

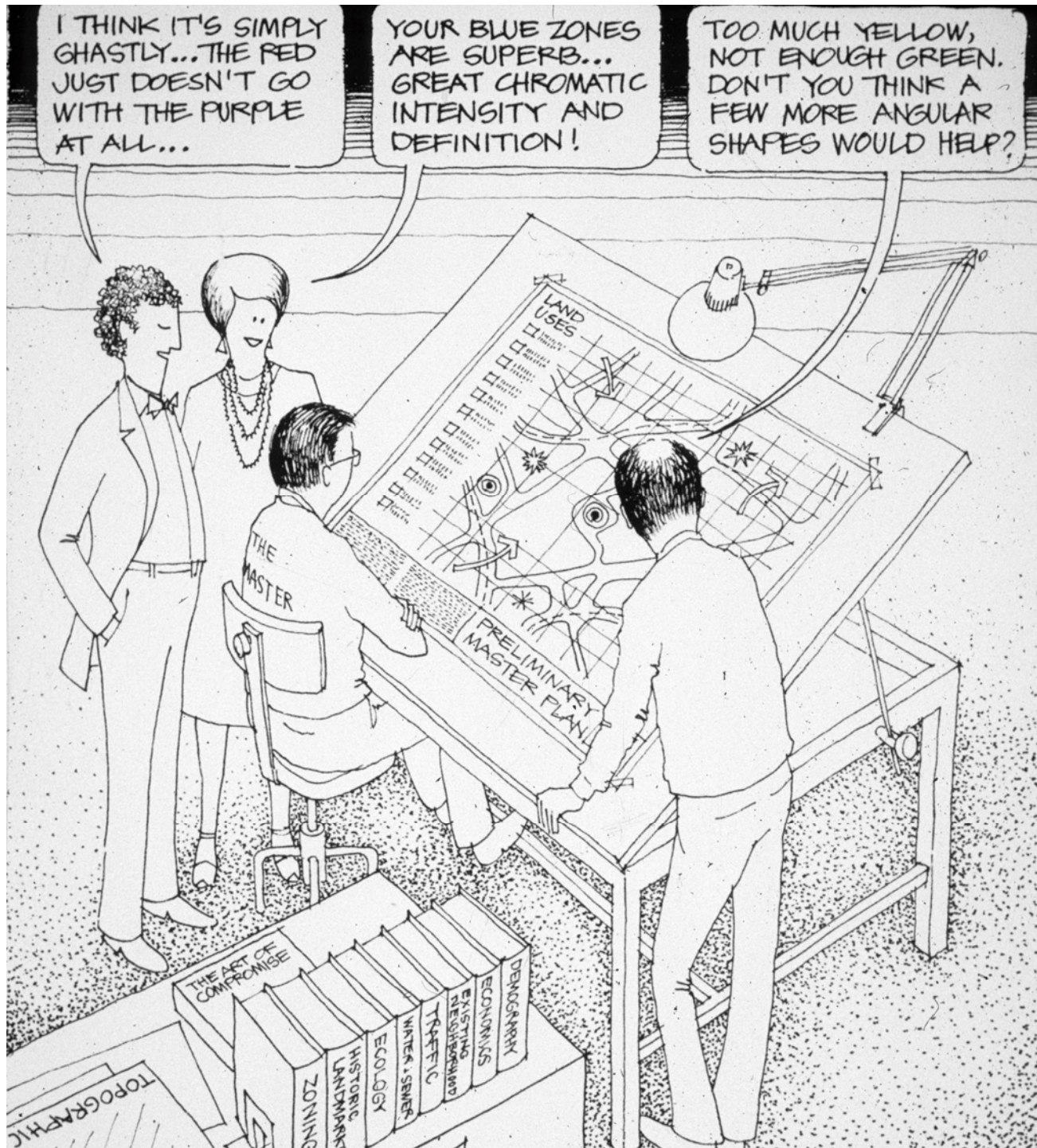
M-NCPPC
Community Workshop
An Introduction to Form-Based Codes
December 1, 2007

Achieving Design Excellence in Montgomery County

Roger K. Lewis, FAIA

What's the Problem?

- Montgomery County has a long history of creating master plans whose implementation depends on the zoning ordinance.
- Conventional zoning typically allocates and separates single uses and densities within designated planning areas. In addition to mapping uses and densities, zoning ordinances typically establish building height limits, minimum yard and setback dimensions, maximum site coverage, and minimum on-site parking requirements.
- Over time, as the county has grown and development conditions have changed, the County zoning ordinance likewise has grown, becoming an increasingly cumbersome set of regulations.



LAND USE PLAN

2 SHEETS

Churchill Town Sector
Germantown, Maryland

Cloyd, Irvin & Co.
Ervin Atlantic Company

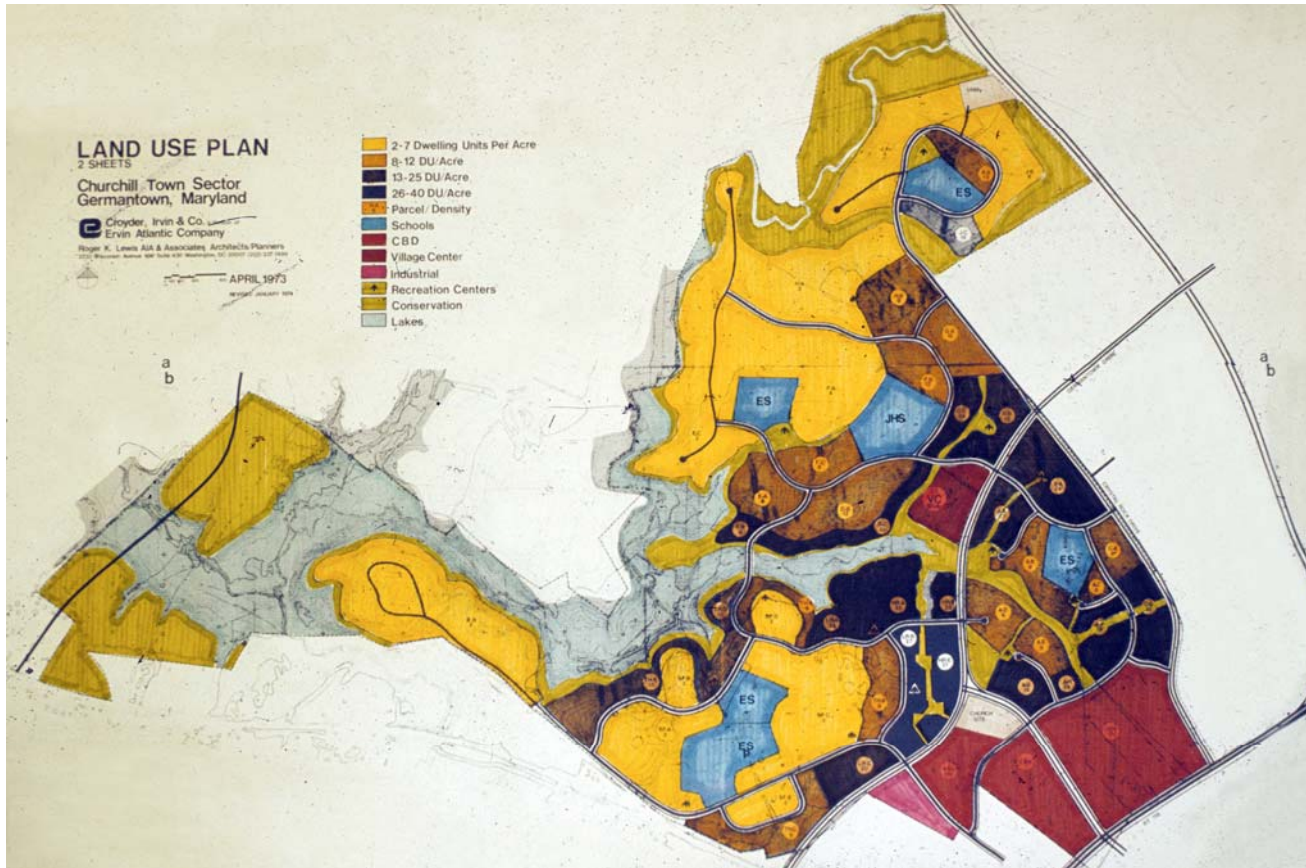
Roger K. Lewis AIA & Associates Architects/Planners

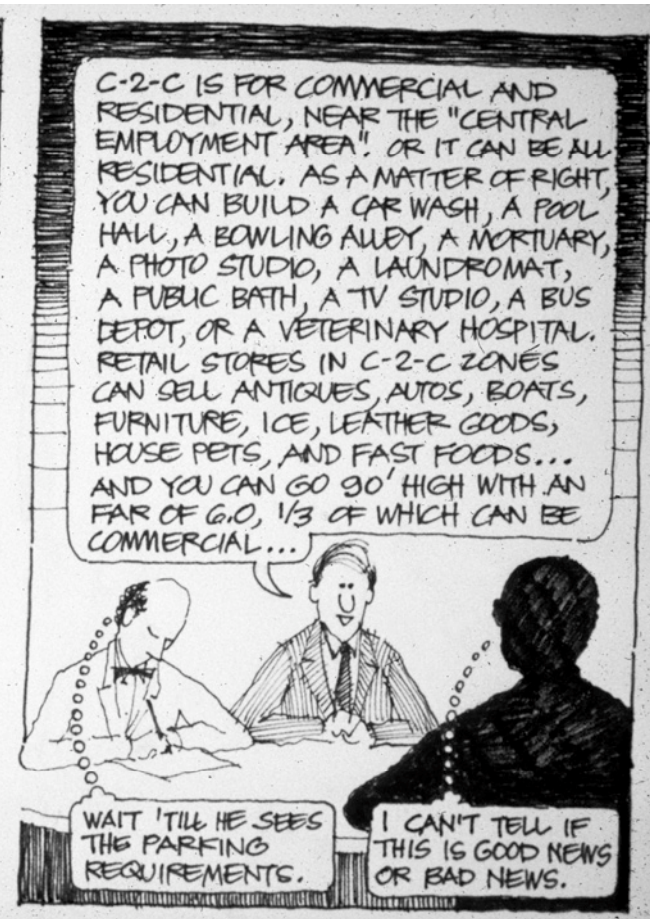
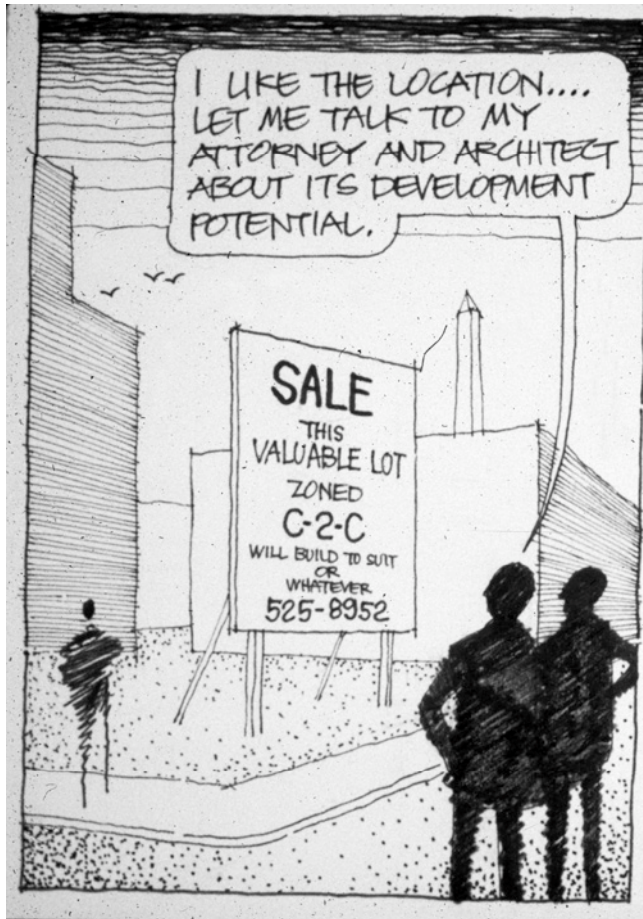
1000 Maryland Avenue NW Suite 400 Washington, DC 20004 (202) 462-1100

