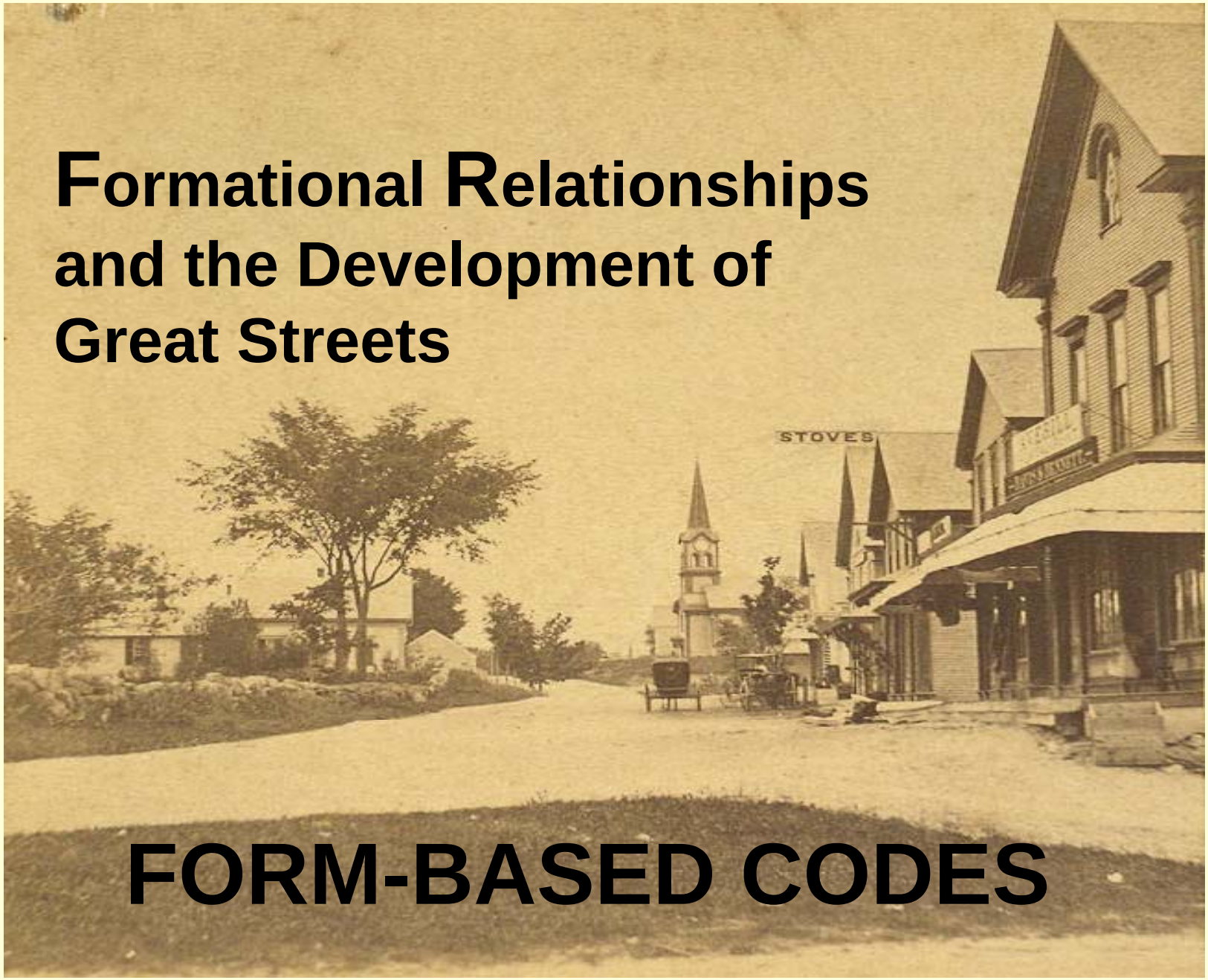
Place-Based Maine & Form-Based Codes

Alan S. Manoian, Dir. of Economic & Community Development
Town of Bridgton, ME



Formational Relationships and the Development of Great Streets

FORM-BASED CODES

Who is advancing Form-Based Codes?

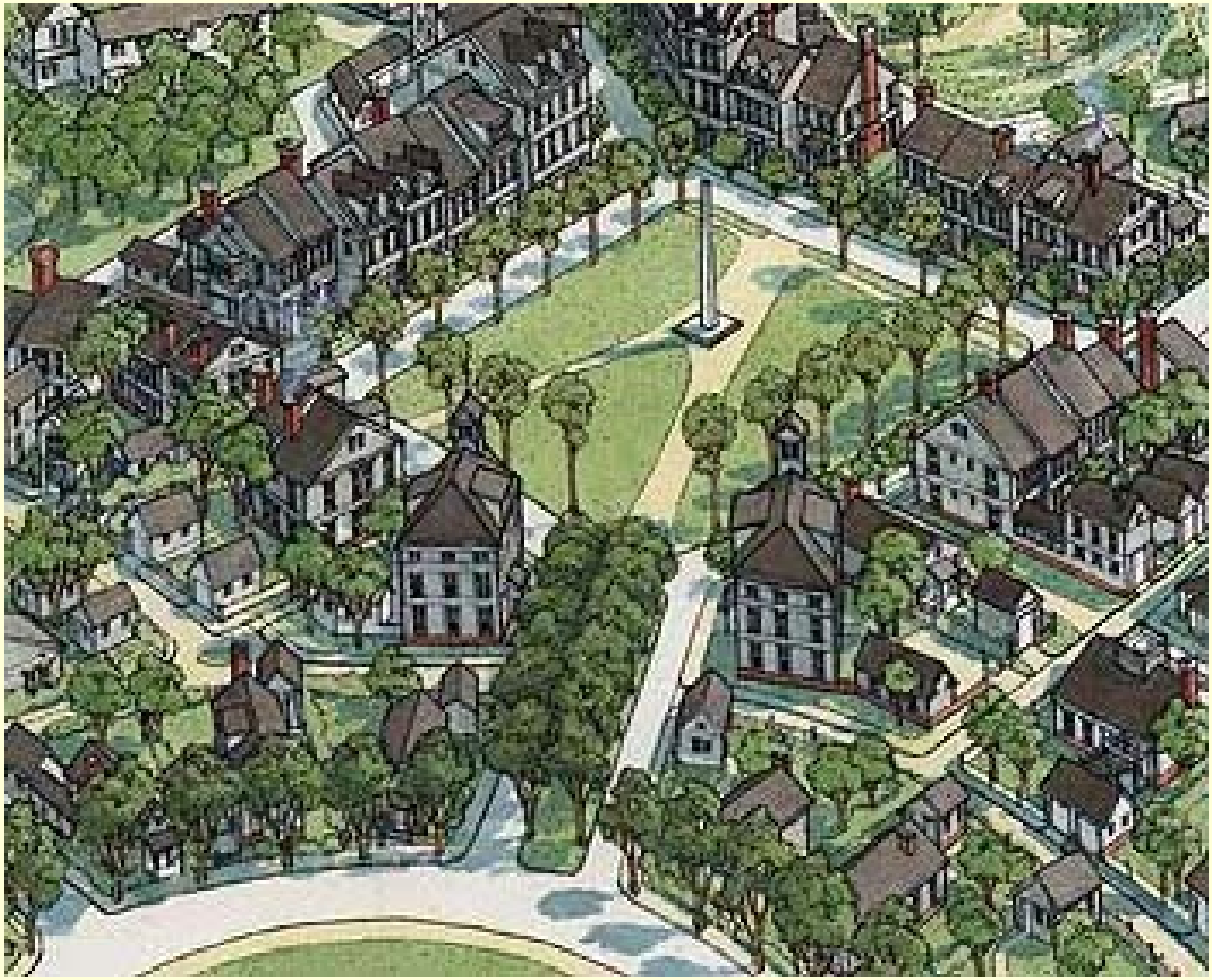
Where are Form-Based Codes being considered and used?

