PARKING

Parking is a very important part of any comprehensive circulation system. It also has a major impact on the image a building generates. Large expanses of asphalt parking lots are very uncomfortable and imposing places for pedestrians and drivers alike. They have no scale to which a person can relate. They are very hot in the summer and cold in the winter. And, they can also be very difficult to negotiate if not properly marked, covered with snow and ice, or crowded.

GUIDELINES:

- Five percent of all parking areas will be reserved for green space. This green space will take the form of planting strips used to designate each row of parking and to separate pedestrian circulation from vehicular circulation systems (fig. 1.7).

- Walkways, of a pavement type different from the pavement of the parking areas, will be provided to direct pedestrians to main building entries or destinations. (fig. 1.8)

- Canopies and/or awnings will be used to indicate main entries immediately adjacent to parking areas. (fig. 1.7)

- The vehicular and pedestrian circulation systems within parking lots will meet the standards previously discussed for minor traffic arteries and minor pedestrian/vehicular intersections. (fig. 1.3, 1.4)
Parking structures are also potential hazard areas in a design. Parking garages are designed as storehouses for cars with very little concern for human comfort. They have many of the same drawbacks as parking lots, plus they can have very dark and claustrophobic interiors.

GUIDELINES:

- Parking garages will meet all applicable uniform building codes as specified in the latest addition of that document.

- Minimum floor to ceiling height will be 7'-6".

- Parking garages will be attached directly to the building they are intended to serve. This connection can be through a direct connection or by means of a bridge or enclosed walkway.

- Specifically marked pedestrian walkways will be provided within the parking structure to separate vehicular and pedestrian traffic. These pedestrian walkways will be such that a pedestrian need cross only vehicular traffic once between their car the closest exit.
ENTOURAGE

A very important and rarely considered part of a circulation system is its entourage. The signage, graphics, bollards, lights, planters, etc., that give a street its character. This entourage can be beneficial to the site by: providing continuity between different circulation systems; by connecting opposing functions with a comprehensive graphics system; and by eliminating cluttered signage graphics, and advertising. Or the entourage can detract from the site by causing confusion with different types of graphics, and by cluttering important views with signage and advertising.

The entourage can also be an important addition to the ground plane, surround, and overhead. It can reinforce the rhythms established by trees and plantings, separate opposing traffic, enclose a space and still provide views, etc.

GUIDELINES:

Along major arteries:

- Lighting, directional signage, and movable graphics, will be combined to form one comprehensive unit and will be placed in the central median created by the planting strip (see Pedestrian and Vehicular Spatial Relationships: surround, fig. 1.10)

- These units will be sized to provide adequate lighting for the vehicular systems they service, but shall not exceed the tree canopies or be more than 5 feet less than the canopies (fig. 1.10). See figure 1.4 for tree heights.

- The lighting units will be sized and spaced so as to contribute to the rhythm and enclosure created by the trees and planting strips. (fig. 1.10)
- A separate lighting system, of a nature similar to the combined units previously mentioned, will be used to light the pedestrian circulation systems. (fig. 1.10)

Along minor arteries:

- Lighting shall be placed in the planting strip separating the pedestrian and vehicular circulation systems. (fig. 1.9)

- These lighting units will be sized and spaced to adequately light all pedestrian circulation systems. (fig. 1.9)

- The lighting element of these lights will be no higher than ten feet above the walkways.
CONFERENCE CENTER

The purpose of the conference center is to provide needed meeting space to the community as well as to attract regional conferences, meetings, performances, etc., and the economic growth this would entail.

Visual and physical access to the community will be of primary concern in the design of the conference center. The conference center is providing many services to the community and will derive a large percentage of its income from local groups. It is also a point of destination for people traveling great distances in unfamiliar territory. The easier it is to find, the better.

The recreational potential as well as the natural scenic quality of the lake are the conference center's primary attractions. Visual and physical access to the lake will, of course, be another primary design consideration. The conference center will be a major point of access to the lake for the community as well as other users.

GUIDELINES:

The conference center will be visible from the main entrance to the site. (fig. 1.2)

-The primary meeting spaces of the conference center will have views of the lake. (fig. 2.1)

fig. 2.1
The conference center will have at least one main access to the lake adjacent to public areas within the conference center.

The spaces with community potential (meeting spaces and community theatre) will be visible from the lake.

SCREENS AND BARRIERS

The scenic quality of Warsaw's lakes is a primary concern to the residents of the area. A large majority of the lakefront is zoned residential or recreational. The residents of the lake wish to maintain this residential/recreational image of the lakefront.