APRIL 1973

Revised October 1974

- 2-7 Dwelling Units Per Acre
- 8-12 DU/Acre
- 13-25 DU/Acre
- 26-40 DU/Acre
- Parcel Density
- Schools
- CBD
- Village Center
- Industrial
- Recreation Centers
- Conservation
- Lakes

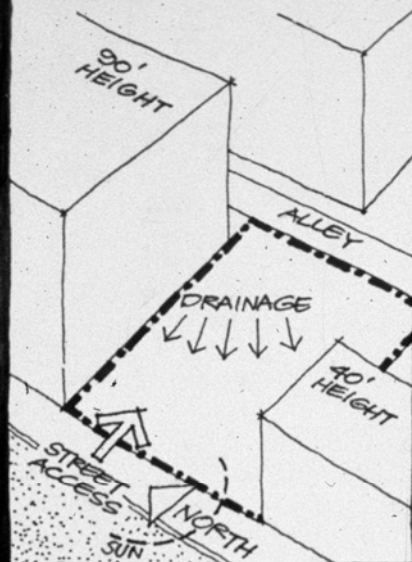




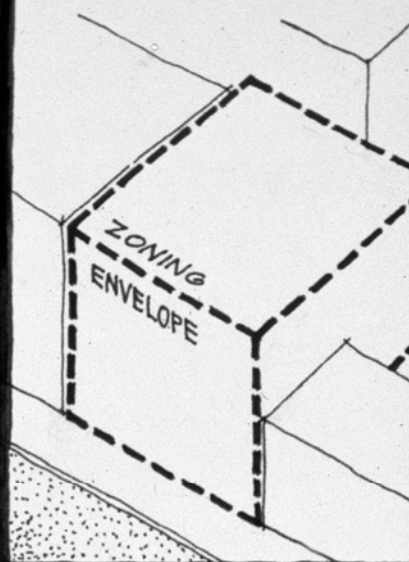
In Achieving Urban Design and Architectural Excellence, Conventional Zoning is a Crude, Often Ineffective and Even Obstructive Tool

- Despite a master plan's good intentions, zoning rarely addresses design of the public realm – streets, sidewalks, plazas, civic spaces – within planning areas whose development is regulated by zoning.
- Setting limits concerning uses, densities, building size and site occupancy says nothing about aspirations for the architecture itself.
- Thus the premise of conventional zoning is that achieving design excellence depends entirely on the talent of architects hired by developers and property owners, whose interests understandably focus on design and development of their own property.

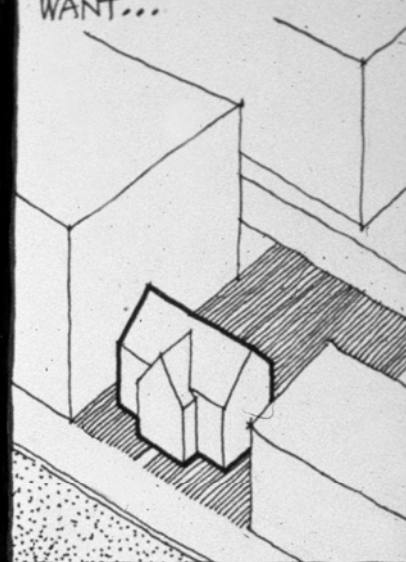
WHAT THE SITE OFFERS...



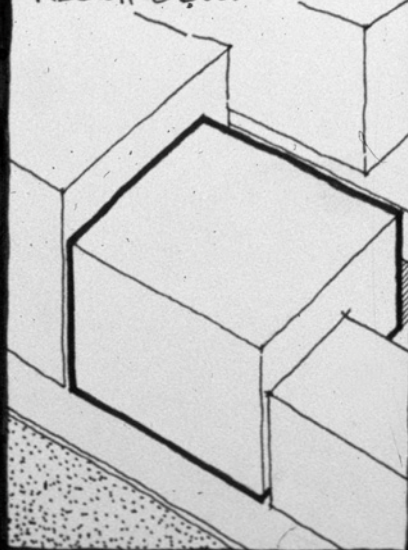
WHAT ZONING ALLOWS...



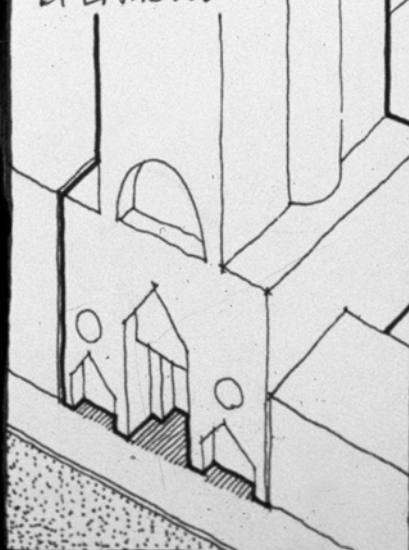
WHAT SOME NEIGHBORS WANT...



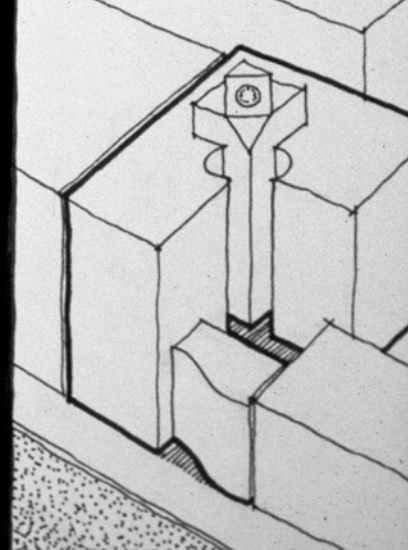
WHAT THE DEVELOPER REQUIRES...



WHAT THE ARCHITECT DREAMS...



WHAT WAS FINALLY DONE!





An Opportunity to Transform the Design and Development Culture of Montgomery County

To achieve design excellence:

- Establish specific design aspirations concerning street patterns, streetscape design, civic spaces and the architecture that frames and gives form to the public realm.
- Consider a full range of design alternatives, make choices and then establish fine-grain, three-dimensional design criteria and guidelines governing development and redevelopment.
- Use form-based codes, not conventional zoning, to realize these aspirations, proactively addressing urban and architectural design.

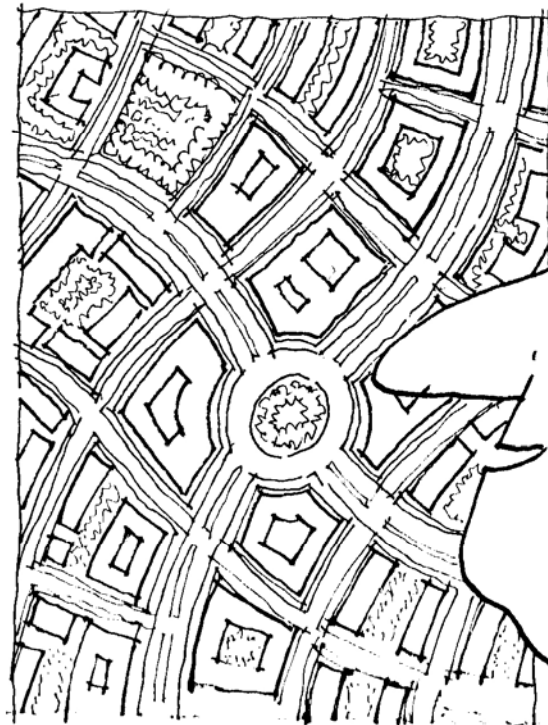
CONVENTIONAL ZONING IS A POOR
PLANNING TOOL, PRODUCING VISUALLY
CHAOTIC ENVIRONMENTS, WHILE
FORM-BASED CODES YIELD ORDERLY
DEVELOPMENT PATTERNS, DIVERSE
PEDESTRIAN-FRIENDLY NEIGHBORHOODS
AND MUCH BETTER ARCHITECTURE!

AGREED... BUT
I THINK THAT
CONVENTIONAL
ZONING IS MORE
OF A BLUNT
INSTRUMENT
THAN A TOOL!

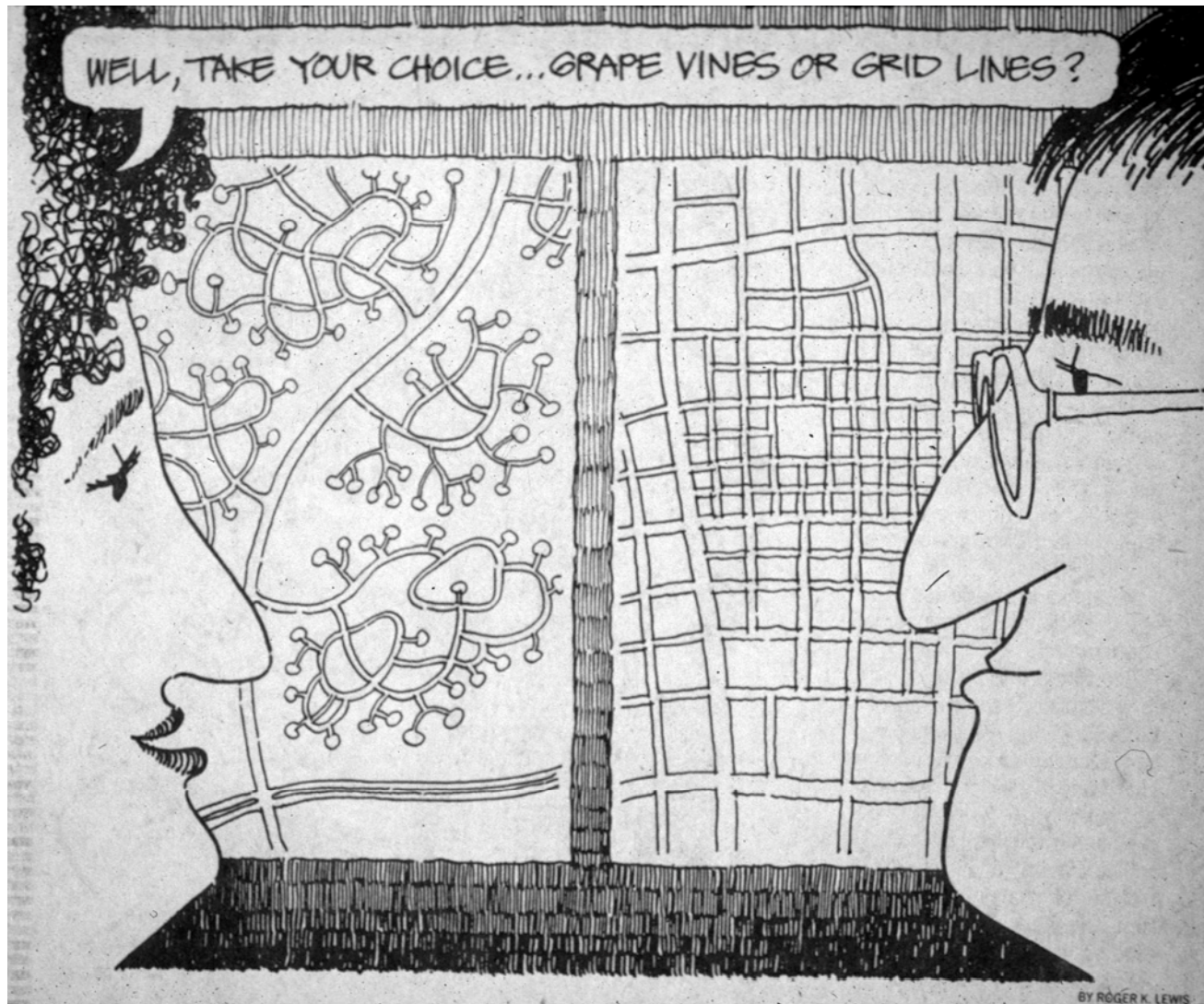
Development
using
CONVENTIONAL ZONING



Development
using
FORM-BASED CODES



7-24-04... (S) (S)



OVER TIME, OUR PLAN IS TO TOTALLY REMODEL THE INFRASTRUCTURE PATTERN WITH NEW STREETS, NEW PROPERTY BOUNDARIES, NEW USES AND DENSITIES, NEW BUILDINGS.....

