

dreherdesign

Progress Report

4.3.15

Johnson Form Based Code Project

During the month of March Johnson FBCSC concentrated on the town meeting day and the public input (informational) meeting on March 25th.

On Town Meeting day the FBCSC and Paul Dreher presented to the community a short overview of the Form Based Code project, the map and the work to date. The committee also presented a Johnson FBC Fact Sheet and FBC Posters (included below.)

Additionally in March the FBCSC and consultant planned the March 25th public outreach meeting and subsequently hosted/convened a public meeting and forum to provide the public a more detailed review of the FBC work to date, answer questions and most importantly to get public input regarding the FBC work and work process.

The public meeting was well attended with 40+ citizens. After presentation materials (see attached) break-out groups were formed and notes were taken—see attached.

The FBCSC will have two meetings in April and the roadmap forward will be established. During the meeting on April 8th the committee will finalize the schedule. In general, however, the FBCSC will endeavor to have a (quasi) final product by the end of May, with a public comment/review period. Revisions would then be made to close out the project. This is, of course, subject to additional needs for public outreach and public comments.

In the upcoming month of April the FBCSC will also determine if and what additional public outreach is required and how that will be achieved. The project is near completion with the bulk of the remaining work revolving around public outreach and education.

If you have question or comments please do not hesitate to contact Paul Dreher at 802.355.7415 or dreherdesign@gmail.com. Thank you.

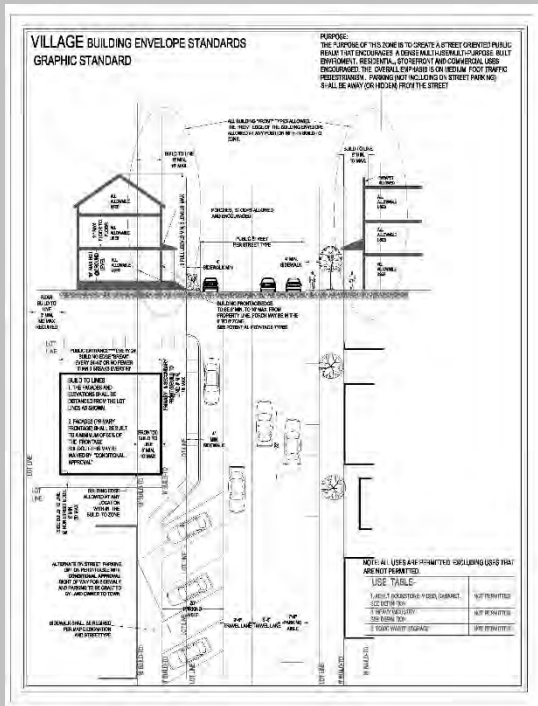


Johnson Form Based Code Project

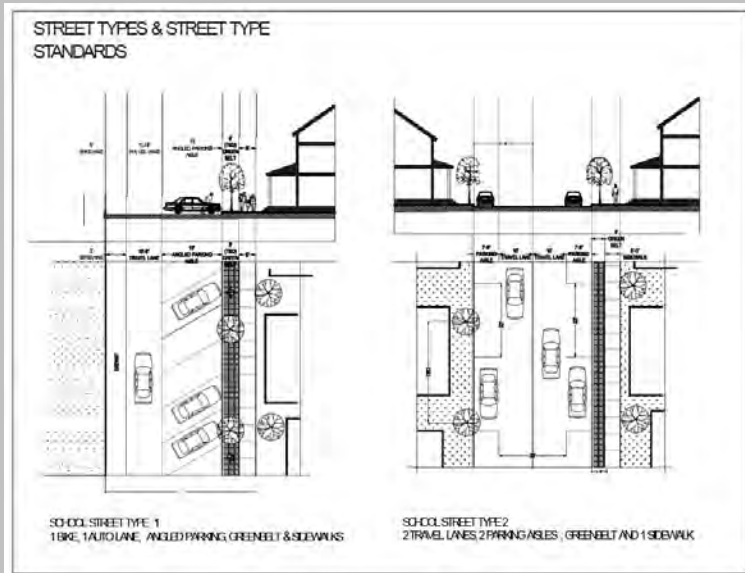
General principles to making a vibrant public realm and live-able/walkable community.



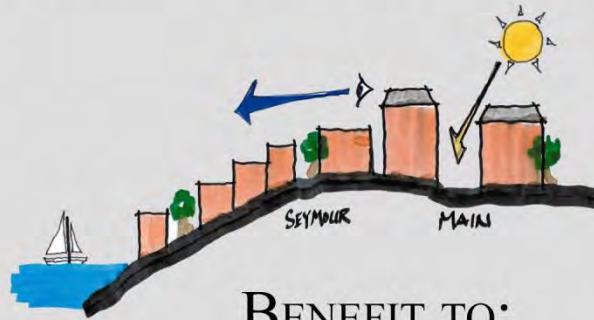
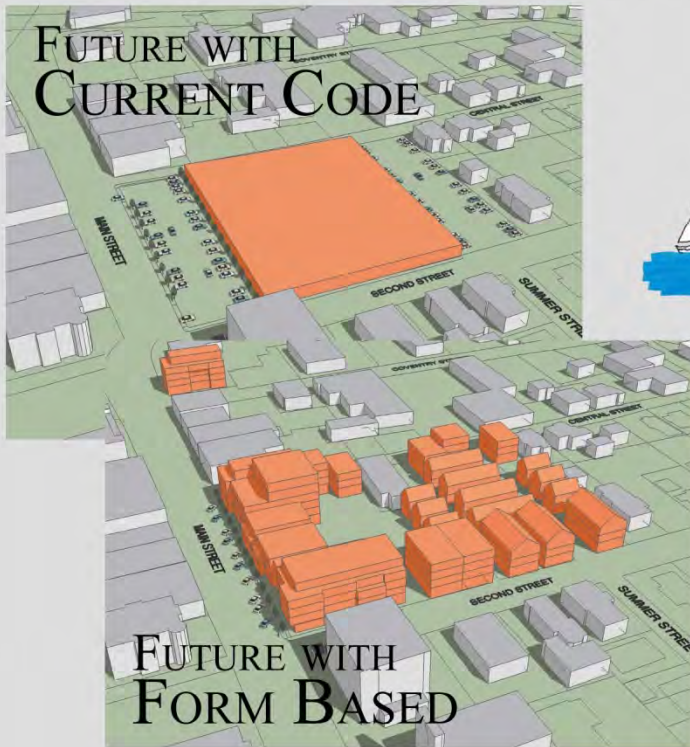
MARCH 25
Presentation



A Form Based Code is a regulatory tool that regulates municipal development primarily by form of the built environment and ***not*** by use.



The Simplicity of Form (Place) Based Codes

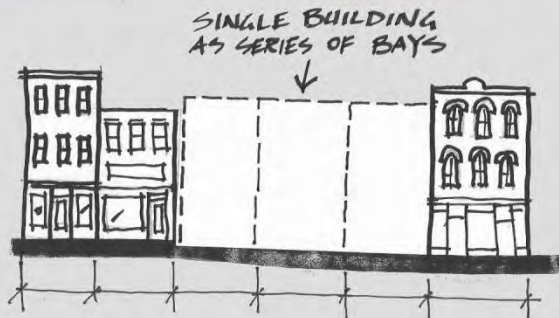


BENEFIT TO:

- COMMUNITY
- MUNICIPALITY
- BUSINESSES

CREATE A
FRAMEWORK FOR:

- MULTI-PURPOSE/
MULTI-USE
DESTINATIONS
- BETTER
PEDESTRIAN
EXPERIENCE
- REINFORCING
HISTORIC FABRIC
- GREAT
PLACEMAKING



Advantages of Form-Based Codes

- Are prescriptive
- Create predictable physical result.
- Shape a high quality built environment.
- Regulate development at individual building or lot scale
- Encourage independent development by multiple property owners, reducing need for large land assemblies and mega-projects.
- Define and codify a neighborhood's existing "DNA."
- Are easier to use by non-professionals - shorter, more concise, and organized for visual access and readability.
- Are easier for non-planners to determine compliance.



