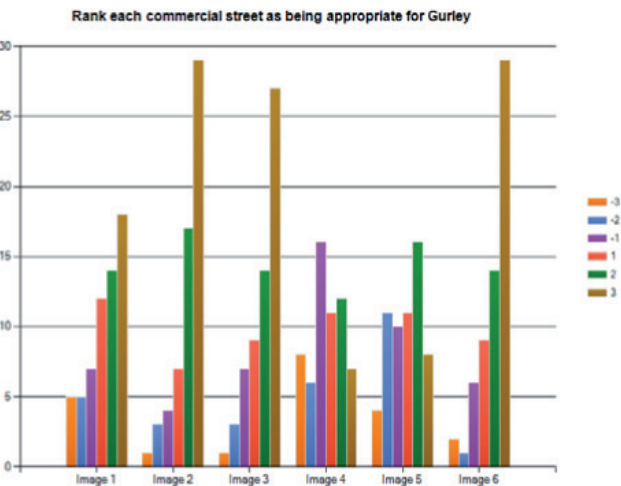
Please make time to join the Town of Gurley leaders for an important community planning event. This is an opportunity for Gurley community members and stakeholders to participate in creating a Smart-Code that will shape all future development in our community. Your input is needed at this event to assist us in making sound decisions that properly shape the future of the neighborhoods where you live and do business, our communities civic spaces and the natural areas that we want to protect.



Please plan to attend and be prepared to discuss special and unique areas within your neighborhood that should be preserved; where you would like to see community amenities such as a neighborhood park, store, walking and bike paths, etc.; areas that need improvement, and how they can and should be improved; and anything else you would like us to know about your community.

Public notice regarding community participation in visual survey.

Survey Result:
48% ranked
Image 2 & 6
as the most
preferred



Sample Result of Survey

GURLEY VISUAL PREFERENCE SURVEY

16. RANK EACH COMMERCIAL STREET AS BEING APPROPRIATE FOR GURLEY

Commercial Activity Center Streets

Image 1



Image 2



Image 3



Image 4

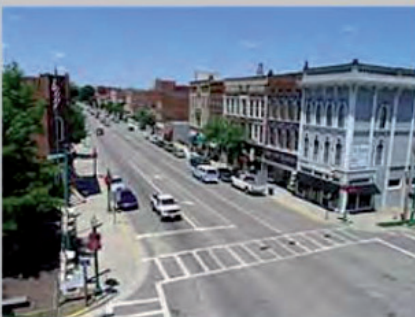


Image 5



Image 6



Community SmartCode Transect Zone - T2

The design team walked each street within the town limits of Gurley to collect important calibration data with regard to existing built conditions. This information was utilized to determine trends and to select cali-brations that would be used for all future development within Transect Zones appropriate for the Town of Gurley: T1, T2, T3 and T4.

T1 Natural Zone consists primarily of undisturbed Open Space including shared and dedicated Open Space. Dedicated Open Space should be undisturbed natural areas where recreational activities, stormwater man-agement, ground water recharge, and infrastructure for water supply may occur.

T2 Zones are areas intended for preservation, including open land that may be cultivated or sparsely settled. One home per 10 acres is typical for the Town of Gurley.

SMARTCODE

ANALYSIS FOR TRANSECT ZONE

ZONE T2 • RURAL

TAMERAS HOUSE

QUADRAT

1.



Average Block Dimension	-
Average Units per Acre	.5 units per acre
Average Lot Size	10+ acres
Average Lot Coverage	< 2 %
Average Parked Cars per Acre	1
Average Trees per Acre	-

DISSECT

2. PUBLIC FRONTAGE

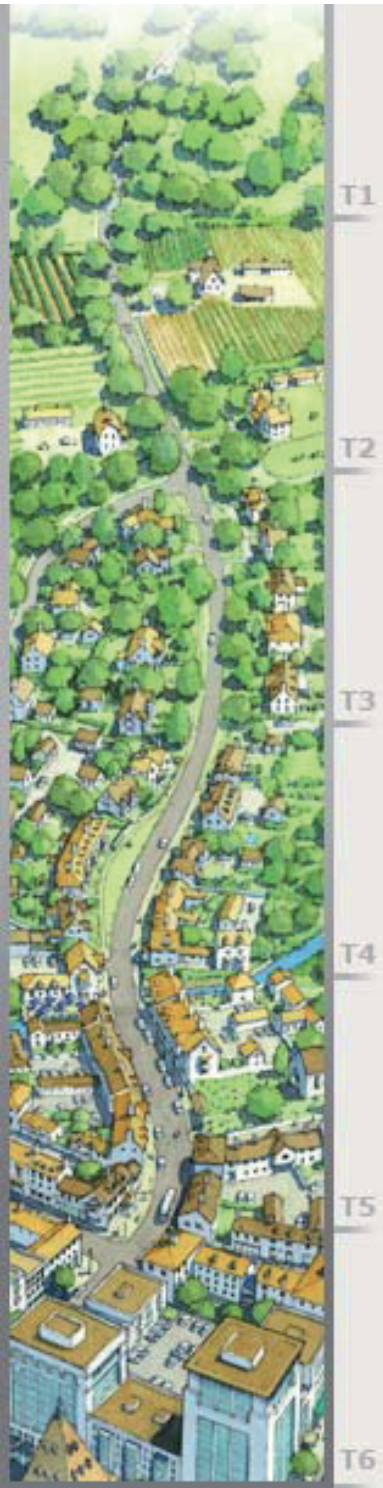


Public Frontage Type	Road
Spatial Width	Varies
Posted Design Speed	45 MPH
R.O.W. Width	60'
Moving Lanes	2
Parking Lanes	None
Pavement Width	20'
Curb Type	None
Curb Radius	15-25'
Median	-
Sidewalk Width	-
Planter Type	Swale
Planter Width	-
Planting Pattern	-
Tree Type	-
Bike Way Type	Bike Route
Bike Way Width	-