BY WHICH CENTURY DO YOU THINK IT WILL BE ACCOMPLISHED?

A
EXISTING SUBURBAN
PATTERN
ROADS, PARCELS & BUILDINGS

B
NEW URBAN ROAD PATTERN
SUPERIMPOSED OVER
EXISTING PATTERN

C
ULTIMATE URBAN
PATTERN
ROADS & BUILDINGS

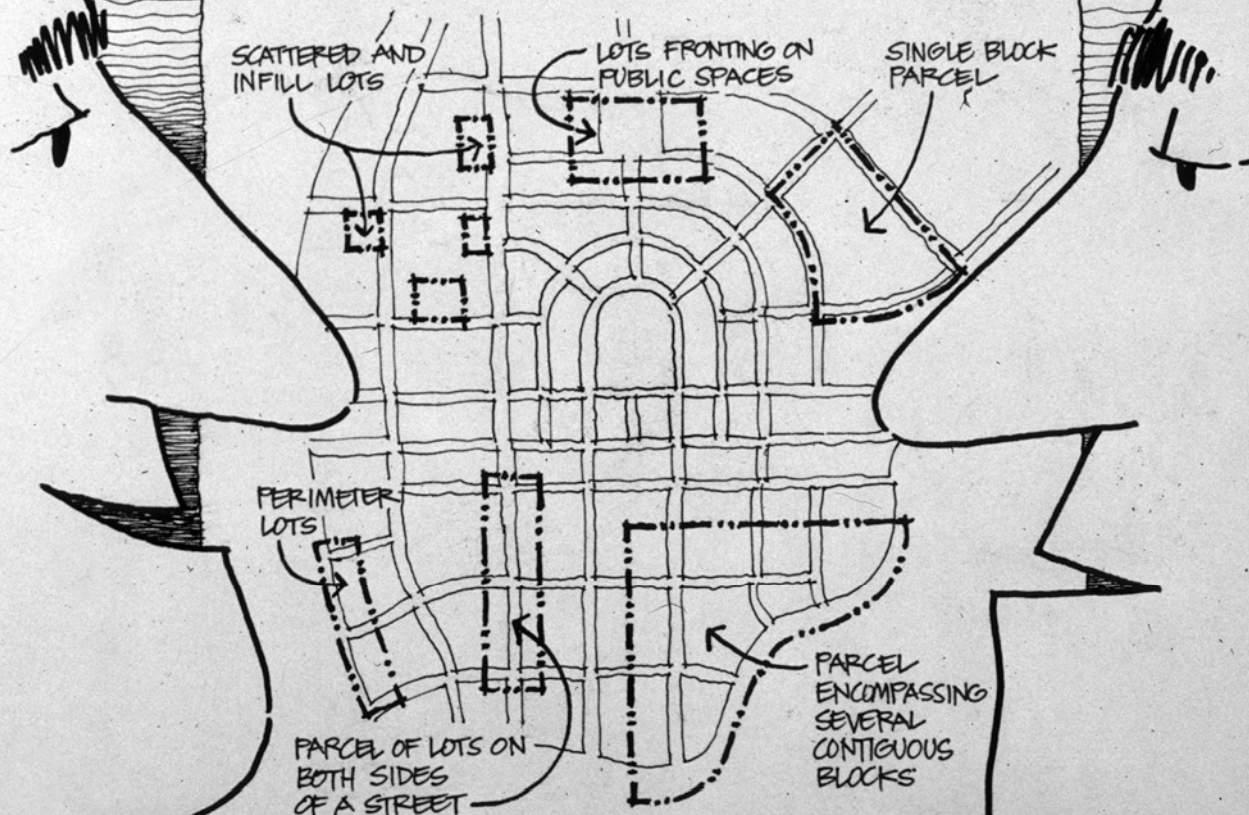
URBANIZING SUBURBIA

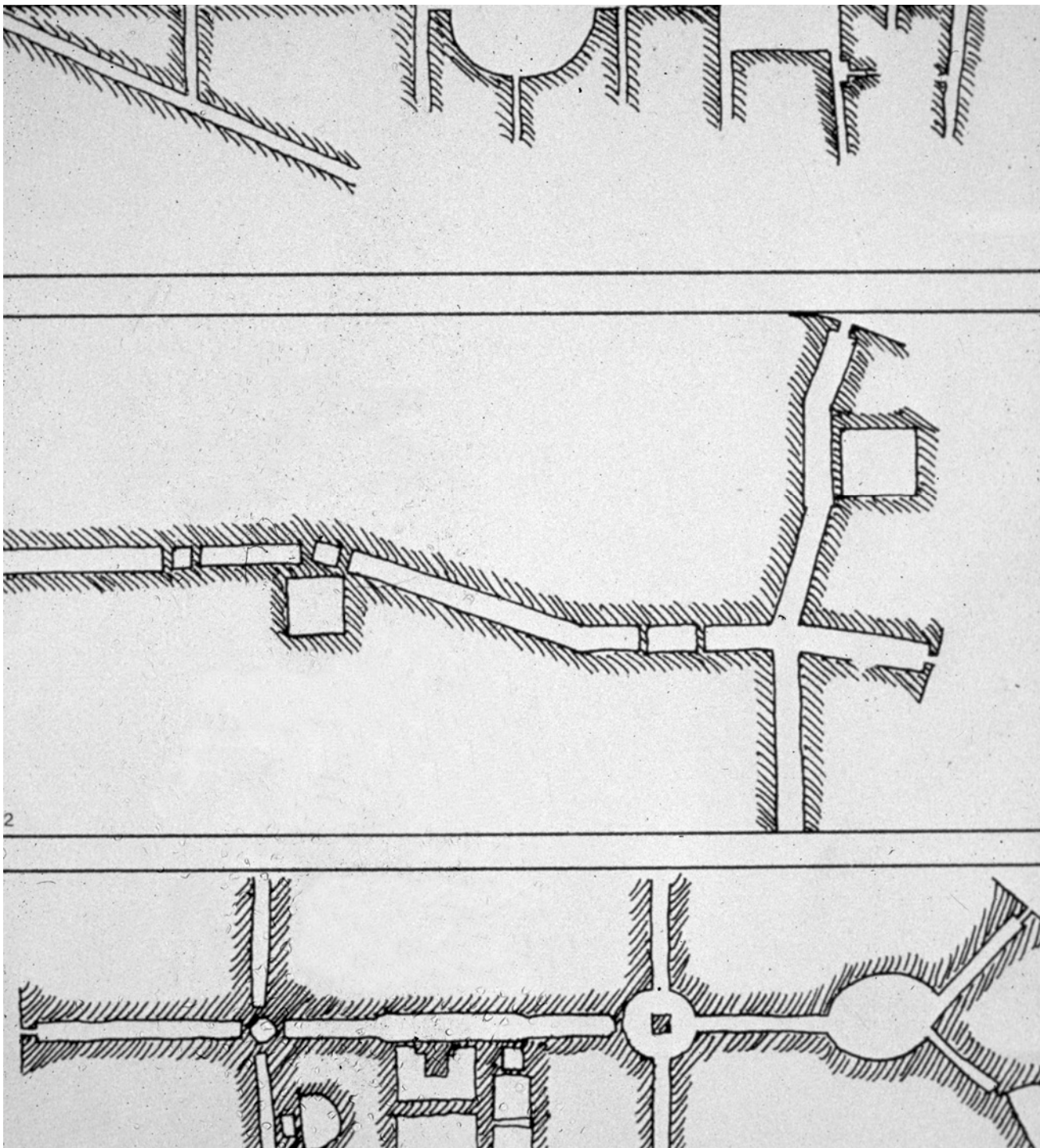
ROGER F. LEWIS
3-10-01

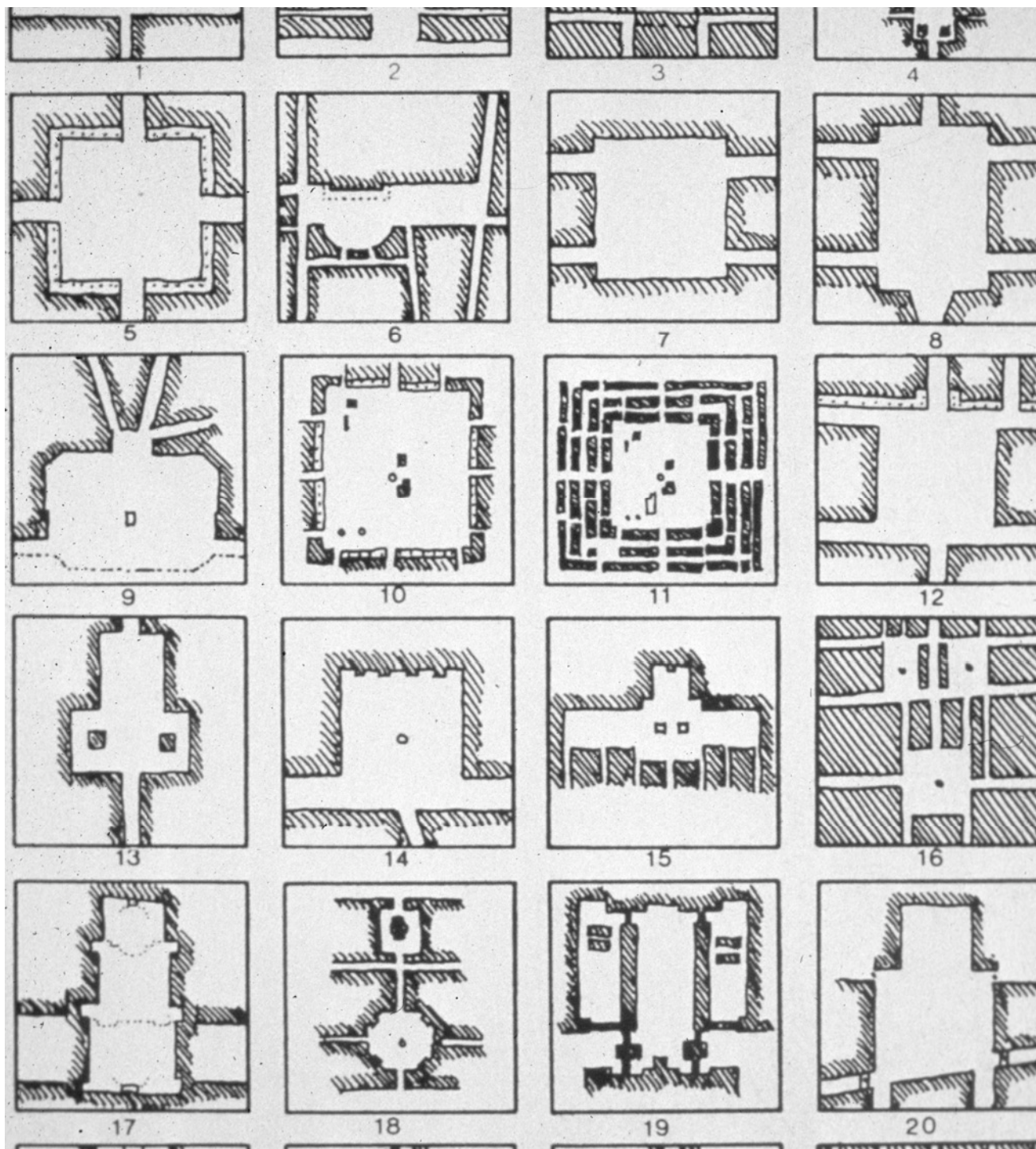
SO, AS YOU CAN SEE, WE HAVE MANY
OPTIONS FOR SELLING PARCELS AND LOTS
TO MEET YOUR HOME BUILDING GOALS...
YET THE "TOWN" PLAN REMAINS IN TACT.

