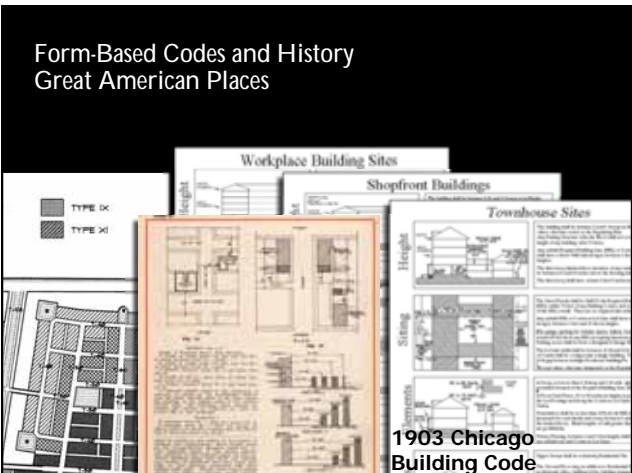


Form-Based Code *Experience*

Geoffrey Ferrell I

Ferrell I
Madden
Lewis

**A new
form-based code
will not solve every important
local issue or change
everything by itself.**

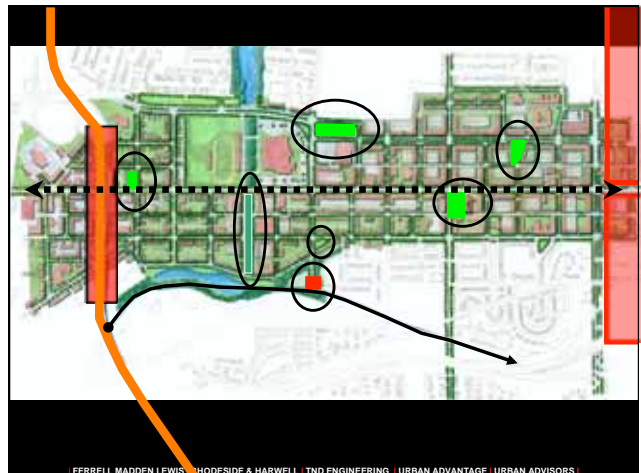


*Form-Based Code
for the
Uptown District
Portsmouth, Virginia*

January, 2010

Ferrell Madden Lewis

• urban design, town planning, and form-based coding •
Rhodeside & Harwell, Urban Advisors
TND Engineering, Urban Advantage



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



Portsmouth, VA High Street



**Portsmouth, VA
London Boulevard**



**Portsmouth, VA
London Boulevard**



**Portsmouth, VA
London Boulevard**



**Portsmouth, VA
London Boulevard**



**Portsmouth, VA
London Boulevard**



**Portsmouth, VA
Liverpool**



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**Portsmouth, VA
Liverpool**



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Making it Work

- *Development Regulations*

How do we make sure that you get more than just 'pretty pictures'?

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Making it Work

- **Development Regulations**

How do we make sure that you get more than just *'pretty pictures'*?

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Regulating Development: Learning Basic Principles



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Regulating Development:
Siting: **Build-To Line**



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Regulating Development:
Height



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Regulating Development:
Fenestration (windows, doors)



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Regulating Development:
Fenestration, Street Level



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Regulating Development: Street Trees



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Regulating Development: Basic Principles for Sustainable Cities for the 21st Century.



How to use a Form-Based Code

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3 Easy Pieces:

