

Community Workshop: An Introduction to Form Based Codes

Saturday, December 1, 2007

Montgomery County Planning Department

8787 Georgia Avenue, Silver Spring, MD

AGENDA

8:30-9:00am

Continental Breakfast

9:00-9:15am

Welcome, Gwen Wright, Acting Planning Director*

Form-based codes are emerging zoning tools that can help Montgomery County achieve a sustainable future grounded in community design excellence. National and local experts will share their knowledge about this new zoning tool. This workshop will contribute to better understanding of what form-based codes are, what they do, and how they may be applied in Montgomery County.

Introductory Remarks, Royce Hanson, Chairman, Montgomery County Planning Board

As Montgomery County grows and becomes denser, future planning will need to focus on smaller geographic areas with heightened attention on community character and the design quality of both architecture and public spaces. Our goal is to have master plans in the near future for these more defined areas that are streamlined to more rapidly respond to changing land-use trends, population demographics and market changes. Form-based codes can be an effective method for implementing these master plans, since such codes specifically address the physical form of development with less emphasis on land-use limitations.

9:15-10:00am

Defining Form-Based Codes, Geoffrey Ferrell, Principal, Ferrell Madden

What are Form-Based Codes? What do they look like? How do they work with County's existing Euclidean Zoning Code and its current land use plans? What are the benefits? What are the challenges? What principles guide the development of Form-Based Codes? Are Form-Based Codes best applied to smaller geographic areas?

10:00-10:15am

Break

** Comment cards will be provided for you to write down any questions or comments on form-based codes. Cards will be collected and discussed during the afternoon's "Ask the Experts" panel.*

10:15-11:00am	<p>Legislation to Implement Form-Based Codes, Lee Einsweiler, Principal, Code Studio</p> <p>Implementing a new way to regulate development will require new legislation and specific guidance in master plans relating to the physical form of envisioned development. Furthermore, new zones will be needed to achieve the physical form and community character recommended in master plans.</p> <p>Q & A</p>
11:00-11:30am	<p>Mix, Mingle and Select a Boxed Lunch</p> <p>Please turn in your comment and question cards for the afternoon's "Ask the Experts" panel.</p>
11:30-12:30pm	<p>Luncheon Seminar</p> <p>Achieving Design Excellence in Montgomery County, Roger K. Lewis, Architect, Educator, Writer</p> <p>Excellence in urban and architectural design can be realized only if a community first recognizes the value of design excellence and then proactively seeks to achieve it. This requires elevating both knowledge and aspirations, but it also requires concrete actions: enacting form-based codes, establishing appropriate design standards, and engaging in rigorous, effective urban and architectural design review as part of the planning, zoning and permitting process.</p>
12:30-2:00pm	<p>Form-Based Codes in Action, Geoffrey Ferrell , Principal, Ferrell Madden and Richard Tucker, Department of Community Planning and Development, former Columbia Pike Initiative Coordinator in Arlington County, Virginia</p> <p>Form-Based Codes have been successfully used in many jurisdictions throughout the country, including the Columbia Pike in Arlington County. They are proving to be a strong tool to help implement community vision and character. How did they get started? How are they implemented? How is the community involved? How effective are they in delivering community character recommended in master plans? What lessons have been learned?</p>
2:00-2:45pm	<p>Panel Discussion -- Ask the Experts, Moderated by Royce Hanson, Chairman, Montgomery County Planning Board</p> <p>The presenters will reconvene in a panel setting to answer questions from the audience.</p>
2:45-3:00pm	<p>Summation and Next Steps, Roger K. Lewis and Royce Hanson</p>