TWO SIDES OF THE SAME COIN:
PLAN IMPLEMENTATION THROUGH ZONING AND P3S

Michael Gaughan, EDFP, National Development Council
Ed LeClear, AICP, Borough of State College
Craig Richardson, ESQ., Clarion Associates

October 22, 2017
WE KNOW WHAT WE DO

Michael Gaughan, EDFP
National Development Council

Ed LeClear, AICP
Borough of State College

Craig Richardson, Esq.
Clarion Associates
State College Planning Implementation
APA-PA Conference
October 22, 2017
1) Discuss regional housing opportunities spurred by increased supply

2) Review Implementation of Borough’s 2013 Downtown Master Plan regarding redevelopment projects and opportunities

3) Review Borough’s neighborhood sustainability and affordable housing initiatives
The Centre Region had a total population of 92,596 according to the results of the 2010 U.S. Census. Historically, the Centre Region has experienced periods of both slow and modest population growth. In the first half of the 20th Century, the Centre Region grew less than 10% for each decade until the decade between 1940 and 1950, when the Region experienced a growth in population of 10.9%. Population growth continued at an elevated rate until 1980, when growth in the decade decreased to pre-1960 levels. In the past two decades, the Centre Region has experienced more modest population growth with an 15.9% increase in population between 2000 and 2010.
Market Considerations

- Regional Housing Demand > Regional Housing Supply
- Continued strong regional housing demand driven by institutional and regional growth
- Lack of supply drives up prices – both for rental and owner-occupied housing
- Recent significant expansion of national student housing development spurred by investment
Key Objectives

• Build density where there is the strongest demand and the infrastructure is currently built

• Achieve key community objectives (commercial development, affordable housing, neighborhood sustainability) through redevelopment

• Capture the market interest in student housing development to build high-quality, mixed-use buildings on under-utilized sites

• Improve the vibrancy and economic strength of State College to allow it to compete nationally for talent and firm location
Significant Redevelopment Opportunities

- West Campus Square
  - Academic, Residential and Commercial
- Atherton East
  - Retail, Student Housing
- Atherton West
  - Residential, Commercial and Other
- Beaver Ave. Infill (West)
  - Retail and Residential
- College Ave. Infill
  - Retail and Residential
- Fisher Center
  - Retail, Residential and Hotel
- Borough Building Incubator Space

- Allen Square
  - Retail and Residential
- Pugh Gateway North
  - Retail and Residential
- Pugh Gateway South
  - Parking, Mixed Use
- McAllister Lot
  - Retail and Office
- Pugh and Beaver Redevelopment
  - Retail and Residential
- Pugh Gateway South
  - Hotels and Residential
- Palmerston Incubator/Co-Working Space

Downtown Open Space

- Burrowes Plaza
- Allen Street Promenade
- Calder Way Improvements
- Sidney Friedland Memorial Park
- Memorial Field
- Allen Square
- College Avenue Streetscape Improvements
- Hammond Plaza

Bike/Pedestrian Connection at Street Level

Illustrative Master Plan: Traditional Downtown

Project Underway
ALLEN STREET CIVIC DISTRICT

THE ALLEN STREET CIVIC DISTRICT is proposed to include the properties located between Highland Alley, S. Allen Street, W. Foster Ave, and S. Fraser Street in downtown State College.

1. US POSTAL SERVICE
2. SIDNEY FRIEDMAN PARKLET
3. FNB BANK DRIVE THRU
4. FORMER VERIZON BUILDING
5. JERAMAR PLAZA
6. ALLEN STREET LOT
7. CURRENT VERIZON BUILDING
8. BOROUGH MUNICIPAL BUILDING
<table>
<thead>
<tr>
<th>Category</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Rental Residential Units</td>
<td>884</td>
</tr>
<tr>
<td>Projected New Bedrooms (estimated)</td>
<td>2,947</td>
</tr>
<tr>
<td>New Owner-Occupied Condos</td>
<td>26</td>
</tr>
<tr>
<td>New Commercial Square Footage</td>
<td>264,000 SF</td>
</tr>
<tr>
<td>New Hotel Rooms</td>
<td>165</td>
</tr>
</tbody>
</table>
State College Neighborhood Plan

A Plan for Neighborhood Sustainability in the neighborhoods of State College Borough
Prepared by the State College Borough Planning Commission
Adopted by State College Borough Council
July 21, 2014
Student Home Licensing

- Student Home Licensing project began in earnest in 2015 with initial contact with over 1,100 owners of one and two-family properties within the Borough.