Why are Form-Based Codes being utilized?

Downtown Dover, NH

EXPRESS VIDEO
PIZZA

CHRISTYS



North Market Street
Mashpee Commons
Trout Pond
Whitings Road
East Steeple Street
The Neighborhoods of Mashpee Commons
Mashpee, Massachusetts
Mashpee Commons Limited Partnership
24 February 2000
Insi / Keller, Inc.
Architects and Planners
0 200 400 800 1200

APPLESEED'S
STOP

ABERCROMBIE
Steeple St.
Oak Street

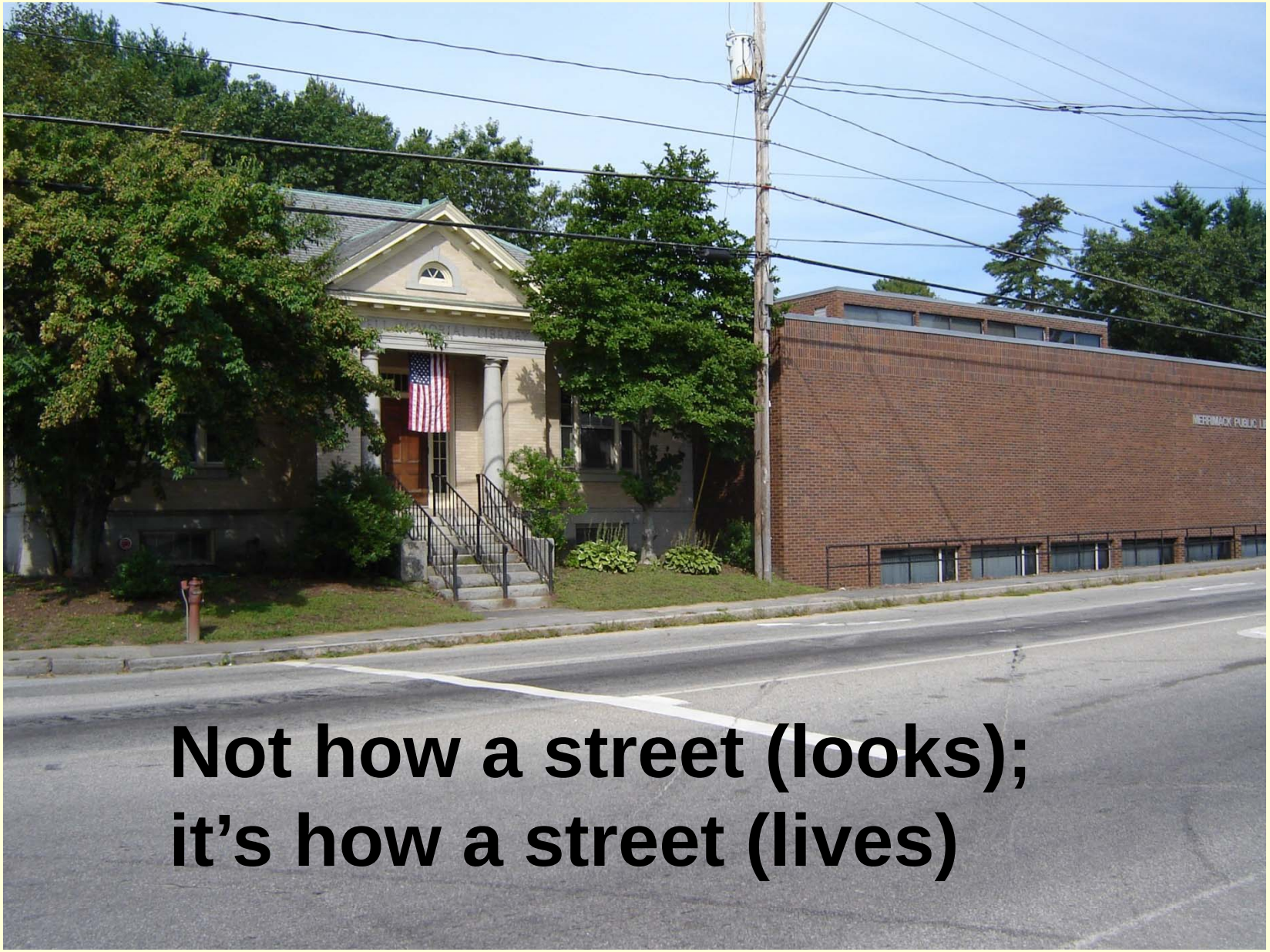
REAL ESTATE
ASSOCIATES

Edward Jones
www.formbasedcodeinstitute.org

So, how does the street (feel) when you "put it on"?

LOWELL MEMORIAL

MERRIMACK PUBLIC LIBRARY


Not how a street (looks);
it’s how a street (lives)

Form-Based Codes

Form-Based Codes foster predictable built results and a high-quality "Public Realm" by using relationships of physical form (*rather than separation of uses*) as the organizing principle for the Code.

Form-Based Codes are founded upon the exercise of the “police power”;

(Public Safety, Public Health & General Welfare of the Community.)

“I observed that the vitals of the village were the grocery, the barroom, the post-office, and the bank;…and the houses were so arranged as to make the most of mankind, in lanes and fronting one another, so that every traveler had to run the gauntlet, and every man, woman, and child might get a lick at him.”

Henry David Thoreau
Walden 1845, The Village

COLDWELL BANKER

Form-Based Codes

Are drafted to achieve a **prescriptive** community-based vision built on time-tested forms of traditional New England town centers.

WINCHESTER, N. H.

CHESHIRE COUNTY.

1885.

“Individual buildings are often conceived as solely private (isolated) , self-referential objects incapable of generating the public realm”

“Conversely, our public regulation system of zoning that controls the growth of (our towns) has become overly verbal and complicated and incapable of accurately guiding physical form, especially because everything is negotiable.”

“Zoning conflates issues of use, density and form to such an extent that it has spawned the unpredictability and visual chaos (increasingly) typical of (our New England towns).”

“Simplify,

Simplify,

Simplify”