3. PRIVATE FRONTAGE



Private Frontage Type	Private Yard
Principal Building Height	1-2 stories
Outbuilding Height	1-2 stories
First Floor above Grade	-
Building Disposition	1.5'
Lot Width	edge
Lot Depth	-
Lot Coverage	-
Buildout Percentage at Setback	0
Front Setback	-
Side Setback	-
Rear Setback	-
Outbuilding Setback	-
Front Encroachment	-
Side Encroachment	-
Ground Level Function	Agriculture/Residential
Upper Level Function	Residential



Community SmartCode Transect Zone - T3

Detached single-family houses surrounded by lawns and landscaped yards.

SMARTCODE

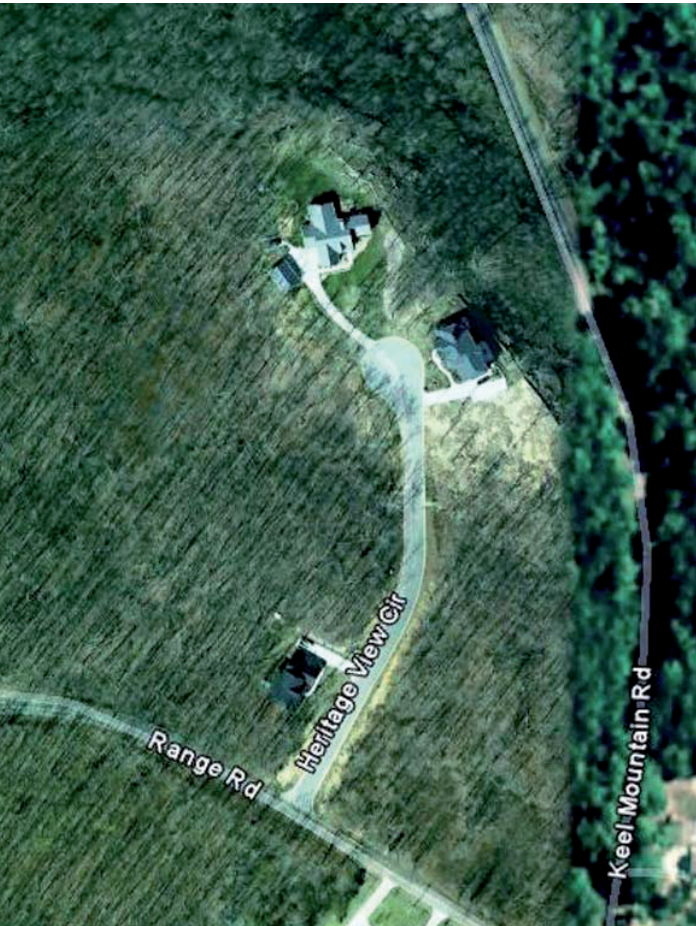
ANALYSIS FOR TRANSECT ZONE

ZONE T3 • SUB-URBAN

HERITAGE VIEW CIRCLE

QUADRAT

1.



Average Block Dimension	500' x 600'
Average Units per Acre	2units
Average Lot Size	90' x 200'
Average Lot Coverage	40%
Average Parked Cars per Acre	2
Average Trees per Acre	24/40

DISSECT

2. PUBLIC FRONTAGE

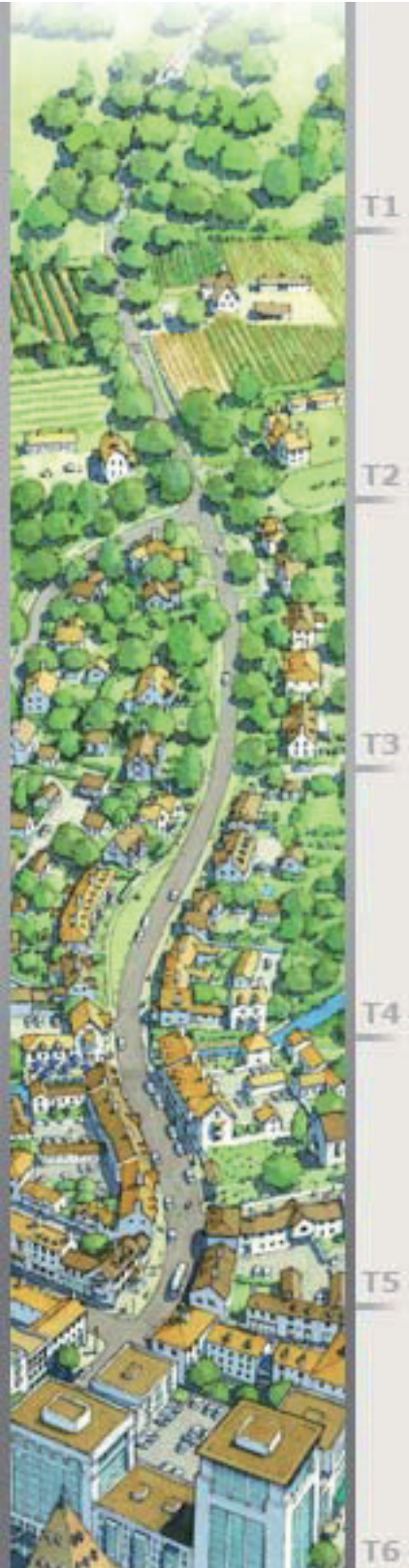


Public Frontage Type	Road/Street
Spatial Width	112'
Posted Design Speed	25 MPH
R.O.W. Width	60'
Moving Lanes	2 lanes
Parking Lanes	-
Pavement Width	27'
Curb Type	Raised; concrete
Curb Radius	15'
Median	-
Sidewalk Width	0-3'
Planter Type	-
Planter Width	-
Planting Pattern	irregular
Tree Type	Nature
Bike Way Type	-
Bike Way Width	-