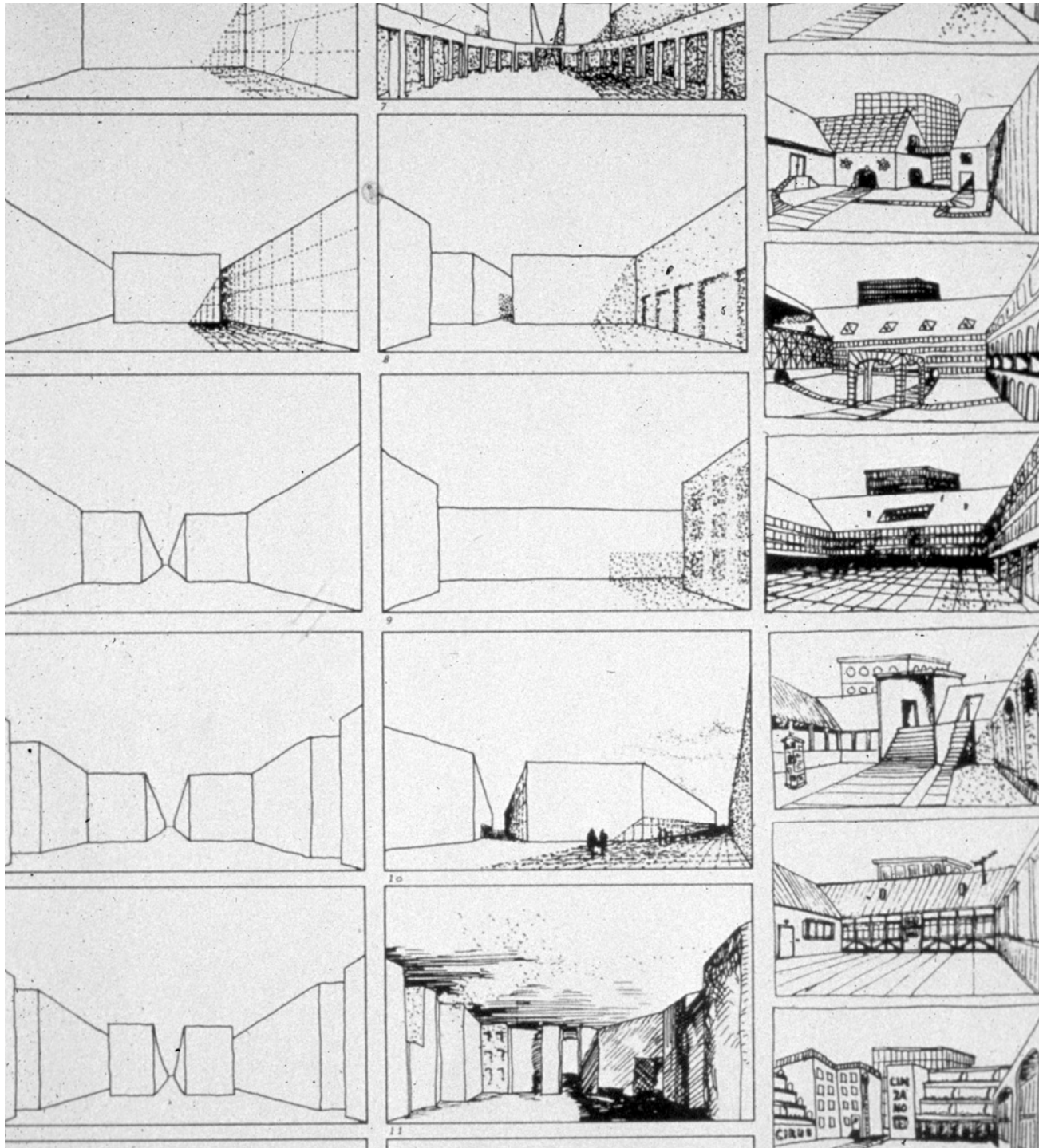
GREAT! OF COURSE, MY
IMMEDIATE GOAL IS TO
GET THROUGH NEXT YEAR
FINANCIALLY IN TACT.

The Traditional New Town

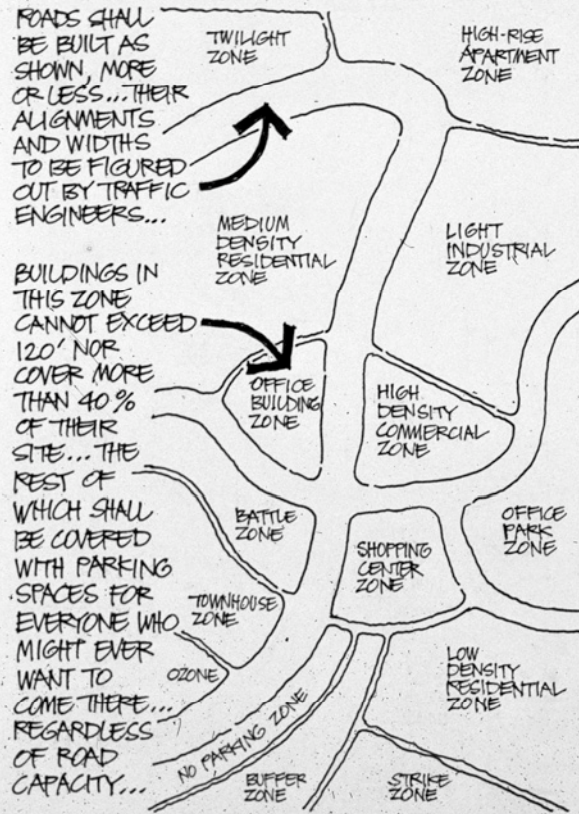






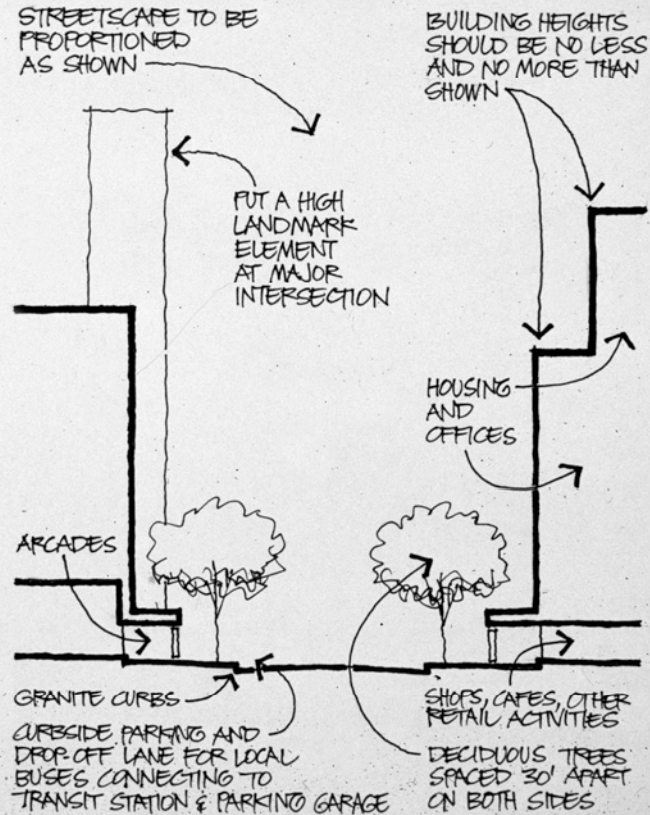


The Old Rules

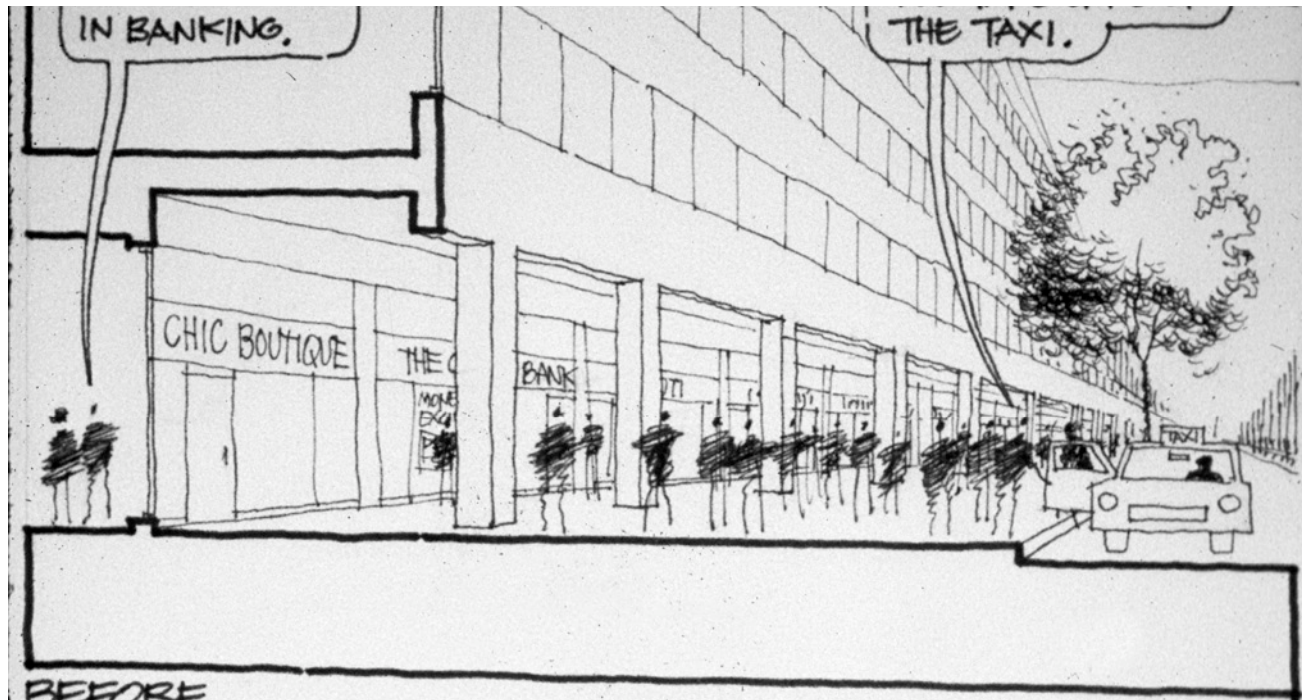


VISIT TYSONS CORNER TO SEE WHAT THIS MIGHT LOOK LIKE... MAYBE...

The New Rules



URBAN DESIGN INTENTIONS FOR STREET SPACES IN HIGH DENSITY NEIGHBORHOODS...