Henry David Thoreau

Walden, 1845

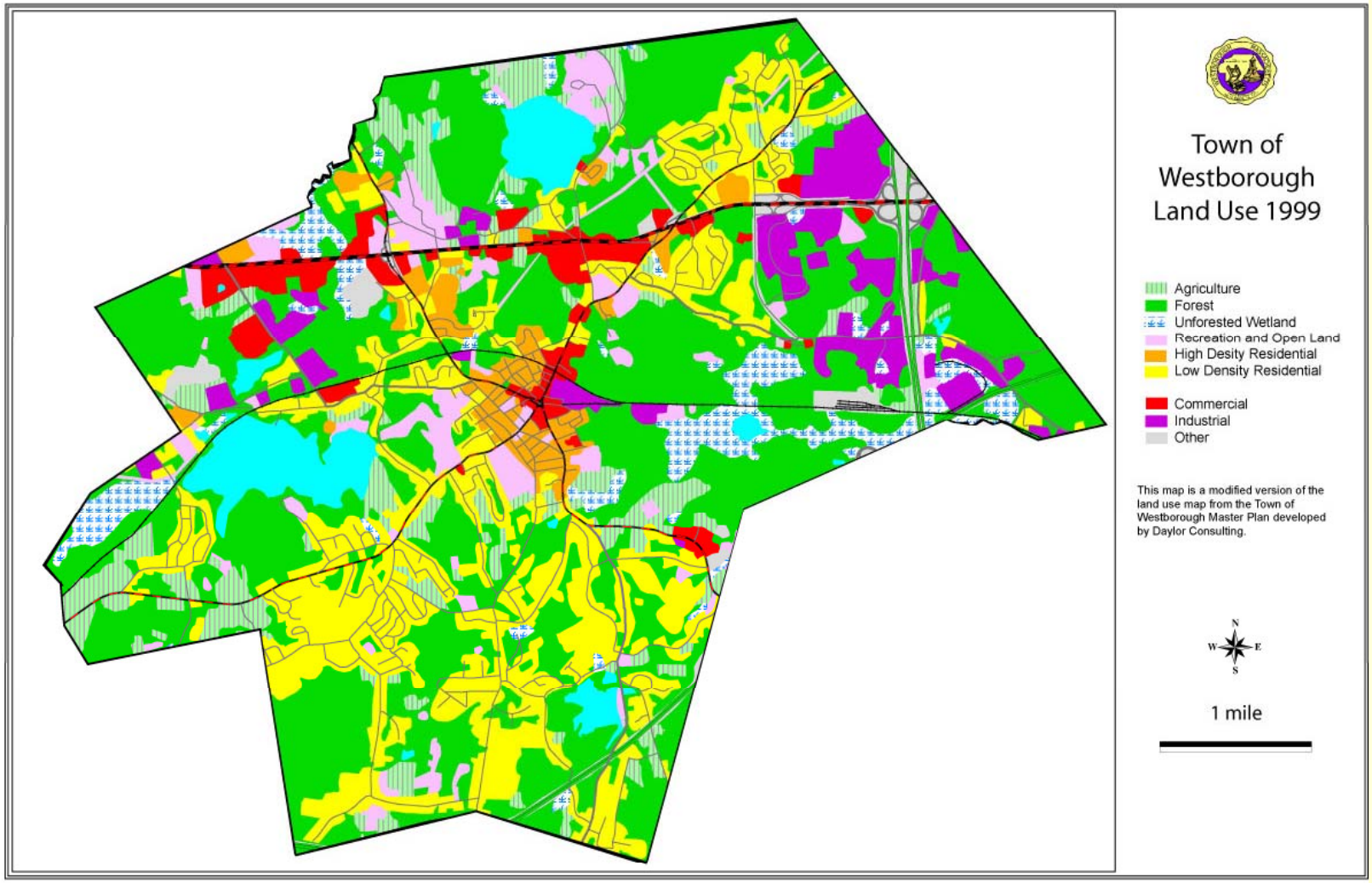
A functional disconnection often exists between our New England town Master Plan “visions” & our use-based Zoning Regulations and/or our conventional Site Plan Review process.

What is the predictable built outcome of traditional New England “Character”?

The Regulating Plan is the regulatory foundation of the contextual form.

The Regulating Plan is, in a practical sense, a comprehensive site plan (flexibly designed) for the unified district and/or community.

De-escalation of unpredictability, contention, risk to investment, process costs, volatility of negotiations, and seemingly un-navigable complexity.



A Land Use Map

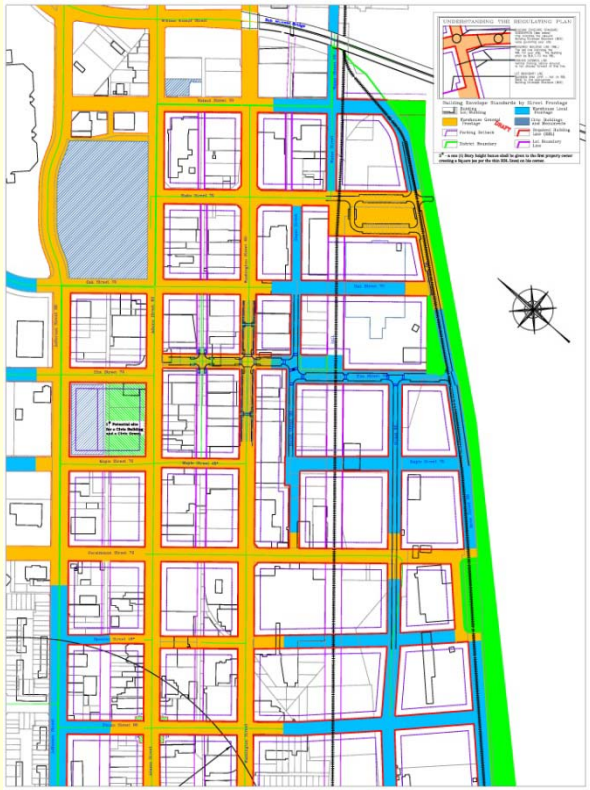
HEART OF PEORIA

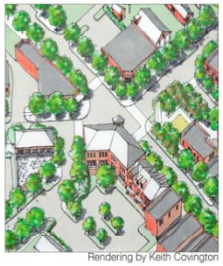
PEORIA,
ILLINOIS

Project: A Masterplan with Form-Based Codes for the 8,000-Acre Heart of Peoria center city area

Client: City of Peoria, Illinois
Contact: Patricia Landes,
Planning Director,
305.494.8600

Status: Charrette/Master Planning Summer 2006; Comprehensive Plan amended and Form-District Codes Spring 2007; full Land Development Code adopted June 2007