3. PRIVATE FRONTAGE



Private Frontage Type	Common Lawn/Porch
Principal Building Height	1-2 stories max.
Outbuilding Height	1-2 story
First Floor above Grade	1-2'
Building Disposition	Edgeyard
Watermark level	1.5'
Lot Size	85-90' x 200' +
Lot Coverage	40%
Buildout Percentage at Setback	70%
Front Setback	55' min.
Side Setback	15' min.
Rear Setback	30' min.
Outbuilding Setback	20' min.
Front Encroachment	10' max.
Side Encroachment	2' max.
Ground Level Function	Residential
Upper Level Function	Residential



Community SmartCode Transect Zone - T4

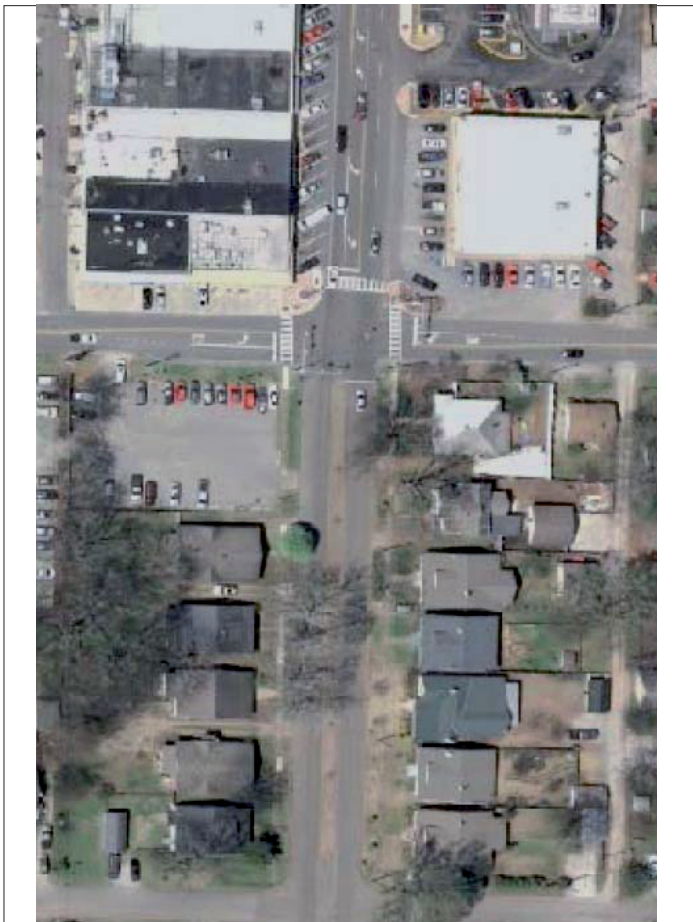
T4 allows greater intensity of mixed use; buildings may be totally residential or a mix of office/retail/residential, or small lodging depending on market demand. Buildings are 2-3 stories max. Building height may not be increased due to development transfers but density may be increased.

SMARTCODE

ANALYSIS FOR TRANSECT ZONE

QUADRAT

1.



Average Block Dimension	380' x 400'
Average Units per Acre	5 units
Average Lot Size	40'- 50' x 140'-145'
Average Lot Coverage	50 -95 %
Average Parked Cars per Acre	20-60
Average Trees per Acre	22-33

DISSECT

2. PUBLIC FRONTAGE



Public Frontage Type	Ave
Spatial Width	100'
Posted Design Speed	25 MPH
R.O.W. Width	80'
Moving Lanes	2 w/ center turn or ?
Parking Lanes	2 sides
Pavement Width	38'
Curb Type	Raised (See Design)
Curb Radius	15' - 30'
Median	Yes
Sidewalk Width	4'-15-
Planter Type	Pits
Planter Width	6'
Planting Pattern	Reg. Allee
Tree Type	Maple, Sweet Gum, Ash
Bike Way Type	Bike Route
Bike Way Width	-