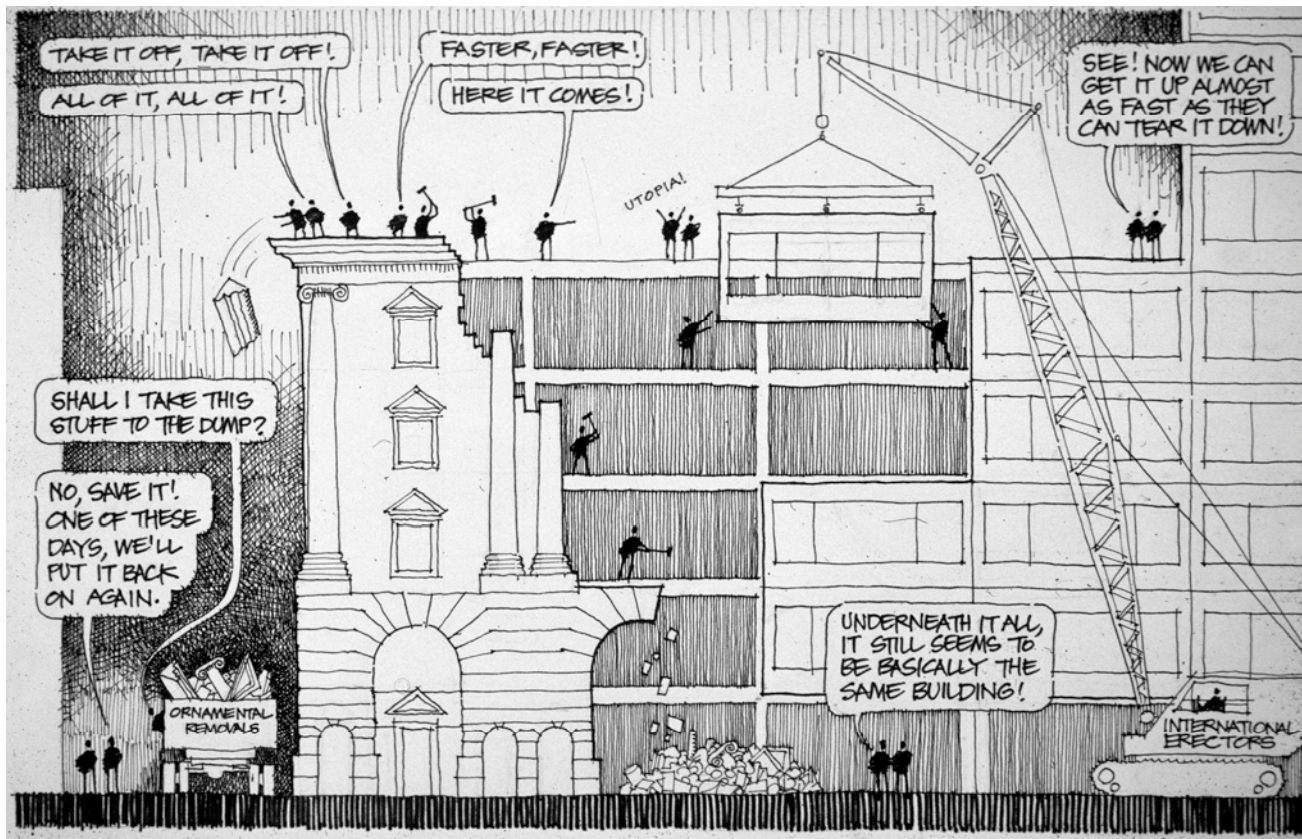
BEFORE

AFTER



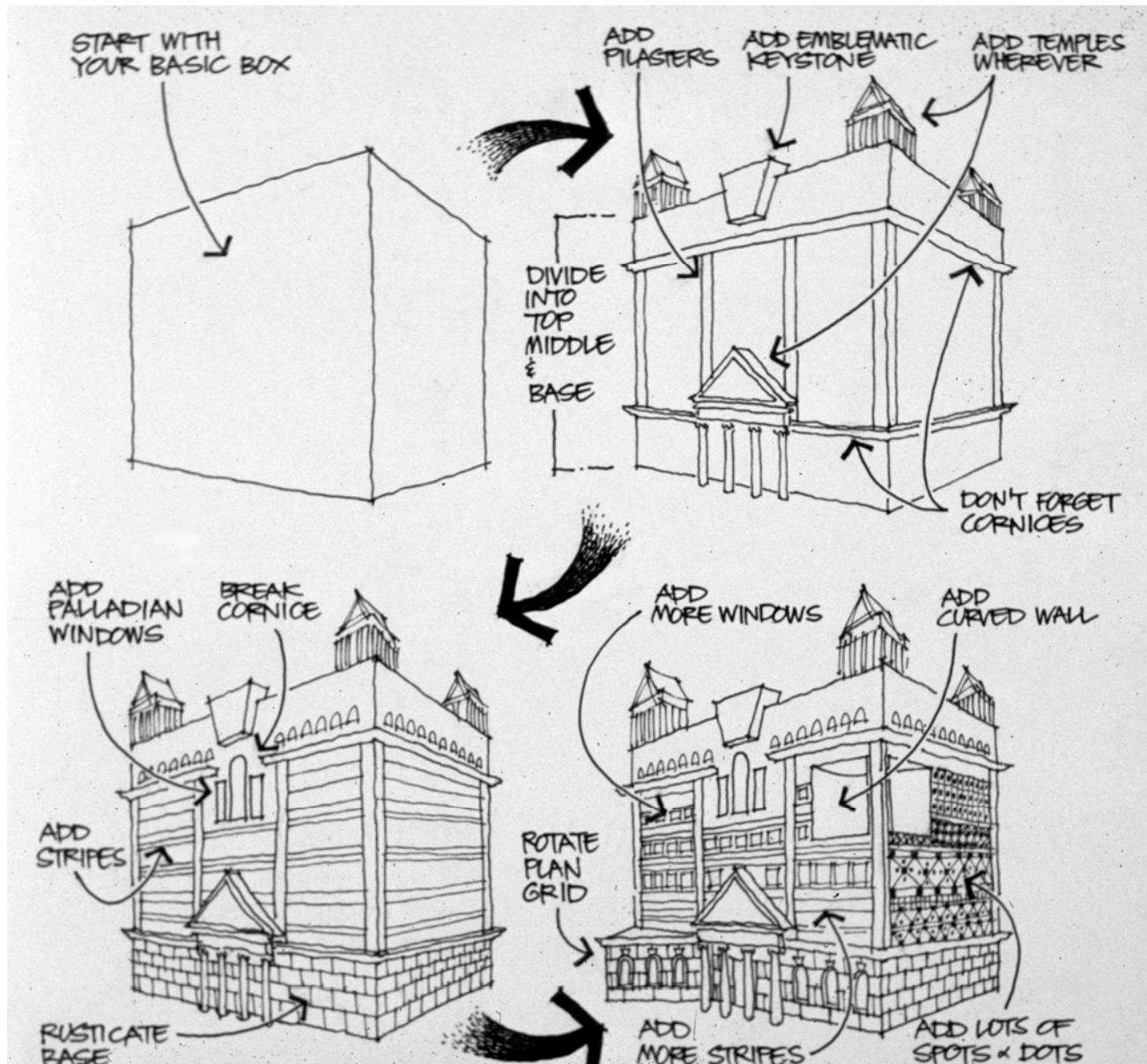
A Big Challenge: Achieving Architectural Excellence

- Award-winning architecture is the product of a committed and visionary client, a talented architect, constructive regulatory policies, and a transparent, thorough but efficient development process.
- Through wise regulatory policy and a sound development process, elements it directly controls, the County can raise design and development aspirations of clients and their design teams.
- Good regulatory policy implies design goals, guidelines and criteria, expressed through form-based codes, that clearly embody the architectural aspirations established by the County.
- Nevertheless, architecture entails aesthetic judgment and matters of taste, no matter how prescriptive a form-based code tries to be.



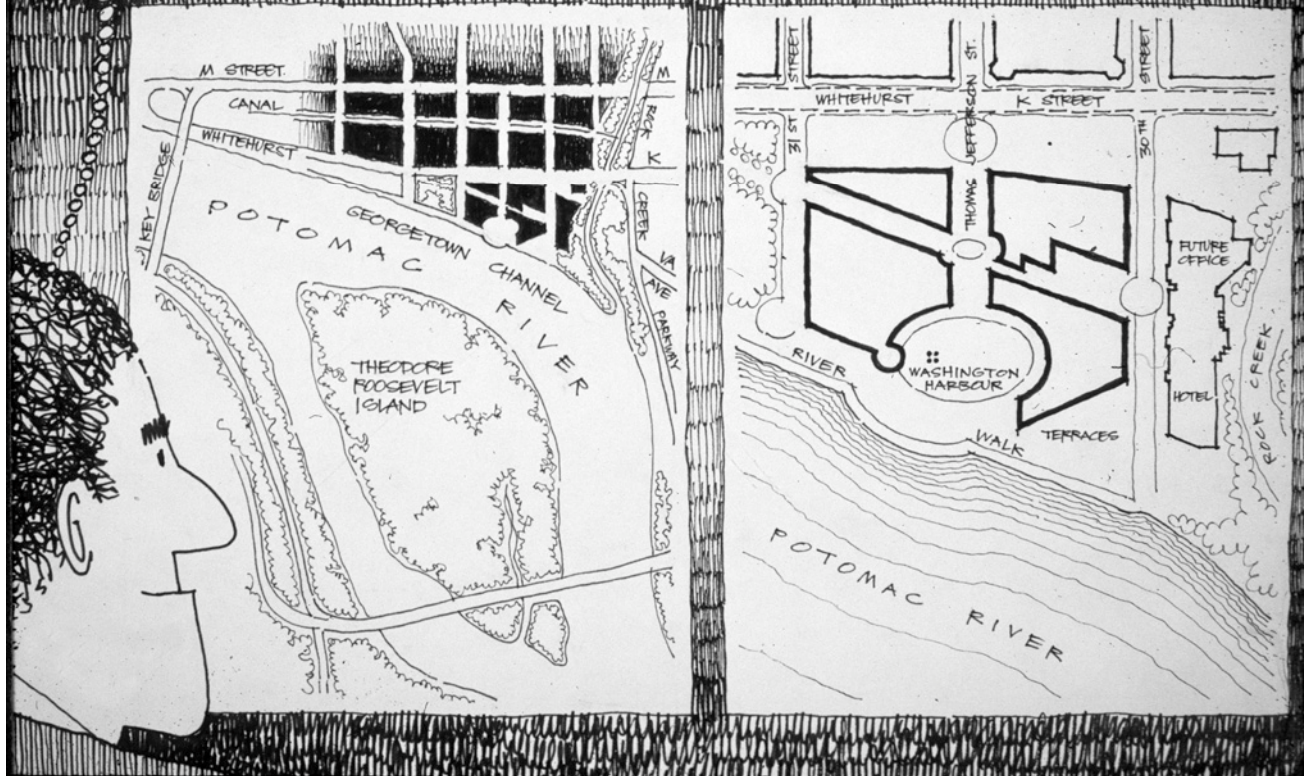






SEEMS LIKE A GOOD
URBAN DESIGN IDEA...
BUT I WONDER WHAT
THE BUILDINGS WILL
FINALLY LOOK LIKE?