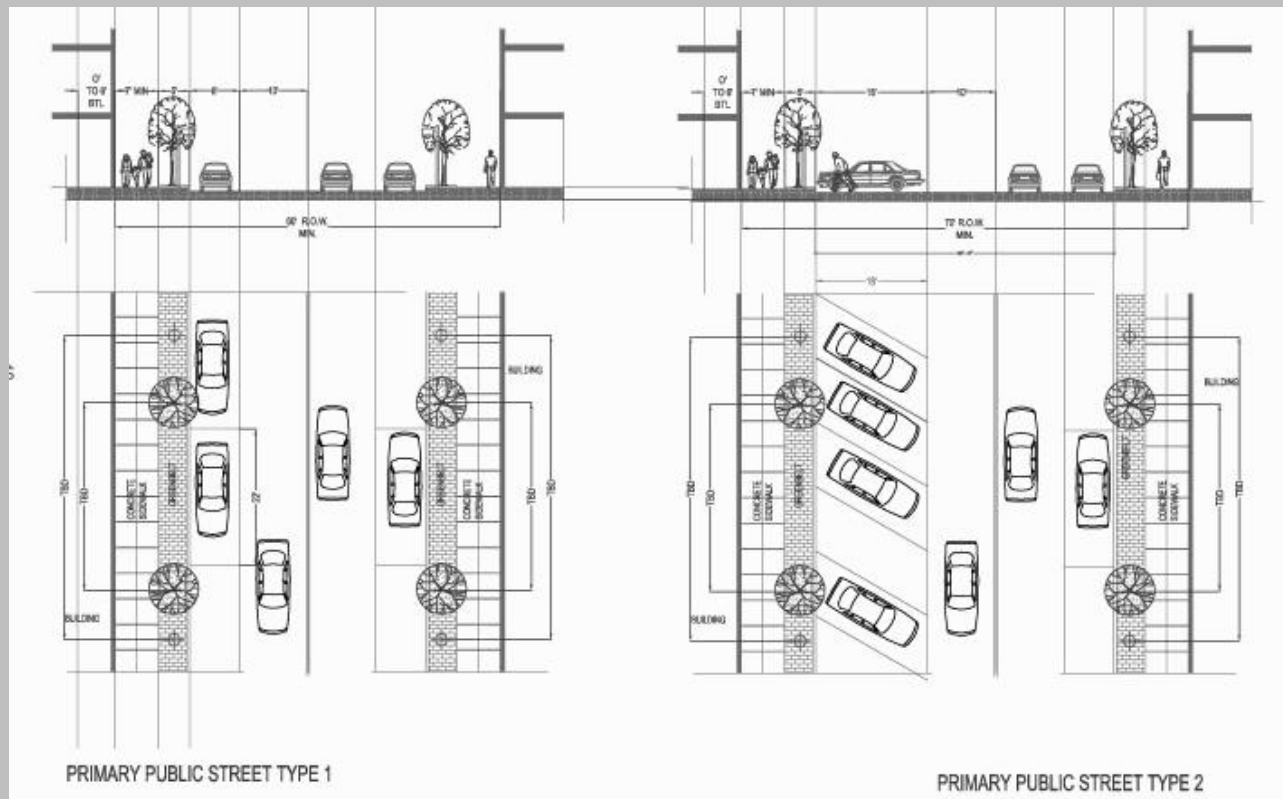
Advantages of Form-Based Codes

- By encouraging infill and grey-field development FBC preserves natural resources
- Eliminates the need for design guidelines and more easily enforced
- Requires less oversight by discretionary review bodies
- Fosters a less politicized planning process
- Saves time and money—eliminates soft cost
- Shapes high quality public realm and promotes healthy civic interaction.



The “Community” as *Expert*

“Form Based Codes allow the community to decide what it wants to “be” rather than allowing outside “experts” to determine what it will become.”



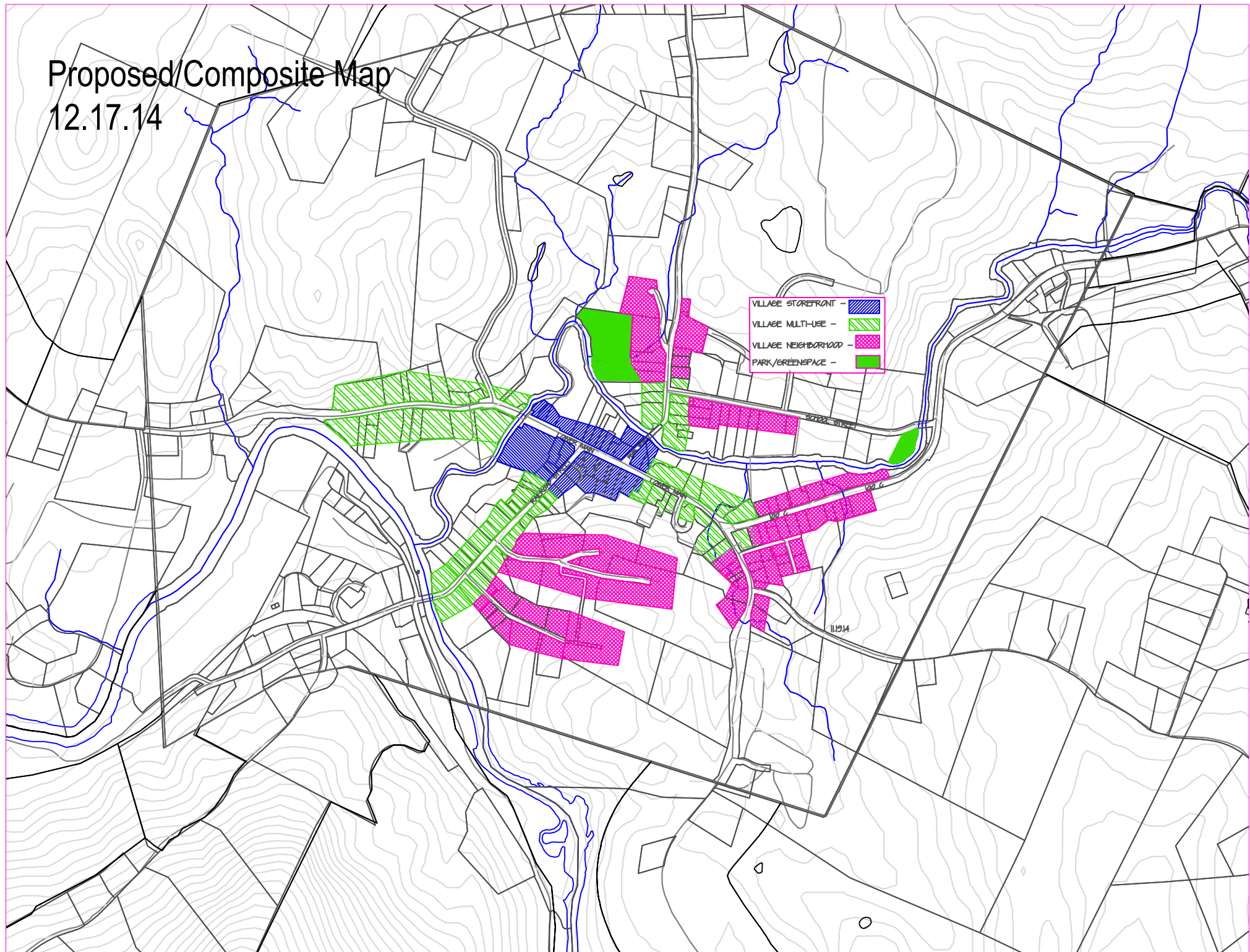
A Form Based Code: (if done right)