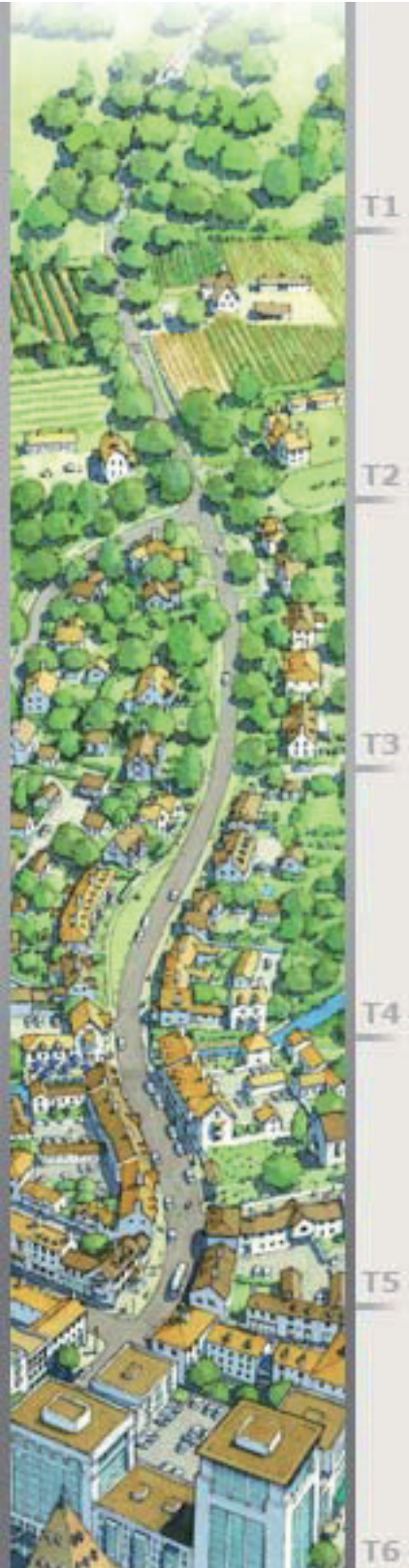
3. PRIVATE FRONTAGE



Private Frontage Type	Shop fronts - porch, stoop
Principal Building Height	1-2 stores max.
Outbuilding Height	1 story
First Floor above Grade	0" - 2'
Building Disposition	1.5 ft where applicable
Lot Width	Edgeyard and Rearyard
Lot Depth	40'-80' x 140'-145'
Lot Coverage	50% - 95%
Buildout Percentage at Setback	70 - 100%
Front Setback	0-20'
Side Setback	0-20'
Rear Setback	20-50'
Outbuilding Setback	-
Front Encroachment	-
Side Encroachment	-
Ground Level Function	Mixed Use: retail
Upper Level Function	Office/Residential