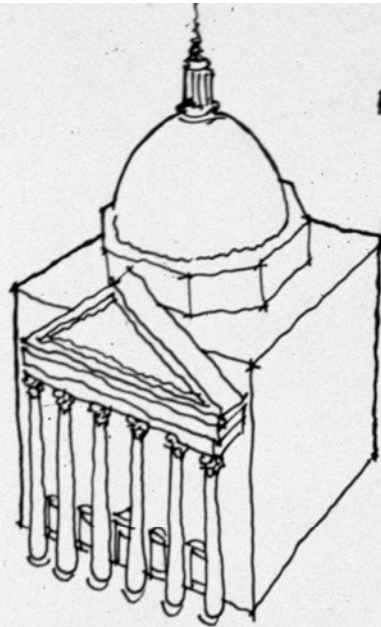
WASHINGTON HARBOUR THE BIG PICTURE



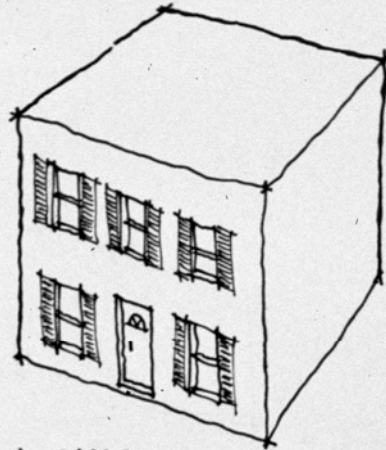




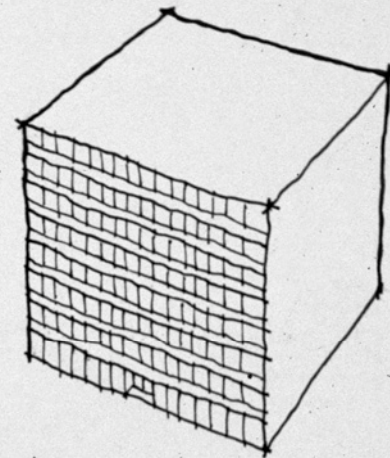
Architectural Scales



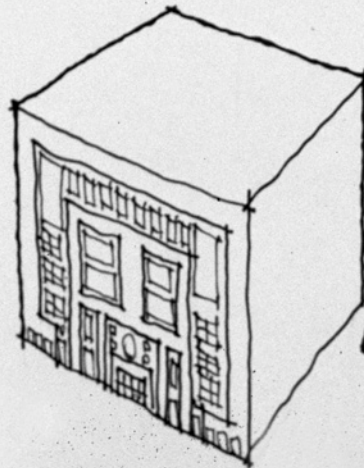
MONUMENTAL



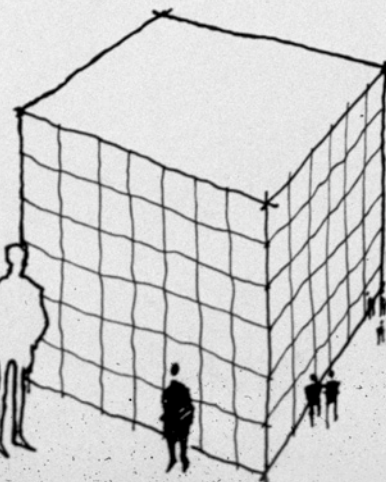
DOMESTIC



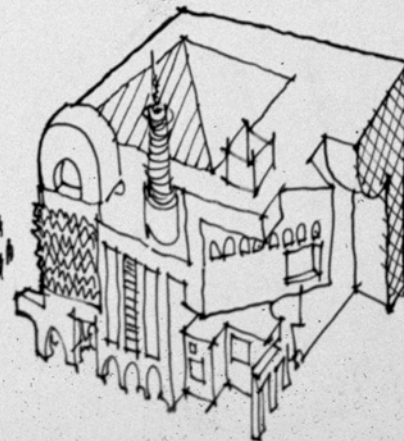
BUREAUCRATIC



MULTIPLE



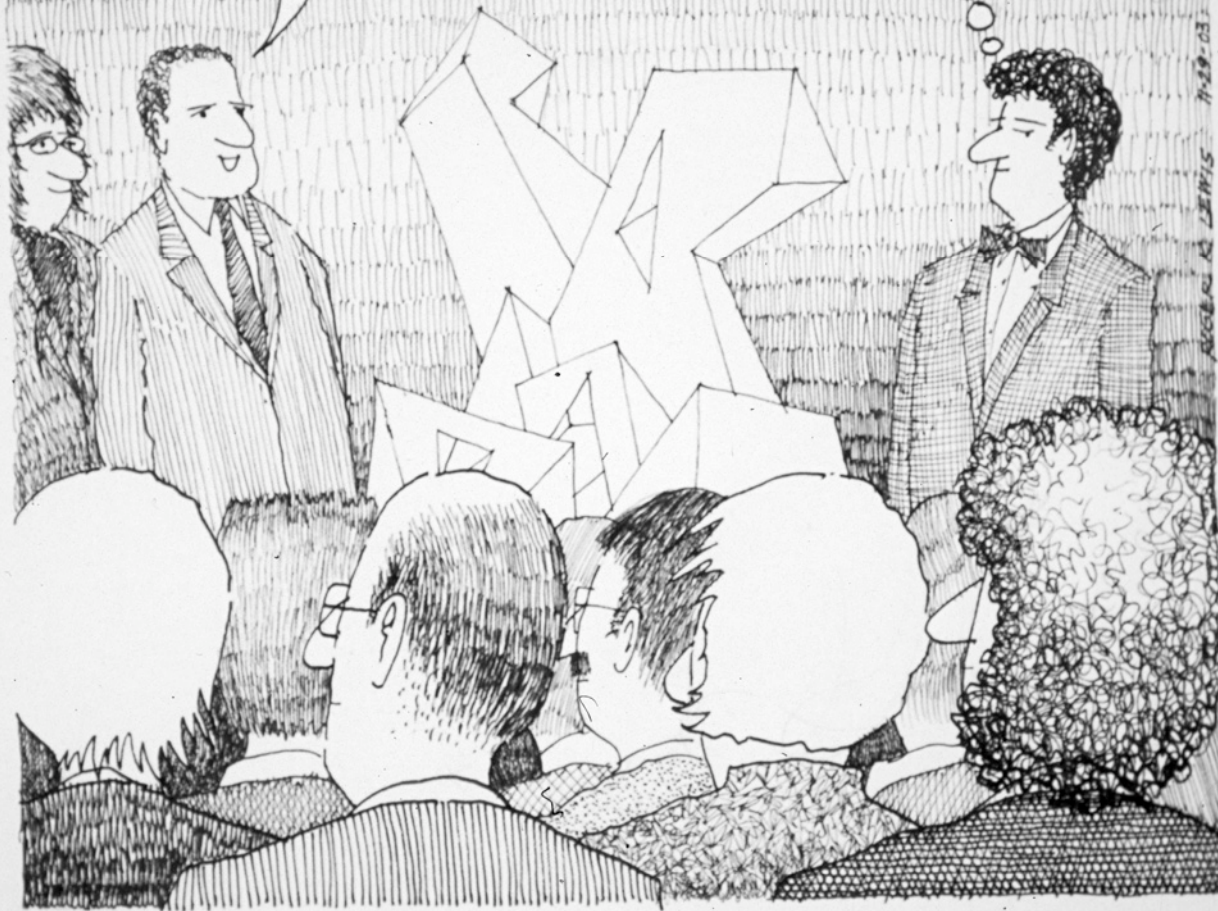
ENIGMATIC



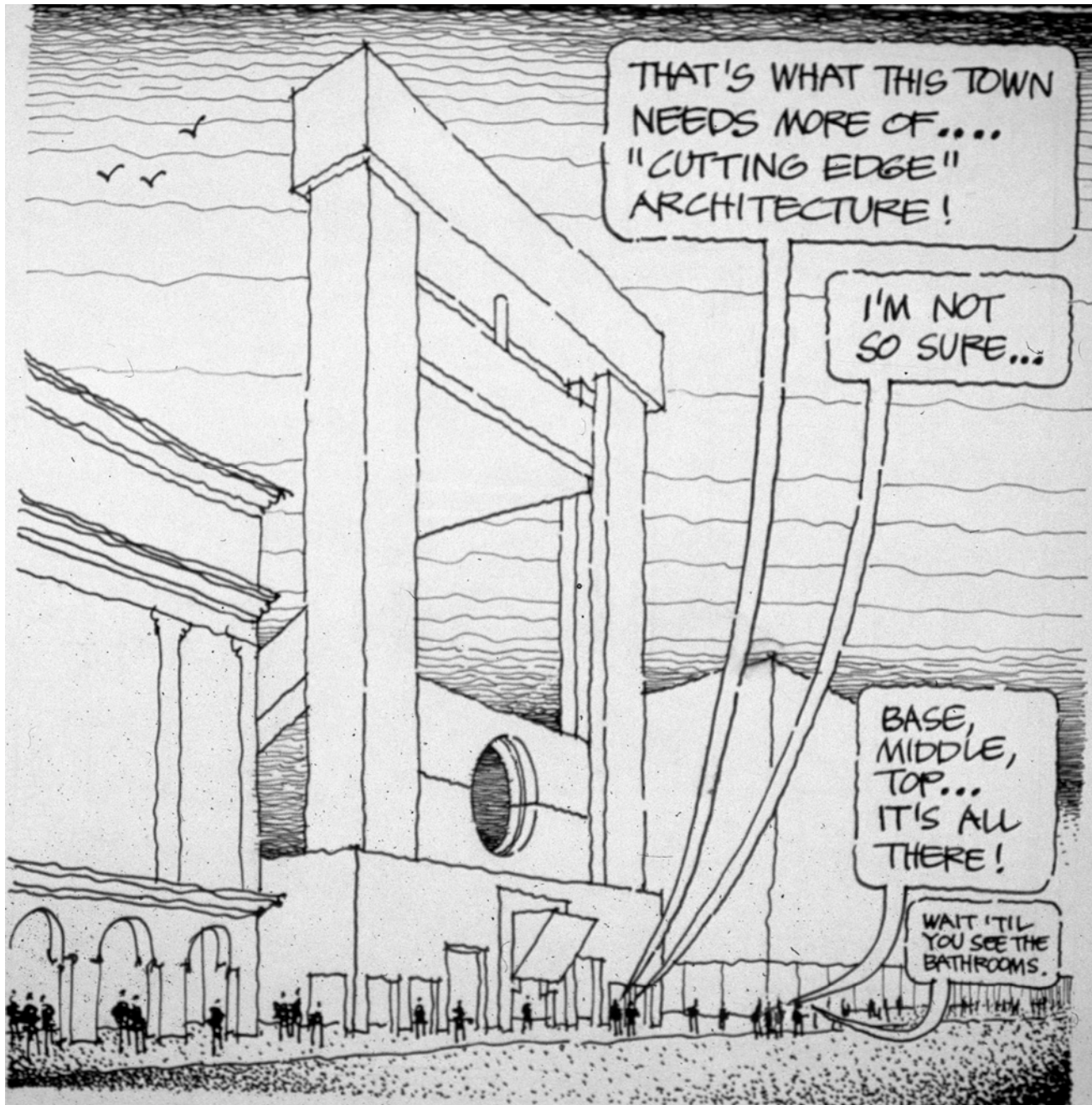
CAMOUFLAGED

THANKS VERY MUCH FOR ALL
YOUR QUESTIONS, COMMENTS,
CRITICISMS AND SUGGESTIONS
FOR DESIGN CHANGES.....

....FEW OF WHICH
WILL EVER
SEE THE
LIGHT OF DAY!