- Promotes shared community vision!
- Is asset based
- Is affirmative
- Recognizes and celebrates a community's strengths
- Is place based and place-making
- Develops *streets as places*
- Is an economic development tool
- Is a community empowerment tool



Proposed/Composite Map

12.17.14



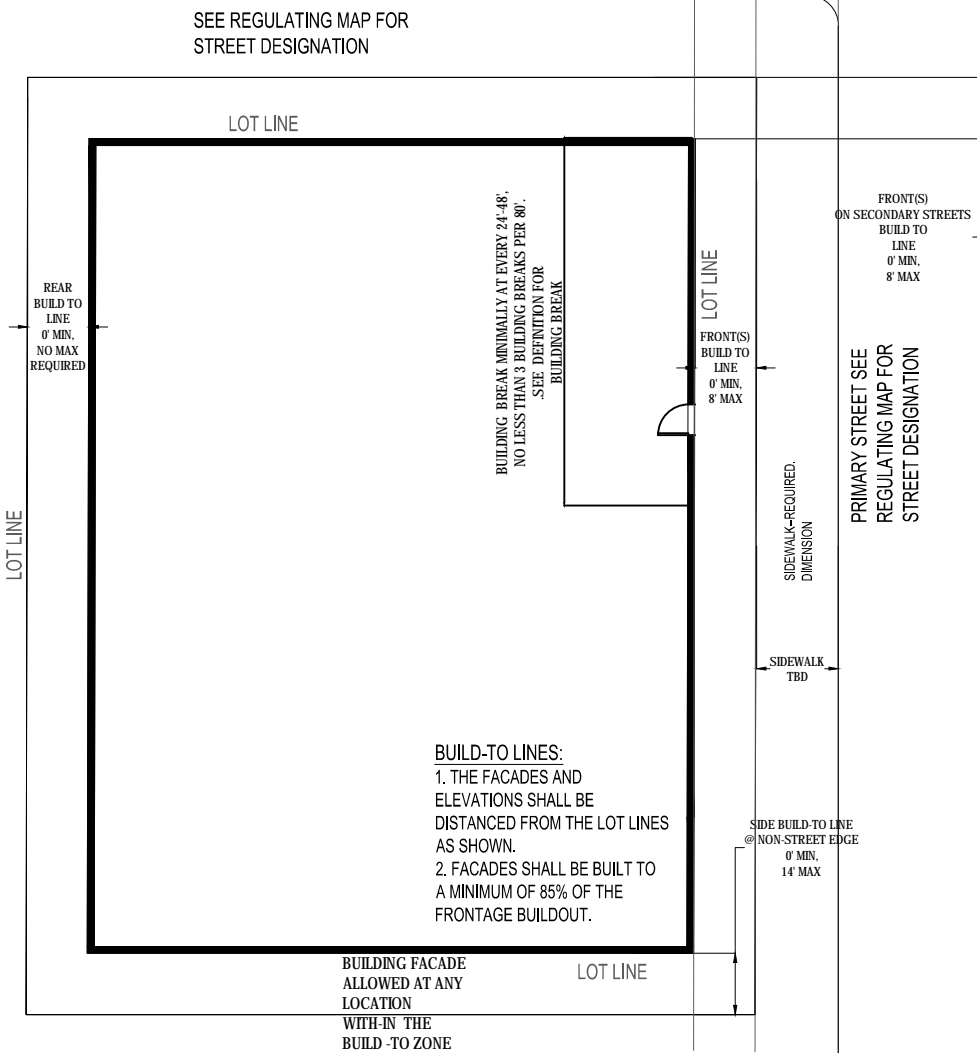
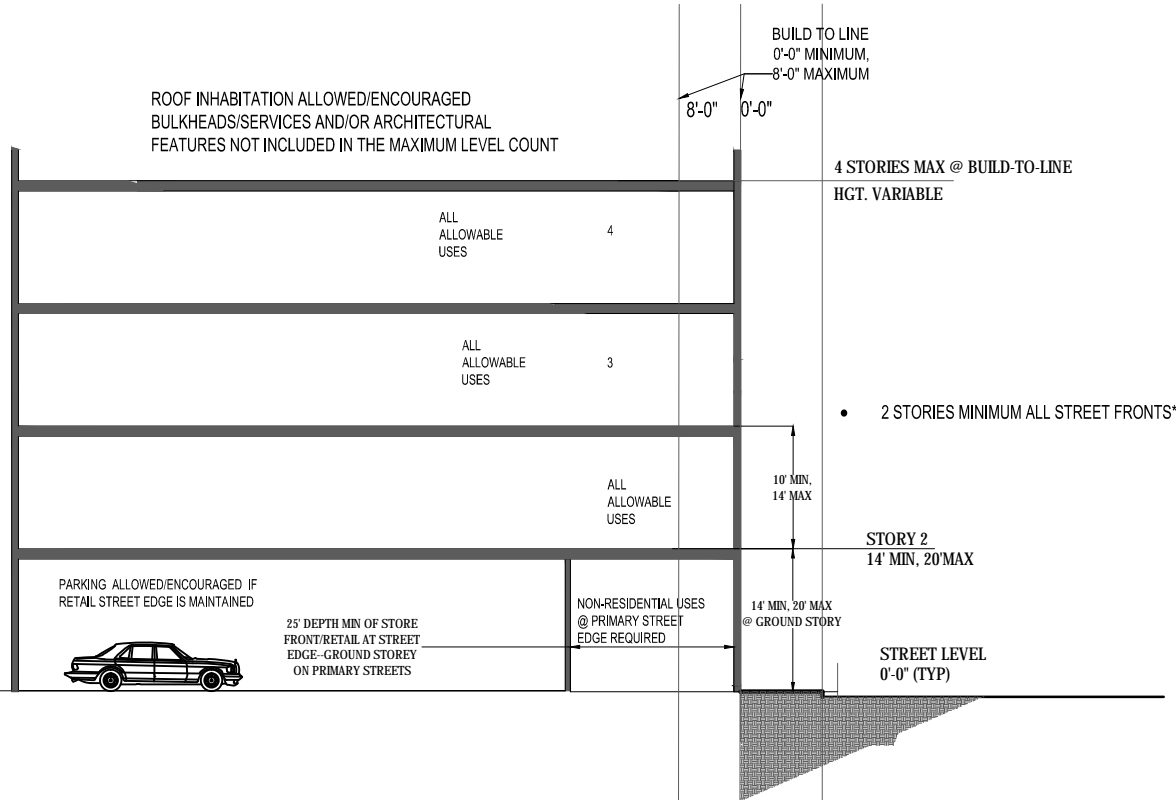
Johnson Building Envelope Standards (BES) Images



VILLAGE STOREFRONT



Village Storefront BUILDING ENVELOPE STANDARDS (BES)



Village Storefront Allowable Street Types

- DESTINATION STREET
- ALLEY
- SUPPORT STREET
- NEIGHBORHOOD NARROW

Village Storefront: Generally Main Street-like, with high volume foot traffic and a lively street life/ public realm. Retail uses on the ground floor and mixed use above; very pedestrian. Note: Main Street is a 5 rod road or 82'-6"

Village Storefront key features/requirements:

- **Lot size:** no minimum
- **Percentage of lot coverage:** no maximum
- **Units per acre:** no maximum
- **Building levels**
 - 2 required minimum levels
 - 4 maximum levels
- **“Build-to-line” range:** 0'-4'
- **Percentage of building frontage:** 85%
 - 75% of the total building frontage shall be built at the principal Build-to-line.
 - The remaining 25% of the building frontage *may* be built at the secondary Build-to-line.
- **Frequency of public (operable) entrances on primary front:** Every 24'
- **Percentage of glazing on ground level:** 80%
 - glazing includes doors and windows
- **Ground level Height –floor to ceiling:**
 - 14' minimum
 - 20' maximum
- **Building Breaks:** Minimum 3 breaks every 70', no single span greater than 45'

Additional questions for consideration: Maximum block width?
Maximum block perimeter? Minimum units per acre?
Other?