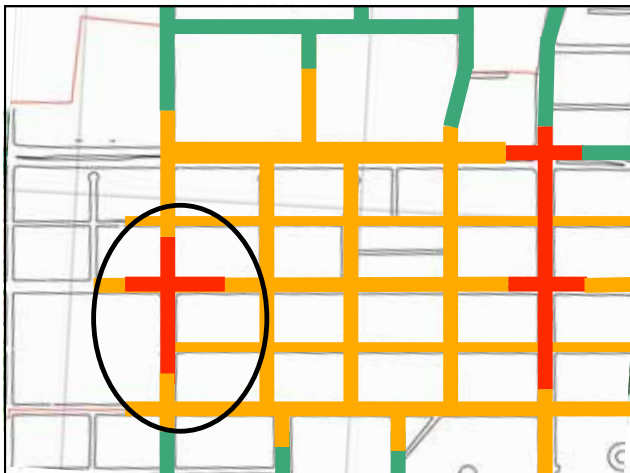
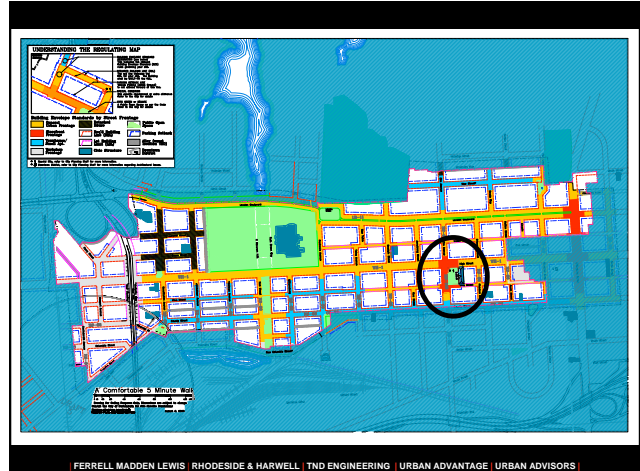
1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards

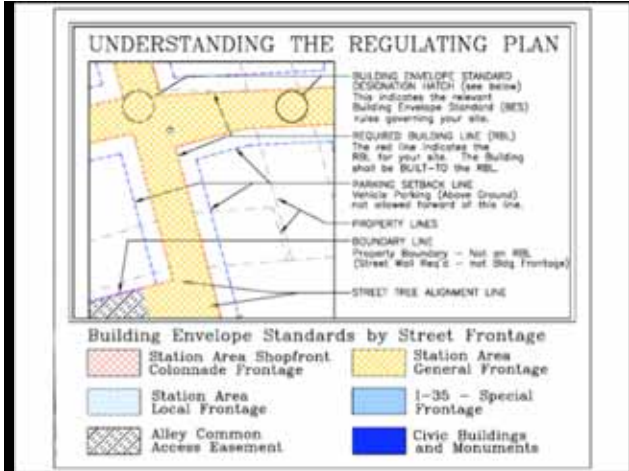
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3 Easy Pieces:

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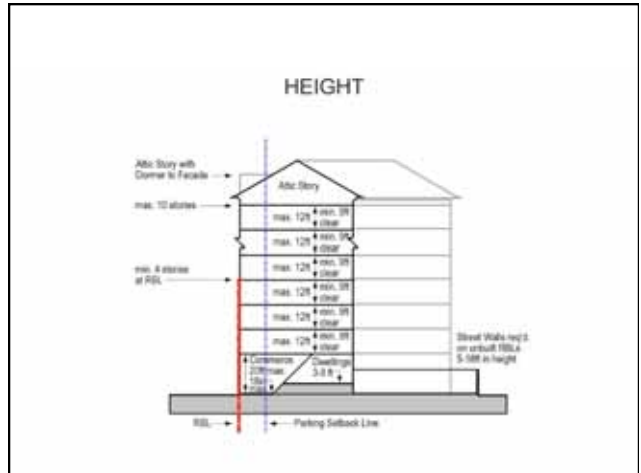
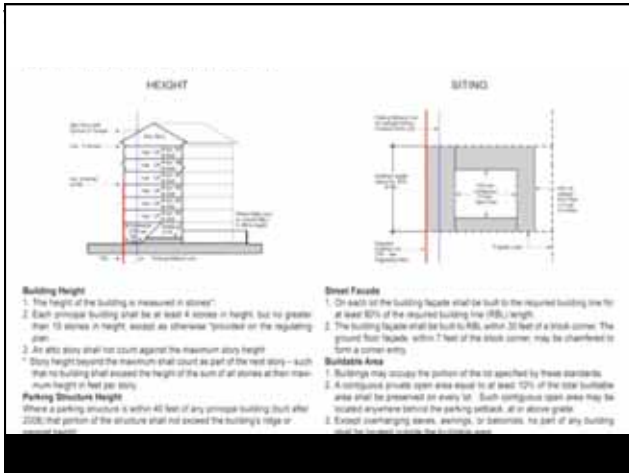
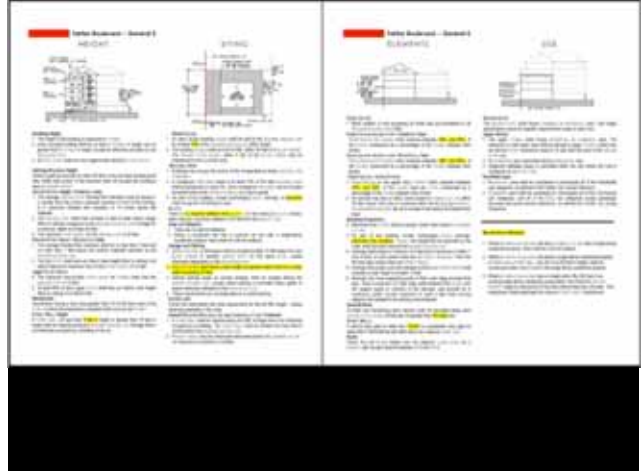
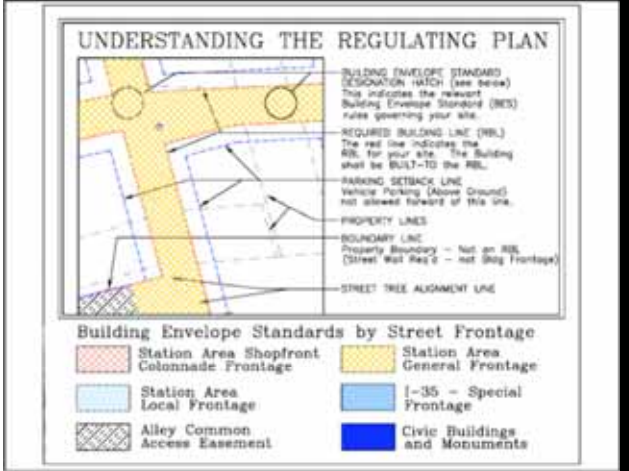


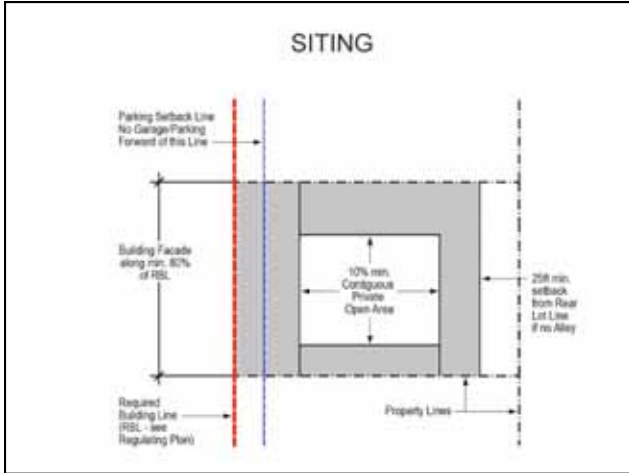


3 Easy Pieces:

1. Regulating Plan
2. Building Envelope Standards
3. Architectural Standards

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3 Easy Pieces:

1. Regulating Plan
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Architectural Standards (the Dress Code)

Architectural Standards

The collage includes a photograph of a modern building with large glass windows and a classical-style building with a prominent corner. To the right is a snippet of a document titled "Standards, Selection and Order" with a bulleted list of requirements.