- SHL ordinance requires all one and two-family properties being used as a Student Home (more than one unrelated student living in the property) be licensed, and license renewal once a year.

- Project required five different mailing, significant staff time researching prior use of the properties and responding to property owners.

- Final list = 534 Student Home licenses.
Neighborhood Sustainability Program (formerly HIP)

- Five million dollar line-of-credit to purchase Student Homes and convert to owner-occupied of non-student rentals
- Ensure a diversity of residents – long-term and student – within the Borough’s low-density residential districts
- Rehabilitate former student rental properties to improve the condition of housing stock
- Sold four properties. Current inventory = seven units
- Utilize existing affordable housing programs (State College Community Land Trust & Temporary Housing Foundation) to assist income-qualified buyers in purchasing former student rentals
2016 Rental Percentages within HIP Area

Block Rental Percentage
- 0% - 10%
- 10% - 50%
- 50% - 75%
- 75% - 100%

The parcels calculated lie within the designated HIP Zone and must be in the zoning districts listed: R1, R2, R3, R3B, R3H, R4, RO, ROA and Urban Village. Blocks were grouped and calculated by zoning districts.
Heritage State College

- Borough Council is exploring adopting a local historic district ordinance and establishing a Historic and Architectural Review Board

- HARB and Council would review and have authority to approve exterior changes to properties within the two Borough historic districts

- Combined parcel total for both historic districts: 1,142 (roughly 20% of Borough parcels)

- More information at www.statecollegepa.us/HARB
A key recommendation from both plans was to review and **update the Borough’s zoning ordinance** to better align with the dual goals of redevelopment and neighborhood preservation.

State College Borough’s current zoning ordinance was adopted in 1959, and been amended 214 times since.

Borough contracted with Clarion Associates in 2017 to assess and draft a new ordinance.

Assessment completion is scheduled for fall 2017 with a draft ordinance targeted for fall 2018.

Project website: [www.zonestatecollege.org](http://www.zonestatecollege.org)
Thank you!

Ed LeClear, AICP

Planning Director
Borough of State College
814.234.7109
eleclear@statecollegepa.us
Since 1969, NDC has proudly carried out its mission to create jobs and promote community development in economically disadvantaged urban and rural neighborhoods across America.

**Homes**
We assist in the development of housing by leveraging scarce public resources to ensure that access to housing will also mean access to transportation, jobs, and amenities.

**Jobs**
We use our knowledge of the private sector’s strengths and limitations to structure and employ programs that provide capital to small businesses.

**Community**
We provide access to tools for the financing and development of infrastructure that can facilitate economic development and improve quality of life.
NDC’s non-profit mission is to increase the flow of capital to distressed urban and rural communities

**How we work**

**CAPACITY**

**Technical Assistance**
- NDC field directors help define, design, and execute development and business finance initiatives

**Training & Certification**
- NDC instructors teach the skills and knowledge needed to successfully facilitate housing and economic development projects

**Policy**
- NDC advocates on behalf of our communities to ensure that resources are available to bring homes, jobs, and facilities to urban and rural communities across America

**FINANCING & DEVELOPMENT**

**Affordable Housing**
- NDC creates quality housing as a provider of syndicated investments in low income housing tax credits (LIHTCs) and historic rehabilitation tax credits (RTCs)

**Small Business Lending**
- NDC creates jobs through lending that focuses on LMI and W/MBE businesses

**Community Facilities**
- NDC’s helps grow communities by financing and building community and public facilities with public-private partnerships and new markets tax credits (NMTC) investments
Impact at Glance