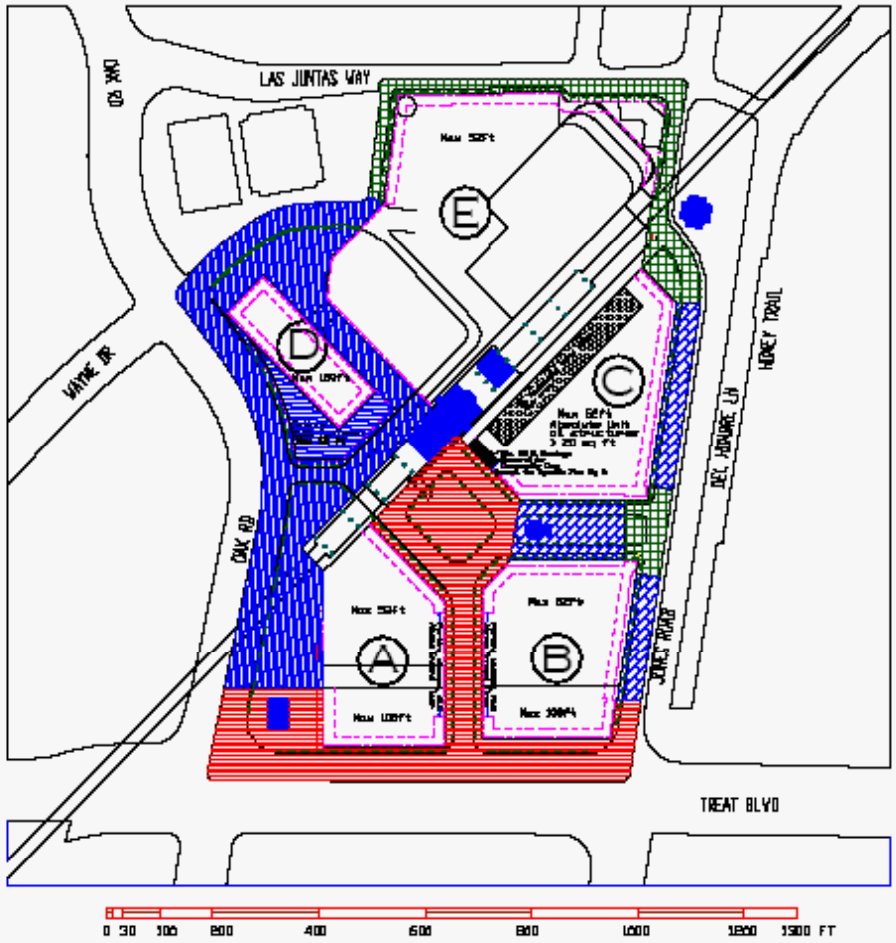


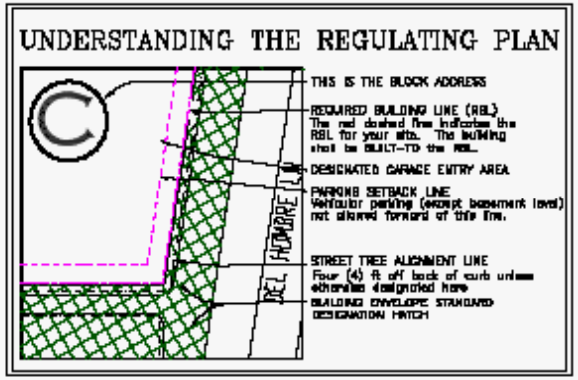


Rendering by Keith Covington

A Regulating Plan

Pleasant Hill BART Property Regulating Plan





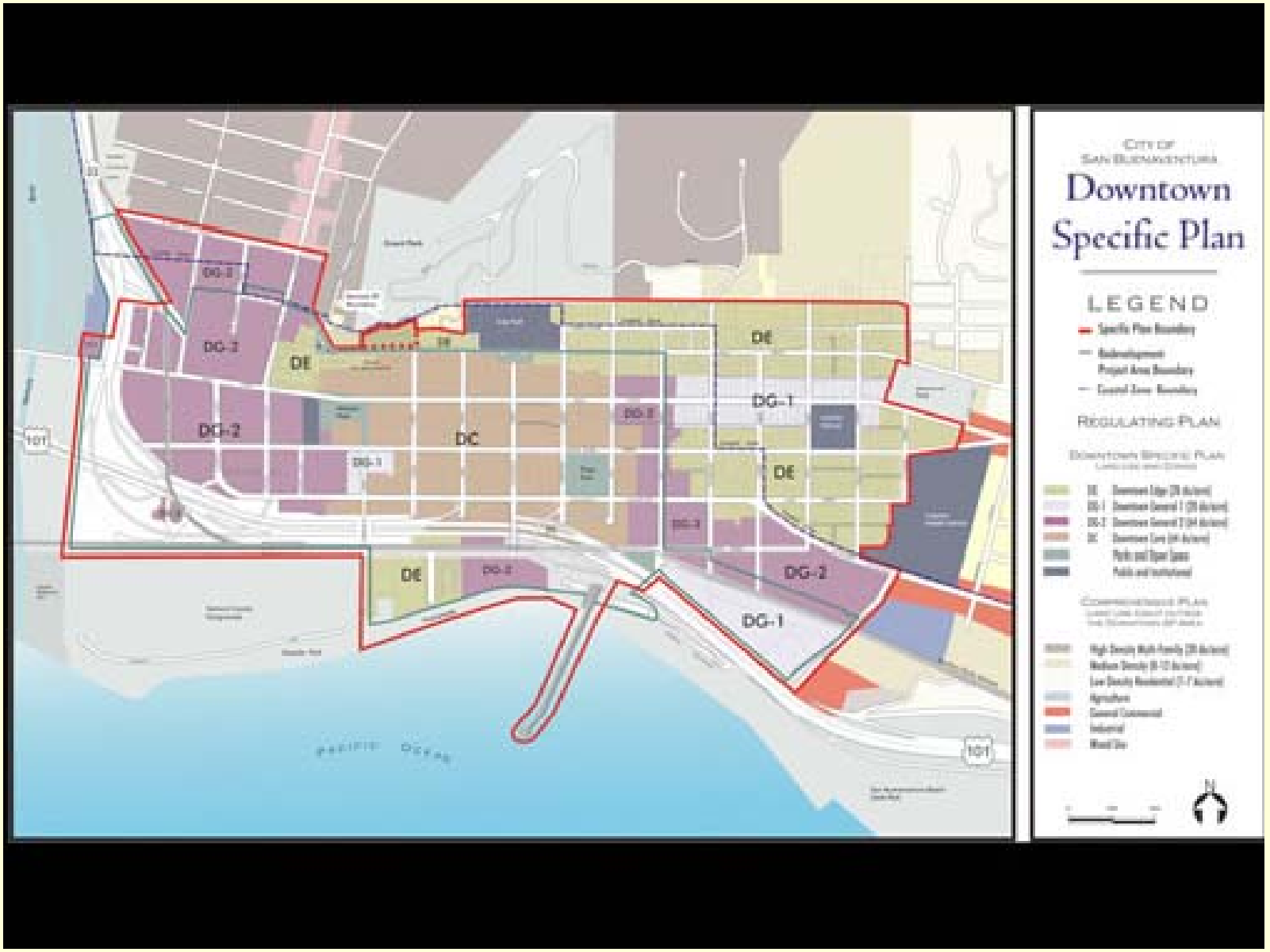
Building Type Coding by Street Frontage

- Shopfront Buildings
- Workplace Buildings
- Residential Flats
- Townhouse Sites
- Civic Buildings and Monuments

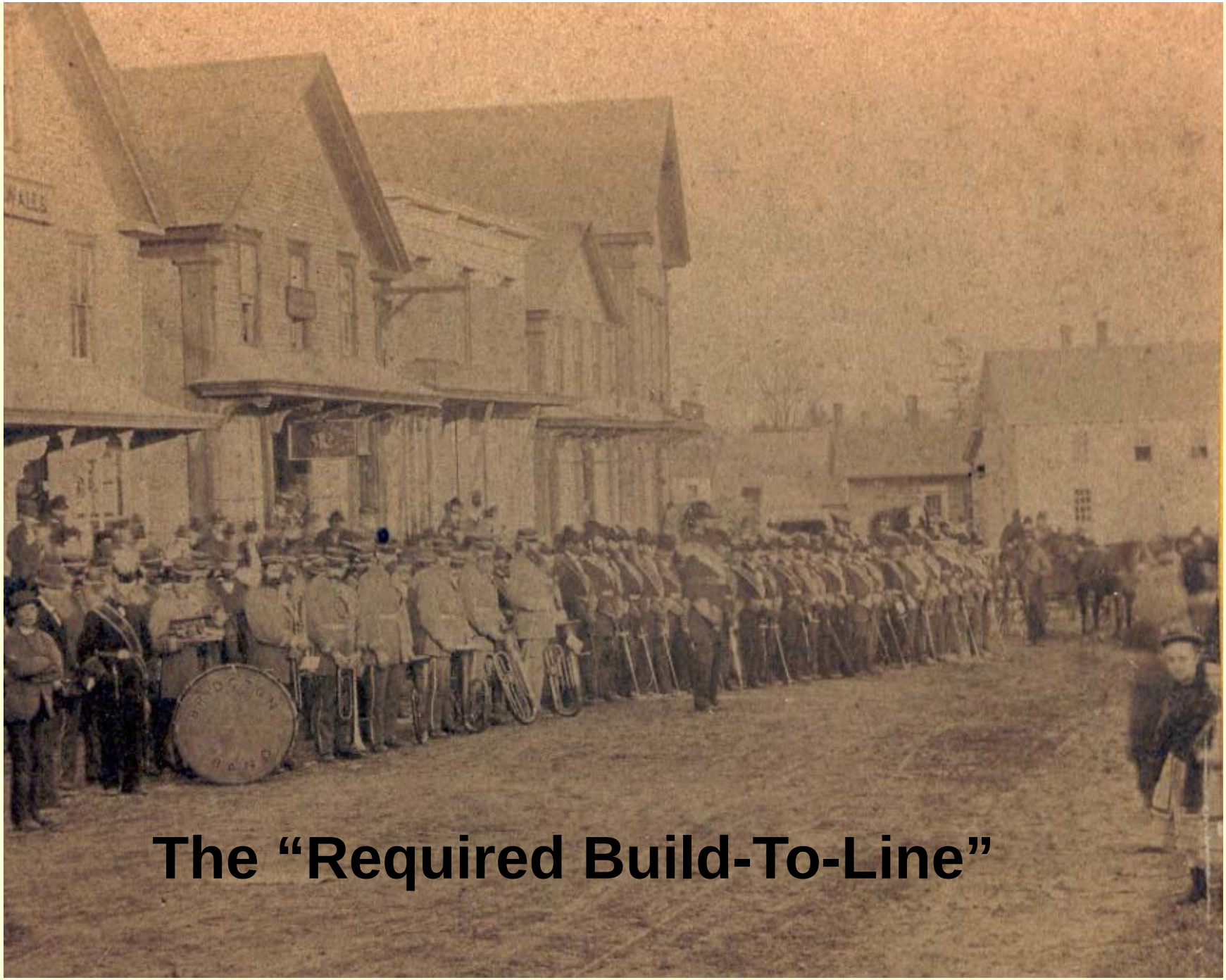
Lennertz Coyle and Associates L.L.C., Masterplan