VILLAGE GENERAL

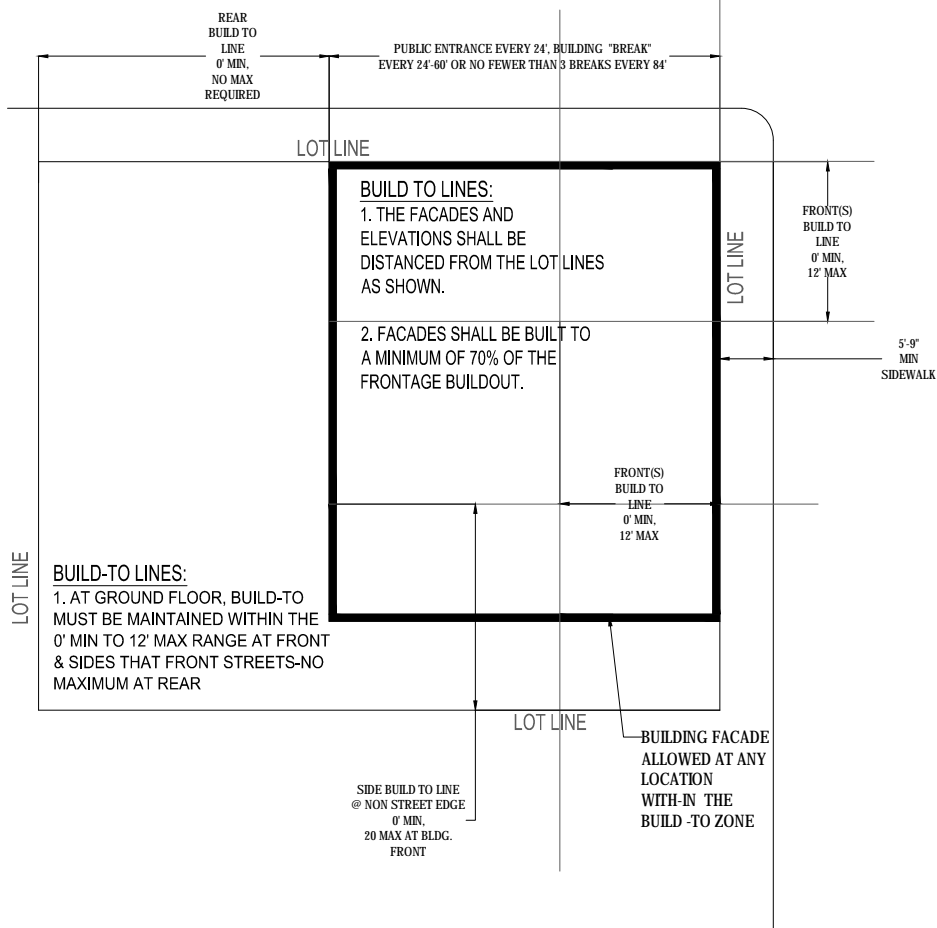




Village General in Street Context



BUILDING ENVELOPE STANDARDS



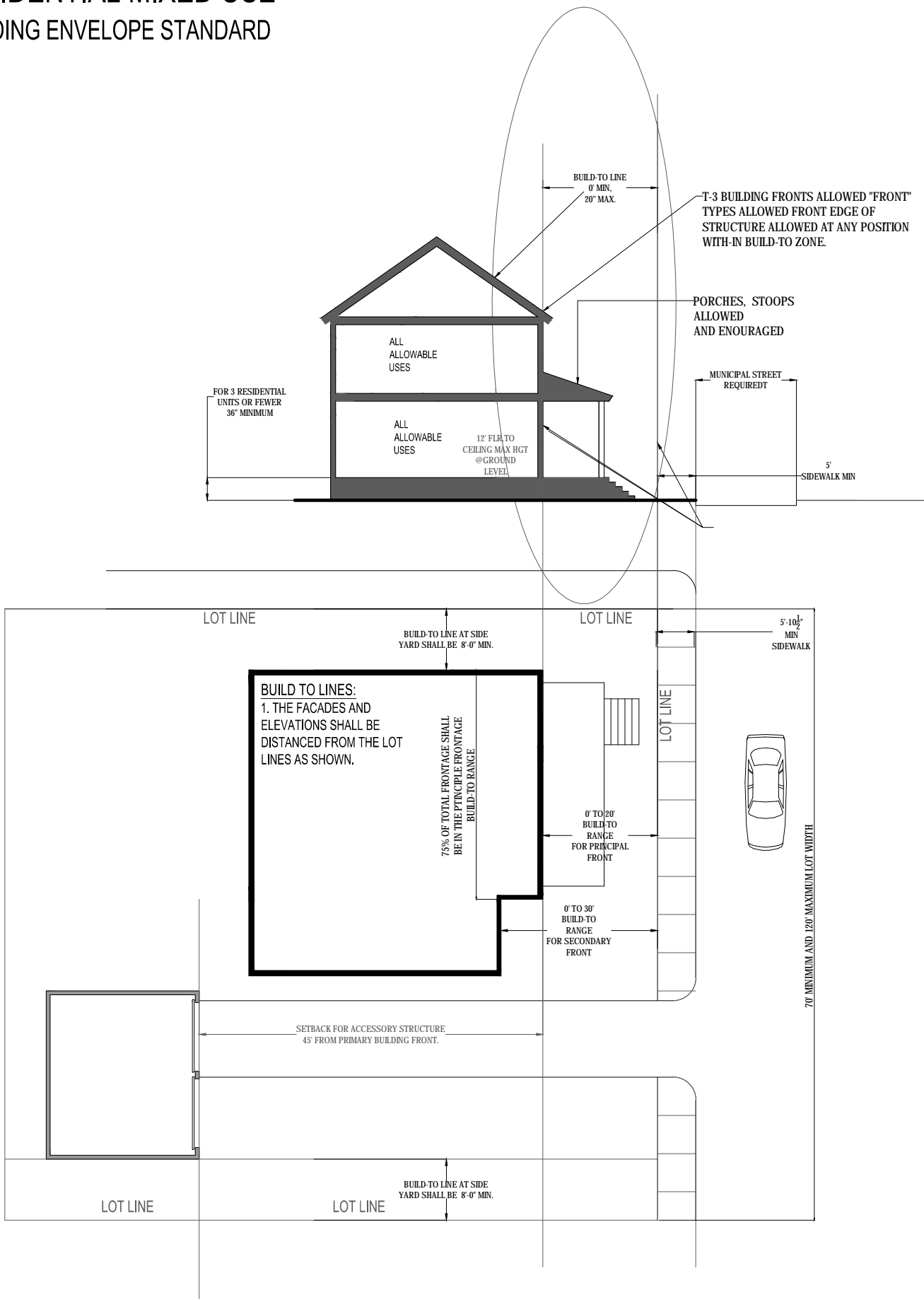
- DESTINATION STREET
- ALLEY
- SUPPORT STREET
- NEIGHBORHOOD STREET
- NEIGHBORHOOD NARROW
- NEIGHBORHOOD ST/BIKE BOULEVARD
- LANE
- PATH