$662M for Affordable Housing
$704M in New Markets Tax Credit Allocation
$2.5B in Public-Private Partnership Development
$220M in Small Business Loans
70K+ Practitioners Trained
100+ TA Client Communities

MARE ISLAND BREWING COMPANY
Small Business Lending

CONY FLATIRON SENIOR RESIDENTS
Affordable Housing

SCRANTON PARKING SYSTEM
Public Private Partnerships
Leveraging Borough Assets for Plan Implementation
Strategic Use of RFQ and RFP

Borough sells the project to the development community to attract broadest range of interested parties

- Community vision
- Site Control
- Land use certainty
- Environmental / Infrastructure

Request for Qualifications

- Integrity of Adopted Plan
- Monetary returns
- Time to implementation
- Diversity of development uses, partners, and amenities

Request for Proposals

Developers sell the Borough on their proposal in consideration of highest priority outcomes

Borough Role & Benefits

Developer Benefits & Role
### Key Goals of Process

1. Attract developers that share the RDA’s vision for the redevelopment area.

2. Develop solicitation process that eliminates information disparities between buyer and seller.

3. Create transparent process that facilitates greatest number of participants and insulates RDA from criticism.

4. Ensure that the developer has the capacity to undertake the project.

5. Receive proposal that is fiscally beneficial to the Borough.
Premarketing

- Met with area stakeholders
- Engaged local development community
- Contacted statewide industry organizations
- Statewide developer outreach
- Developed distribution list for RFQ distribution
STATE COLLEGE TOWN CENTRE
REQUEST FOR QUALIFICATIONS
RESPONSES DUE MARCH 27, 2017 BY 3PM

EVALUATION

<table>
<thead>
<tr>
<th>Category</th>
<th>Criteria</th>
<th>Max Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>PROJECT VIABILITY</td>
<td>Experience with similar or related projects</td>
<td>MAX OF 40 POINTS</td>
</tr>
<tr>
<td></td>
<td>Feasibility of proposal and likelihood of success</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Financial capacity of Development Team</td>
<td></td>
</tr>
<tr>
<td>COMPATIBILITY &amp; INTEGRATION WITH REDEVELOPMENT PLAN</td>
<td>Compatibility of proposed uses with borough visions and surrounding neighborhood</td>
<td>MAX OF 20 POINTS</td>
</tr>
<tr>
<td></td>
<td>Integration with surrounding neighborhood</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Consistency with prior planning efforts</td>
<td></td>
</tr>
<tr>
<td>COMMUNITY BENEFITS</td>
<td>Ability to deliver community benefits required by the borough</td>
<td>MAX OF 20 POINTS</td>
</tr>
<tr>
<td>FISCAL IMPACT TO BOROUGH</td>
<td>Ability of development to contribute towards the economic sustainability of the borough</td>
<td>MAX OF 10 POINTS</td>
</tr>
<tr>
<td>COMPLETENESS AND QUALITY OF THE PROPOSAL</td>
<td></td>
<td>MAX OF 10 POINTS</td>
</tr>
</tbody>
</table>

