

# Form Based Codes Fit for Senoia

Joint Session  
3/22/2021

# Agenda

- Kickoff
- Update
- What we've learned
- Resources
- Discussion All
- Proposed Next Steps All
- Create Action Plan All
- Adjourn

# Team Objectives

1. Understand Form Based Codes  
Or a hybrid, Unified Development Code
2. Understand where FBCs make sense for Senoia
3. Identify Qualified Professional Firms which could help Senoia establish FBCs

# Excerpts from Senoia Comprehensive Plan 2016-2036

## **HISTORIC HERITAGE**

- Keep downtown as focal point of the community to preserve and develop downtown as a vibrant center of the community to improve overall attractiveness and local quality of life
- Protect and revitalize historic areas of the community;

## **CONNECTIVITY AND GREENSPACES**

- Encourage walking, biking, car-pooling, golf-carts, multi-use trails and other alternative transportation choices. Create community-wide pedestrian/bike and multi-use path network
- Create walkable, safe, and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store) accessible to multi-use trails and sidewalks.
- Create pleasant, accessible public gathering places, golf cart access and parks throughout the community.
- Create recreational facilities
- Set-aside of greenspace

## **DEVELOPMENT**

- Encourage new development that is compatible with the traditional features of the community
- Encourage compact urban development to preserve green open space and natural resource areas.
- Promote an adequate range of safe, affordable, inclusive, and resource efficient housing in the community
- Gateways and corridors will create a "sense of place" for our community.
- Encourage development of a rational network of commercial nodes (villages, or activity centers) to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roadways.

## **TRANSPORTATION**

- Design new and reconstructed roadways to accommodate .... pedestrian facilities, parking, bicycle routes, public transit (if applicable) as well as local vehicular circulation. Promote connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions)
- Employing traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

# People / Professionals Interviewed:

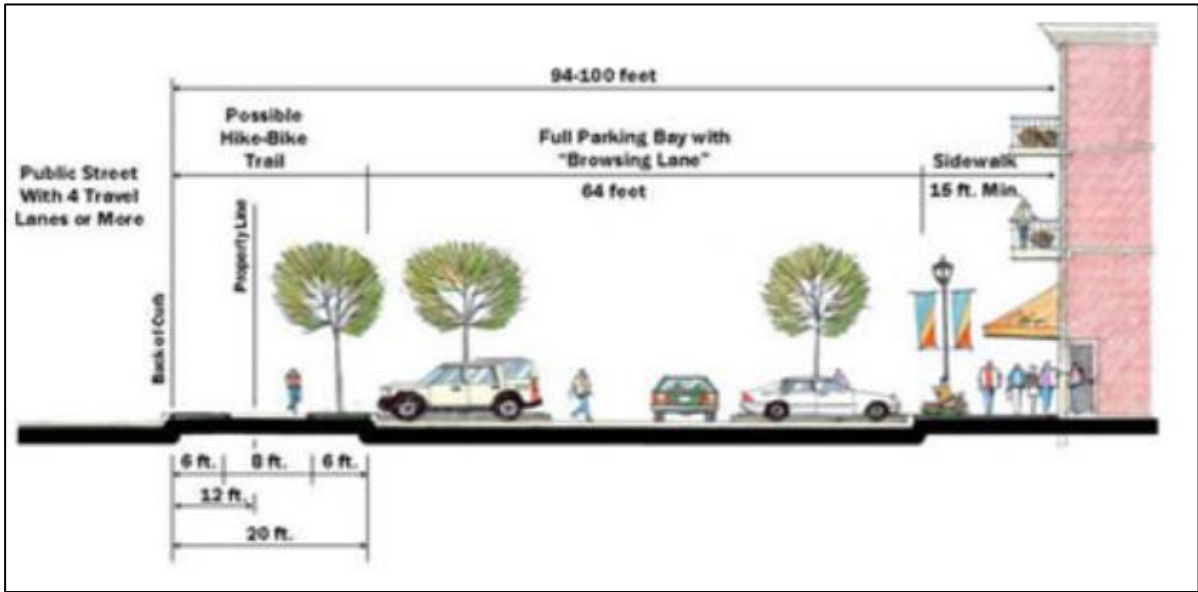
- FBC / Design Professionals
  - Dover Kohl (Florida firm): FBC for Beaufort, SC and master planned Glenwood park
  - Kronberg Urbanists + Architects ( Atlanta) - Small firm but very astute
  - TSW Design (Atlanta) Woodstock
- Developers
  - John Anderson - A developer who thrives on working in the forgotten places and small-scale efforts; he leads an organization call Incremental Development which empowers the everyday man to become a small-scale developer. He recently moved to East Point from out west
  - Bruce Jones - Lead developer for Old Town in Columbus GA a master plan HC created along with design guidelines. Prior to this development, the company focused on apartment construction and management.
  - Charles Brewer - Developer of Glenwood Park. He parallels Scott T in passion and high-quality delivery. Great proponent for good design
  - Adam Ballash - A developer based in Nashville that we've work for on several projects. They develop everything from large corporate office buildings to residential neighborhoods.
- Local Developers
  - Meeting planned for Friday, March 26
- Municipalities visited
  - Woodstock
- Director of ARC's Livable Centers Initiative

