

View from the Form-Based Coding Trenches



Texas APA Conference

Fort Worth, Texas

October 4, 2012



Panel Introduction

- Moderator: Jay Narayana, AICP, CNU-A
- Speaker 1: Andy Gillies, AICP, City of Farmers Branch
- Speaker 2: Laura Voltmann, City of Fort Worth
- Speaker 3: Pete Smith, Nichols, Jackson, Dillard, Hager & Smith LLP.

Session Learning Objectives

- Overview of Form-Based Coding (FBC)
- Critical issues to be considered during FBC process
- Role of FBCs in eliminating barriers to infill and redevelopment
- FBC post adoption issues
 - Adjusting to Market Realities
 - Code administration issues
 - Legal Issues

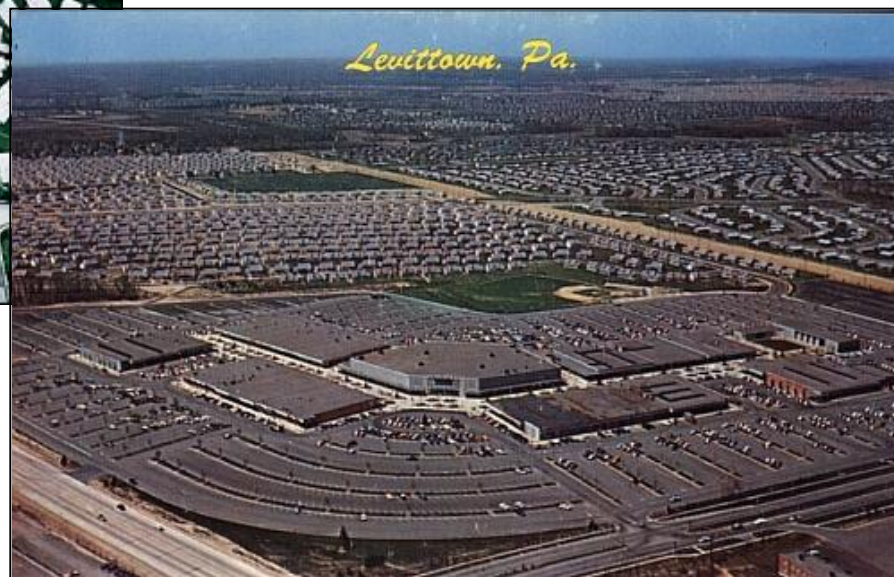
What are Form-Based Codes?