REQUEST FOR QUALIFICATIONS SCHEDULE

<table>
<thead>
<tr>
<th>DATE</th>
<th>EVENT</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>TUESDAY, FEBRUARY 28TH 2017</td>
<td>ON-SITE WALK-THROUGH WITH BOROUGH STAFF</td>
<td>PLEASE REGISTER WITH <a href="mailto:NGAUGHAN@NDCONLINE.ORG">NGAUGHAN@NDCONLINE.ORG</a> BY FRIDAY, FEBRUARY 24TH 2017</td>
</tr>
<tr>
<td>FRIDAY, MARCH 3RD 2017</td>
<td>DEADLINE FOR SUBMISSION OF RFQ QUESTIONS</td>
<td>SUBMIT QUESTIONS IN WRITTEN FORM TO <a href="mailto:NGAUGHAN@NDCONLINE.ORG">NGAUGHAN@NDCONLINE.ORG</a></td>
</tr>
<tr>
<td>MONDAY, MARCH 27TH 2017</td>
<td>DUE DATE FOR RFQ SUBMISSIONS</td>
<td>SEE SUBMISSION DISTRIBUTION WITHIN RFQ</td>
</tr>
<tr>
<td>THURSDAY, APRIL 6TH 2017</td>
<td>IN-PERSON INTERVIEWS</td>
<td>ELIGIBLE RESPONDERS WILL BE CONTACTED PRIOR TO EVENT</td>
</tr>
<tr>
<td>WEDNESDAY, APRIL 26TH 2017</td>
<td>FORMAL BDA SELECTION OF QUALIFIED DEVELOPMENT TEAMS</td>
<td></td>
</tr>
</tbody>
</table>
Strategic Use of RFQ and RFP

**Borough** sells the project to the development community to attract the broadest range of interested parties

- Integrity of Adopted Plan
- Monetary returns
- Time to implementation
- Diversity of development uses, partners, and amenities

**Request for Qualifications**

- Community vision
- Site Control
- Land use certainty
- Environmental / Infrastructure

**Request for Proposals**

**Developers** sell the Borough on their proposal in consideration of highest priority outcomes

**Borough Role & Benefits**

- Community vision
- Site Control
- Land use certainty
- Environmental / Infrastructure

**Developer Benefits & Role**

10
SCTC Request for Proposals

Evaluation
Proposals will be evaluated based upon the below criteria.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Max of Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Viability</td>
<td>25</td>
</tr>
<tr>
<td>Compatibility &amp; integration with</td>
<td>25</td>
</tr>
<tr>
<td>Redevelopment Plan</td>
<td></td>
</tr>
<tr>
<td>Community Benefits</td>
<td>25</td>
</tr>
<tr>
<td>Fiscal Impact to Borough</td>
<td>25</td>
</tr>
<tr>
<td>Completeness and quality of the proposal</td>
<td>5</td>
</tr>
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</table>

Request for Proposals Schedule

<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wednesday, July 19, 2017</td>
<td>Release RFP</td>
<td></td>
</tr>
<tr>
<td>Thursday, August 10th, 2017</td>
<td>On-site Q&amp;A with teams</td>
<td></td>
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<tr>
<td>Friday, September 15th, 2017</td>
<td>Due date for FFP submissions</td>
<td></td>
</tr>
<tr>
<td>Wed., September 27th, 2017</td>
<td>Presentation to RDA Board</td>
<td></td>
</tr>
<tr>
<td>Wed., October 25th, 2017</td>
<td>Staff evaluation presented to RDA Board</td>
<td></td>
</tr>
</tbody>
</table>
Response Under Evaluation
Rightsizing Public Investment

NDC Approach to Evaluating Public Partnerships

1. Does public policy support capital expenditures?

2. Does the developer require public support?

3. Does the developer have the capacity to complete the project?

4. Will the project advance broader economic objectives?

5. Does the incentive impact the ability to provide public services?

6. If financing is used, is the revenue projection reasonable?

Stamford, CT

City of New Rochelle, NY
State College Zoning Ordinance Update: Retooling Zoning to Support Redevelopment

Craig Richardson
crichardson@clarionassociates.com

CLARION

October 2017
Overview

- The Project
- Retooling Zoning Ordinances to Support Desired Forms of Redevelopment
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Review documents</td>
<td>• Staff/Public Review Draft of Zoning Ordinance</td>
<td>• Test Zoning Ordinance</td>
<td>• Public Hearing Draft of Zoning Ordinance</td>
<td></td>
</tr>
<tr>
<td>• Website</td>
<td>• Four case studies</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Reconnaissance</td>
<td>• Summary presentation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Interviews</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Kick-off meetings</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Advisory Committee (AC) meeting</td>
<td>• Meetings with AC, PC/BC on each installment</td>
<td>• Meetings on testing</td>
<td>• Public hearing/work session with PC/BC</td>
<td></td>
</tr>
<tr>
<td>• Work session with PC/BC</td>
<td>• Public forum after last installment</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Public forum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

