



Langley's New Approach To Planning

Dr. Robert Gilman
William Grimes, AICP
New Partners For Smart Growth
February 2010

Where is Langley?



Angley

Over 100 years old

Off the highway

1100 people

648 acres in city, 1092 acres with UGA



Close Connection to Nature



Human-scale, walkable Community



Thriving Downtown



CHOOCHOKAM Langley Festival of the Arts

Vibrant Community Life



ngley today



ngley as envisioned by our old zoning



2006 - 2007 major community-initiated
Comprehensive Plan update involving a

Neighborhoods

Land-Use Budgets

TDRs

Form-Based Code

Implementation Status

- Much of the detailed technical work has been done
- The City Council is quite supportive
- But the Planning Board have been held up by other work
- Likely to be fully implemented this year

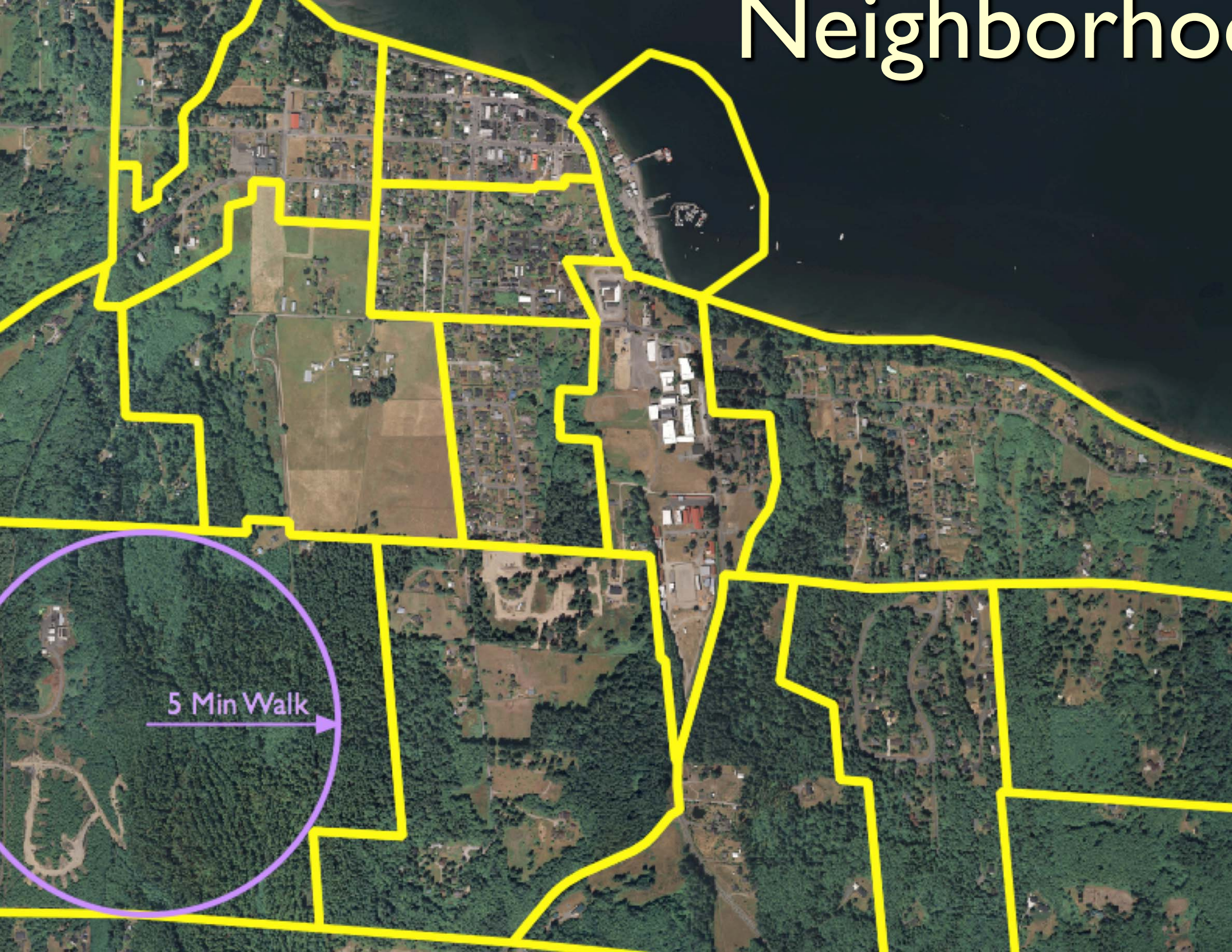
Neighborhoods