Geoffrey Ferrell Associates L.L.C., Code Writer c 2001

Version 10/20/01


City of
San Buenaventura
Downtown
Specific Plan
LEGEND
Specific Plan Boundary
Redevelopment
Project Area Boundary
Coastal Zone Boundary
REGULATING PLAN
Downtown Specific Plan
DE
DG-1
DG-2
DC
101
Pacific Ocean

“(Land development form) is to be delivered through a contextual assembly of streets, blocks and buildings”


The “Required Build-To-Line”

Highly illustrative, visual, graphic in its technical presentation.

Concise, user-friendly, perhaps no “land-use lawyers” necessary in order to make practical sense of the text-based litigious nuances of the conventional development project application & review process.

Clear the clutter; (overlays, guidelines, special districts, performance standards, interpretations, appropriateness, etc.)

The “Hand” of the Place

HANNOUSH
JEWELERS
Diamond Importer
Jewelry Manufacturer
STORE WIDE
SALE

AGAVÉ
mexican bistro
GRAM'S
PORT
PILATES
STUDIO

CONVENTIONAL USE-BASED ZONING

TRADITIONAL FORM-BASED CODES

Public Parking & Pedestrian Connectivity
Amenities are Critical

On-Street Parking is Fundamental

The Methods of Deployment
Where Does the Code Live?

- **Mandatory Code**
  (freestanding form-based code).

- **Mandatory Code**
  (integrated into existing code).

- **Optional (Parallel) Code**

- **Floating Zone Code**

The Organizing Principles

- **Street-Type Codes**
- **Frontage Type-Based Codes**
- **Building Type-Based Codes**
- **Transect-Based Codes**
- **Modified Transect-Based Codes**

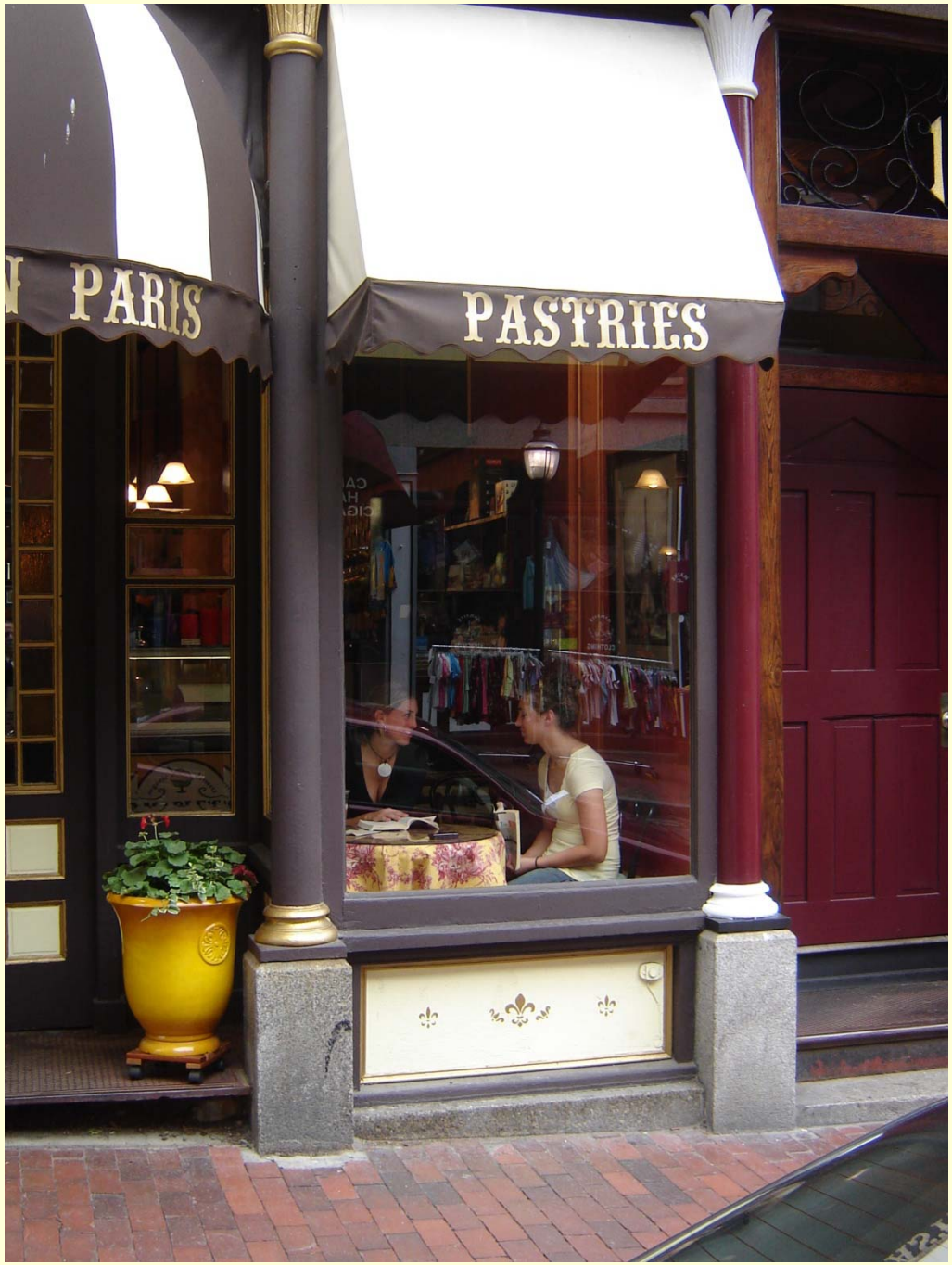
Code Elements (Standard):

- **Illustrative Plan**
- **Regulating Plan**
- **Streetscape Standards**
- **Development Form Standards**
- **Administration**
- **Definitions**

- Additional Elements:
- **Architectural Standards**
- **Signage Standards**

Development Standards

- **Building Height**
- **Building Siting or Placement**
- **Building Envelope Standards**
- **Location of Parking**
- **Uses**