Use

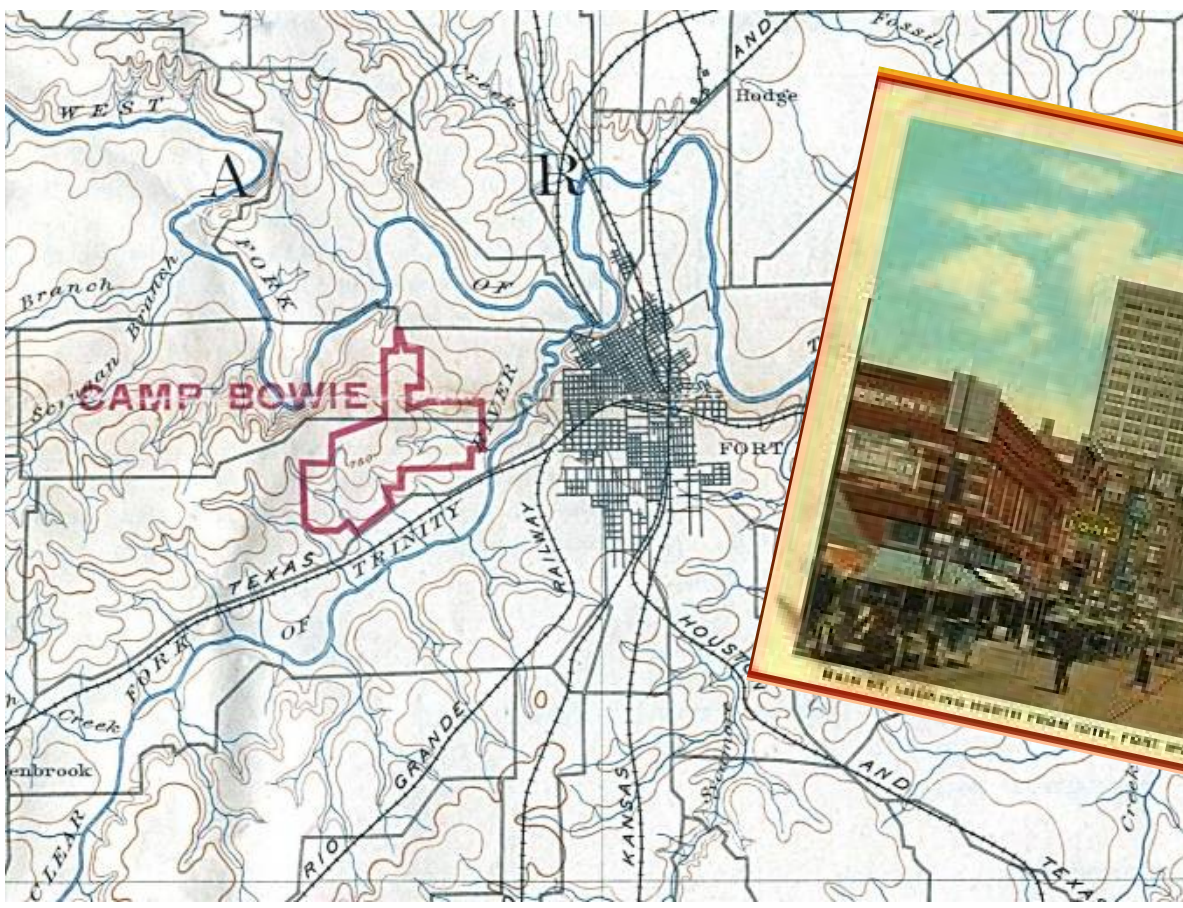
Density

Form

What we got from Conventional Zoning...



How we used to build towns



Public-Private Master Developer



Form

Management

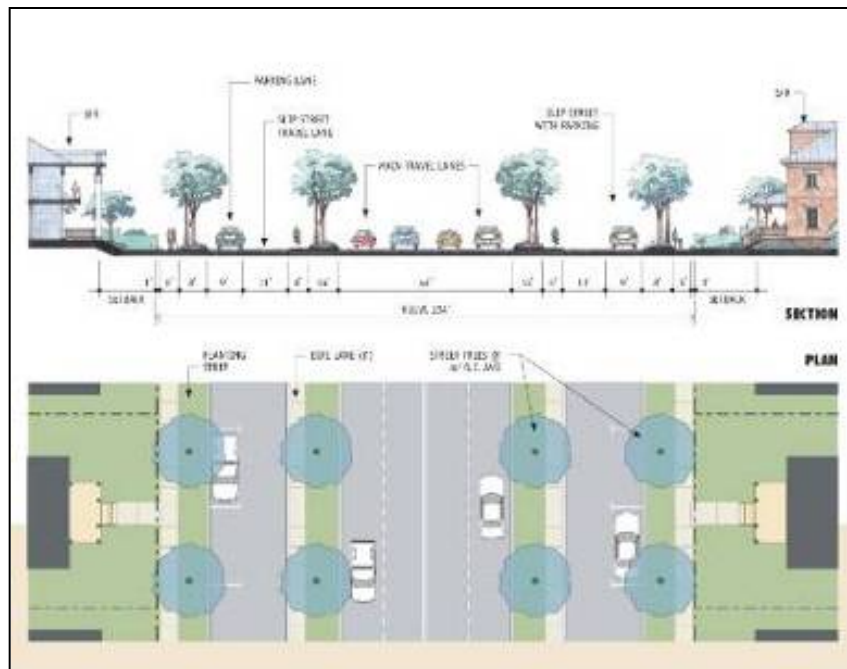
Use &
Density

Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. These codes are adopted into city or county law as regulations, not mere guidelines. Form-based codes are an alternative to conventional zoning.