I. Create User-Friendly Ordinances

II. Refine and Modernize Zone Districts to Implement Local Plans
   • Protect neighborhoods
   • Establish logical district structure
   • Support walkable urbanism in appropriate places
   • Support redevelopment of commercial corridors

III. Support and Encourage Green Building Standards

IV. Encourage and Support Redevelopment
OVERRIDING PRINCIPLES:

- Make it Easier to Achieve Desired Types of Development and Redevelopment
- Make it Harder to Achieve Undesirable Types of Development and Redevelopment
- Level the Playing Field for Desirable Types of Redevelopment
Zoning Tools to Encourage and Support Redevelopment

OFF-STREET PARKING AND OTHER STANDARDS THAT RECOGNIZE DIFFERENT DEVELOPMENT CONTEXTS

- **Concept:** One size typically does not fit all
- **Borough:** Downtown versus other parts of the community
- **Recent Examples**
  - Prince George’s County Zoning Ordinance Rewrite
    - TOD/Activity Center Zones
    - Inside Capital Beltway
    - All Other Places
  - Norfolk, VA Zoning Ordinance Update
    - Downtown
    - Traditional Character District
    - Suburban Character District

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>RTO and LTO Zones (Base and PDs)</th>
<th>TAC Zone (Base and PDs)</th>
<th>NAC (Base and PDs)</th>
<th>Inside the Capital Beltway</th>
<th>All Other Areas in the County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Core</td>
<td>Edge</td>
<td>Core</td>
<td>Edge</td>
<td>Core</td>
</tr>
<tr>
<td>Fishermill</td>
<td></td>
<td>Not applicable</td>
<td>No minimum</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
</tr>
<tr>
<td>Open Space Use</td>
<td>Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area</td>
<td>No minimum</td>
<td>No minimum</td>
<td>2.0 acres per site used for grave space</td>
<td>2.0 acres per site used for grave space</td>
<td></td>
</tr>
<tr>
<td>Cemetery</td>
<td>No minimum</td>
<td>No minimum</td>
<td>No minimum</td>
<td>2.0 per DU</td>
<td>2.0 per DU</td>
<td>2.0 per DU</td>
</tr>
<tr>
<td>Household Living Uses</td>
<td>Artists' residential studios</td>
<td>No minimum</td>
<td>0.75 per DU</td>
<td>0.75 per DU</td>
<td>0.75 per DU</td>
<td>0.75 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, singlefamily</td>
<td>Not applicable</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
</tr>
<tr>
<td></td>
<td>Manufactured home park</td>
<td>Not applicable</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
<td>1.0 per DU</td>
</tr>
<tr>
<td>Group Living Uses</td>
<td>Assisted living facility</td>
<td>1.0 per 8 beds</td>
<td>1.0 per 8 beds</td>
<td>1.0 per 8 beds</td>
<td>1.0 per 8 beds</td>
<td>1.0 per 4 beds</td>
</tr>
</tbody>
</table>
Zoning Tools to Encourage and Support Redevelopment

OFF-STREET PARKING AND OTHER STANDARDS THAT RECOGNIZE DIFFERENT DEVELOPMENT CONTEXTS

- Recent Examples (cont.)
  - Daytona Beach, FL LDC Update
  - Albany, NY Zoning Ordinance Update

- Other Type of Standards
  - Landscaping
  - Streetscape Standards
  - Transitional Buffers