PARIS
PASTRIES

ESTATE
JEWELERS
BUYERS & SELLERS

INTERSTATE
295

ORTH FACE
THE NORTH FACE
patagonia
HORNY TOAD
9

MOUNTAIN TOYS
451 KSN

PORT
CANVAS
Established 1968
Port
Manteaux,
Inc.
Clothing For
Men & Women
The OLD SALT'S
GIFTS & GOODS

Magic Lantern
Theater Closed Monday

Magic Lantern

Mobil
SYSCO
SYSCO

OPEN

Dick's
pizza
Chicken-Coop
RESTAURANT
parking

WOXO 100.7 92.7
River Valley Realty
Riverside Realty
369-0100
DAVE BELANGER

WELCOME TOURISTS
FRESH SEAFOODS FRIED FOODS
LUNCH SPECIALS FROM
PRIME RIB FR
CHICKEN COOP
ROOST
The MEXICO
CHICKEN
COOP
A Family
RESTAURANT
Class A
Cocktails
PEN
753-613
W H Rose

57

Structuring the Process-Pre-Drafting:

Selecting the District or Corridor

Defining the Planning & Coding Approach

Assembling the Team

Designing the Public Process

Drafting the Code:

Existing Conditions Inventory & Analysis

Public Visioning/Charrette(s)

Illustrative Plan

Regulating Plan

Development Standards & Administration

Post Coding Tasks:

Completing the Document

Formal Review & Adoption

Rolling It Out

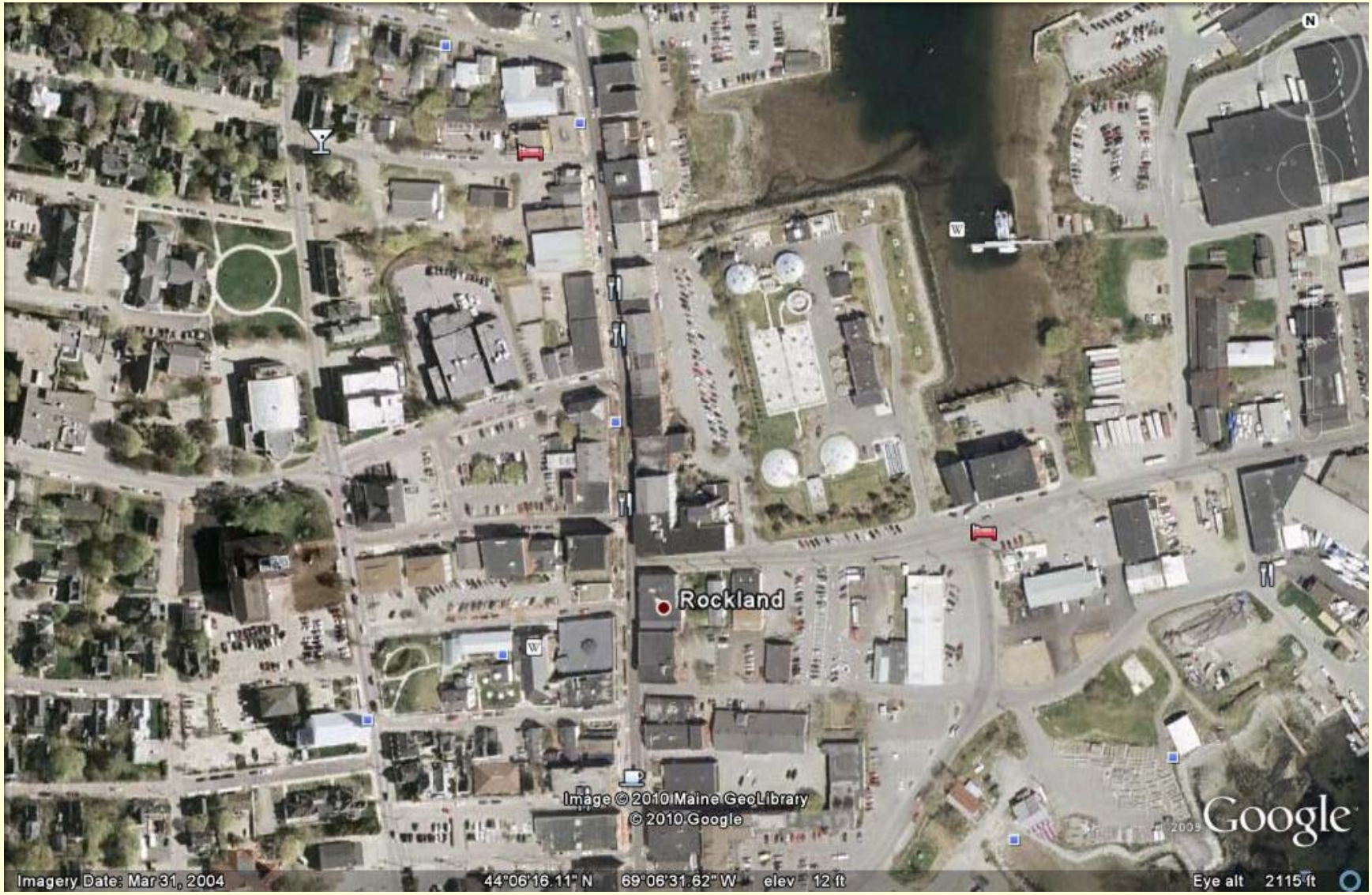
Day-to-Day Administration

Review & Refinement

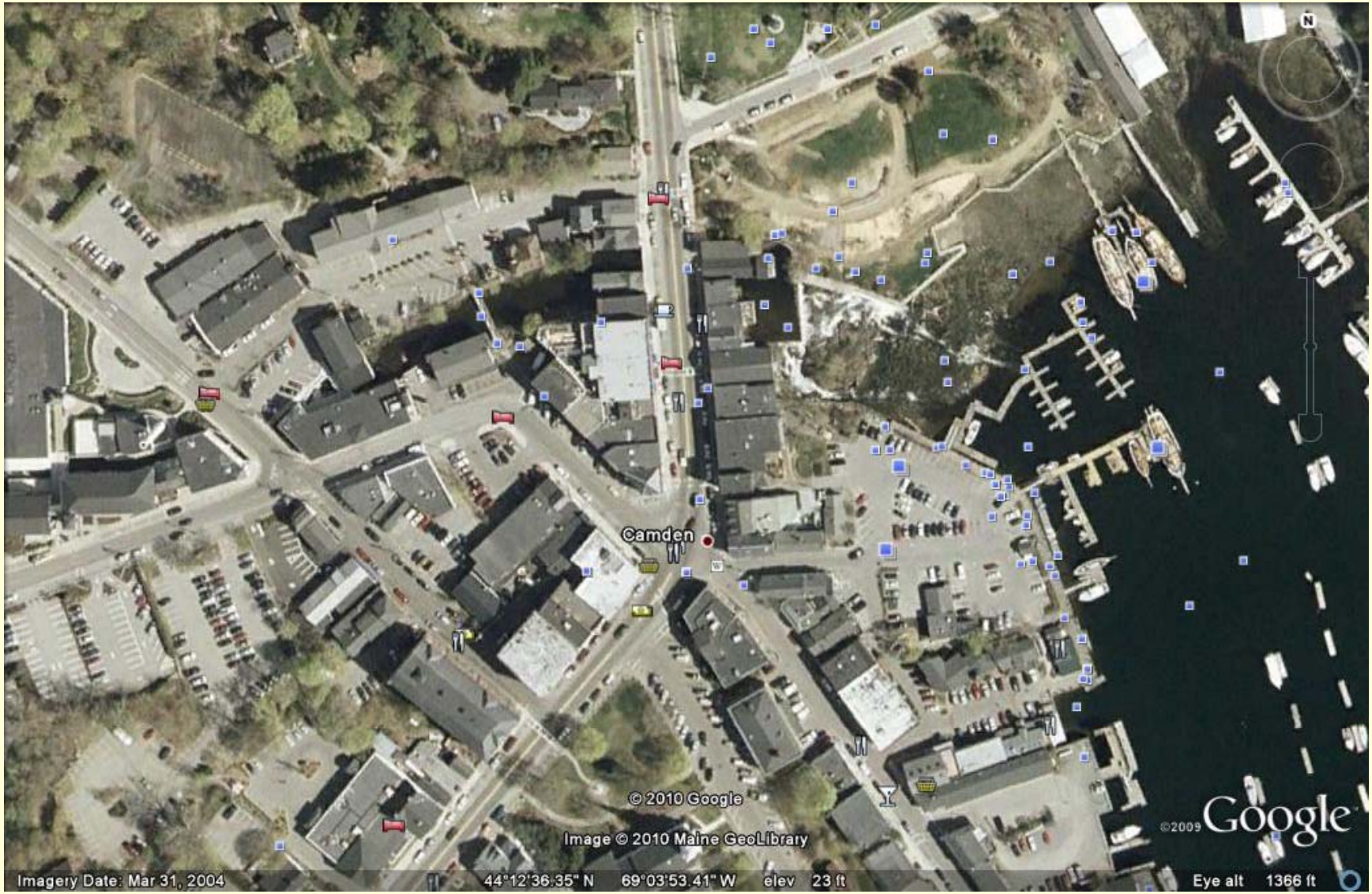
N
Image U.S. Geological Survey
© 2010 Google
©2009 Google
Imagery Date: Apr 21, 2006
43°54'47.14" N 69°48'48.50" W elev 20 ft
Eye alt 1345 ft