GUIDELINES:

- All lakefront development will take place behind a system of screens and buffers consisting of plantings and bermings. (fig. 2.3)
- Existing foliage along the lakeshore, will remain or be replaced with growths of equal or better quality. (fig. 2.3)

- Openings in the system of screens and barriers will be allowed to frame important views both into and out of the site. These openings shall not exceed 50% of the total lakeshore for this site, nor shall any one opening exceed 25% of the total lakeshore for this site. (fig. 2.3)

- All new plantings along the lake shore will be of a variety of species with an expected canopy height not to exceed fifty feet.
BUILDING PROFILES

This portion of these guidelines deals with the impact that large massings of buildings would have on the lakefront. As previously discussed, maintaining the residential quality and scenic beauty of the lake is a primary issue. It is hoped that this will be achieved by specifying that buildings within the zone marked Lakefront Development (fig. 2.2) must maintain a low profile. However, aesthetic qualities can be achieved by strategically placing tall elements in a design. This is understood and even encouraged.

GUIDELINES:

- The building height of any lakefront development (fig. 2.2) will not exceed the expected canopy height (50 feet max.) of the planting screen discussed under Screens and Barriers. (fig. 2.4)

- No single element of greater than 200 square feet (measured in plan) shall exceed the average canopy height (50 feet max.).

- Tall, massive buildings, such as stage flytowers, banquet halls, etc., will be located immediately north of the zone marked Lakefront Development, so long as they do not conflict with other zoning requirements. (fig. 2.4)
LAKE ACCESS

As previously discussed, visual and physical access to the lake will be of primary importance to the conference center.

GUIDELINES:

- All access to the lake will be through inlets and channels which penetrate the series of plantings and bermings. (fig. 2.5)

- These channels and inlets will not exceed the limits set under Screens and Barriers. (fig. 2.5)
COMMERCIAL DEVELOPMENT

One of the goals of the Warsaw Community Development Park is to act as a spark new economic growth for the city the area immediately surrounding the park. An increase in activity, population, and density of development in this area, will create a need for more commercial development. However, this is a growth which will occur over time and the design of the commercial development should reflect this.

The intention of the following guidelines is to prevent the contemporary strip mall and/or urban mall. Strip and urban malls typically become large, blocky buildings surrounded by parking with facades that are either blank and uninteresting, or become giant billboards with more signage visible than building.

The new commercial development is located in a prominent position on the site. It is adjacent to both residential and commercial zoning and is immediately adjacent to the entry to the site. It will have a major impact on the image created by the site; therefore, care should be taken to provide it with architectural character to insure a positive impact on the community.

GUIDELINES:

- The commercial development will be located adjacent to existing commercial areas (as shown on Zoning Map at Commercial Development to incorporate growth as commercial activity adjacent to the site increases. (fig. 3.1, 3.2)

- Parking, wherever possible, will be located in areas not visible from Smith Street. This may not always be possible because of the large amounts of parking required in commercial areas; therefore steps should be taken to hide parking that will be visible to Smith Street. (fig. 3.4)
VISIBILITY

Visibility and easy access are important to any commercial development. The ability of the public to locate a particular store within the development will be very important to the store owners. Therefore, as many stores as possible should be visible to the public. By placing the entry on the central boulevard, the commercial development is identified as part of the Warsaw Community Development Park.

GUIDELINES:

- At least fifty percent of the retail businesses will have storefronts that are visible from Smith Street and Bronson Street. (fig. 3.2)

- All access to the commercial development will be from the main circulation corridor (see Circulation Patterns). (fig. 1.1)
INDIVIDUALITY VS. UNIFORMITY

As previously mentioned, each store will need a certain degree of individuality to make itself visible to the public. However, if each store is too individualized, then the commercial development loses its identity. Most contemporary commercial developments fail to address this issue. This issue will be considered of primary importance to the design of the commercial development.

The solution to this problem can be seen at two different scales: planning and building design, and fenestration and detailing.

At the planning and building design scale, uniformity can be expressed in a number of ways. By setting the building back from the road, a viewer is able to see more of the building and experience it as a singular entity. Berms, plantings, and changes in elevation can also be used to make the edges of the development easier to identify. The individuality of each store can be expressed in the building design.

Variations in cornice lines and setbacks in plan will identify each individual store.

By varying the fenestration and detailing of the lower (retail) level, each shop owner can express his individuality. Similarity is maintained in the fenestration and detailing of the upper (office) level which provides uniformity.