FBCs help go back to the way life was before Zoning as we've experienced it



# Form Based Codes / Unified Development Codes

- Predictability with visual expectations
- Blended development – No hard zoning & “Approved Uses” edges
- Building relationship to streets and sidewalks
- From property use to quality of streets and public spaces
- Community health through the quality of public spaces, spaces where buildings and streets / public and private work together
- Community needs for essential goods and services availability, affordable living, walking encouraged and where people come together
- Communities are environmentally and culturally sustainable
- Diverse range of affordable housing and commercial opportunities
- Lessened dependency on cars



GROUND-FLOOR USE	CAFÉ ZONE	PEDESTRIAN ZONE	LANDSCAPE + FURNITURE ZONE	PARKING + PLANTER ZONE	SHARED TRAVEL ZONE
MULTI-FAMILY RESIDENTIAL	Not Applicable See Appendix A.5 Private Frontage Guidelines.	6' - 8'	6' - 8' Tree wells; Street furniture to be provided per Section 6;	8' parallel	See Section 3.3 for Street Type Standards.
COMMERCIAL	Where Applicable; 6' - 12' Additionally, See Appendix A.5 Private Frontage Guidelines.	7' - 10'	See Section 3.5 for Street Landscape Standards.	16' - 18' head-in diagonal OR 8' parallel	



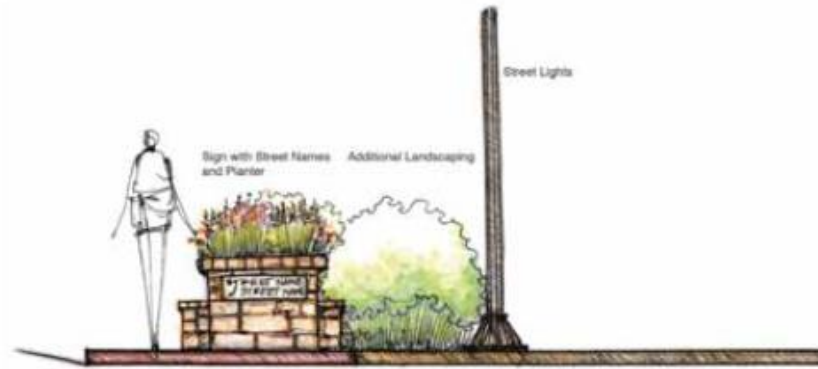
# Recommendations: Downtown Senoia



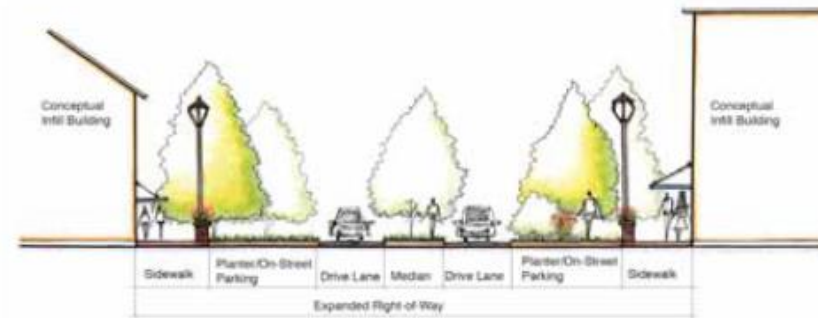
SENOIA I Main Street Improvements Concept Plan



