

# **FORM-BASED CODE COMMITTEE**

## **MINUTES**

**September 14, 2017**

The duly advertised meeting of the Form-Based Code Committee was held on September 14, 2017, at 2:00 p.m. at the Development Resource Center, Conference Room 1A. John Straussberger called the meeting to order. Emily Dixon called the roll and Dottie McKinney swore in all those who would be addressing the Committee. John Straussberger explained the rules of procedures and announced that the meeting is being recorded.

Members Present: Jason Havron, Grace Frank, Matthew Whitaker, William Smith, John Straussberger, Ladell Peoples and David Barlew

Members Absent: Heidi Hefferlin, Gabe Thomas,

Staff Members Present: Emily Dixon

Applicants Present: Wayne Gregory, Reggie Walls for TVFCU

**John Straussberger made a motion to approve the Minutes from the August meeting. The motion was seconded and unanimously approved.**

### ***OLD BUSINESS***

#### **Case #17-FB-00020 – 736 Market Street**

##### **PROJECT DESCRIPTION:**

The applicant, Wayne Gregory has applied for the following modifications:

- Transparency from 80% to 35% on floors 2 – 24
- Transparency from 80% to 35% on first floor
- Reflectivity from 15% to 22% on floors 2-24
- Reflectivity from 15% to 22% on first floor

Emily presented the PowerPoint presentation.

Staff Comments: None

Discussion: Angela Coleman, representative of the building at 736 Market Street addressed the Committee. She presented her own presentation demonstrating shop fronts in New York City making the point that shop fronts are a vital part of the community and local downtown economy. Due to this they wished to withdraw Case #17-FB-00020(B) for the bottom floor window film. She demonstrated a window on the building and what it would look like with the window film. Ms. Coleman also provided pictures of other buildings in the downtown area with highly reflective film.

The Committee requested to review the pictures presented in the presentation and in the presentation provided by Angela Coleman. The Committee asked if Code Studio had been able to provide any

more information on why the specific values in the code had been incorporated. Emily informed the Committee that no further information was provided and shared what information was provided by Green Spaces. David Barlew and Ladell Peoples expressed concern over the reflectivity of the film on buildings in close proximity. He argued that although there are many reflective buildings downtown, we should not repeat the mistakes of the past or promote more non-conformity. John Straussberger pointed out that the age of the building and existing building systems are old and that the building needs better energy efficiency.

Community Comments: None

**Jason Havron made a motion to approve Case #17-FB-00020(A) – 736 Market Street as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Conditions: approve decrease in transparency and increase the reflectivity for floors 2 to 24; DENIED any changes to 1<sup>st</sup> floor**

**Grace Frank seconded the motion. The motion was approved with 5 in favor and 2 opposed (Ladell Peoples and David Barlew).**

## ***NEW BUSINESS***

### **Case #17-FB-00023 – 535 Chestnut Street**

#### **PROJECT DESCRIPTION:**

The applicant, Reggie Wells for TVFCU, has applied for the following modifications:

- Logo signage as a skyline sign on the front of the building
- Logo signage to be located lower than the top ⅓ portion of the building
- TVFCU signage as a skyline sign on the front of the building
- Two skyline signs on the front of the building
- TVFCU signage as a skyline sign on the left side of the building
- TVFCU signage to be located lower than the top ⅓ portion of the building

Emily Dixon presented the PowerPoint presentation.

Staff Comments: None.

Discussion: Reggie Walls addressed the Committee and briefly explained that the trees in the front of the building and offset of the building made signage challenging. The Committee first discussed the classification of the signage on the building and asked for the reason staff considered these signs ‘skyline signs’ as opposed to ‘ground floor signs’. Emily Dixon explained that the proposed sizes would classify the signs as skyline signs. William Smith pointed out that the proposed signage did not seem to fit into either classification. For the sake of the request the signs were to be considered skyline signs. In discussion of the side signage for TVFCU it was agreed that the placement and design of the sign was more fitting for a suburban setting, not a downtown one. Due to this it was determined that moving the signage up to the 3<sup>rd</sup> floor would better fit with the intent of FBC. The signage on the front of the building was then reviewed. The Committee discussed the logo sign by the entrance door. John Straussberger and Grace Frank stated that it was not a contributing sign and would not benefit customers trying to locate the building. The signage on the front of the building at the top was then discussed and all agreed this was an appropriate and helpful sign to have located in that location.

Community Comments:

**Matthew Whitaker made a motion to approve Case #17-FB-00023 – 535 Chestnut Street as submitted pursuant to the Chattanooga City Code, Section 38-596(4) and pursuant to the Form-Based Code, subject to any and all conditions. Conditions: approved the TVFCU sign as a skyline sign on front of building; approved the full name signage as a skyline sign on the side of the building; DENIED logo signage and placement of signs lower than the top 1/3 of the building.**

**David Barlew seconded the motion. The motion was unanimously approved.**

***OTHER BUSINESS***

***NEXT MEETING DATE:*** October 12, 2017

**John Straussberger made a motion to adjourn.**

**David Barlew seconded the motion. The motion was unanimously approved.**

The meeting was adjourned at **3:10** p.m.

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John Straussberger, Chair

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Angela S. Wallace, Secretary