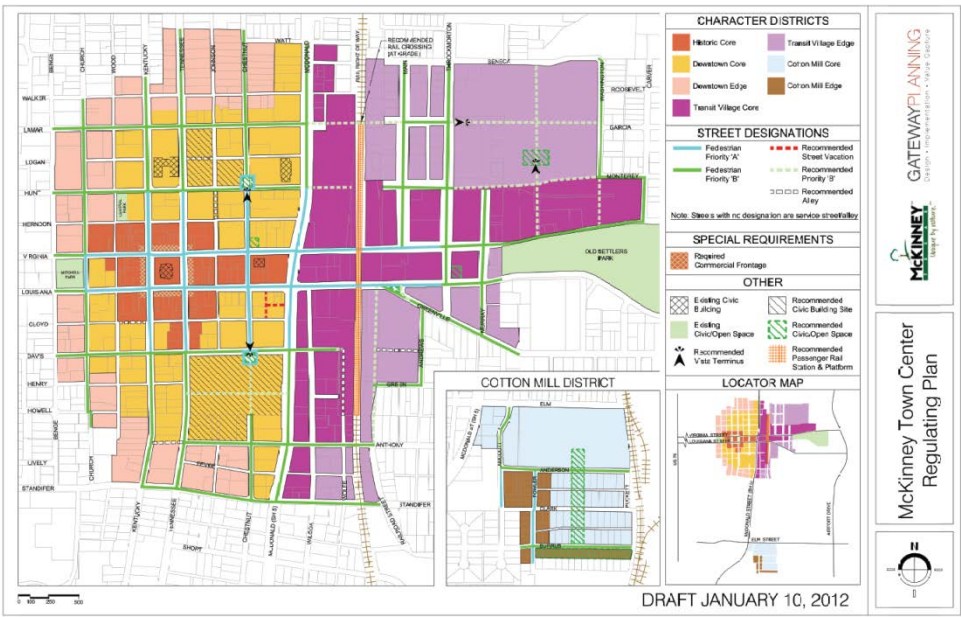
www.formbasedcodes.org

Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks.

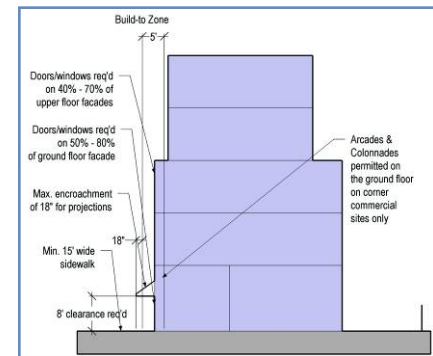
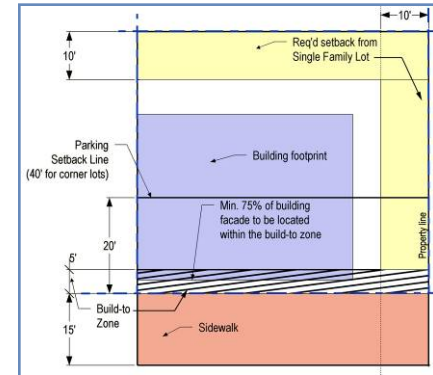
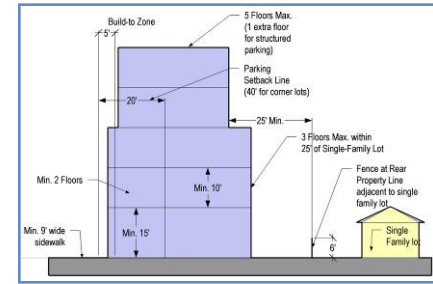
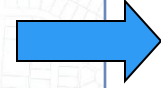
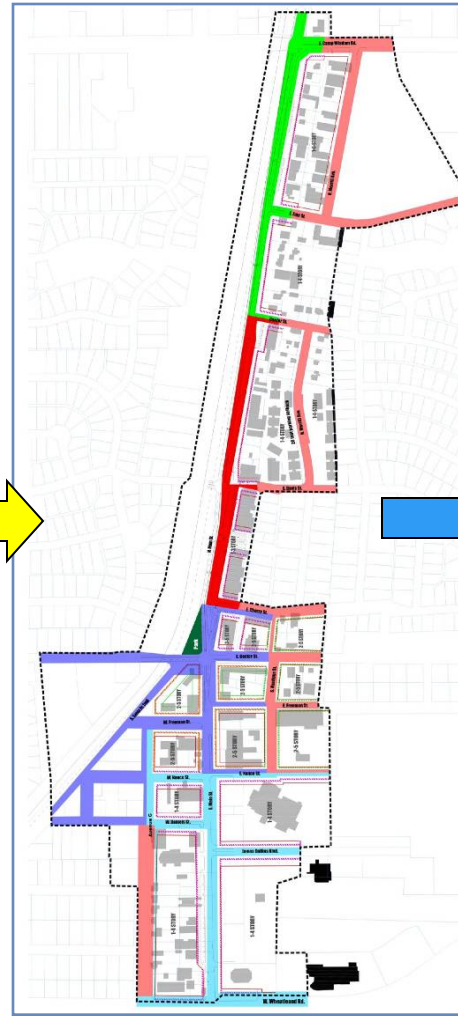
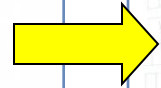
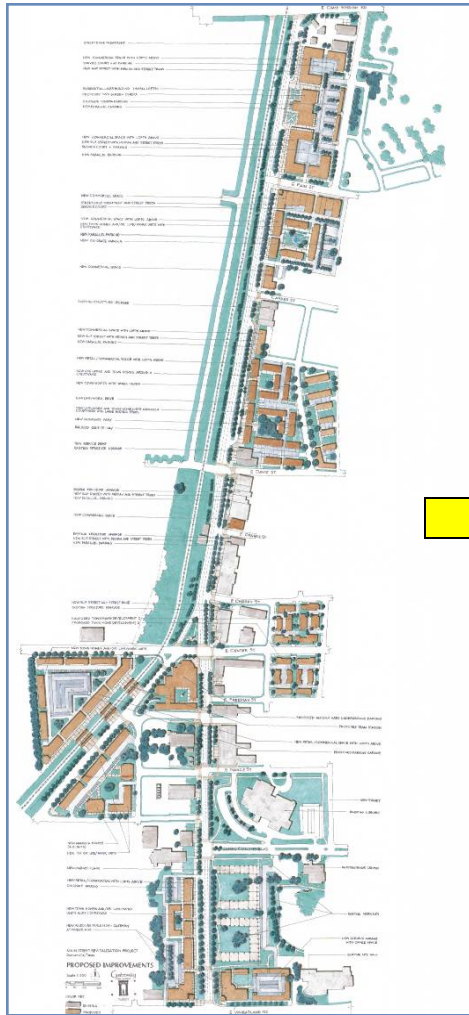