### Table 5.1.7.D: Minimum Number of Parking Spaces

<table>
<thead>
<tr>
<th>Principal Use Category</th>
<th>Principal Use Type</th>
<th>Downtown Character District</th>
<th>Traditional Character District</th>
<th>Suburban Character District</th>
<th>Coastal Character District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Conservation, Open Space and Resource Protection Uses</td>
<td>All Uses</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential Uses</td>
<td>Dwelling, live-work</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, multifamily</td>
<td>1.5 per DU</td>
<td>1.6 per DU</td>
<td>1.75 per DU</td>
<td>1.75 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, single-family detached</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, single-family semi-detached</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, townhouse</td>
<td>1.5 per DU</td>
<td>1.75 per DU</td>
<td>2.0 per DU</td>
<td>2.0 per DU</td>
</tr>
<tr>
<td></td>
<td>Dwelling, two-family</td>
<td>2 per DU</td>
<td>2 per DU</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td></td>
<td>Manufactured home park</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td>Group Living Uses</td>
<td>Congregate housing</td>
<td>0.33 per DU</td>
<td>0.33 per DU</td>
<td>0.33 per DU</td>
<td>0.33 per DU</td>
</tr>
<tr>
<td></td>
<td>Continuing care retirement community</td>
<td>0.5 per DU</td>
<td>0.5 per DU</td>
<td>0.5 per DU</td>
<td>0.5 per DU</td>
</tr>
<tr>
<td></td>
<td>Fraternity or sorority house</td>
<td>2 per BDRM</td>
<td>2 per BDRM</td>
<td>2 per BDRM</td>
<td>2 per BDRM</td>
</tr>
<tr>
<td></td>
<td>Group home</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU (1 per DU for adaptive reuse of existing buildings)</td>
<td>2 per DU</td>
<td>2 per DU</td>
</tr>
<tr>
<td></td>
<td>Rooming house</td>
<td>1 plus 1 per BDRM</td>
<td>1 plus 1 per BDRM</td>
<td>1 plus 1 per BDRM</td>
<td>1 plus 1 per BDRM</td>
</tr>
</tbody>
</table>

PUBLIC, CIVIC, AND INSTITUTIONAL USES

<table>
<thead>
<tr>
<th>Communication Uses</th>
<th>Broadcasting studio</th>
<th>1 per 800 sf</th>
<th>1 per 400 sf</th>
<th>1 per 200 sf</th>
<th>1 per 200 sf</th>
</tr>
</thead>
<tbody>
<tr>
<td>All Other Uses</td>
<td>Zoning Administrator</td>
<td>Zoning Administrator</td>
<td>Zoning Administrator</td>
<td>Zoning Administrator</td>
<td></td>
</tr>
</tbody>
</table>

Community Service Uses

| Club or lodge or community-oriented associations, or membership organization | 1 per 65 sf assembly area | 1 per 60 sf assembly area | 1 per 50 sf assembly area | 1 per 50 sf assembly area |
| Day care center, adult | 1 plus 1 per 10 attendees | 1 plus 1 per 10 attendees | 1 plus 1 per 6 attendees | 1 plus 1 per 6 attendees |
EVALUATE AND MODIFY ZONE DISTRICTS TO ADDRESS NONCONFORMITIES

• **Concept:** Nonconformities create obstacles to redevelopment. To remove must tailor strategy to the specific zoning ordinance

• **Borough:** Review dimensional standards in residential zone districts to address nonconforming lots and structures

• **Other Recent Examples:**
  • **Portsmouth, VA** – refined zone district and dimensional standards, in conjunction with tailored contextual standards
  • **Norfolk, VA** -- refined zone district standards and nonconformity rules
  • **Apopka FL** and **Greenville SC** – established new residential zone districts to address nonconforming lots
USE CONTEXTUAL COMPATIBILITY STANDARDS IN SELECTED ZONE DISTRICTS OR CONTEXTS

- **Concept:**
  - In many old Ordinances, zone district regulations have been misapplied, creating neighborhoods of nonconformities
  - Redevelopment consistent with current form is desired and compatible (but not allowed by district regulations)
  - Contextual compatibility standards address the problem, both in residential and nonresidential context
- **Borough:** could potential be employed in some of the residential zone districts
- **Recent examples:** most all development codes Clarion has updated, tailoring standards.
Zoning Tools to Encourage and Support Redevelopment