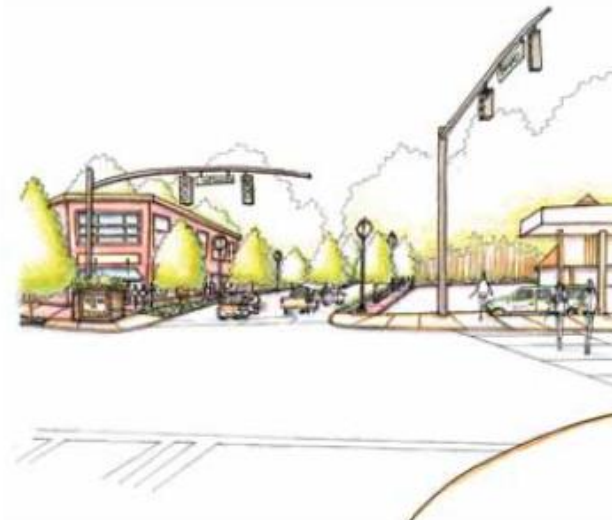
Main Street Improvements Concept Plan



Main Street Corner Treatment Sketch



Main Street Typical Section Concept



Wells Street and Broad Street Perspective

- Are for a town that has its soul and wants to keep its soul – Patrick Kelly, Habersham, Beaufort, SC
- Build community around the heart and soul of the square – The Village at Hendrix, Conway, AR
- Lead with vision and the collective heart for the community
- Stitch our communities back together

# Woodstock, GA - Infill

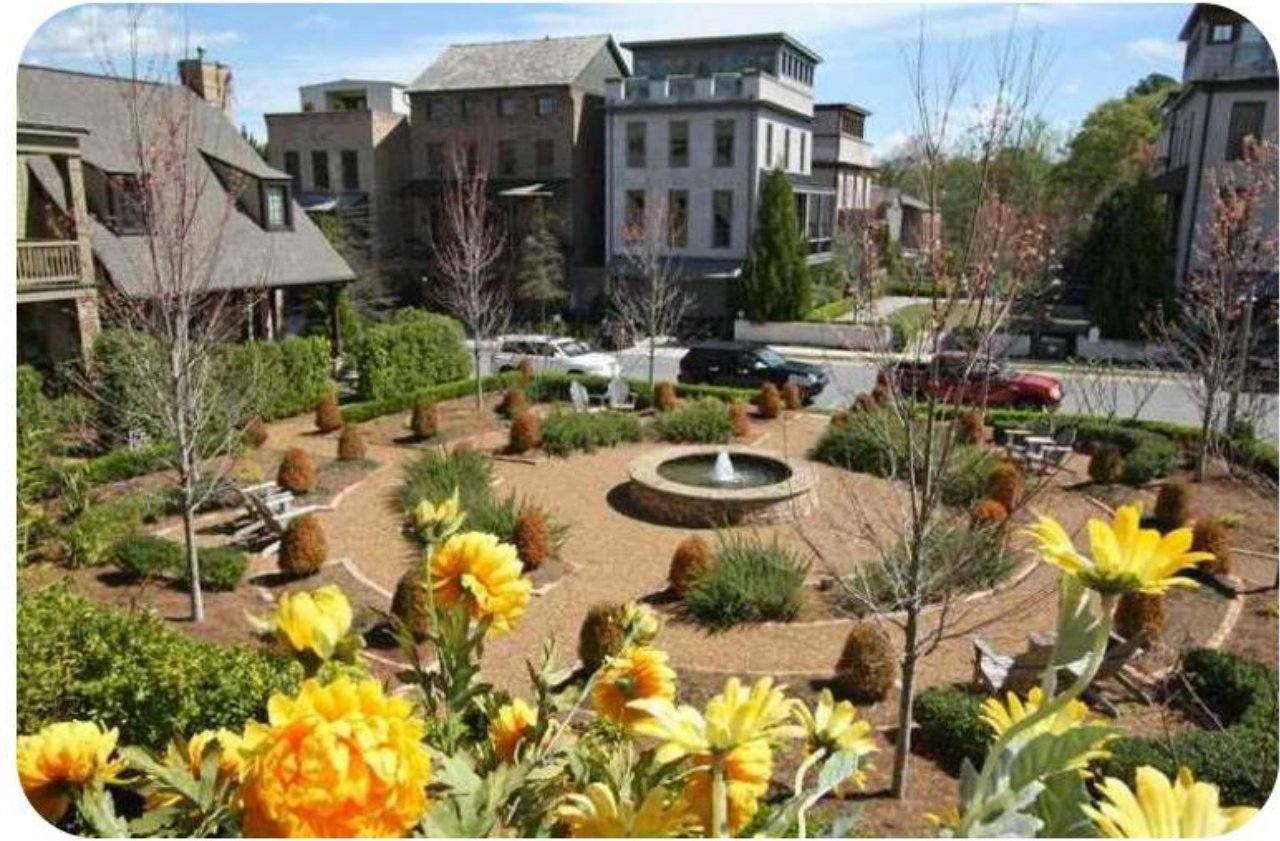
Redevelopment of Downtown and Mixed-Use Traditional Neighborhood with Local Character