GUIDELINES:

Planning and building design:

- The commercial unit(s) will be separated from Bronson Street by a drive and/or parking. Level changes and landscaping can be used to hide parking without blocking views of the building. (fig. 3.4)

- A planting strip, detailed in Circulation Patterns, will be used along Smith Street to identify the edge of the commercial development. (fig. 3.4)
- There shall be variation in
  the building profiles (plan
  and/or elevation) at each
  leasable unit. (fig. 3.3)

  Fenestration and detailing:

  - There will be variations in
    the lower register at each
    storefront while similarities
    in the fenestration of the
    upper register provides
    continuity across the facade.
    (fig. 3.5, 3.6)

fig. 3.4

fig. 3.3

BUILDING PROFILES
ENTOURAGE (at Commercial Development)

An effective entourage system along the edges of buildings and in other exterior spaces can have the same effect as it did with the circulation system. It can enclose a space, provide direction, indicate entry, etc. This will be very important at the commercial development. The entourage will create a sense of enclosure for pedestrians moving along the edges of the buildings; it will create continuity in otherwise unrelated buildings; it will connect buildings with parking lots in a comfortable manner; etc.

ACCEPTABLE ALTERNATIVES

FENESTRATION AND DETAILING
ENTOURAGE @ COMMERCIAL DEVELOPMENT

GUIDELINES:

- A well designed entourage system consisting of lighting, canopies, and planters, will be used to create a human scale along the edges of buildings and between buildings and parking areas. (fig. 3.7)

- This entourage system will be complimentary to entourage systems in use elsewhere on the site, particularly those in use with the circulation system.
SPORTS COMPLEX

RECREATIONAL CORRIDOR

The sports complex is situated so that it creates a connection between the city and the lake. This recreational corridor will be a very important asset to the city by generating business and activity throughout the development.

The relationship between the sports complex and existing recreational activities (YMCA, miniature golf, lake) will be addressed as major design issues. (fig. 4.1)

RESIDENTIAL INTERFACE

Sports activities in general, generate a great deal of noise and activity. This will create a conflict with the neighboring residential areas. Careful focusing of sound and light equipment as well as the use of plantings, berm, and fences, can reduce the impact this complex will have on its surroundings.

GUIDELINES:

- The location of gathering points for large amounts of people (viewing stands, concessions, restaurants, etc.) will be as far from residential areas as possible.

- Audio equipment will be placed near the viewing stands and focused on those seating areas.

fig. 4.1

RELATIONSHIPS
- Lighting equipment will be focused on playing fields and away from residential areas. (fig. 4.2)

- A comprehensive system of bermings and plantings will be used to minimize the impact of the sports complex on the residential neighborhoods (see Section at Sports Complex/Residential Interface). (fig. 4.2)

fig. 4.2

SECTION • SPORTS COMPLEX/RESIDENTIAL INTERFACE
RESIDENTIAL DEVELOPMENT

A brief analysis of housing in Warsaw has determined that there is a shortage of rentable housing for all income brackets. The location of the site on a major lake is ideal for middle and upper income housing. It is expected that this addition to the housing market will free up rentable housing in other income brackets throughout the city.

The nature of residential development conflicts with the commercial nature of the other developments on the site. Every opportunity to create separation between the residential units and the rest of the site should be exploited.

The area of the site zoned for residential development offers several natural barriers. Care should be taken in the planning of the development to take full advantage of them.

GUIDELINES:

- New residential development will be adjacent to existing residential neighborhoods. See allowable zone in fig. 5.1

- Existing trees and foliage should remain and be incorporated into the design wherever possible. (fig. 5.2)

- No part of any living space in any unit will exceed in height, the highest point of the hill immediately east of the residential zone.
and inlets can be created to provide access to the lake for as many units as possible.

GUIDELINES:

- There shall be no more than 15 units/acre within this residential development. (fig. 5.3)

- Residential units will be of either cluster or rowhouse varieties.

- Clustered units will be in groups of four to ten units. Larger clusters can be used if the units are separated by dense plantings and/or large bodies of water. (fig. 5.3)

- Clustered units are to be placed on the flat ground (0%-10% slope) adjacent to the channel. (fig. 5.3)

- Each of the clustered units will have private access to the lake through the existing channel or by new channels. (fig. 5.3)
- Rowhouse units are to be placed on steep slopes (10% and greater). (fig. 5.3)

- Berming and planting shall be used to eliminate unwanted views and to separate clusters of residential units. (fig. 5.3)

- There will be 1.5 parking spaces per unit in the development. The spaces will be equally spaced with direct convenient access to each unit.