Freeport
Image U.S. Geological Survey
© 2010 Google
©2009 Google
Imagery Date: Apr 21, 2006
43°51'24.03" N 70°06'13.41" W elev 164 ft
Eye alt 1467 ft

Image MassGIS, Commonwealth of Massachusetts EOEA
© 2010 Google
©2009 Google
Imagery Date: Apr 10, 2008
42°48'38.34" N 70°52'12.35" W elev 20 ft
Eye alt 844 ft


Rockland
Image © 2010 Maine GeoLibrary
© 2010 Google
Google
Imagery Date: Mar 31, 2004
44°06'16.11" N
69°06'31.62" W
elev 12 ft
Eye alt 2115 ft

N
©2010 Google
Image U.S. Geological Survey
©2009 Google
42°19'08.34" N 72°37'49.72" W elev 142 ft
Eye alt 2751 ft


N
Camden
© 2010 Google
Image © 2010 Maine GeoLibrary
©2009 Google
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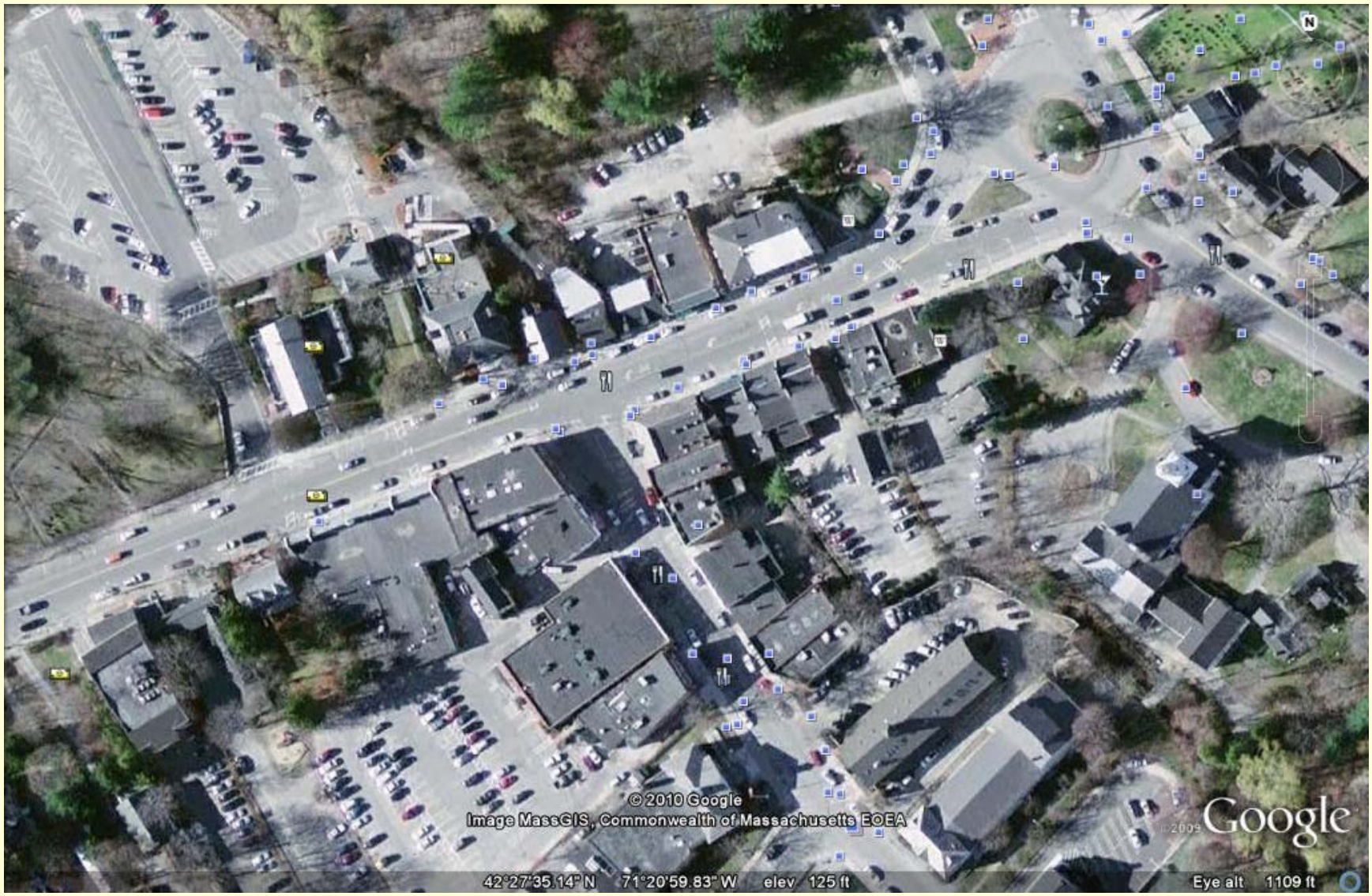