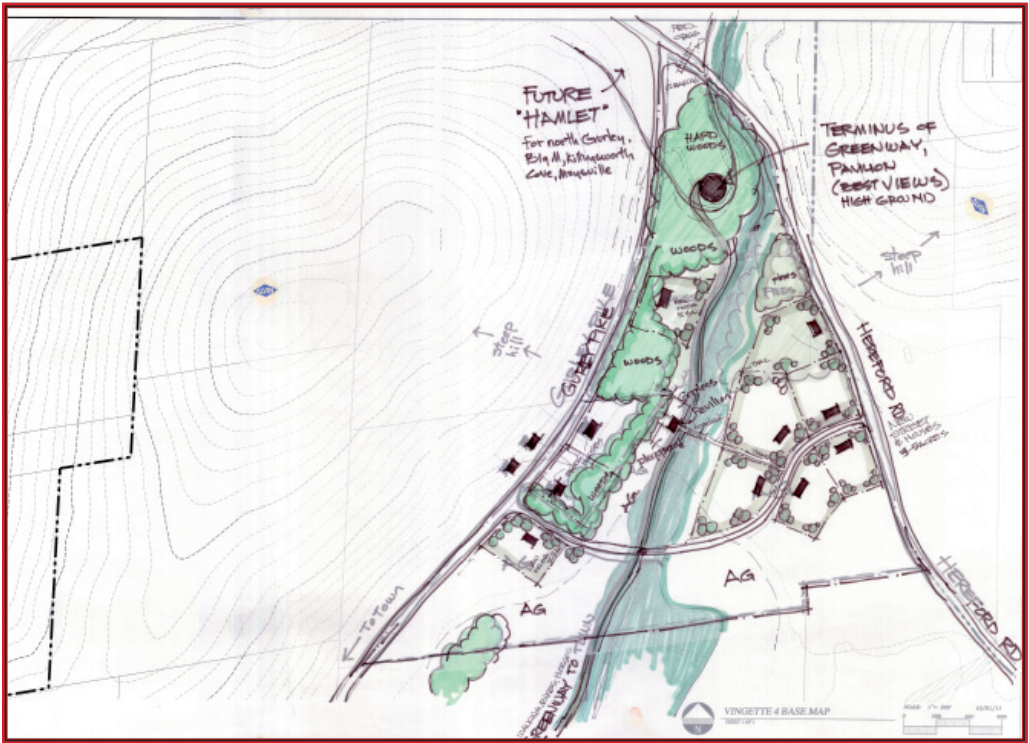
ZONE T4 • GENERAL URBAN

MIXED USE 120 X 363
GENERAL URBAN RESIDENTIAL
180 X 242

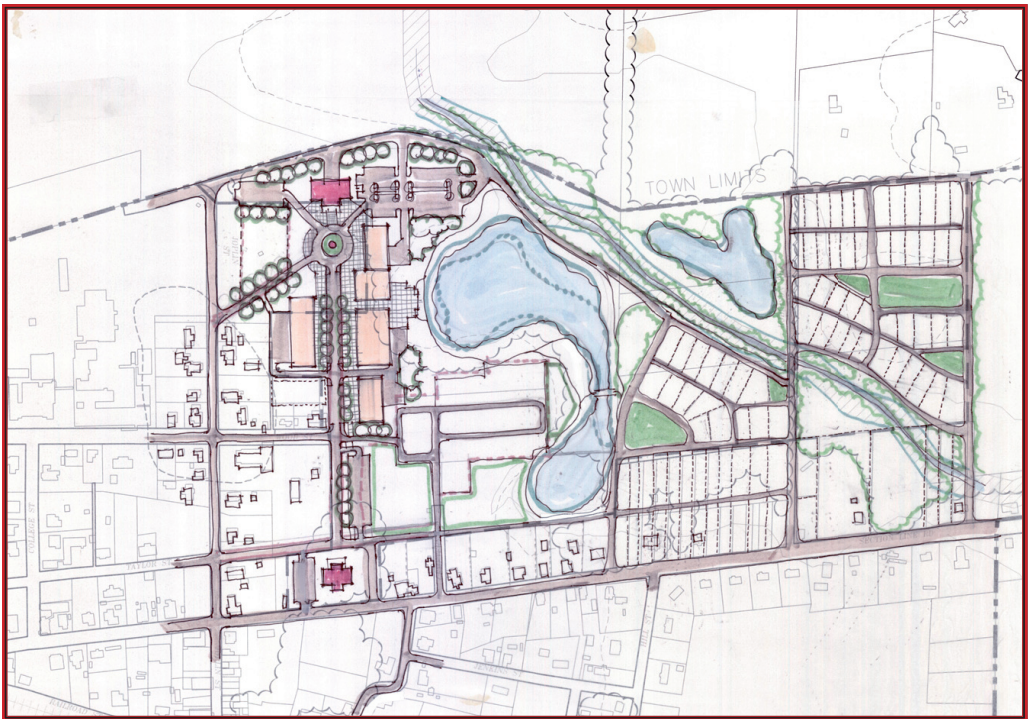


Community SmartCode Charrette

On October 1, 2011 the community of Gurley was invited to a public charrette. The goal of the charrette was to focus on four vignette areas to consider opportunities for future development that would meet the regulations set forth by the new SmartCode. During the charrette, each design vignette fostered discussions pertaining to the existing conditions and exemplary precedents that exist in Gurley today and should be preserved and encouraged as part of the new SmartCode. Prior to the charrette, the design team walked and documented every existing street within the town boundary of Gurley. This synoptic process provided important public realm data that used in conjunction with the activities during the charrette. The results of the charrette were then utilized to generate the Transect data necessary to write a SmartCode that has been calibrated for Gurley. Outside resources pertaining to development character, not present in Gurley today but desired for the future, were also brought in for community discussion through the use of the publically distributed “Visual Survey”.



Charrette Vignette Preliminary Illustration: CLD

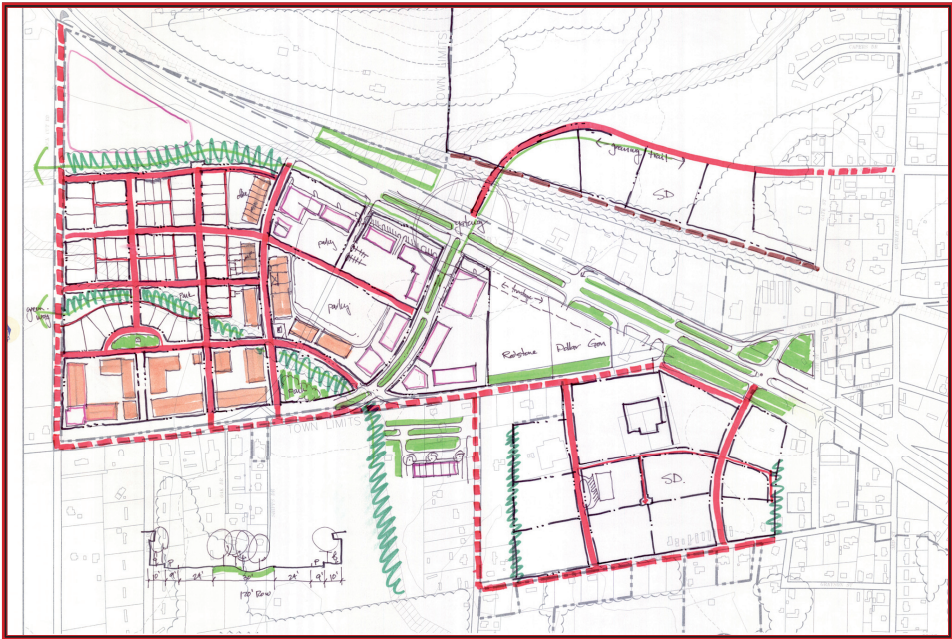


Charrette Vignette Preliminary Illustration: TND & Civic Campus



Community SmartCode Charrette

In leu of a community wide master planning process, it was determined that 4Site would facilitate a design charrette. That charrette explored opportunities for SmartCode community plan development types appropriate for the Town of Gurley: Cluster Land Development (CLD), Regional Center Development (RCD), Traditional Neighborhood Development (TND) and opportunities for a new “Main Street” area. Four design areas were selected and specifically assigned a type of community development plan. Previously established community wide calibration metrics were utilized and tested as part of this process.