VILLAGE NEIGHBORHOOD





VILLAGE NEIGHBORHOOD
RESIDENTIAL MIXED USE
BUILDING ENVELOPE STANDARD

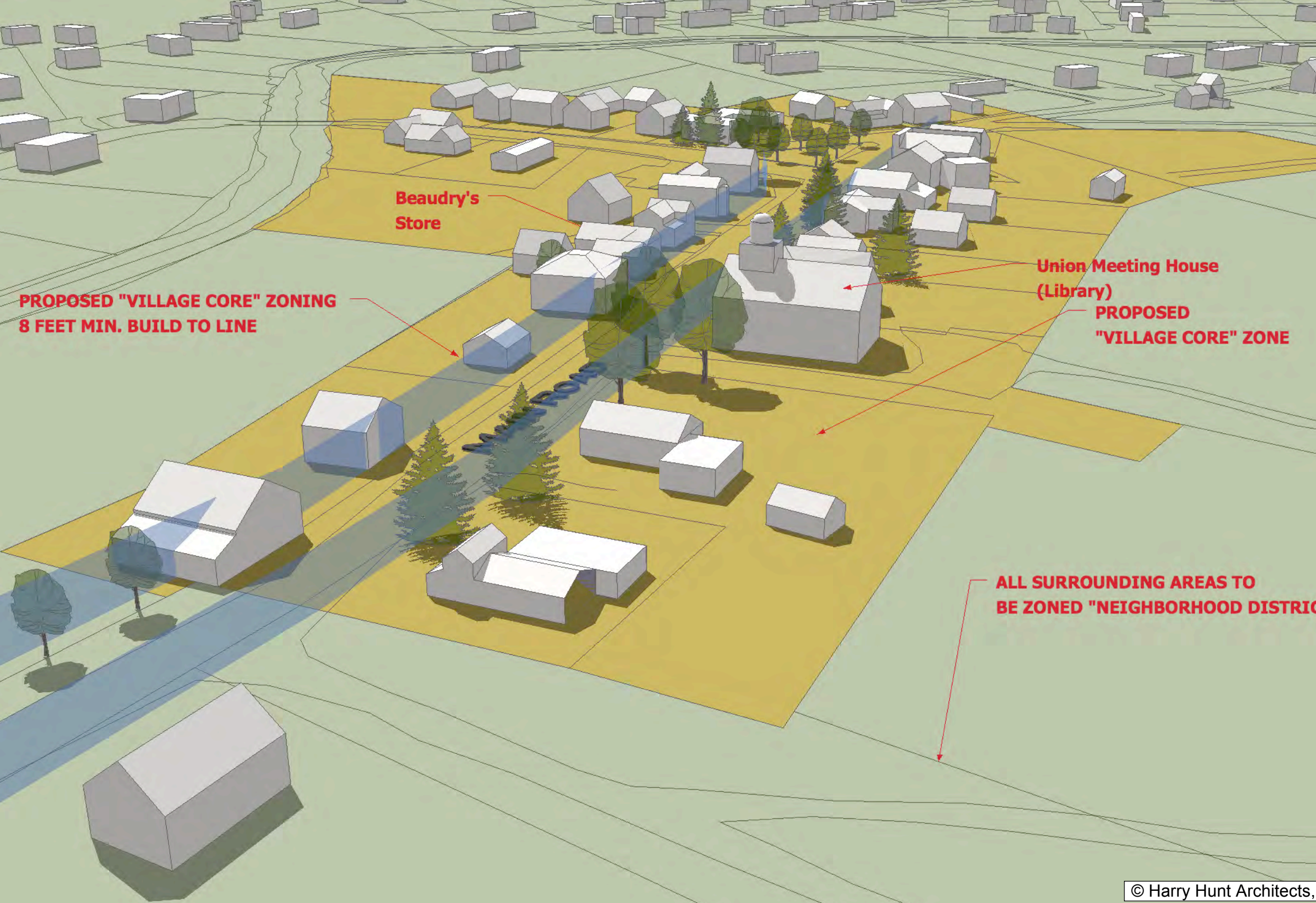




**Beaudry's
Store**

**Union Meeting House
(Library)**

**SINGLE STORY (55,000 S.F.)
BOX STORE, ALLOWED USE UNDER
CURRENT ZONING REQUIREMENTS**

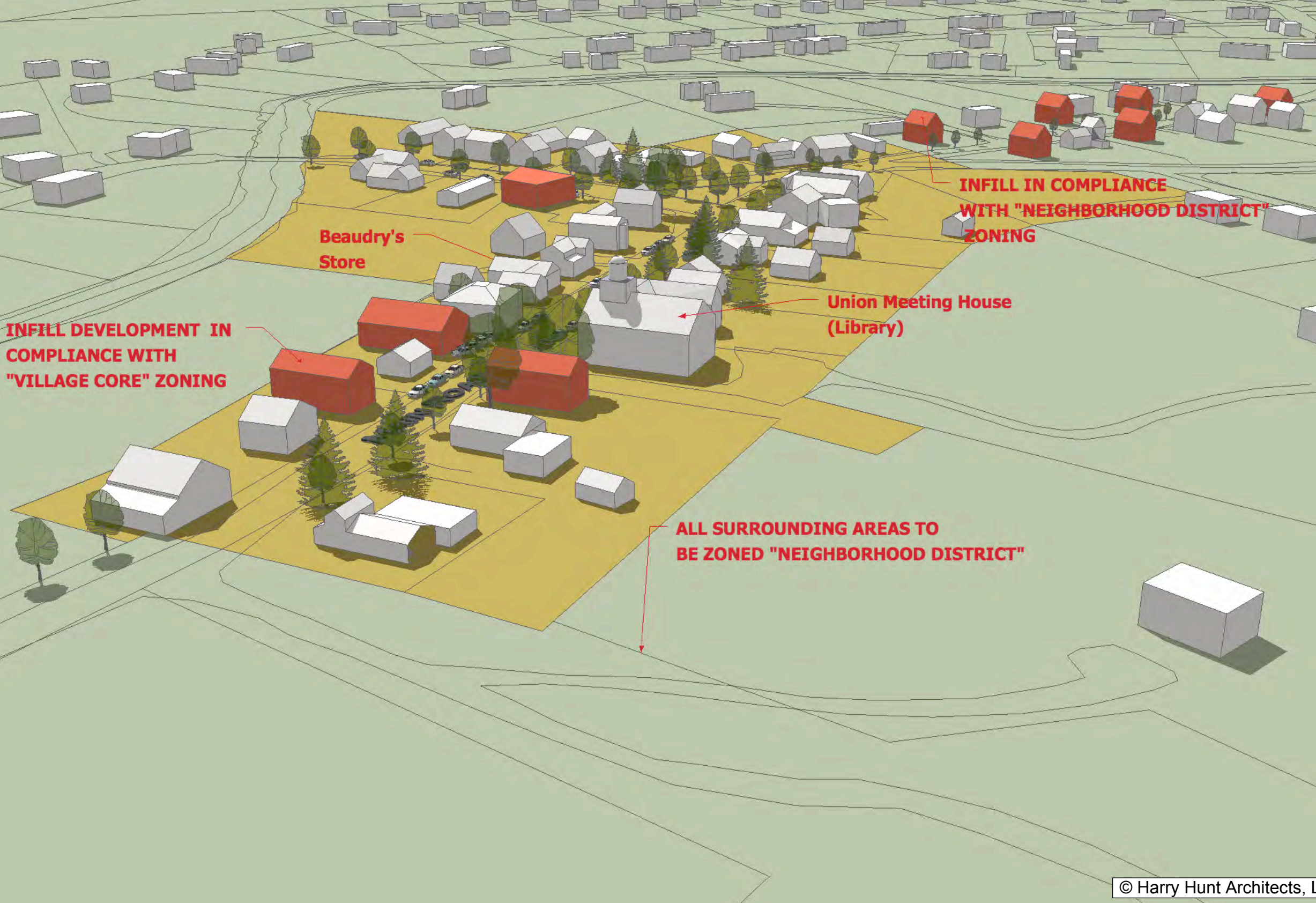


**Beaudry's
Store**

**Union Meeting House
(Library)**