www.formbasedcodes.org

The regulations and standards in Form-based codes, presented in both diagrams and words, are keyed to a *regulating plan* that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land-use types.

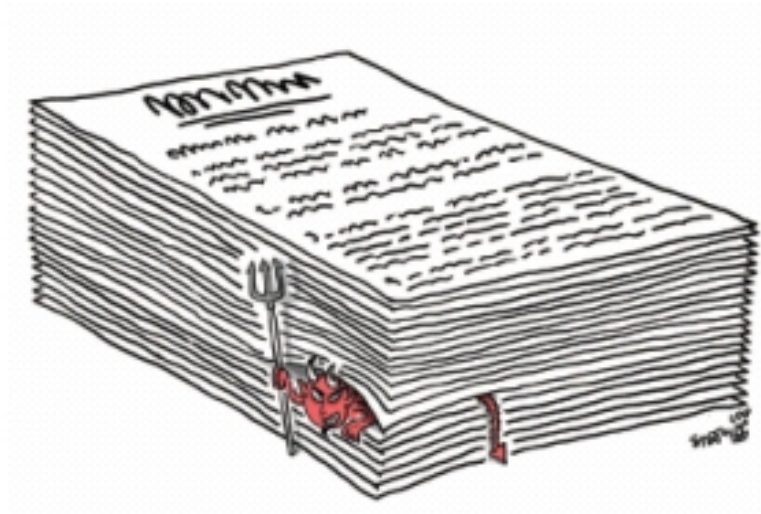


www.formbasedcodes.org



Master plan, regulating plan and form-based code

The Devil is in the Details..



Issues to be Considered During FBC Development

- Code administration and review process
- Role of city staff and/or town architect
- Role of elected and appointed boards (City Council, Planning Commission, Design Review Boards)
- Non-conforming uses and buildings (infill contexts)
- Dealing with Modifications and Design Exceptions

Eliminating Barriers to Redevelopment or Infill Development



Other City Ordinances

- Traffic Impact Analysis requirements
- Requirements for street improvements for “substandard” streets (public works, fire)
- Improvements to public utility service and main lines (water, sewer)
- Requirements for on-site storm detention/retention
- Impact fees
- Park land dedication for residential development
- Other?

Jay Narayana, AICP, CNU-A

Senior Associate, Gateway Planning Group, Inc.

jay@gatewayplanning.com

817.937.7186

www.gatewayplanning.com



GATEWAYPLANNING
Design • Implementation • Value Capture