Land-Use Budgets

TDRs

Form-Based Code

Neighborhood



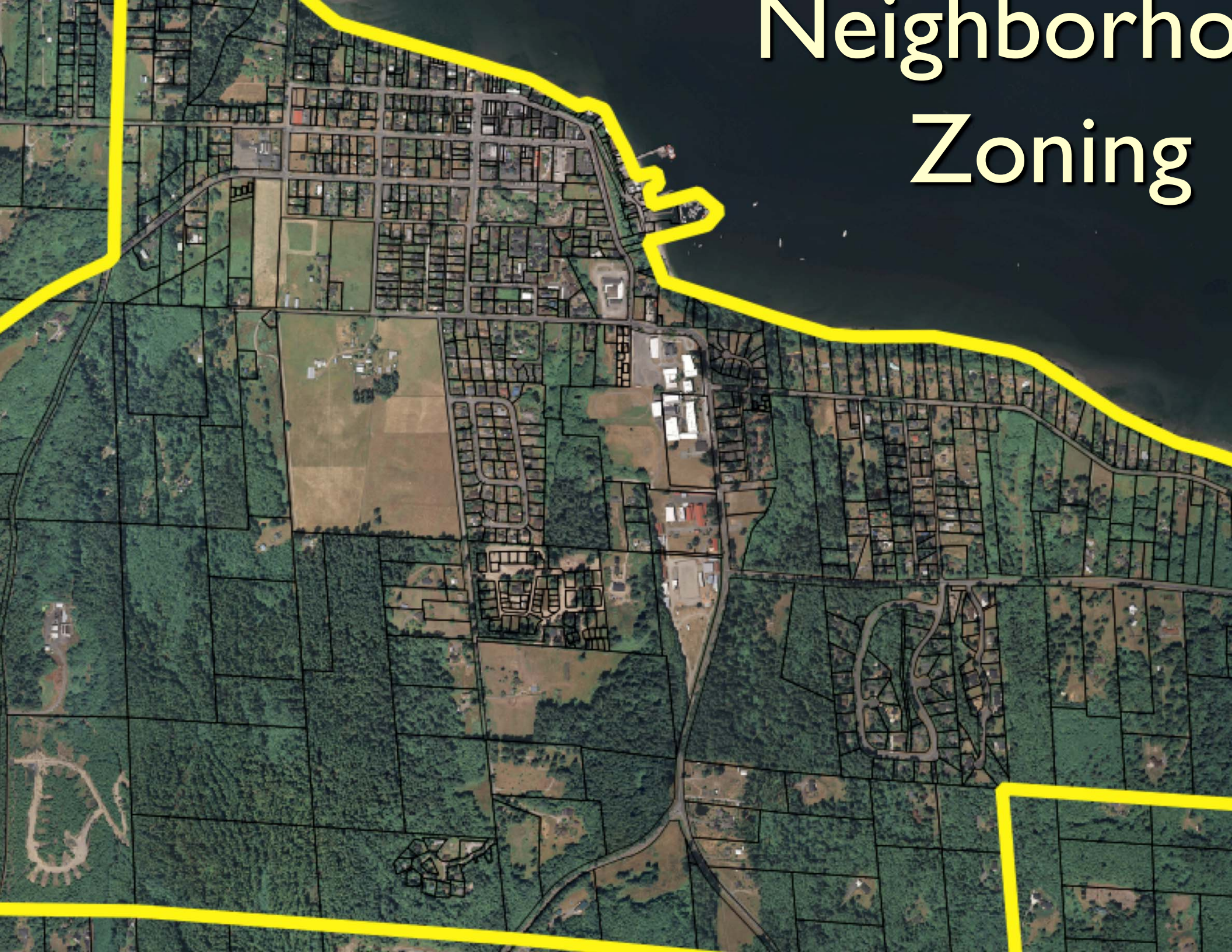
5 Min Walk



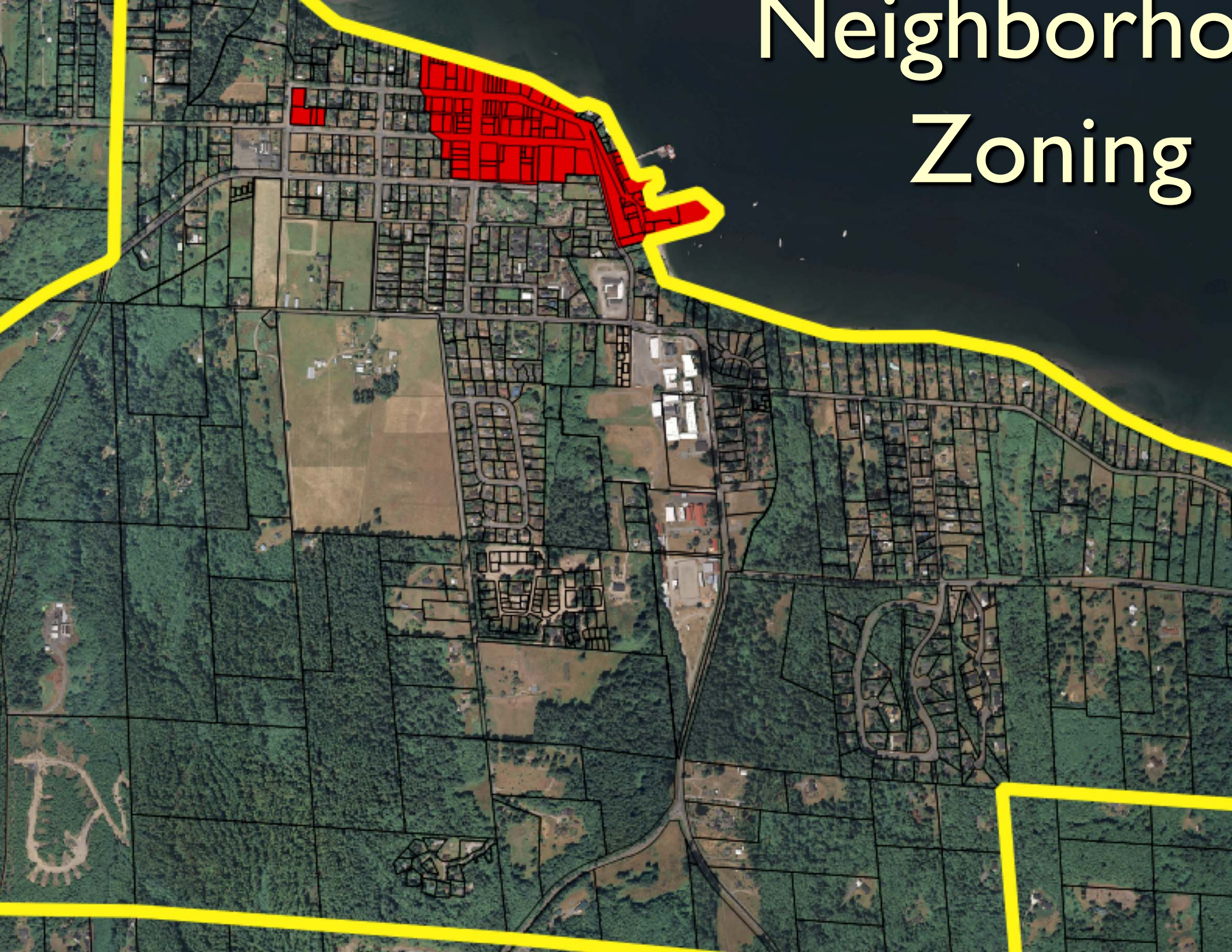
Neighborhoods

- “Places” based on proximity and scale – mostly smaller than a 5-minute walk circle
- Provide a human-scale interface between neighborhood residents and the city
- Support a walkable, diverse community with low ecological footprint and good social fabric