**PROPOSED
"VILLAGE CORE" ZONE**

**ALL SURROUNDING AREAS TO
BE ZONED "NEIGHBORHOOD DISTRICT"**



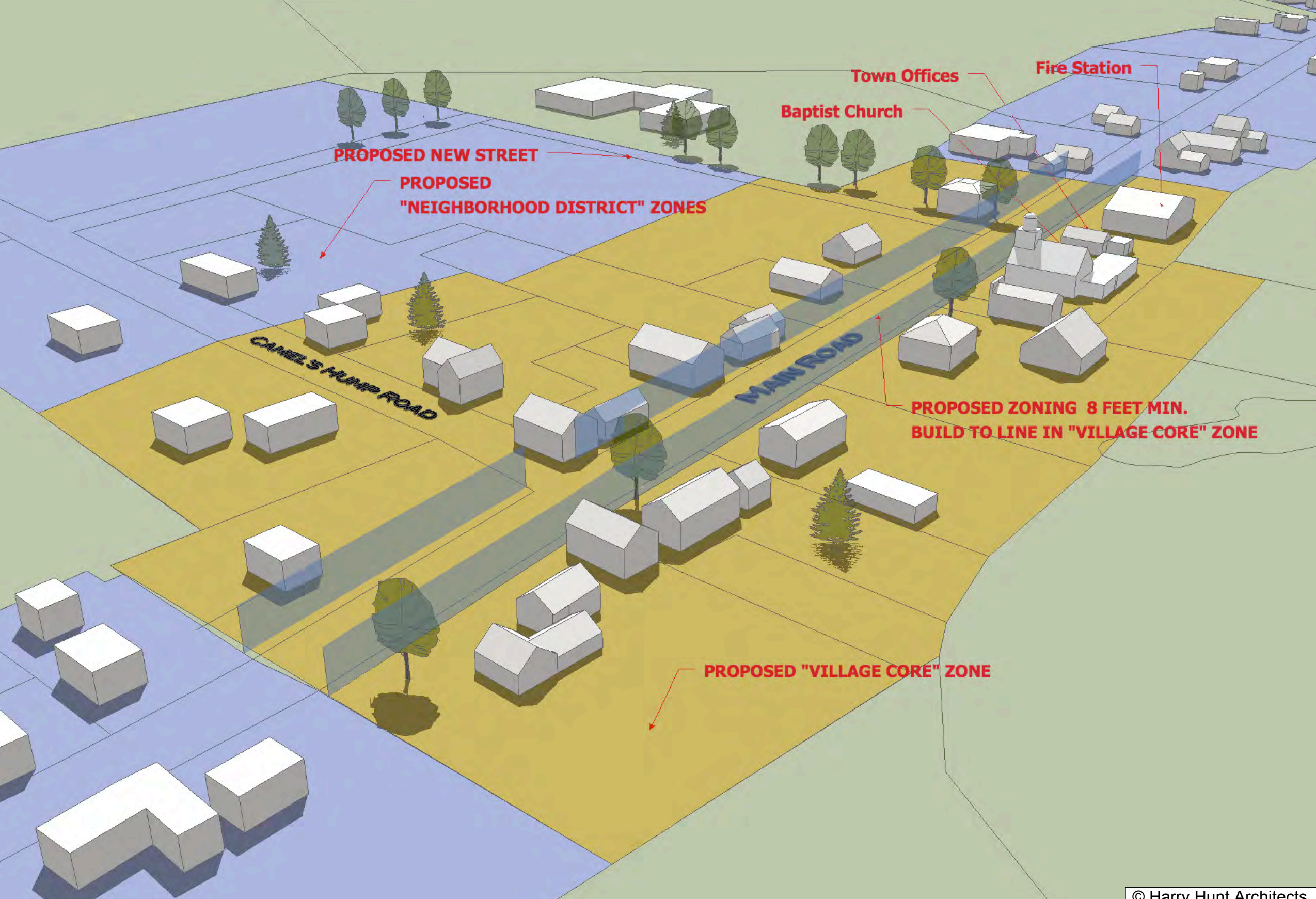
Beaudry's
Store

INFILL IN COMPLIANCE
WITH "NEIGHBORHOOD DISTRICT"
ZONING

Union Meeting House
(Library)

INFILL DEVELOPMENT IN
COMPLIANCE WITH
"VILLAGE CORE" ZONING

ALL SURROUNDING AREAS TO
BE ZONED "NEIGHBORHOOD DISTRICT"



