

**MEETING NOTES / MINUTES**  
**LONG RANGE PLANNING / FORM BASED CODE COMMITTEE**  
**PENINSULA COMMUNITY PLANNING BOARD**  
**July 15, 2015**

Attending

Jay Shumaker, Amanda Behnke, Robert Goldyn, Jarvis Ross, Jim Hare

Call to Order at 5:45 PM

- a. Non-Agenda Public Comment – [None]
- b. Information Items – [None]
- c. Approval of Agenda – [By Acclamation]

Business Agenda

1. Brief discussion of Mission Statement and of Form Based Codes.
2. Review of major planning issues in the Peninsula and of the community plan.
3. Review of the committee work to date.

The three agenda items were combined in a general discussion, framing the purpose of the committee and its approach. During the discussion, the following observations were offered:

- The Peninsula Community Plan has a substantial number of useable form-based ‘guidelines’ among its proposals.
- Military base plans are increasingly relying on form-based techniques, which build up from the infrastructure system, through use districts and to rhythms in the architectural fabric.
- An overarching issue in the community is the “pulse” of military base traffic in the morning and evening, which should be addressed by design and by the institution of a shuttle system for base personnel.
- A system of shuttling base personnel was instituted in the aftermath of September 11, 2001, with a positive effect in the community.
- Approaching the base commander regarding the traffic effects of base commuters might be an appropriate path and/or might not produce any useful results.
- The community design should build in transit and well-controlled cycling routes.
- Since many in the community rely on existing zoning standards as the control mechanism for new development, introducing form-based solutions would require a steady path of education and introduction.
- No “zoning” exists within the public realm of streets. It may be a useful place to address improvements in the community which would address both traffic and design.
- Wabaska between Voltaire and Nimitz is an example of an overly wide Fstreet, impacted by traffic speeds, which would be an appropriate place for bike paths and parking lane redesign.

4. Committee Assignments

Committee members agreed to independently review the Peninsula Community Plan, with emphasis on background, policies and principles which address the community core areas of the plan, such as Rosecrans eastward of Talbot. At the next meeting, we will review and discuss our notes with the possibility of framing some ideas and approaches to the public realm.

Next Meeting

Members agreed that the next meeting of the committee would be 5:45PM, August 12, 2015 [2<sup>nd</sup> Wednesday], at the Library.