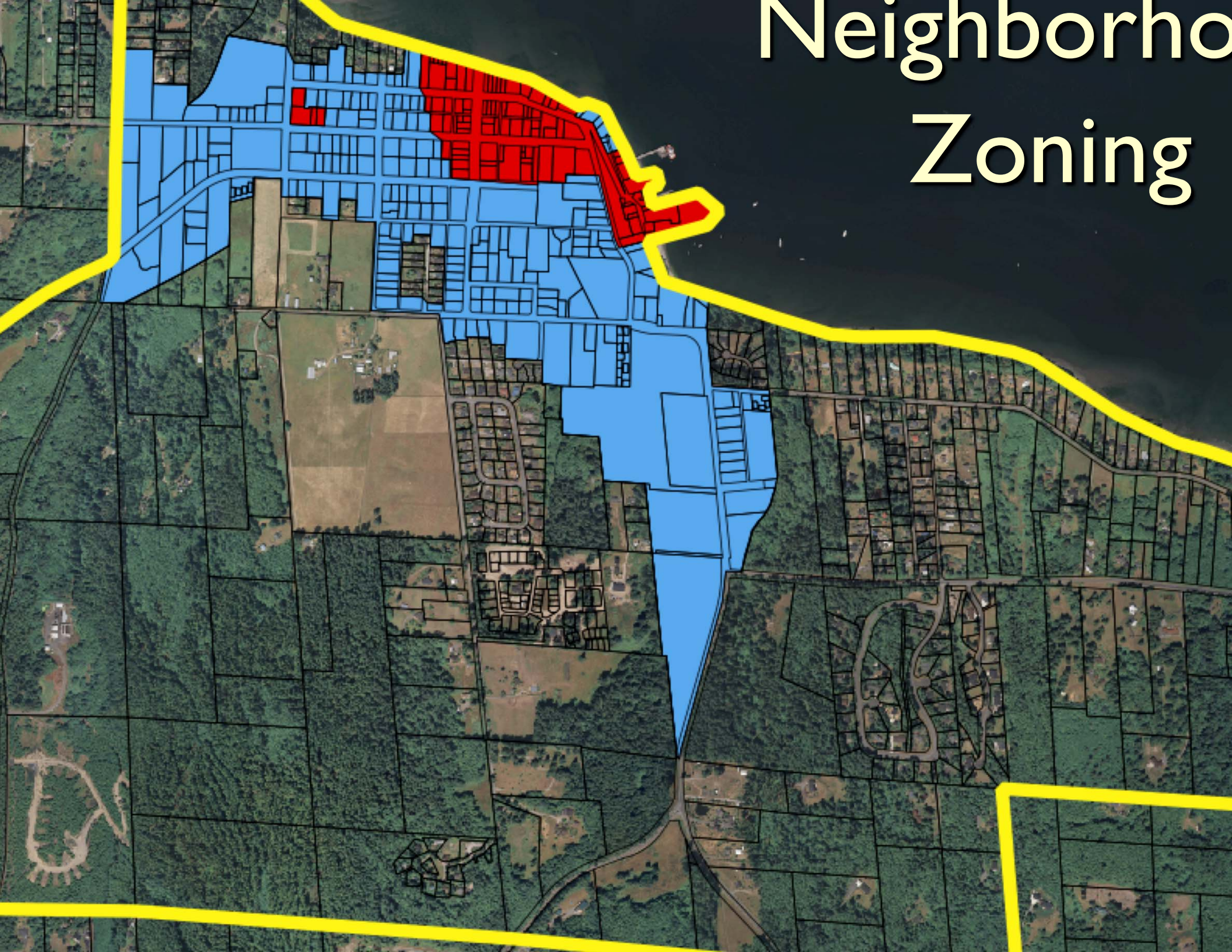
Neighborhood Zoning



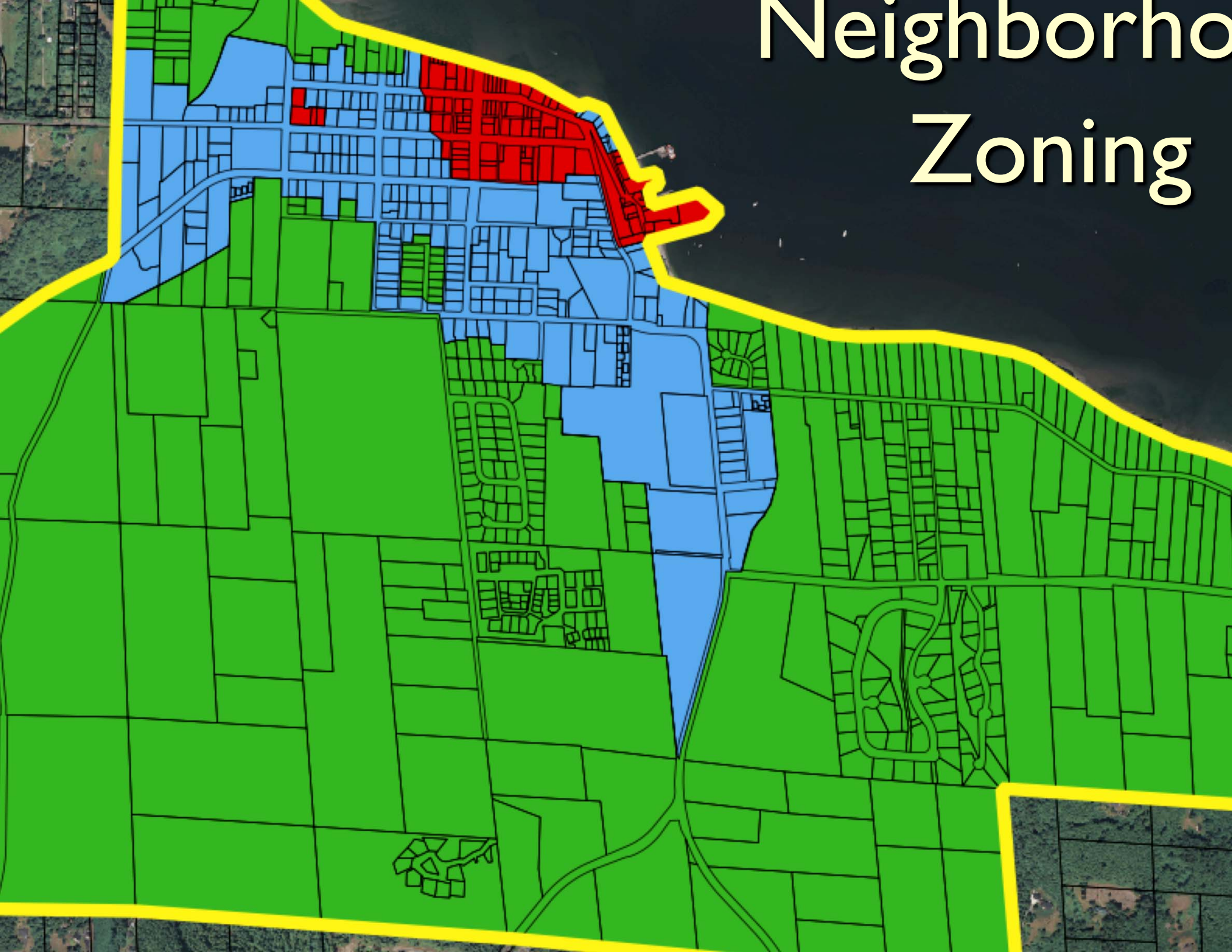
Neighborhood Zoning



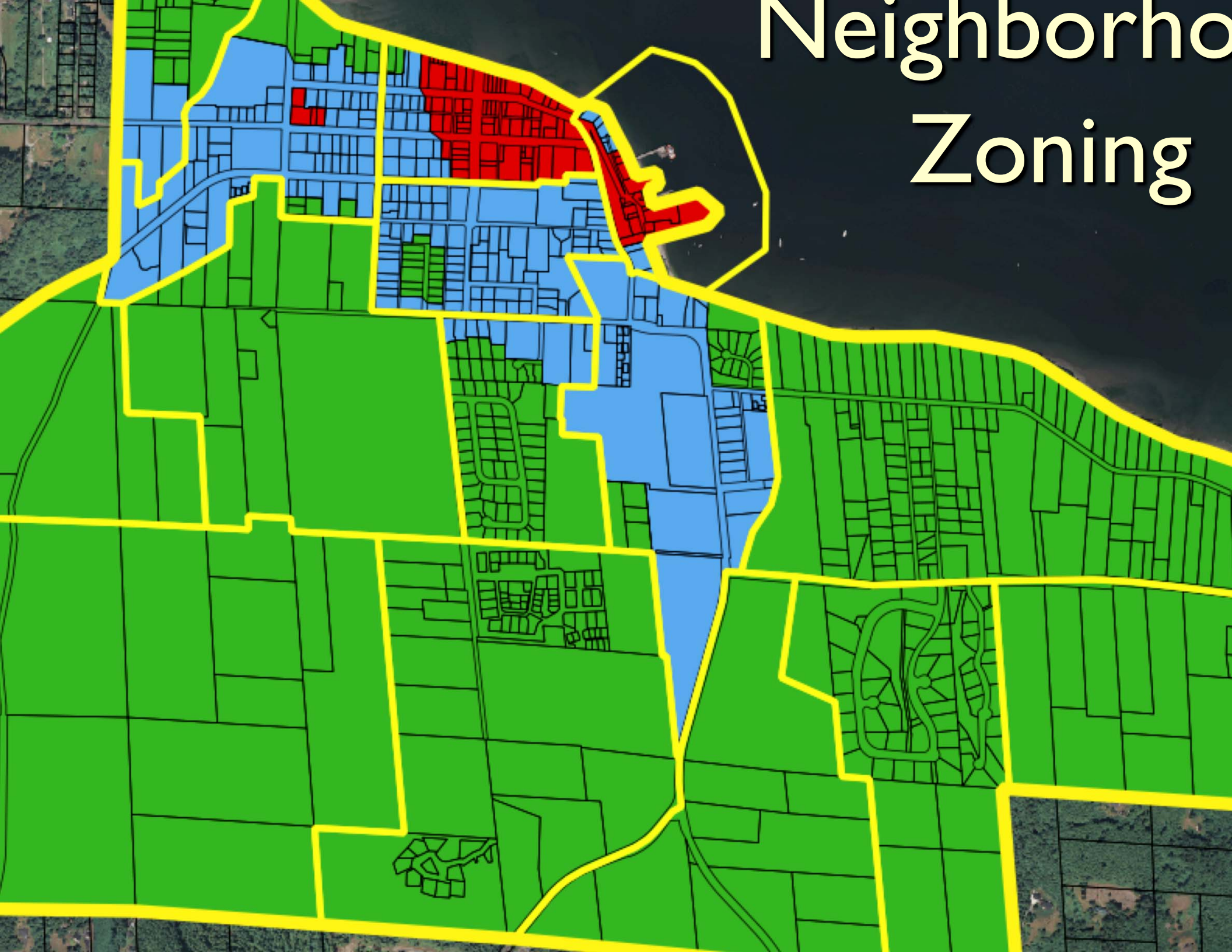
Neighborhood Zoning



Neighborhood Zoning



Neighborhood Zoning

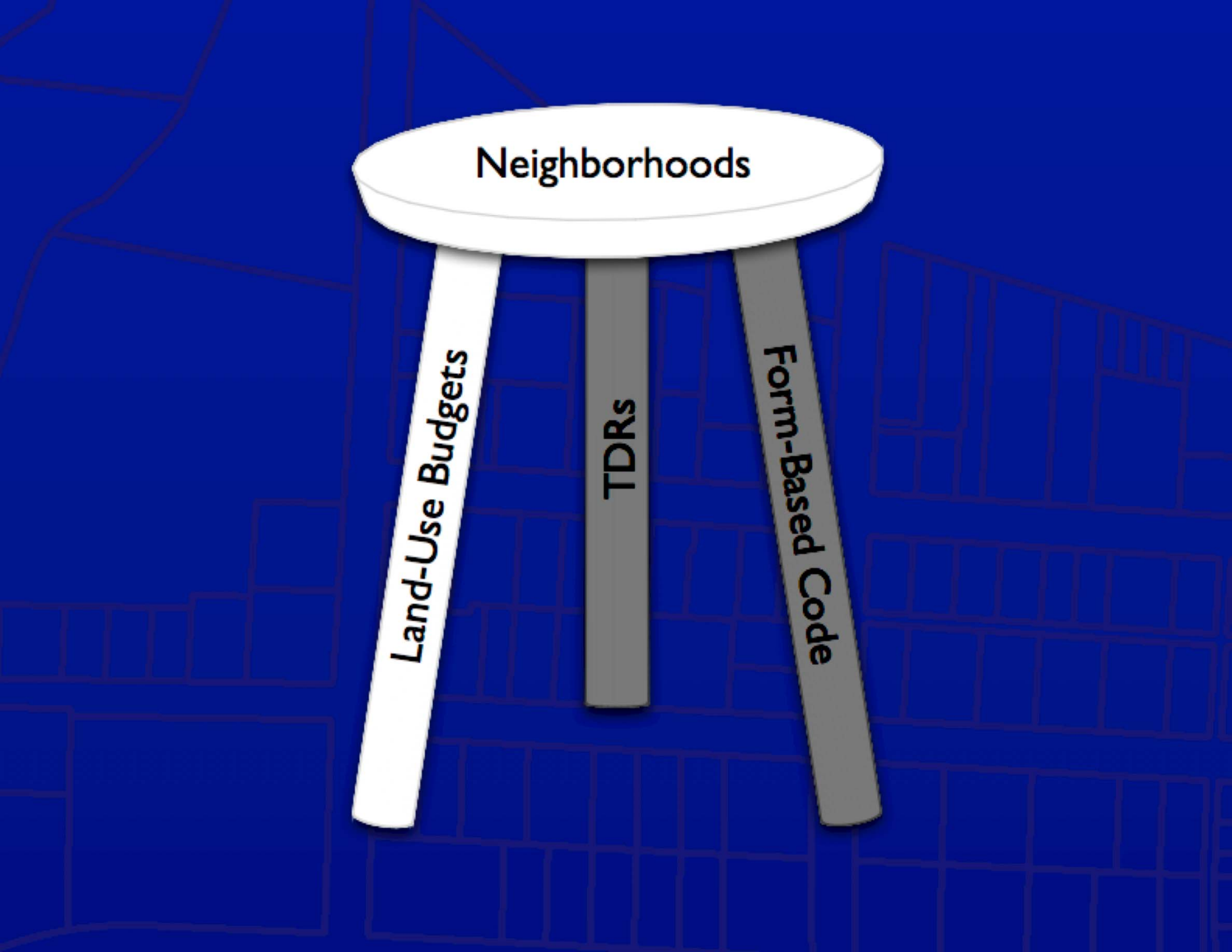


Neighborhoods

Land-Use Budgets

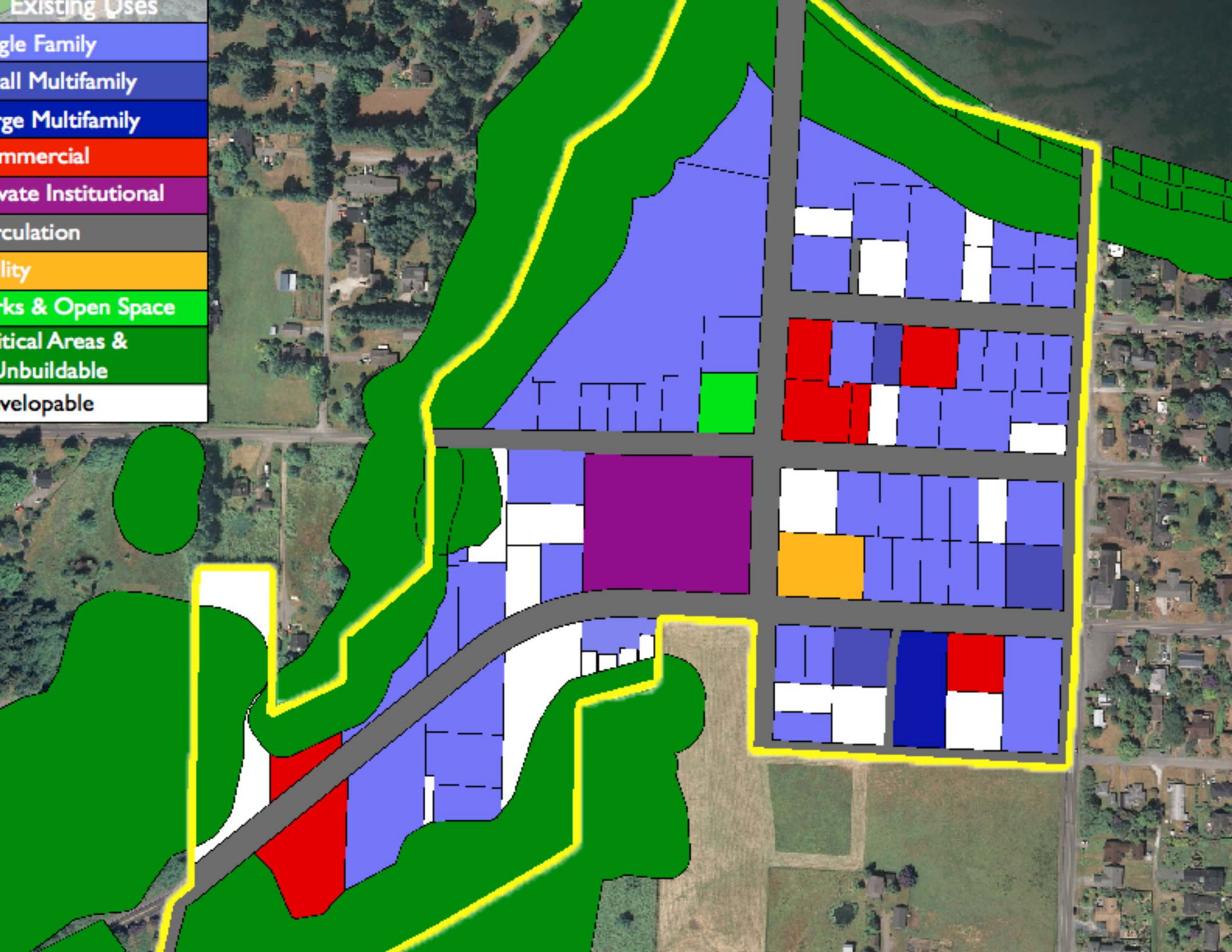
TDRs

Form-Based Code



Existing Uses

- Single Family
- Small Multifamily
- Large Multifamily
- Commercial
- Private Institutional
- Circulation
- Utility
- Parks & Open Space
- Critical Areas & Inbuildable
- Developable



Land-use Budget

<i>Land Use</i>	<i>Existing (ac)</i>		
Single Family	14.10		
Small MF	0.90		
Large MF	0.69		