PROPOSED NEW STREET

**PROPOSED
"NEIGHBORHOOD DISTRICT" ZONES**

CAMEL'S HUMP ROAD

MAIN ROAD

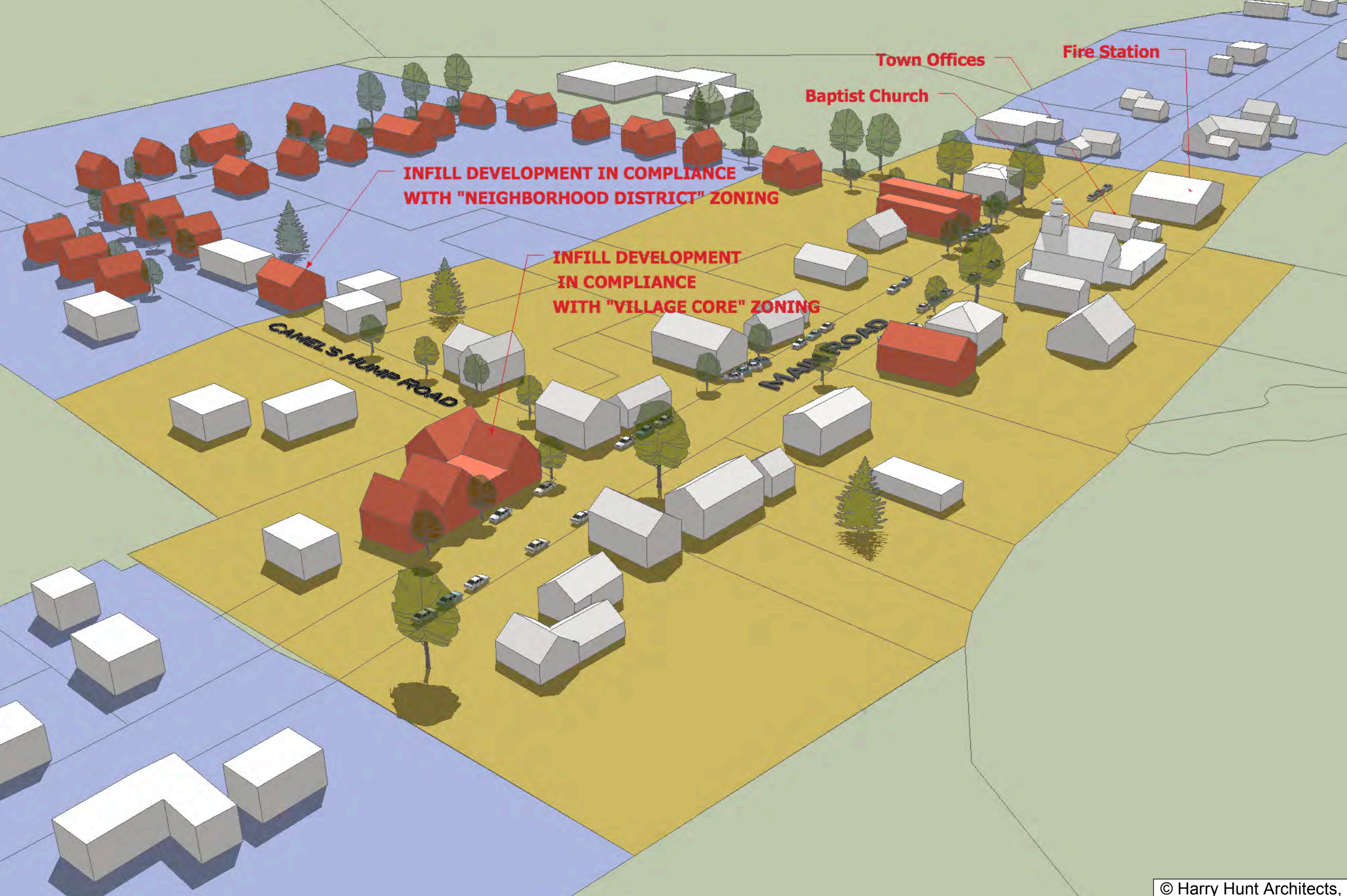
Town Offices

Baptist Church

Fire Station

**PROPOSED ZONING 8 FEET MIN.
BUILD TO LINE IN "VILLAGE CORE" ZONE**

PROPOSED "VILLAGE CORE" ZONE



**INFILL DEVELOPMENT IN COMPLIANCE
WITH "NEIGHBORHOOD DISTRICT" ZONING**

**INFILL DEVELOPMENT
IN COMPLIANCE
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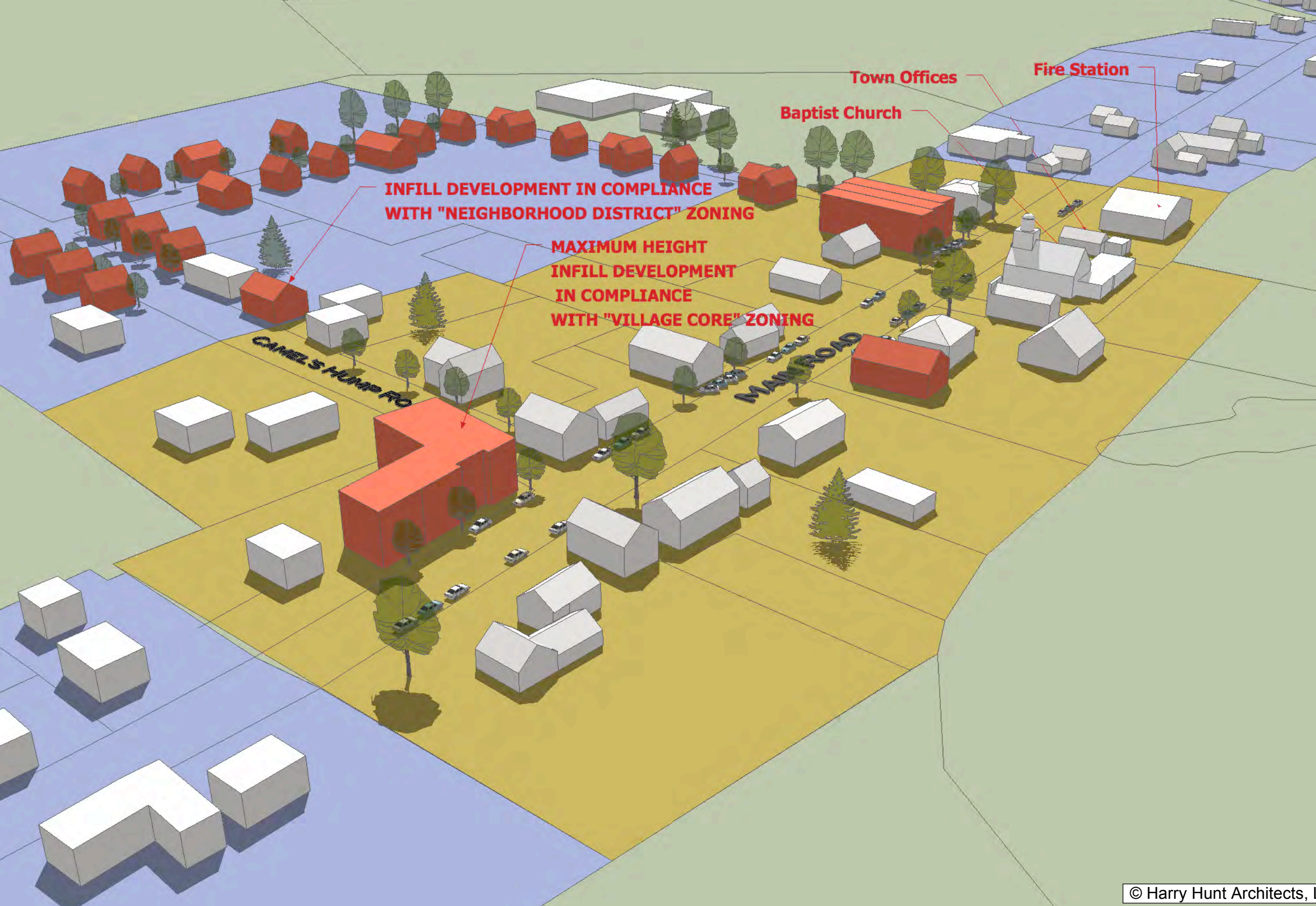
Town Offices

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CAMEL'S HUMP ROAD

MAIN ROAD



Town Offices

Fire Station

Baptist Church

INFILL DEVELOPMENT IN COMPLIANCE
WITH "NEIGHBORHOOD DISTRICT" ZONING

MAXIMUM HEIGHT
INFILL DEVELOPMENT
IN COMPLIANCE
WITH "VILLAGE CORE" ZONING

CAMEL'S HUMP RD

MAIN ROAD

Questions



NOTES from Form Based Code – Public Input meeting – April 25. 2015

Breakout group flip chart notes:

How to make Johnson multi-modal friendly? (David Langevin reported out)

- Street trees
- Collaboration w/VTrans
- Speed/safety
- Signs, trees, marking
- Parking for bikes
 - Sidewalks (reg in FBC)
 - Bike lanes
 - Consolidate parking
 - Shared lots
 - Parking behind bldgs
- Vulnerable population
 - ADA guidelines
- Economic driver/link w/bike path
- Streetscape/sunlight
- Long-term multiple use
- Outdoor Patio space

Architecture (Howard Romero reported out)

- Floor to ceiling height
 - 1) Is this an appropriate code
 - 2) Would grade to 2nd floor be better?
- Glazing area on ground floor
 - a. Code draft now reads 80% (is this gross?)
 - b. We think this is too much

Gould Hill (Jay & Katie Orost, Kyle Nuse, Nat Kinney, Darell Wescom)

Concerns:

- Long term – what happens when land comes up for sale?
- No town sewer, no town water, no sidewalks – no infrastructure to support development