- Parking will be used as a buffer between roads and units.

---

**fig. 5.3**

**CONTROLLED DENSITY**

**BUILDING PROFILES**

This section is indirectly related to density. Density usually refers to the number of units within a given area or a density that one experiences in a space. Perceived density has more to do with building form and massing. A building which gradually increases in height will appear less massive than a building with tall flat walls.

Because the site for this residential development is either very
flat or very steep, the issue of perceived density will have a major impact on its imagery. The following guidelines are intended to address this issue.

GUIDELINES:

- Buildings within the clustered units will be of a type that have low profiles (longer than high, low pitched roofs, sunken, etc.). (fig. 5.4)

- Rowhouse units will be of a type that have high profiles (steep pitched roofs, higher than wide, raised, etc.). (fig. 5.4)

- All units immediately adjacent to the channel shall be one story in height. (fig. 5.4)
DESIGN DEVELOPMENT

This section contains the sketches that were used to conceptualize and refine the guidelines. By recording in drawing form the images that I generated mentally, it was possible to examine, analyze, and refine them in order to then generate the final guideline statements and graphics that preceded this section.
A comprehensive system of plantings, entourage, and paving changes, creates a wide boulevard, gives it direction and frames an important goal.

The Central Boulevard
Once you have left the Central Boulevard, scales diminish, buildings become more prominent and entries are easily located.
The entry to the conference center frames a view of the lake and is a major source of access to the lakefront for the community.
Important views of the lake are framed by the screen of trees. The activity of the inlet becomes an important view.
A screen of trees preserves the scenic quality of the lakefront.
Inlets become pockets of activity that are visible to the lake but have a reduced impact on the lake front.

Lakefront Development

Conference Center Inlet
Plantings, entourage, and paving patterns create a pleasant transition between parking and building.
Canopies and awnings denote entries and create a more comfortable scale at the edges of buildings.
PHOTOGRAPHS

The following pages contain pictures of the presentation model that was built to help present this project. The Model is made of clay and is constructed at a scale of 1" = 50'.

78
AIRIAL VIEW FROM WINONA LAKE

The Warsaw Community Development Park is a controlled commercial development that provides needed community services through private commercial development.

CONFERENCE CENTER LAGOON

A lagoon or inlet is created which replaces the present race track. This lagoon becomes a center for many lake front activities such as boating, fishing, and other recreational activities.
PUBLIC ACCESS TO WINONA LAKE

The conference center lagoon provides access to Winona Lake without having a major impact on the lake shore.

MAIN BOULEVARD

Tree lined streets provide direction and accent an important destination, i.e. the conference center.
LAKE ACCESS FOR RESIDENTIAL UNITS

The residential units are grouped around inlets that provide access to the lake, as well as, semi-private recreational space.

RESIDENTIAL DEVELOPMENT

The residential development is located immediately adjacent to the channel on the west side of the site and within walking distance of the marina and conference center inlet.
RECREATIONAL CORRIDOR

By placing all of the recreational programs on the east side of the site a recreational corridor is created that extends from Smith Street to the lake. This recreational corridor includes a variety of activities such as softball, swimming, and large open playing fields for soccer and other field sports.
CONCLUSION

Programs can include varying degrees of detail. At a minimum they can contain titles and square footage requirements, or they can be expanded to include information on finish materials and furnishings, special HVAC requirements, phone schedules, etc. Obviously, the more time that is spent on the program, the more complete it will be.

It is necessary to set goals at the beginning of the programming stage that determine the scope of the program. It is easy to get involved in an interesting section of the program and include too much detail while other sections become much less complete.

In retrospect, I see that because of the degree of complexity I established by working with multiple building types and because of my inexperience at programming I was able to only complete only a preliminary program. The final product of my Thesits project consists of planning information more than building design.

It would be worth further study to take a particular building, such as the proposed conference center, and continue this graphic programming process with the specifics of building design examining building materials (color, texture, expense, etc.), space definition, interior versus exterior, etc.

A particularly useful tool in organizing a program and establishing goals and deadlines is to establish a story line. This is a process often used by cartoonists and writers to establish a plot and to stick to their story line. This is a process that is similar to what I was attempting to do with this thesits project. I was introduced to this process by Professor Koester towards the end of this project and it would be interesting to further explore the effects that this process would have if applied to this project.