USE ADMINISTRATIVE ADJUSTMENT OR MODIFICATION PROCEDURE

- Concept:
  - Redevelopment is generally more difficult than greenfield development, for variety of reasons
  - Experience teaches that allowing “minor” modifications or adjustments to development/design standards to be approved administratively, as long as it does not have adverse impacts helps “level the playing field” for redevelopment
  - In many instances can remove significant obstacles
  - Key that the provisions use thresholds and specific criteria

<table>
<thead>
<tr>
<th>Standard</th>
<th>Standard</th>
<th>Maximum Departure (percentage departure from standard)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base zone dimensional standards</td>
<td>Base zone dimensional standards</td>
<td>15</td>
</tr>
<tr>
<td>Block design standards in Sec. 27-6.108.K, BlockDesign</td>
<td>Block design standards in Sec. 27-6.108.K, BlockDesign</td>
<td>20</td>
</tr>
<tr>
<td>Vehicle stacking spaces standards in Table 27-6.108.0.1, Minimum Stacking Spaces for Drive-Through Facilities and Related Uses, in Sec. 27-6.108.0, Vehicle Stacking Space</td>
<td>Vehicle stacking spaces standards in Table 27-6.108.0.1, Minimum Stacking Spaces for Drive-Through Facilities and Related Uses, in Sec. 27-6.108.0, Vehicle Stacking Space</td>
<td>20</td>
</tr>
<tr>
<td>Numerical standards in Sec. 27-6.205.1, Large Vehicular Use Areas (300 or More Spaces)</td>
<td>Numerical standards in Sec. 27-6.205.1, Large Vehicular Use Areas (300 or More Spaces)</td>
<td>10</td>
</tr>
<tr>
<td>Numerical standards in Sec. 27-6.207, Dimensional Standards for Parking Spaces and Aisles, in Sec. 27-6.207, Dimensional Standards for parking Spaces and Aisles</td>
<td>Numerical standards in Sec. 27-6.207, Dimensional Standards for Parking Spaces and Aisles, in Sec. 27-6.207, Dimensional Standards for parking Spaces and Aisles</td>
<td>15</td>
</tr>
<tr>
<td>Numerical standards in Sec. 27-6.311, Loading Area Standards</td>
<td>Numerical standards in Sec. 27-6.311, Loading Area Standards</td>
<td>15</td>
</tr>
<tr>
<td>Location of off-street parking in Sec. 27-6.304.B, Location of Off-Street Parking, in the Multifamily, Townhouse, and Three Family Form and Design Standards</td>
<td>Location of off-street parking in Sec. 27-6.304.B, Location of Off-Street Parking, in the Multifamily, Townhouse, and Three Family Form and Design Standards</td>
<td>10</td>
</tr>
<tr>
<td>Numeric building façade standards in Sec. 27-6.801.E, Building Façades, in the Multifamily, Townhouse, and Three family Form and Design Standards</td>
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<td>10</td>
</tr>
</tbody>
</table>
Zoning Tools to Encourage and Support Redevelopment

USE ADMINISTRATIVE ADJUSTMENT OR MODIFICATION PROCEDURE

- **Borough:** Considering use of adjustment/modification procedure for specific development standards (e.g., some dimensional standards, off-street parking, and design/form standards)

- **Recent Example:**
  - **Prince George’s County, MD**
    - Targeted modification procedure for dimensional standards, off-street parking, landscaping, lighting, design/form standards, and others

<table>
<thead>
<tr>
<th>Table 27-3.517.B.1: Minor Departures</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Maximum Departure</strong> (percentage departure from standard)</td>
</tr>
<tr>
<td><strong>Transit-Oriented/Activity Center Base and Planned Development Zones and Base and Planned Development Zones Inside the Capital Beltway</strong></td>
</tr>
<tr>
<td><strong>All Other Zones</strong></td>
</tr>
</tbody>
</table>

- **Numerical building facade/ transparency standards in Sec. 27-6.804.G, Building Façade Fenestration/Transparency, in the Multifamily, Townhouse, and Three family Form and Design Standards**
  - 10s
  - 15

