

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

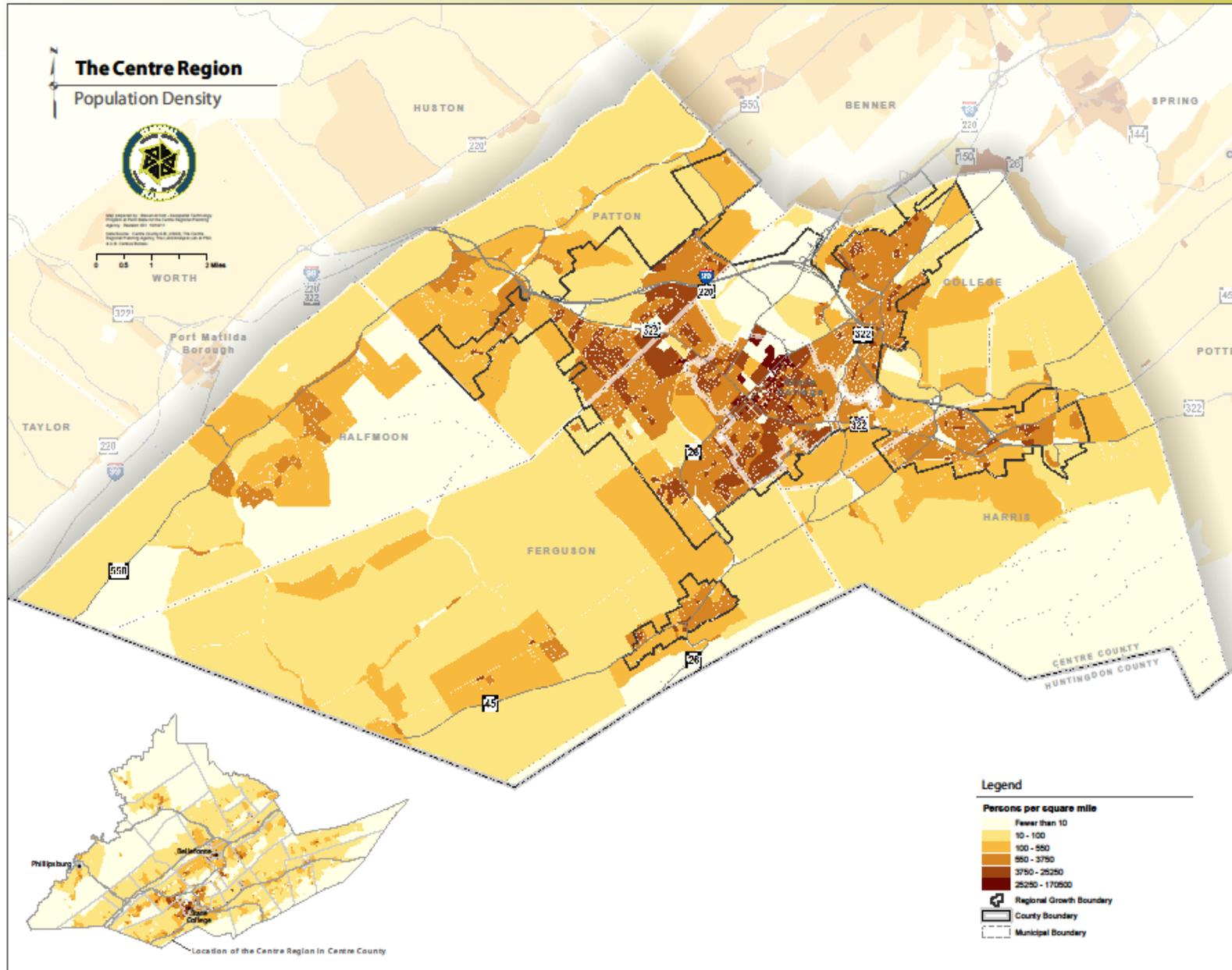
APA-PA Conference

October 22, 2017

Agenda

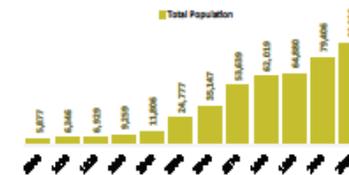
- **1)** Discuss regional housing opportunities spurred by increased supply
- **2)** Review Implementation of Borough's 2013 Downtown Master Plan regarding redevelopment projects and opportunities
- **3)** Review Borough's neighborhood sustainability and affordable housing initiatives

Population Characteristics

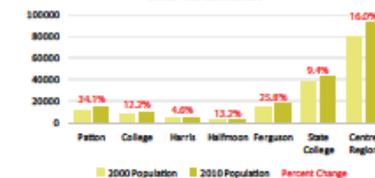


The Centre Region had a total population of 92,096 according to the results of the 2010 U.S. Census. Historically, the Centre Region has experienced periods of both slow and modest population growth. In the first half of the 20th Century, the Centre Region grew less than 10% for each decade until the decade between 1940 and 1950, when the Region experienced a growth in population of 109%. Population growth continued at an elevated rate until 1980, when growth in the decade decreased to pre-1950 levels. In the past two decades, the Centre Region has experienced more modest population growth with a 15.9% increase in population between 2000 and 2010.