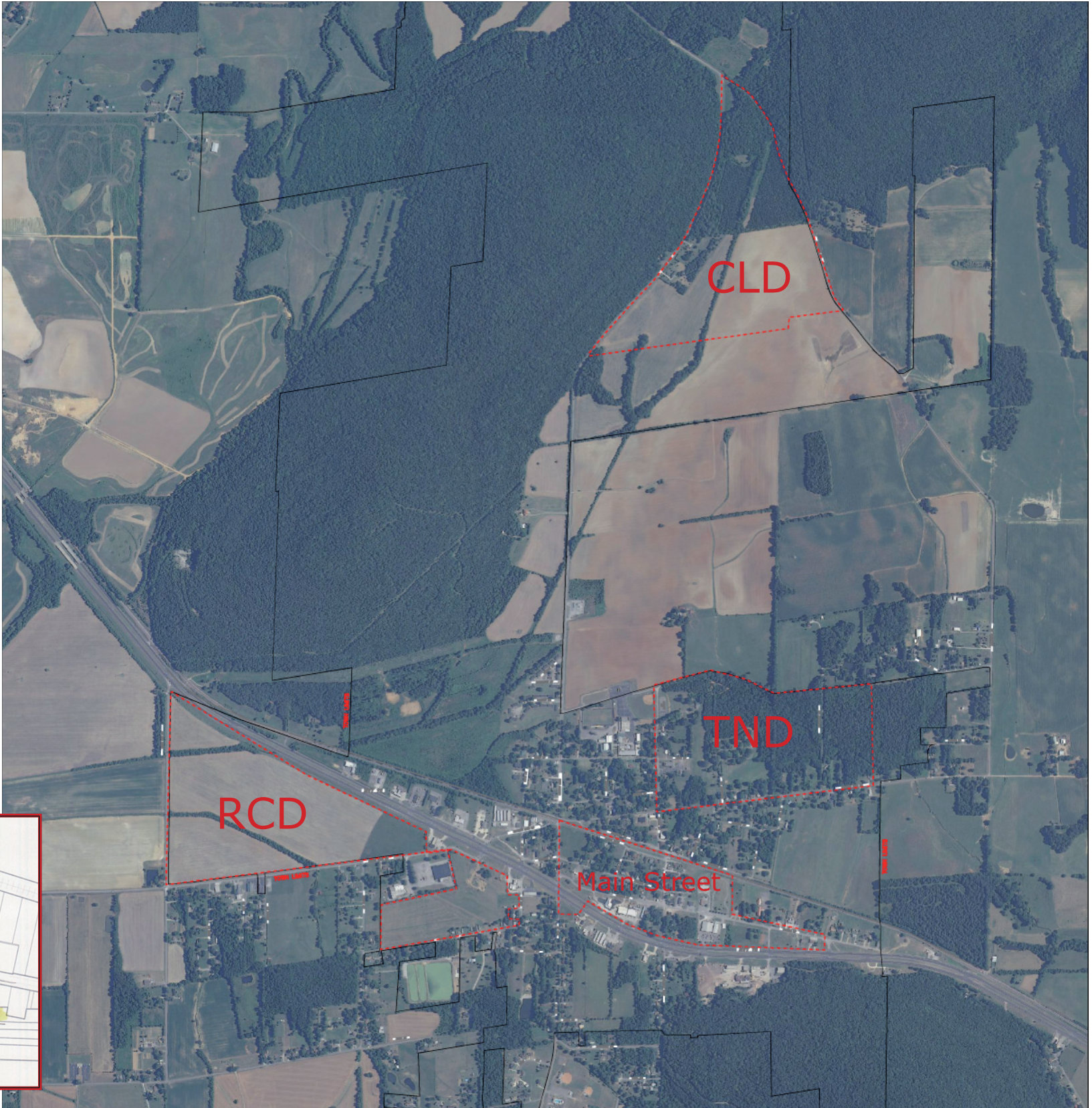
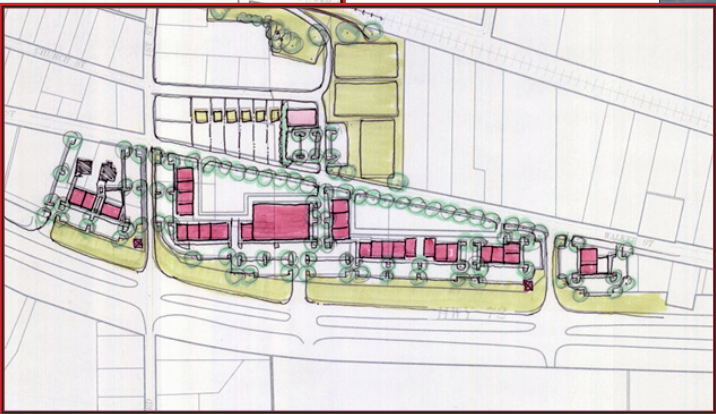