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Architectural Standards

- building materials
- walls and fences
- windows and doors
- signage
- lighting and mechanical



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Architectural Standards WINDOWS AND DOORS

Special rules for Commerce

- Shopfront doors shall not be recessed more than 3 feet and, in any case, shall have a clear view to a 45-degree angle past the perpendicular from each side of the door.
- The maximum pane size for Shopfront is 8 feet vertical by 4 feet horizontal.
- The maximum pane size for office uses is 60" vertical by 48" horizontal.



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Redevelopment Site



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Recap:

- 1.Regulating Plan
- 2.Building Envelope Standards
- 3.Architectural Standards

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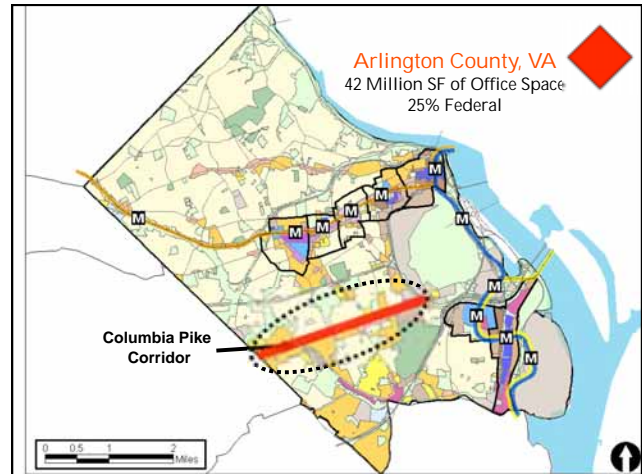
Form-Based Code Experience

(Lessons)

Columbia Pike, Arlington VA

Code 2002 – 2003

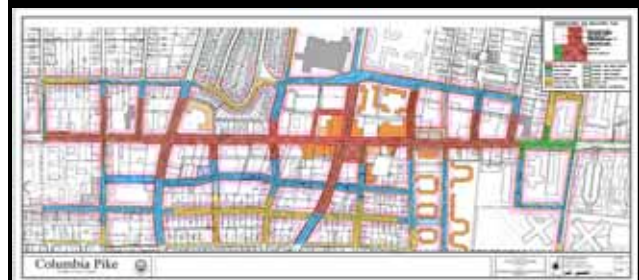
- Ferrell Madden Lewis • Dover Kohl & Partners •
- Urban Advantage • VOA •



Columbia Pike Masterplan: 3.5 mile "Corridor"



The *Town Center* Regulating Plan



Columbia Pike, Arlington, VA

Process



Public – Participation Planning Charrette

- fix the streets!
- promote re-use, redevelopment and infill
- create diverse public spaces
- provide housing choices
- create walkable streets
- encourage mixed-use neighborhood main streets
- control the scale & fit of new development
- use traditional development patterns



working in public – open studio





Review Process (revised)

Informal Staff Consultation Period
Community Review (by Advisory Group), then

- | **30-Day Administrative (Staff) Review - Sites less than 40,000 Sq. Ft.**
- | **55-Day Use Permit Review - Sites greater than 40,000 Sq. Ft.**
 - | One community meeting
 - | Planning Commission review
 - | County Board approval

Columbia Pike, Arlington, VA

Timeline

F-BC Timeline

1998 – Revitalization Efforts Begin

8/02 – Charrette for Master Plan & F-BC
2/03 – F-BC Adopted (partially)

2/04 – Street Space Plan (F-BC fully adopted)
6/04 – Columbia Station approved (w/ amendment)