- **Numerical offsets in Sec. 27-6.904.C, Façade Articulation, in the Nonresidential and Mixed Use Form and Design Standards**
  - 10
  - 15

- **Numerical building facade fenestration/ transparency standards in Sec. 27-6.904.E, Building Façade Building Façade Fenestration/Transparency, in the Nonresidential and Mixed Use Form and Design Standards**
  - 10
  - 15

- **Location of off-street parking in Sec. 27-6.905.E, Off-Street Parking Location Standards, in the Large Retail Form and Design Standards**
  - 15
  - 10

- **Numerical buffer width standards in Sec. 27-6.1204.A.2, Buffer Width, in the Agricultural Compatibility Standards**
  - No Departure
  - 15

- **Numerical standards in Sec. 27-6.1405, General Standards**
  - 10
  - 15

- **Numerical standards in Sec. 27-6.1406, Standards for Specific Sign Types, in Signage**
  - 10
  - 15

- **Numerical standards in Sec. 27-6.1407, Standards for Special Purpose Signs, in Signage**
  - 10
  - 15

- **Numerical standards in Sec. 27-6.1408, Standards for Temporary Signs, in Signage**
  - 10
  - 15
### ALTERNATIVE COMPLIANCE PROVISIONS

**Concept:**

- Given the nature of redevelopment, some development standards, especially parking, can create obstacles to desired redevelopment.
- Allowing some flexibility provisions to address this circumstance, can remove these obstacles.
- Examples of alternative compliance provisions for parking: shared parking, off-site parking, valet and tandem parking, on-street parking, deferred parking, transportation demand management.

#### TABLE 6.5.C: BUFFER TYPES

<table>
<thead>
<tr>
<th>Buffer Type and Configuration</th>
<th>Minimum Screening Requirements Within Perimeter Buffer</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Option 1: Minimum Width 25 Feet</td>
</tr>
<tr>
<td>Type A - Basic</td>
<td>10 ACI of shade trees - 12 ACI of small trees per every 100 linear feet (at least 60% of all plants shall be evergreen)</td>
</tr>
<tr>
<td>Type B - Aesthetic</td>
<td>8 ACI of shade trees - 12 shrubs per every 100 linear feet (at least 30% of all plants shall be evergreen)</td>
</tr>
<tr>
<td>Type C - Semi-Opaque</td>
<td>6 ACI of shade trees + 8 ACI of small trees + 11 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen)</td>
</tr>
<tr>
<td>Type D - Opaque</td>
<td>10 ACI of shade trees - 13.5 ACI of small trees + 23 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen)</td>
</tr>
</tbody>
</table>

**NOTES:**

1. Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with Section 2.4.W, Administrative Adjustment.
2. Where an adjacent use is designed for solar access, small trees shall be substituted for shade trees.
3. Berms shall comply with the standards in Section 6.3.F.7. Berms, Fences and walls shall comply with the standards in Section 6.7, Fences, Walls, and Hedges.
ALTERNATIVE COMPLIANCE PROVISIONS

• Concept (cont.):
  • Key that criteria be specific and measurable, where appropriate

• Borough: Considering using for parking

• Recent Examples: Most codes Clarion has updated in last decade. Varying degrees of application
Theme 3: Modernize the Development Standards

- Add Mobility, Circulation, and Connectivity Standards
  - Multimodal access and circulation, sidewalks, street trees
  - Connected access and circulation systems
- Modernize Off-Street Parking, Loading, and Add Bicycle Standards
  - Develop unified parking table
  - Modernize parking standards, where appropriate
  - Move away from “one size fits all” standards
  - Consider parking “cap” for certain uses
  - Consider broadening parking flexibility provisions
  - Require bicycle parking in most districts
- Review and Refine Landscaping Standards
  - Evaluate current parking lot landscaping and identify refinements to incorporate best practices
  - Incorporate standards into new Ordinance framework
Questions and Discussions

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CLARION