Charrette Vignette Preliminary Illustration: RCD

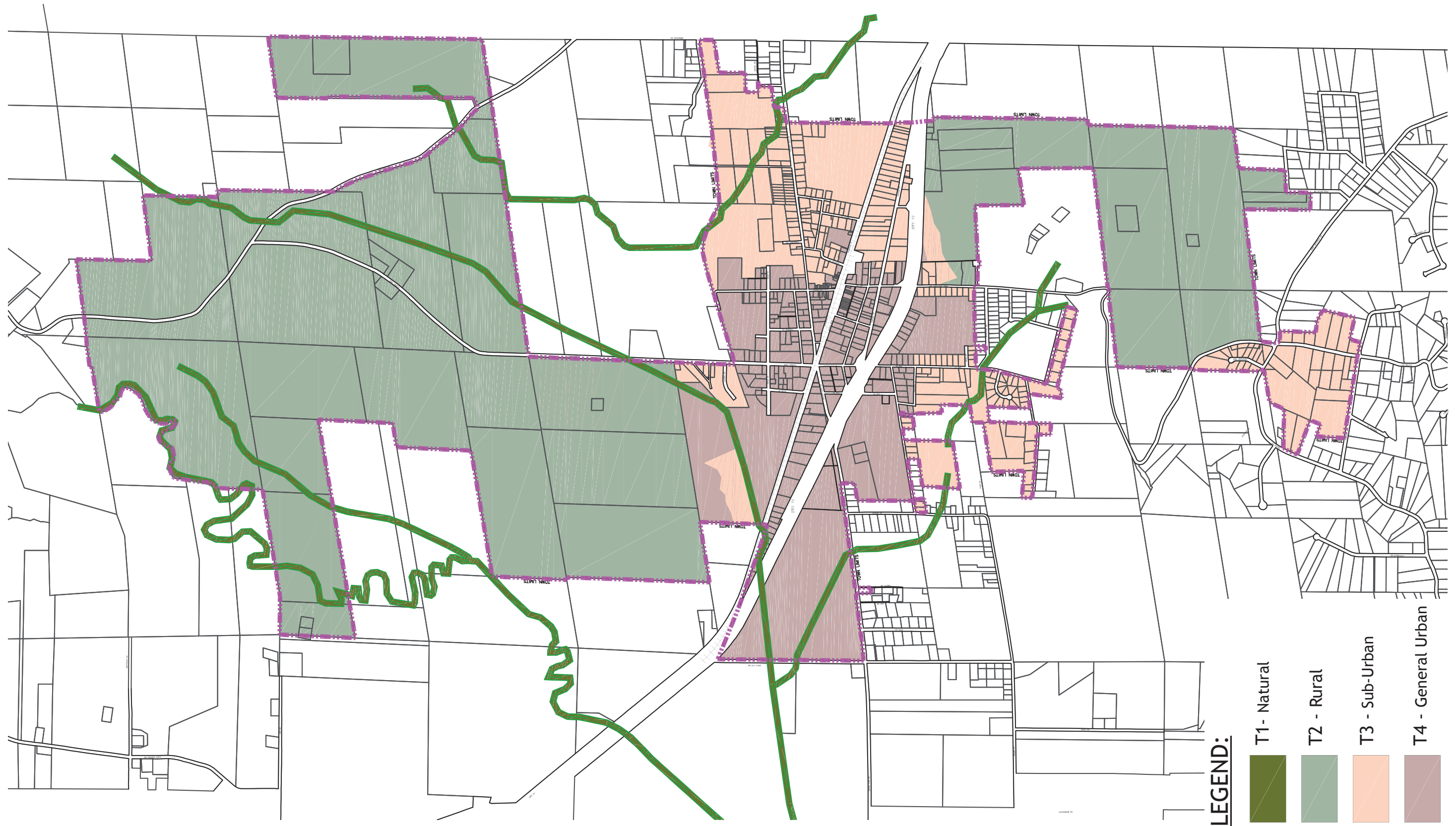


Charrette Vignette Preliminary Illustration: Main Street Community Town Square and Commercial Node.

Opportunity for a new grocery commerical center along Hwy 72 provides a common thread and community cohesion between the town square, Church Street and 1st Street/Joplin.



Vignette study areas are outlined in red



Town of Gurley SmartCode
 Transect Map Illustration

LEGEND:

- Low Density Residential
- Civic, Institutional
- Park
- Protected Land
- Cemetery
- 1/4 mile walking radii