7/05 – Petros Project approved

10/06 – Penrose Sq. & Safeway approved

Columbia Pike, Arlington, VA

Results

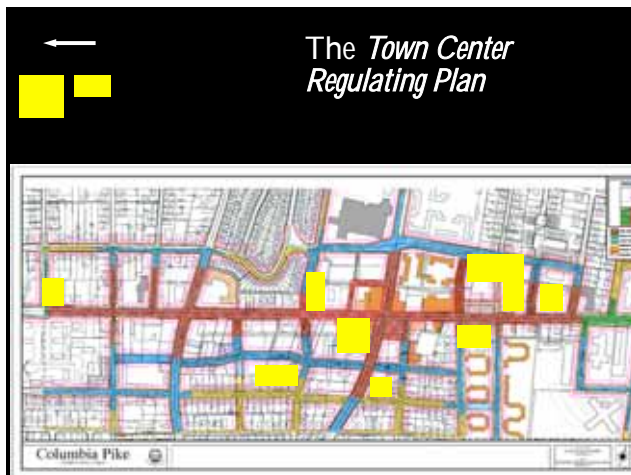
Columbia Pike Form-Based Code Results:
+\$1 Billion Projects in the works or already approved.

1. Columbia Station
2. Columbia Place
3. Ethiopian Community Development Corp. New Quarters (ECDC)
4. ECDC – Axumite Village
5. Adams Square
6. Village Shops
7. Safeway Property
8. Trammel Crow at Western Gateway

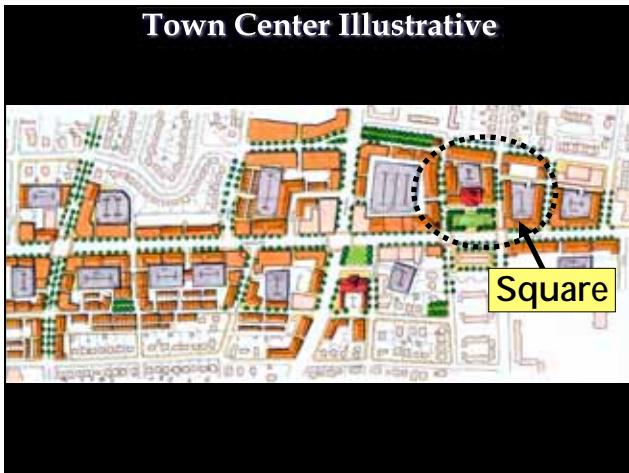
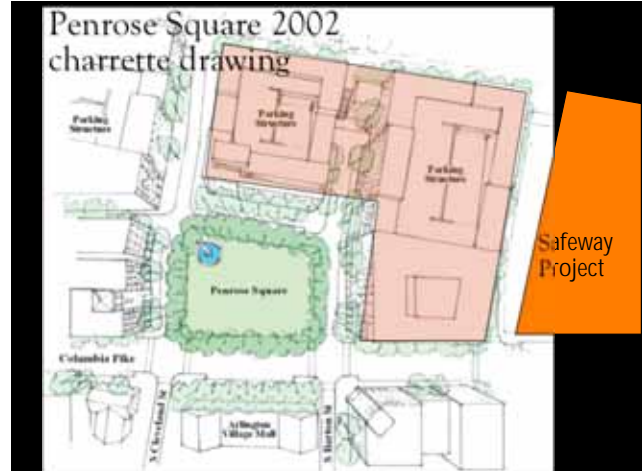
Projects Outside the District – F-BC used at *Citizen* initiative

- ✓ Alcova Row Townhouses
- ✓ Monterey Apts & Condominiums

Prior to this Columbia Pike had not seen significant development in 40 years.

