PLACE November 15, 2016
Memorandum to:
City Council
Planning Commission
Neighborhood Development Services

Re: Principles for a Form Base Code with focus on the SIA

PLACE Design Task Force endorses the sample principles outlined in Albemarle County’s 12 Principles of Neighborhood Model, Guiding Principles for the SIA Steering Committee, and Jeff Speck’s principles for a Walkable City. Pursuant to our charge as an Urban Design advisory group, we further underscore the following with regard to Charlottesville’s development of a Form based Code and specifically with regard to the SIA:

1. Continue Community Engagement.
2. Value/ preserve existing historic fabric, places and neighborhoods.
4. Create patterns of Streets and Blocks.
   a. Recognize the need for street hierarchies.
   b. Consider alleys as part of the streets network.
5. Achieve a walkable City.
   a. Provide for pedestrian-oriented solutions.
   a. Ensure supportive density.
   b. Explore both built and landscaped forms and uses.
7. Maintain adequate transitions between character zones.
8. Mix the uses, create diversity.
9. Apply lessons learned from successful neighborhoods elsewhere in Charlottesville.
10. Respect the terrain.
11. Preserve a range of affordability.
    a. Avoid displacing residents.
    b. Explore the “missing middle housing”.