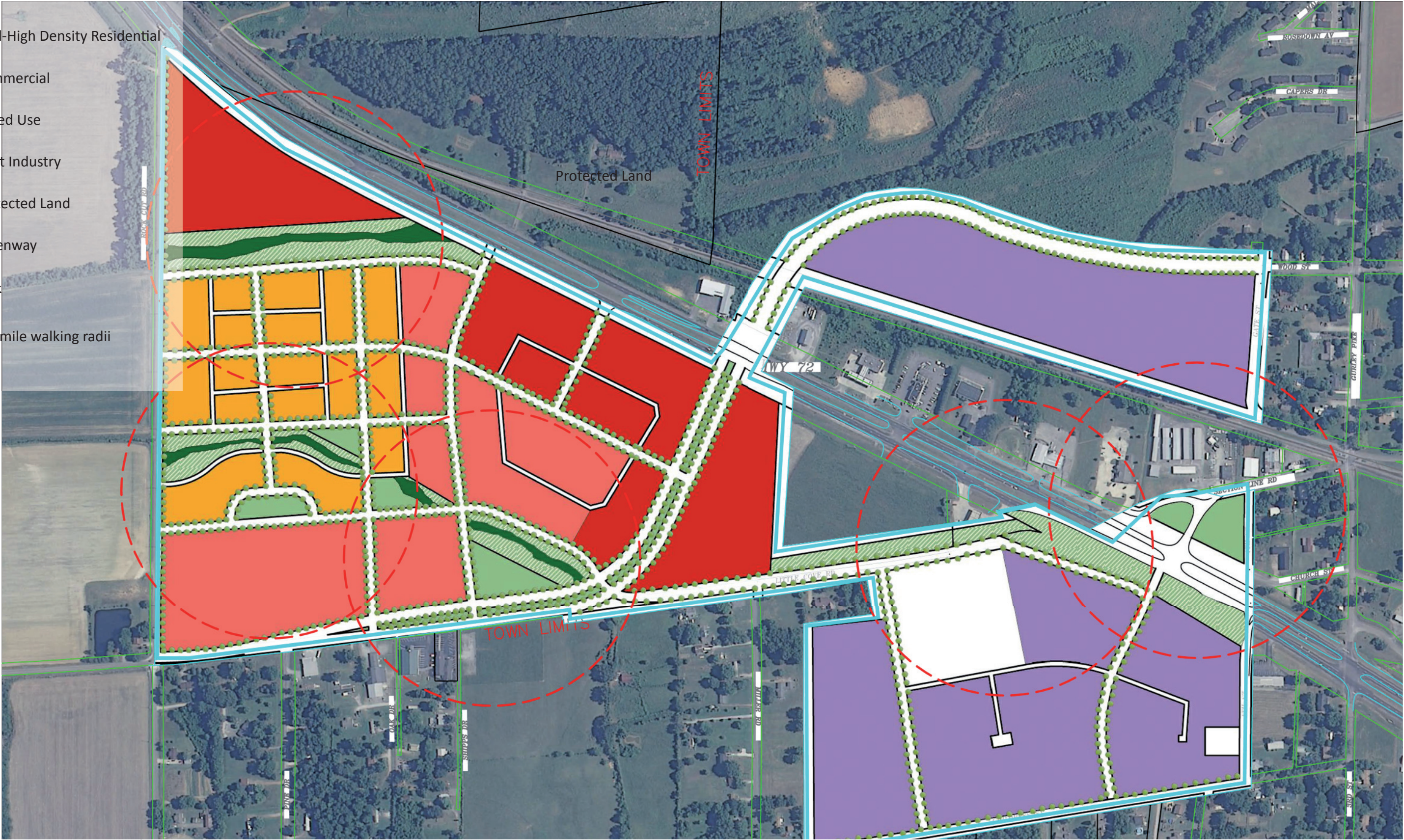


Town of Gurley SmartCode
Civic TND Vignette Illustration



LEGEND:

- Med-High Density Residential
- Commercial
- Mixed Use
- Light Industry
- Protected Land
- Greenway
- Park
- 1/4 mile walking radii



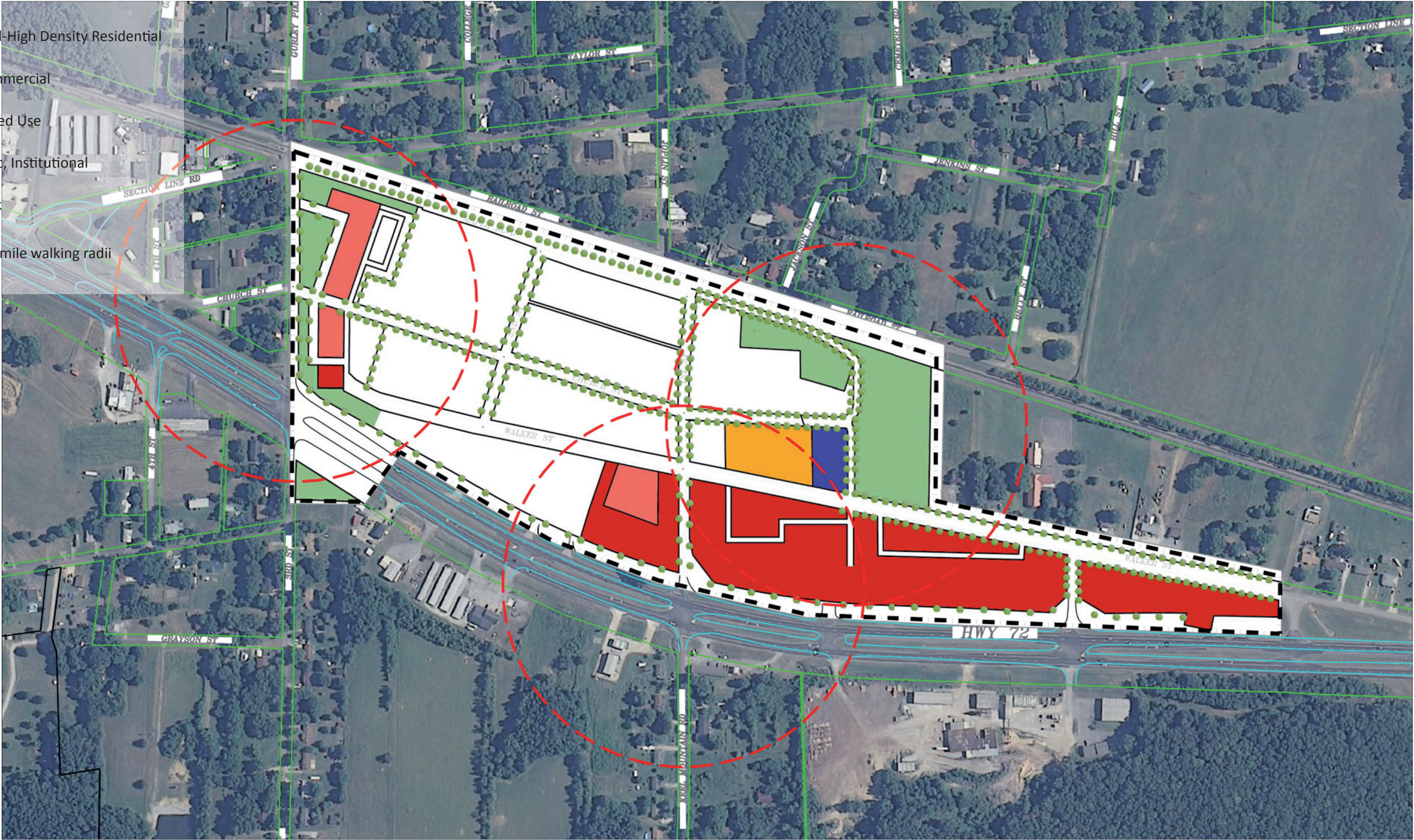
Town of Gurley SmartCode
Regional Center Development Vignette Illustration

LEGEND:



LEGEND:

- Med-High Density Residential
- Commercial
- Mixed Use
- Civic, Institutional
- Park
- 1/4 mile walking radii



Town of Gurley SmartCode
Main Street Vignette Illustration