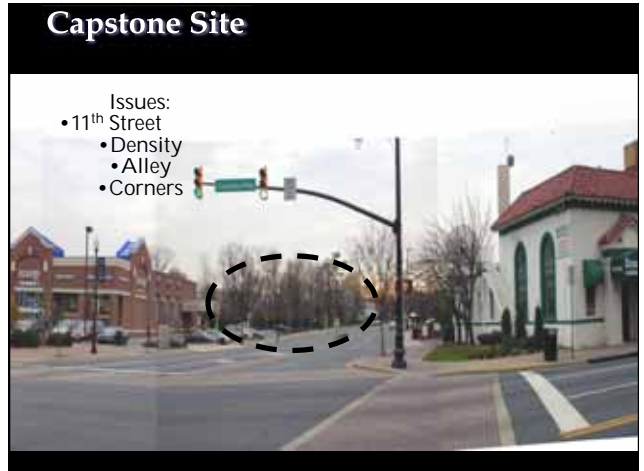


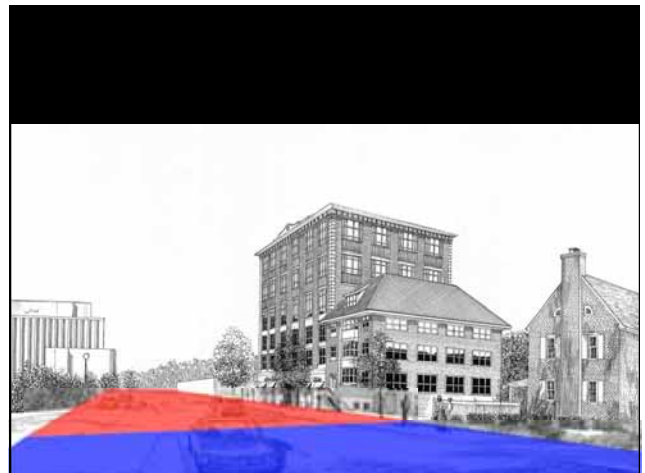


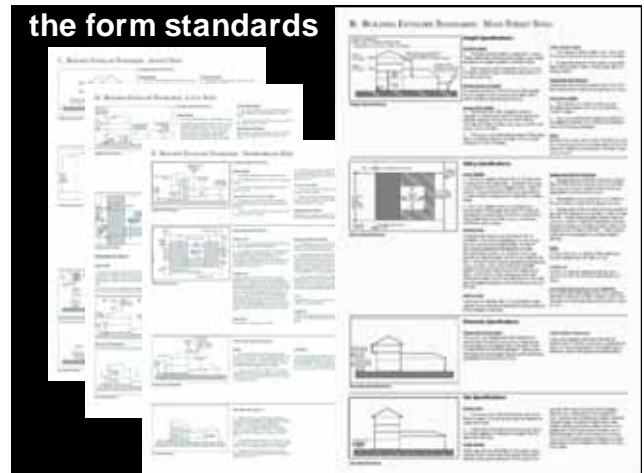
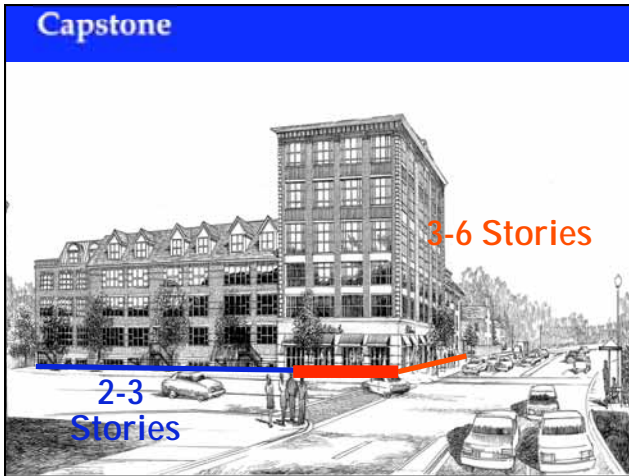