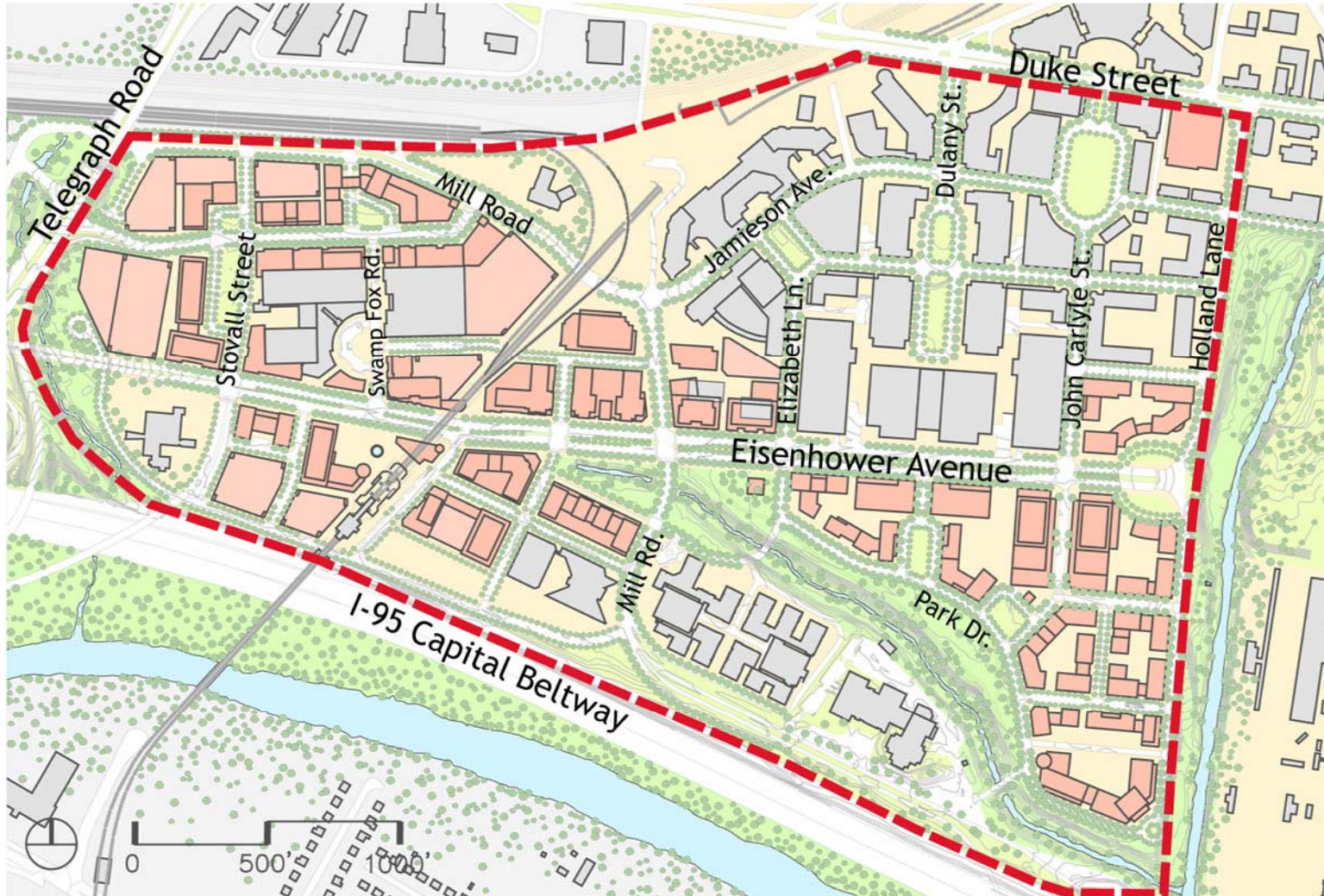


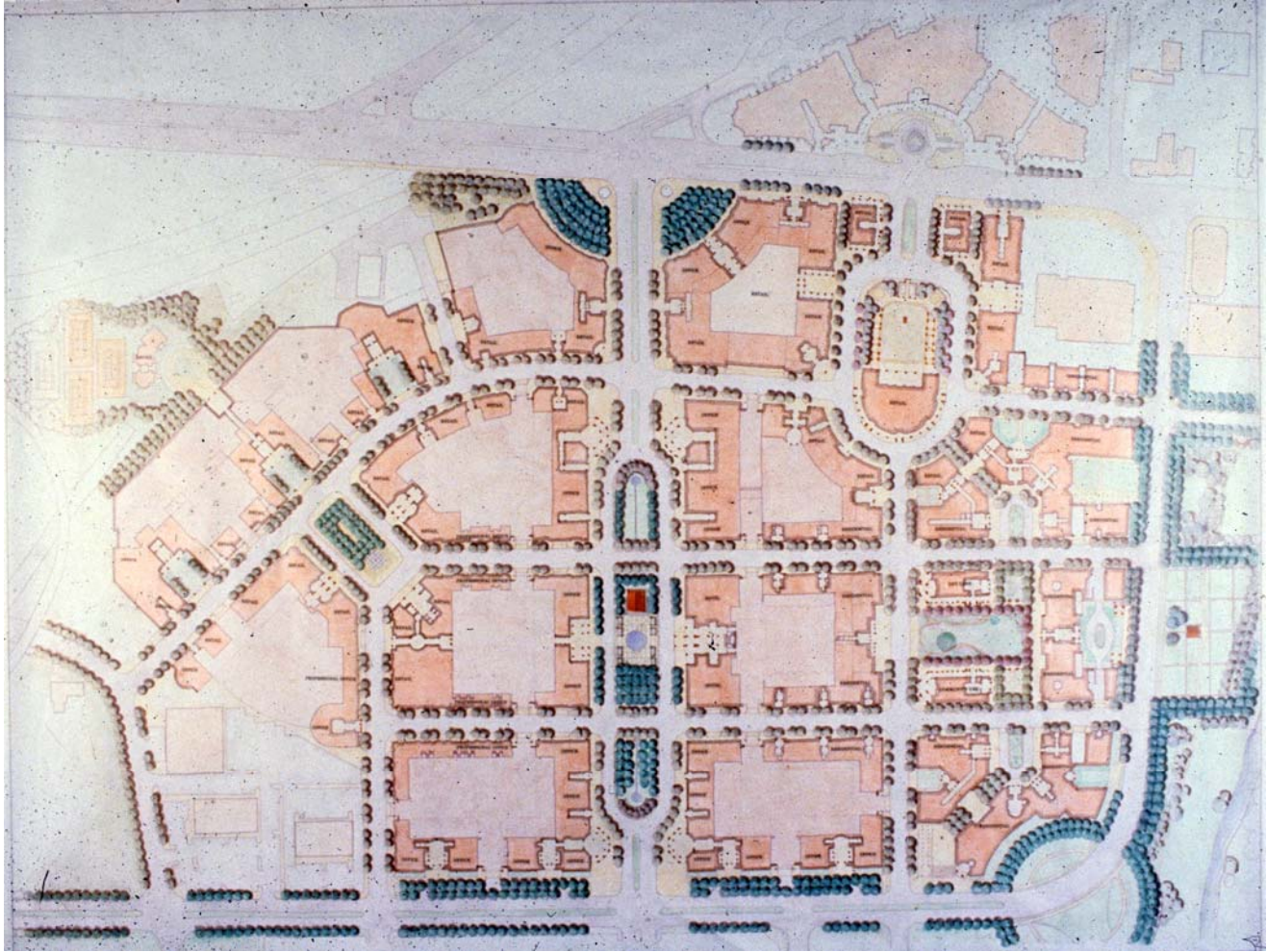
ROGER K. LEWIS
11-29-03

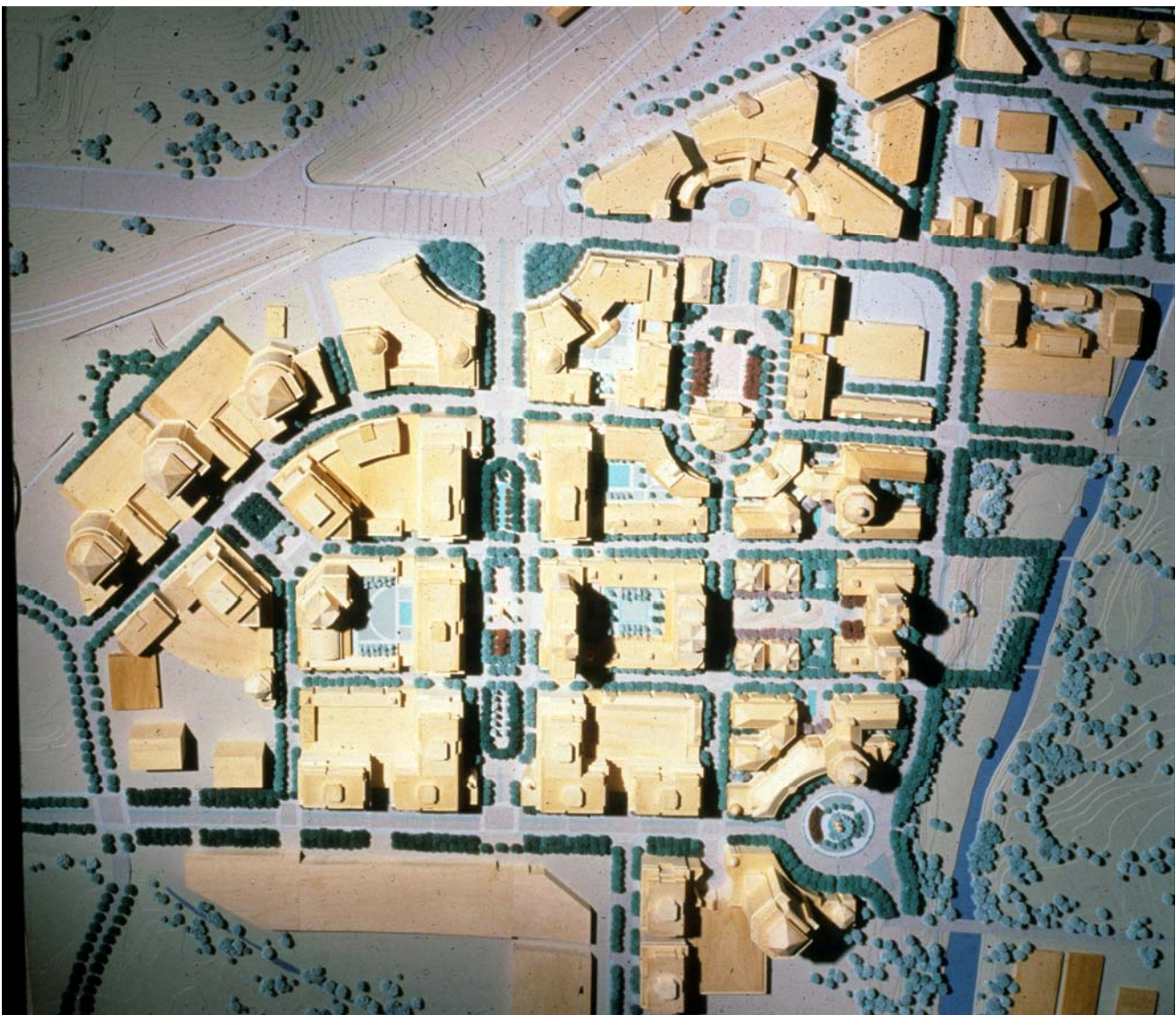


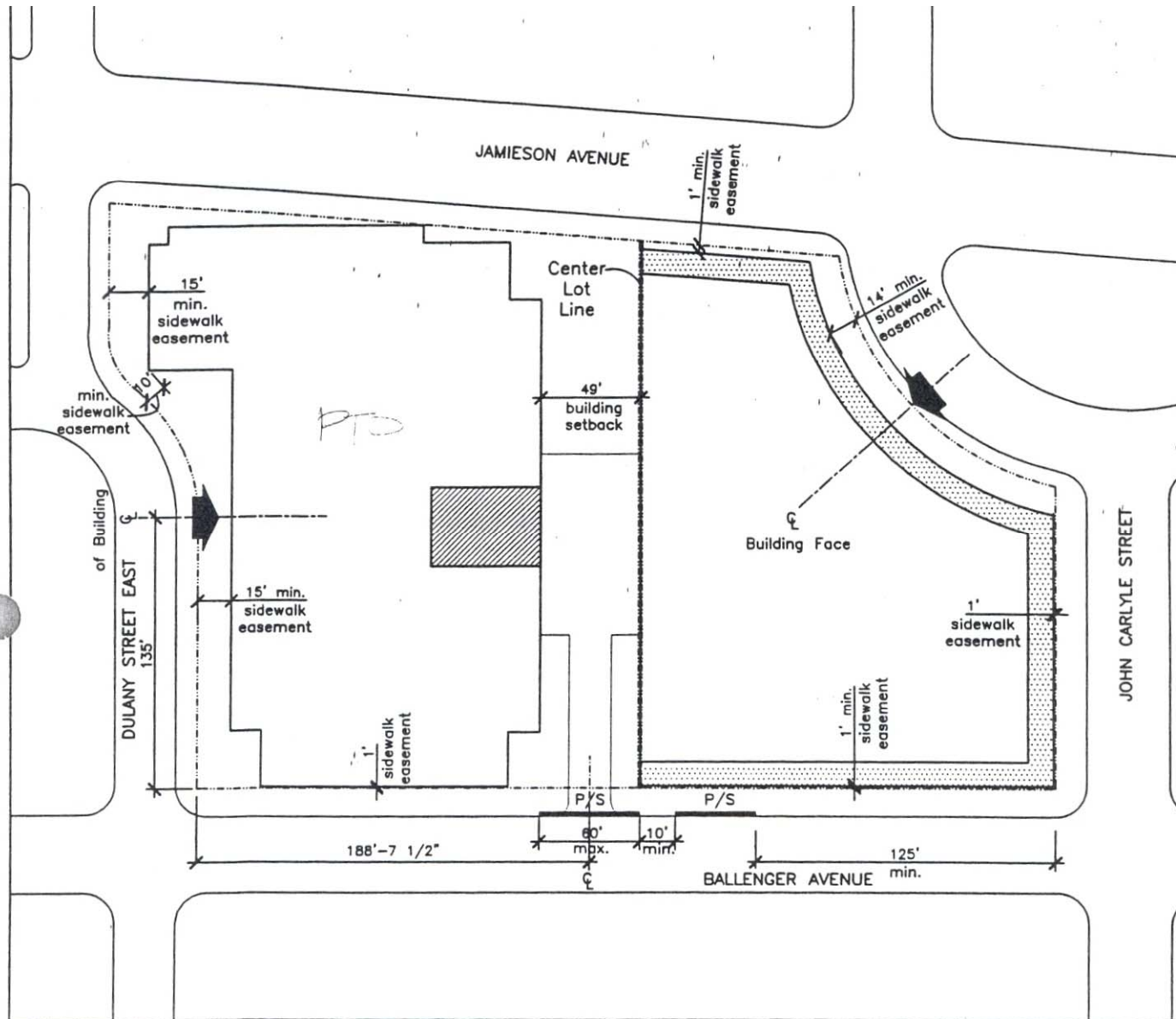
“Carlyle” in Alexandria, Virginia

- Carlyle was a brown field west of Old Town, between Duke Street and Eisenhower Avenue, owned by the Norfolk Southern railroad; the Oliver Carr Company was selected as master developer.
- In 1990, Cooper-Robertson prepared a master development plan for Carlyle with detailed design guidelines for each block. The city adopted the master plan as an overlay “SUP” – Special Use Permit – that superseded zoning. In 1994, LandDesign prepared streetscape design guidelines. In effect the SUP was an early version of a form-based design code.
- The city also enacted legislation creating a Design Review Board (DRB) for Carlyle. The DRB was authorized to review all Carlyle projects not only to ensure compliance with SUP and streetscape design guidelines, but also to evaluate, make judgments and offer suggestions about all aspects of project architecture visible to the public.





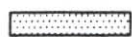




Ground Level Summary



Service



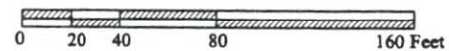
Required Retail

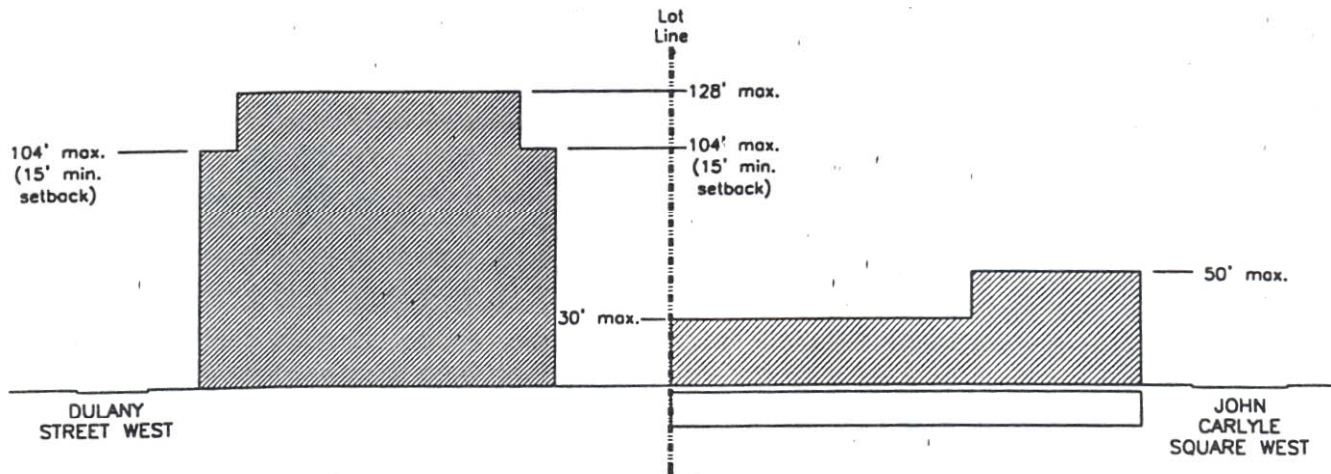


Curb Cut Zone

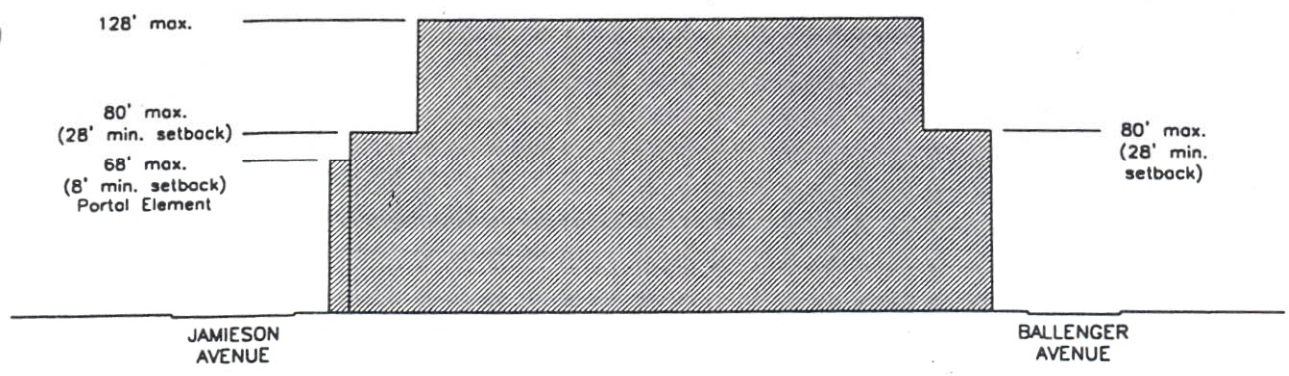


Lobby Access







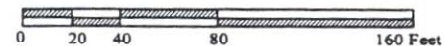
Sections A-A

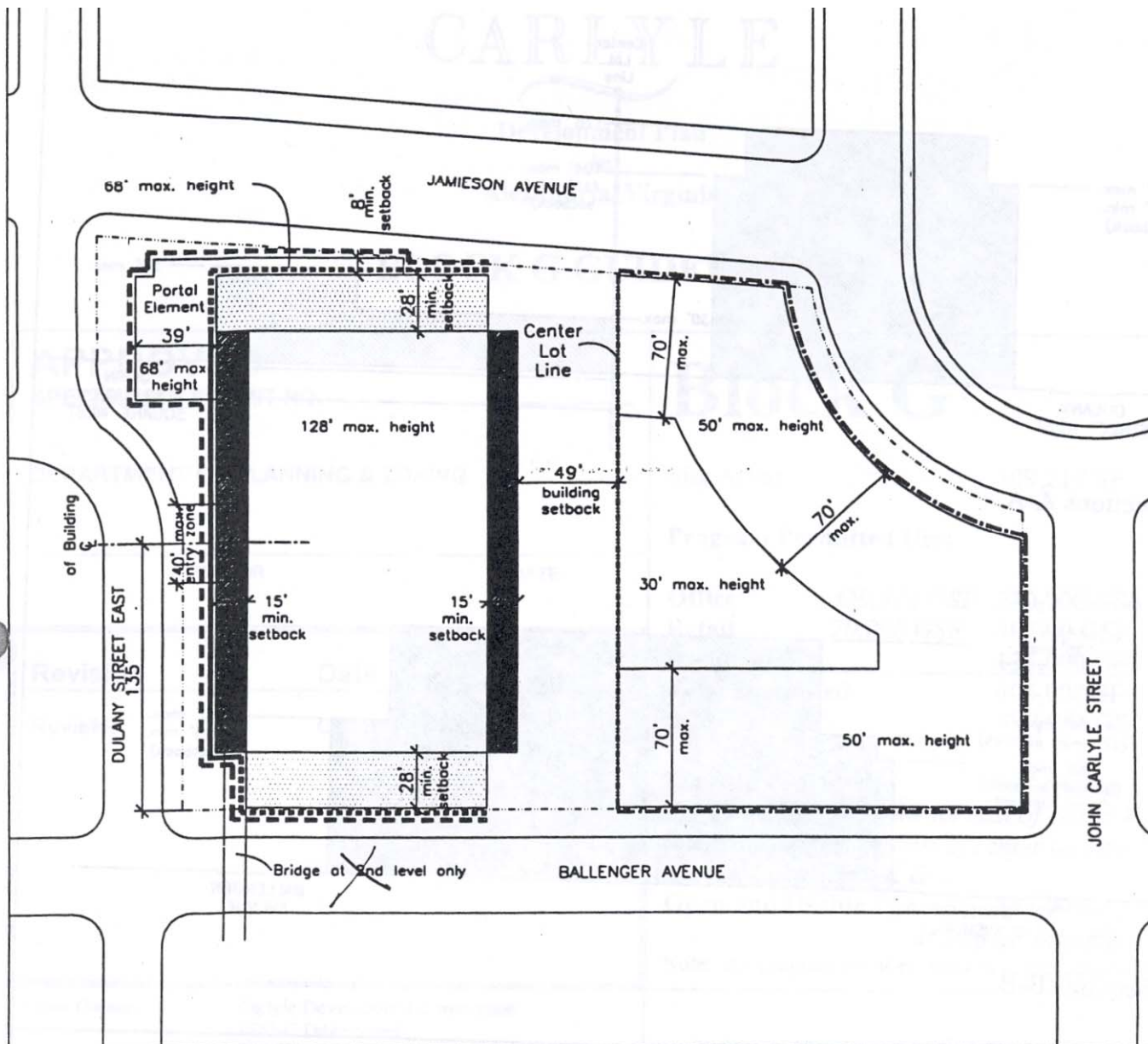


Sections B-B

Sections

-  Building Bulk
-  Parking





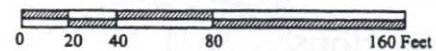
Bulk Summary



50' maximum height zone

80' maximum height zone

104' maximum height zone