Commercial	2.5		
Institutional	2.37		
Roads	9.01		
Utility	0.58		
Parks & OS	0.35		
Critical Areas	16.39		
Developable	7.65		

Land-use Budget

<i>Land Use</i>	<i>Existing (ac)</i>		<i>Total in 20 yrs</i>
Single Family	14.10		14.54
Small MF	0.90		1.5
Large MF	0.69		1.19
Commercial	2.5		3.5
Institutional	2.37		5.37
Roads	9.01		9.01
Utility	0.58		0.58
Parks & OS	0.35		0.85
Critical Areas	16.39		16.39
Developable	7.65		1.61

Land-use Budget

<i>Land Use</i>	<i>Existing (ac)</i>	<i>Difference</i>	<i>Total in 20 yrs</i>
Single Family	14.10	0.44	14.54
Small MF	0.90	0.6	1.5
Large MF	0.69	0.5	1.19
Commercial	2.5	1.0	3.5
Institutional	2.37	3.0	5.37
Roads	9.01	-0.5	8.51
Utility	0.58		0.58
Parks & OS	0.35	0.5	0.85
Critical Areas	16.39		16.39
Developable	7.65	-5.54	2.11

Land-use Budget

<i>Land Use</i>	<i>Existing (ac)</i>	<i>Entitled</i>	<i>In Process</i>	<i>Available</i>	<i>Total in 20 yrs</i>
Single Family	14.10	3.17	0.82	-3.55	14.54
Small MF	0.90	0.0	0.0	0.6	1.5
Large MF	0.69	0.0	0.0	0.5	1.19
Commercial	2.5	0.93	0.0	0.07	3.5
Institutional	2.37	0.0	0.0	3.0	5.37
Roads	9.01	0.0	0.0	-0.5	8.51
Utility	0.58	0.0	0.0		0.58
Parks & OS	0.35	0.0	0.0	0.5	0.85
Critical Areas	16.39	0.0	0.0		16.39
Developable	7.65	0.0	0.0	-5.54	2.11

Land-use Budgets

- Keep the mix of uses in balance; make trade-offs visible; allow “spice” uses
- Used for both policy direction and regulation
- Applied city-wide and at the neighborhood level
- Allow details in neighborhoods to evolve over time within an overall policy framework with constructive stakeholder involvement

Neighborhoods

Land-Use Budgets

TDRs

Form-Based Code

Transferable Development Rights

- Based on successful programs from around Washington and beyond
- Rights are for sq ft of floor space -- applies to residential, commercial and institutional uses
- When you build, some rights come with the land the rest you need to buy on the market
- Rights are sold from community-benefit uses: open space, agriculture, etc.

Neighborhoods

Land-Use Budgets

TDRs

Form-Based Code

Form-based Code

- Complements land-use budgeting
- Land-use budgets provide the *total number* and the *relative proportion* of uses in each neighborhood
- Form-based code provides the *size & shape* for the *outsides* of buildings and the *visually-public space* between buildings

Neighborhoods

Land-Use Budgets

TDRs

Form-Based Code

Benefits of the Approach

- Flexible, effective control over human scale neighborhoods at any stage of their evolution
- Connects the development of individual parcels to their neighborhood and city-wide contexts
- Increases transparency and predictability
- Increases constructive community participation
- Increases appropriate development and reduces pre-construction time and costs