Housing developments

- Don't want to give up the right to do what I want to do on my property to possibly stop someone else
- More relaxed code – town like vs. village like
- Fairness- on one side of the village boundary flow these rules, other side of line, do whatever you want.
- Increased traffic, noise-levels if more development
- Property values are a concern

- Concentrate on Rt 15 Main Street vs. outlying areas

- Want to make sure folks understand this is form based code *zoning* – concern folks might not fully understand this

Range - extent of code? (Glenn Callahan reported out, Kylie note taker)

- Keeping in village – limited resources
- Discussion of out of town (box store out of town)
- Village issue

Suggestion:

- Is it smart?
- Is this foot in the door? Strategy? (lighter than traditional)
- How easy to change?
- Certain sections as commercial seems simple
- Figure out core/flexibility, plans to come,
- What do you want done now?
 - Some want to work more from RT 15 to the west
 - “Don’t want Morrisville” – Big Corp with box stores
 - Currently no zoning, some Act 250 - Water
 - Keeping it minimum page amount.
 - This is more long term for future
 - Rebuild can use old format
 - No limit on USE
 - Could do RT 15 corridor and village (Gould Hill)
 - Hazards of no zoning
- Pace, simplicity & fairness (informed)
- Reassure people outside of town/need peace
- Na (live with PA...??? For exempt
- Can we write exemption rules (5%)

Flood Resiliency (Mark, Ingrid, Douglas, Noel, Kathy)

- New piece of law needs more info
- Form Based Code not able to address topic directly
- Town has a separate flood plan
- Would be nice to have a committee (dedicated) to focus on topic
- Make sure Johnson has full & strong representation at LCPC mtgs

Parking Lot (Questions that came up during the presentations in the 1st half of the meeting that were not fully answered and were revisited at the end to be sure they had been answered)

1. Does Zoning = Form Based Code?
2. Why not one story in downtown?
3. Variances or flexibility?
4. Favors small over large?
5. Clarify – tax revenue of one story compared to 3 story?
6. How do we pay for this?

7. What might the cost for court fees (if we get sued) and administration be?
8. Time Frame for this process?
9. Implications of only doing this in the village – ex) Rt 15 corridor
10. Why not the whole town?
11. Why the town is doing this if it is only (for now) in the village?
12. ???
13. Costs – Potential Liabilities? (get an insurance estimate?)
14. Conflict Resolution?

Johnson Form Based Code Project

February 2015

Fact Sheet

“Form Based Codes allow the community to decide what it wants to “be” rather than allowing developers to determine what it will become.”

Johnson’s proposed Form Based Code (FBC):

- *DOES NOT* force you to change your building or property
- *DOES NOT* regulate businesses or use
- DOES regulate location of building, building scale and location of parking
- DOES regulate form, or the way building looks from the street
- DOES typically enhance economic vitality
- DOES build on the community’s strengths and positive qualities
- DOES equally favor large developers and small scale development
- WILL maintain the traditional compact growth pattern typical of Johnson Village
- WILL prevent typical sprawl or big box development
- WILL produce predictable outcomes
- WILL create a better, faster, cheaper process than conventional zoning-minimal permit fees can offset cost
- WILL preserve or retain the existing desirable development, restore damaged development patterns and promote new desirable development
- IS a more flexible tool than zoning
- IS shorter and less complicated than zoning ordinances
- IS graphic, with clear drawings, and it is easy to use
- IS great for creating mixed-use places
- IS BEING CREATED through community input
- IS BEING PRODUCED by a diverse group of Johnson residents

*→ and is still a work in progress that needs YOUR INPUT! ←
Come to the **MARCH 25th** meeting, **6:30 pm** at Johnson Municipal Building*

Johnson's proposed FBC will:

ALLOW

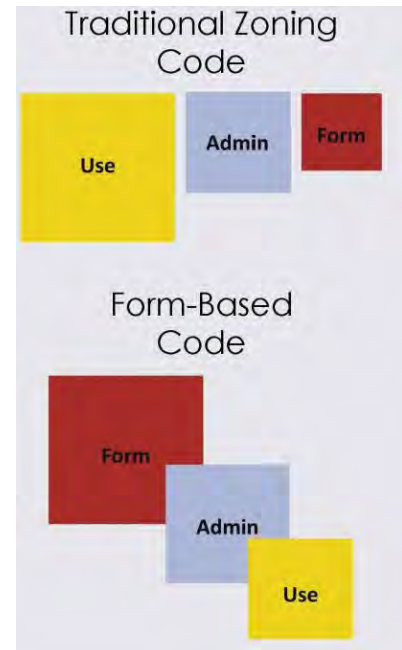
- Mixed uses
- Diversity of housing options/housing types
- Moderately higher densities
- Street connectivity
- Multi-functional streets/boulevards
- Compact and walkable neighborhoods
- Creative Mix of Land Uses
- Hierarchy of Roadways to Create Places
- Residential or Mixed-Uses Along Arterials

CREATE

- Great places and spaces
- Multi-use roadways (pedestrians, bike, car, bus)

STOP

- Isolated Land Uses in Single Pods
- Sprawl development and big box development
- Single use/single purpose buildings and sites



	Traditional Zoning	Form-Based Codes
Overall Focus	Use-based	Focus on form of building, less on use
Regulatory Approach	Districts	Districts and Streets
	Emphasis on uses; building placement unpredictable	Emphasis on building form; relation to the public realm
Use Focus	Single use districts	Allows a mix of uses
Building Focus	Uniformity in neighborhoods	Diversity in neighborhoods
	Limited design standards	Focus on architectural form & public spaces
	Setbacks	Build to lines
Street Focus	Focus on site - little emphasis on right-of-way	Attention to the public realm & streetscape

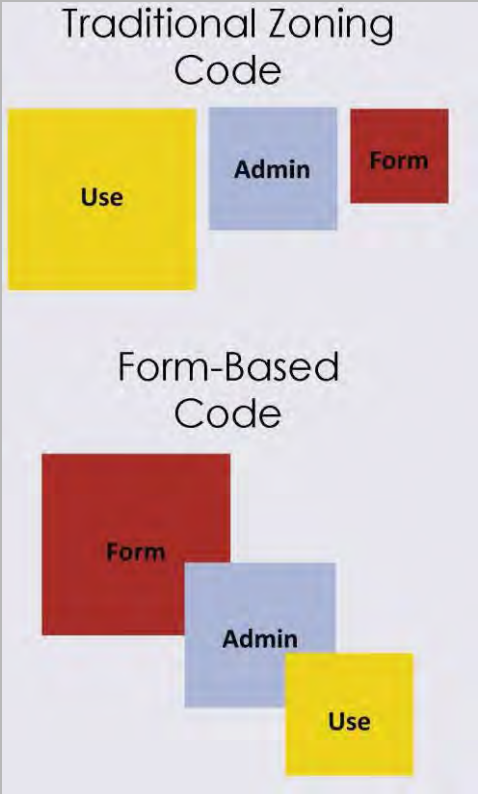
Johnson Form Based Code Project

*Making a vibrant public realm
and live-able/walkable community.*

This



Not this



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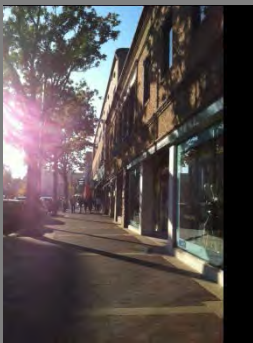
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- **WILL** produce predictable outcomes
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Village Storefront



Village General



Village Neighborhood



“Form Based Codes allow the community to decide what it wants to “be” rather than allowing developers to determine what it will become.”