# Woodstock – Downtown and Infill

- Multi-story condo with retail on lower floor
- Apartments (with Town Homes) – concrete parking structures required
- Variety of housing
- Most home garages accessed at rear through alleys
- Useable green spaces – amphitheaters, town squares and playgrounds
- Well-developed trail system
- Street planning for grid networks to mitigate traffic





# Neighborhoods

- Multi-use at front of neighborhoods – retail / commercial on ground floor with offices / dwellings above
- Variety of housing and uniqueness of homes
- Most home garages accessed at rear through alleys
- Useable green spaces – amphitheaters, gathering areas and playgrounds
- Walkable

FIND YOUR HOME

OUR VISION

SPOTLIGHT



DESIGN STUDIO

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# Woodstock – South on Main JW Collection



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WOODSTOCK'S NEW URBAN VILLAGE

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# What we've learned

- Support Community Vision
- Several hundred US cities, including many in Georgia have updated their zoning ordinances
- Can be adopted as a hybrid, Unified Development Code
- Municipalities can start small and pick an area or district to begin
- Livable Centers Initiative – Funds are available to help cities create & implement visions to be more sustainable, vibrant and healthy
- ARC also provides construction grants for infrastructure (sidewalks, trails and bridges). ARC has a \$400M budget to award between now and 2050. Typically, these projects would lower dependence on automobiles, connect places and / or promote safety.

# Form Based Codes / Unified Development Codes

Regulate development to achieve a specific form, applied to development\*. FBCs / UDCs create a predictable public realm by controlling physical form primarily, and land uses secondarily, through city or county regulation.

For Senoia, FBCs / UDCS are a tool for activating the goals of the citizens of Senoia as detailed in Comprehensive Plan

## **HISTORIC HERITAGE**

- Downtown as focal point of the community
- Protect and revitalize historic areas of the community

## **CONNECTIVITY AND GREENSPACES**

- Community-wide pedestrian/bike and multi-use path network
- Walkable, safe, connected and attractive neighborhoods throughout the community, where people have easy access to schools, parks, and necessary services (grocery store, drug store)
- Pleasant, accessible, connected public gathering places, including parks and recreational facilities
- Reserve greenspace

## **DEVELOPMENT**

- New development compatible with traditional features of the community
- Compact urban to preserve green open space and natural resource areas.
- Range of safe, affordable, inclusive, and resource efficient housing
- Gateways and corridors to give "sense of place"
- Rational network of commercial nodes (villages, or activity centers), while avoiding unattractive and inefficient strip development along major roadways

## **TRANSPORTATION**

- Roadways to accommodate pedestrian facilities, parking, bicycle routes, public transit as well as local vehicular circulation.
- Connectivity of our road network (such as fostering a grid network of streets, multiple connections between subdivisions)
- Traffic calming measures throughout the community; requiring adequate connectivity between adjoining developments; or coordinating transportation and land use decision-making within the community.

(\*). Downtowns, in-fills, brownfields, green fields, new neighborhoods, transit-oriented development and suburban retrofits

# Recommended Next Steps

- Implement measures quickly for Historic Highway 16
- Begin conversations with Jared Lombard of LCI to understand what Senoia can accomplish and create application for February 2022 deadline
- Beaufort Trip

# Action Plan