

January 22, 2014 Meeting Summary | Form Based Code Advisory Working Group

Attendees

PC Members: Inta Malis (FBC AWG Chair). **FBC AWG Members:** Betty Siegel, Gene Hubbard, Katherine Guernsey, Ed Miltenberger, Randy Swart, Mark Cole, John Snyder, Noreen Quill. **Staff:** Jennifer Smith

Agenda Item | Review of Draft 2014 Work Plan

- Staff provided an overview of the proposed work plan, working from the draft work plan table.
- 2400 Columbia Pike historic designation changes: it was noted that additional, and broader review, may be needed to confirm whether there is continued support and appropriate basis for the level of preservation required by the Code for all buildings, specifically whether the buildings are appropriated designated for Full or Partial building preservation. It was also noted by staff that additional review of “other noteworthy historic properties” listed in the CPI Plan (2005 Update) is needed to assess this designation and determine requirements, if any; however, a specific time schedule has not been determined.
- Amendments to coordinate and reconcile between the new Neighborhoods FBC and commercial centers FBC: It was noted that “to reconcile” regulations between the two codes would still require evaluation and assessment of the specific applicability for regulations and that the Neighborhoods FBC may not automatically be applicable to the commercial centers.
- ‘Scoping’ process for implementation of the Neighborhoods Area Plan recommendations (for affordable housing, green building, and TDR in the commercial centers Code; parking incentives in both codes): AWG members expressed a need to establish criteria or parameters for how and what may be studied for each subject. This may be useful to get buy-in and to avoid concerns that there would be major revisions to the FBC throughout the district.
- TDR receiving sites: AWG supports current/established vision for Col Pike, with most areas capped at 6 stories and would not want to see fundamental changes. Adding new “bonus height” would compete with original vision. AWG members suggested that analysis is needed to understand the supply of TDRs that would need to be located in the Col Pike commercial centers versus Countywide. AWG members also suggested that the placement of TDRs should be based on the available capacity for Columbia Pike (i.e. transportation, infrastructure, parking, etc.) as well as alignment to the adopted vision. It was also noted that the form of the public review process (e.g. FBC AWG or task force, as two examples) required for the review could be related to the extent to which the proposed changes diverge from the adopted vision.