Eye alt 1366 ft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© 2010 Google
Image MassGIS, Commonwealth of Massachusetts EOEA
Google
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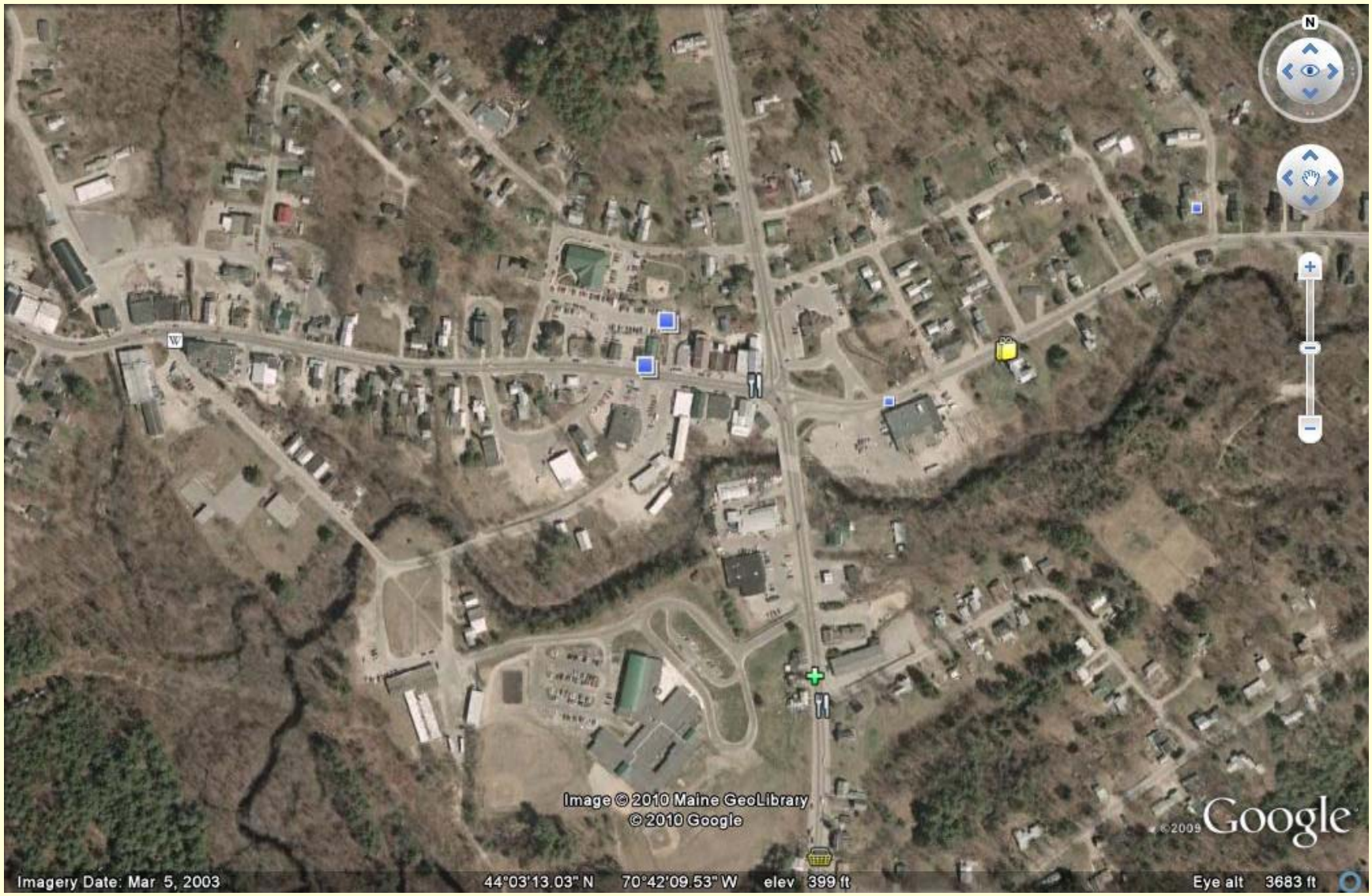
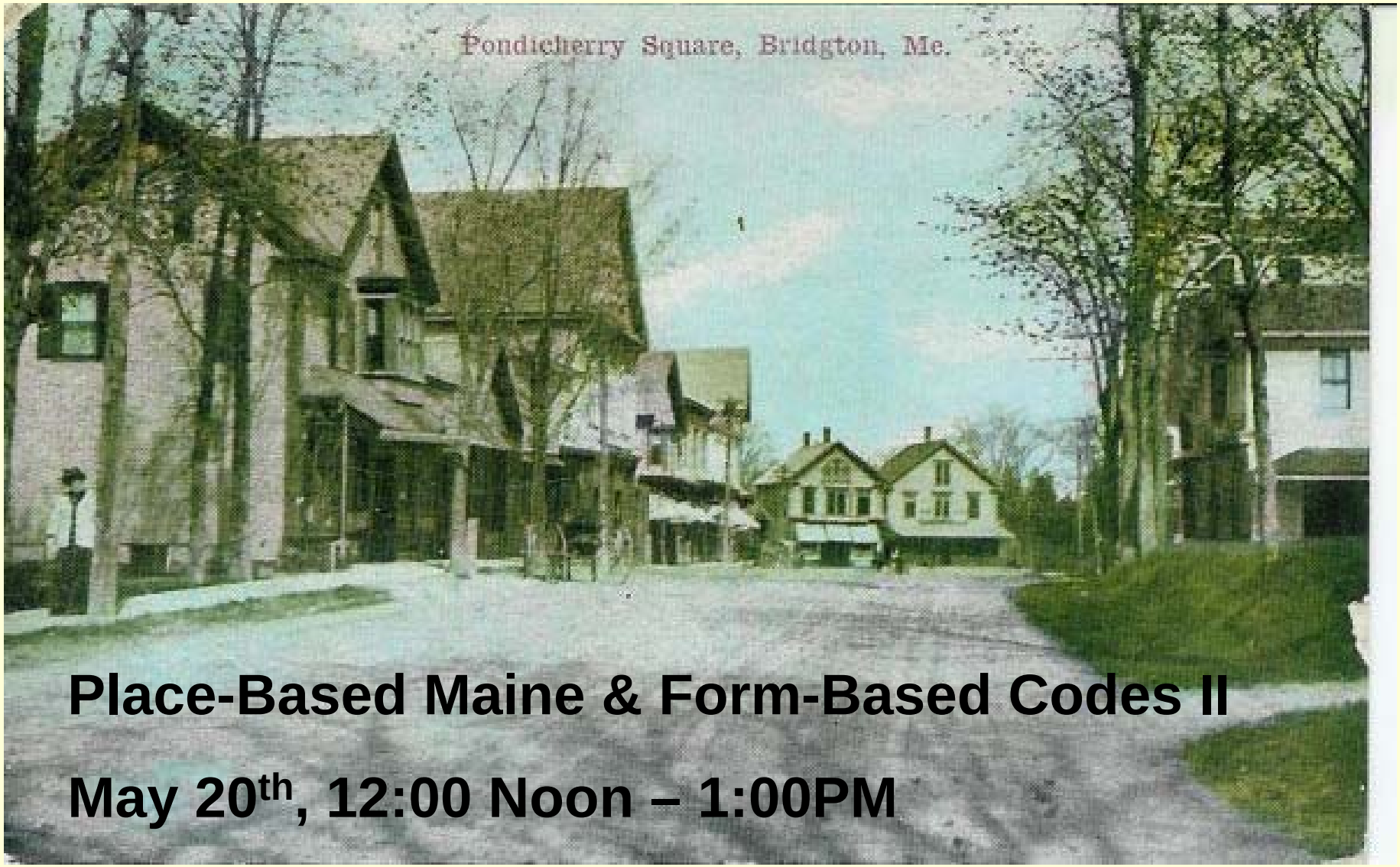
Eye alt 1109 ft


N
W
Image © 2010 Maine GeoLibrary
© 2010 Google
©2009 Google
Imagery Date: Mar 5, 2003
44°03'13.03" N 70°42'09.53" W elev 399 ft
Eye alt 3683 ft

N
Image © 2010 Maine GeoLibrary
© 2009 Google
44°03'14.64" N 70°42'05.71" W elev 401 ft
Eye alt 1192 ft

N
Image © 2010 Maine GeoLibrary
©2009 Google
44°03'16.91" N 70°42'36.08" W elev 409 ft
Eye alt 1498 ft

Vision the Place, Design the Feel, and Code It!



Place-Based Maine & Form-Based Codes II

May 20th, 12:00 Noon – 1:00PM

Technical Presentation