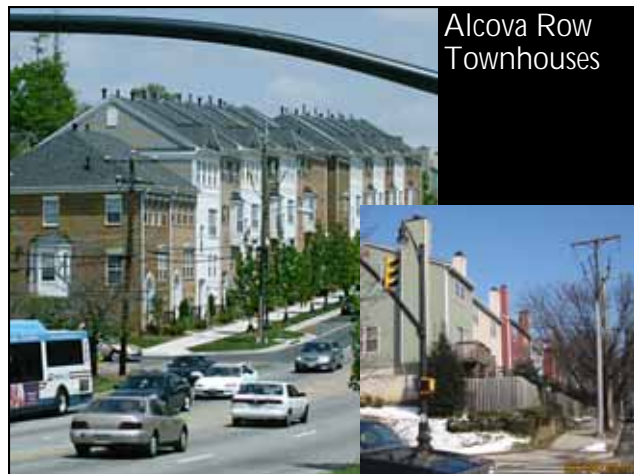


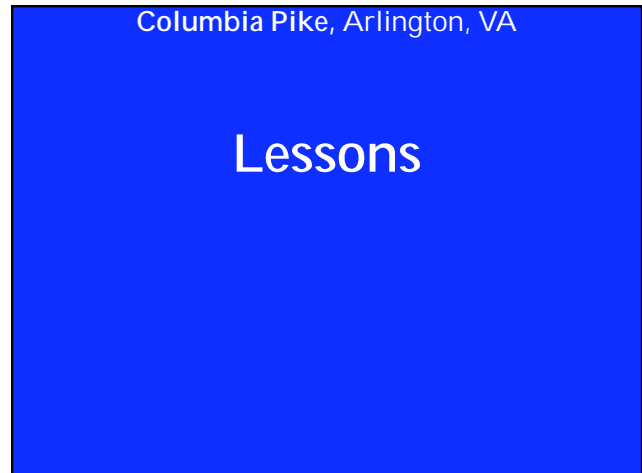
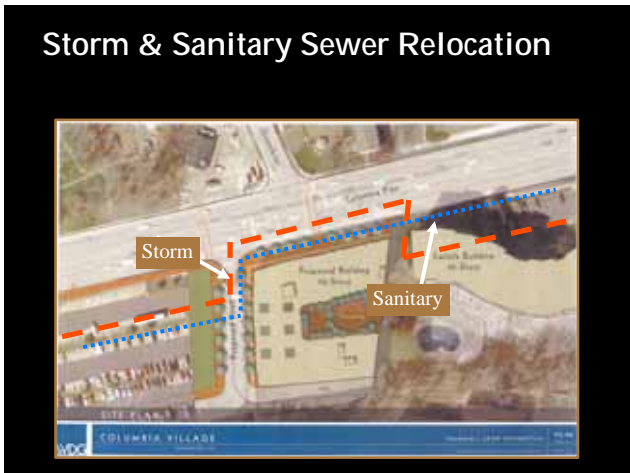












FBC (The Good)

Charrette – big success

Spurred developer interest

Architects “get it”

Staff / citizens agree on “the vision”

FBC (The Bad)

Developers seek maximization

Construction constraints

- | Allow either 2-4 stories, or
- | Greater than 8 stories

FBC written in stone (except...)

FBC Lessons Learned

Take your time

- | 6-month process charrette to adoption

Survey needed

- | Property lines, utilities, etc.
- | Reconcile Regulating Plan
- | Site-specific adjustments needed

Work w/ County Attorney

FBC Lessons Learned

Staff / Interagency Coordination

- | Existing standards & practices
- | Building / Fire Code

VDOT design standards



Thank You
ferrellmaddenlewis.com
formbasedcodes.org

These are links to municipal web sites with development regulations we have prepared, in use:

Columbia Pike, Virginia
<http://www.arlingtonva.us/Departments/CPHD/Forums/columbia/current/CPHDForumColumbiaCurrentCurrentStatus.aspx>

Pleasant Hill, California
<https://www.co.contra-costa.ca.us/learn/col/charrens/outcome/THCODE%20Final.PDF>

Woodford County, Kentucky
<http://www.woodfordcountyplanningandzoning.com/designwebsite/Final%20Code/Woodford%20County%20Code%2001%20Charrens.pdf>

Farmers Branch, Texas Mercer Crossing
<http://www.farmersbranch.info/work/planning/longrange-plans/westside-plan>

Farmers Branch Station Area, Texas
<http://www.farmersbranch.info/work/planning/long-range-plans/farmers-branch-station>

Also, for Peoria, Illinois, the full (all zones, 8,000 Acres) zoning is available online at:
<http://www.ci.peoria.il.us/development-codes>