45'-55' required street wall

required arcade



















NOW REMEMBER, THIS PLANNING AND ZONING DIRECTOR HATES WOOD SIDING, SHINGLED ROOFS, CASEMENT WINDOWS, SYMMETRY, AND THE COLOR BLUE..... AND DON'T USE WORDS LIKE "INTERSTITIAL" OR "NEORATIONALIST"..... GOT IT?

YEAH....TOO BAD THEY DON'T HAVE AN ARCHITECTURAL REVIEW PANEL. AT LEAST WE COULD NEGOTIATE.

DIRECTOR
Department
of
Planning and Zoning



ROGER K. LEWIS
9/5/87

Benefits of a Design Review Process

A well-structured, well-administered design review process:

- Motivates applicants to raise the aesthetic bar and try harder.
- Motivates developers to seek better design talent.
- Ensures exploration of the full range of design issues.
- Ensures compliance with form-based codes and design guidelines.
- Helps applicants obtain community support for projects whose design might be unusual or aesthetically controversial.

An effective, expeditious design review process:

- Is collaborative, not adversarial.
- Requires active participation by professional planning staff.
- Operates in parallel with the permit review process.
- Establishes a review committee with a wisely chosen mix of members to ensure informed judgments and thoughtful opinions.

LET'S EMULATE THE DESIGN REVIEW PROCESS
EXEMPLIFIED BY WASHINGTON'S COMMISSION OF
FINE ARTS...I EVEN LIKE THE ACRONYM "CFA!"

OUR "CFA" COULD BE THE "COMMITTEE
FOR FABULOUS ARCHITECTURE!"

OF COURSE, IF WE DON'T DO IT RIGHT,
"CFA" COULD END UP STANDING FOR
"CAPRICIOUS, FUSSY AND ARBITRARY!"



HI...AND WELCOME
TO SEASIDE! I SEE
YOU KNOW THE CODE.

SURE DO... WE'VE JUST FINISHED
BUILDING THE PORCH, TOWER, AND PICKET
FENCE. NEXT YEAR, WE'LL ADD THE HOUSE!