In the time it has taken me to
complete this thesis, the City of Warsaw has begun to implement some of the basic principles that I have addressed with my thesis. The city is negotiating with a developer to build a conference center/hotel in the downtown area. The purpose of this facility will be to draw business back to the Central Business District. Another project that the city is attempting to implement is a sports park containing four softball/baseball diamonds with a centralized conceptions and seating area. This facility will double the current number of lighted ball diamonds. By combining these ball diamonds, the city will make itself a prime location for local and regional tournaments. An ongoing project for the city has been to increase the commercial square footage. This project is beginning to show results in two new shopping centers which are nearing completion and have already been rented to a number of businesses that are new to the Warsaw area.

Although these projects don't necessarily have the same focus as my thesis, they do involve some of the basic concepts. It will be interesting to see if these projects will provide the benefits expected by the city and proposed by my thesis.
APPENDIX A

Interview Synopsis

Joan Cusick
Director, Combined Services
212 E. Market St.
Warsaw, In. 46580

-- Lack of meeting space, center lake pavilion is a "big cold barn".
-- Cultural needs, community concert series, graduations, etc.
-- Elderly residential and low income residential needed.

Donald Knapp
Executive Director, Honeywell Foundation
275 W. Market
Wabash, In. 46992

-- Does a lot of food service.
-- Liquor licence is important.
-- Expenses, income stacked, construction and operating vs. Long run.

Harvey Dziak
Head of Maintenance
Retired Tigers Housing Development
320 W. Main
Warsaw, In. 46580

-- 3-4 year waiting list.
-- Only 82 present units in the Warsaw area.
-- 6 openings per year.
-- 40 people on waiting list.
-- Rent is high, over $400 per month
-- Needs more feeling of personal space.
-- Maintenance problems.

Robin Odel
Managing Secretary, Muncie Sports Complex
Muncie, In. 47303

-- Facilities:
  - 4-300' fields, men tournament softball
  - Indoor and outdoor dining
  - Rest rooms
  - Maintenance and storage
-- Could already use expansion after only one year of use:
  - Supervised playground
  - Bigger kitchen
  - Better dining facilities
  - Betting machines
-- Programs offered or expected:
  - Basketball camp
  - Tennis camp
  - Football, soccer, and baseball leagues
-- Problems:
  - Crowd control
  - Security

Dick Hammond
Parks Department
City of Warsaw

-- City needs 3-5 lighted diamonds, four back to back diamonds, slow pitch for leagues.
-- City has one lighted soccer field, not regulation.
Joe Pifer  
Food and Beverage Director  
Holiday Inn  
2519 E. Center St.  
Warsaw, In. 46580

-- Present conference capacity of 200 people with an average use of 50 people per day. 
-- Necessary facilities:  
  - Banquet Hall  
  - Adequate kitchen and/or catering  
  - Versatile room set-up  
-- Uses:  
  - Wedding receptions  
  - Business conferences  
  - Some religious groups  
-- New facility should have:  
  - Room for 200-500 people  
  - Good catering service  
  - Attractive element  
  - Access to ice, currently use about 2 tons a day

Jeff Plank  
Mayor of Warsaw  
City Building P.O. 817  
Warsaw, In. 46580

-- Need in the community for:  
  - Multiple family rental housing  
  - Commercial square footage

Debbie Sadler  
Director, Kosciusko County United Way  
800 N. Park Ave.  
Warsaw, In. 46580

-- A need for meeting space.  
-- Community service organizations find free meeting space.  
-- Low income housing is needed.  
-- Sports needs met by existing facilities.  
-- Cultural needs met by existing facilities.

Jeffery Stout  
Manager, Muncie Sports Complex  
See Robie Odel

Cheryl Taylor  
Sales Director, Grand Wayne Center  
120 W. Jefferson Blvd.  
Fort Wayne, In. 46805

-- Must be a host hotel present.  
-- Amenities package is very important.

Pat Watkins  
Warsaw City Planner  
794 W. Center St.  
Warsaw, In. 46580

-- Industry could use meeting space.  
-- Need in the community for compact housing.  
-- Sports Complex, swimming pool, lighted diamonds, soccer fields.

Deborah Wiggins  
Director, Warsaw Chamber of Commerce  
124 W. Market St.  
Warsaw, In. 46580

-- People on the lakes do not want development.  
-- Downtown businessmen do not want competition.  
-- All age brackets need to be included.  
-- Fairgrounds are too far from the interstates.
BIBLIOGRAPHY


The Affordable Community. Urban Land Institute, 1981.