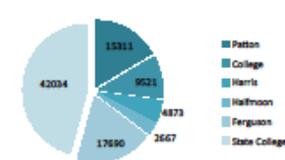
Growth of the Centre Region by Decade
Source: U.S. Census Bureau



Population Growth 2000 - 2010
Source: U.S. Census Bureau



2010 Centre Region Total Population
Source: U.S. Census Bureau



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

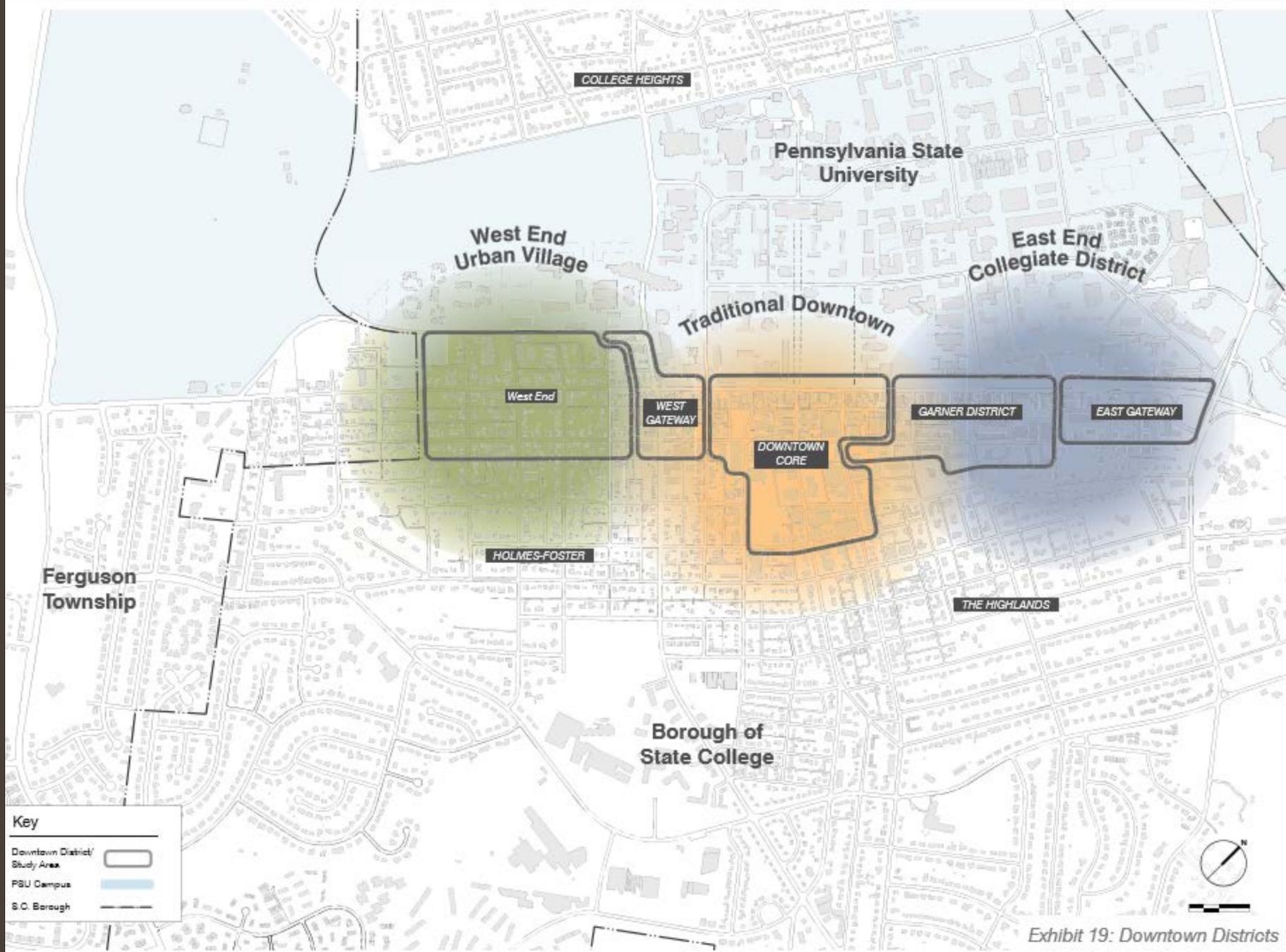
STATE COLLEGE

DOWNTOWN MASTER PLAN

Adopted August 19, 2013



MAHAN RYKIEL
ASSOCIATES, INC.

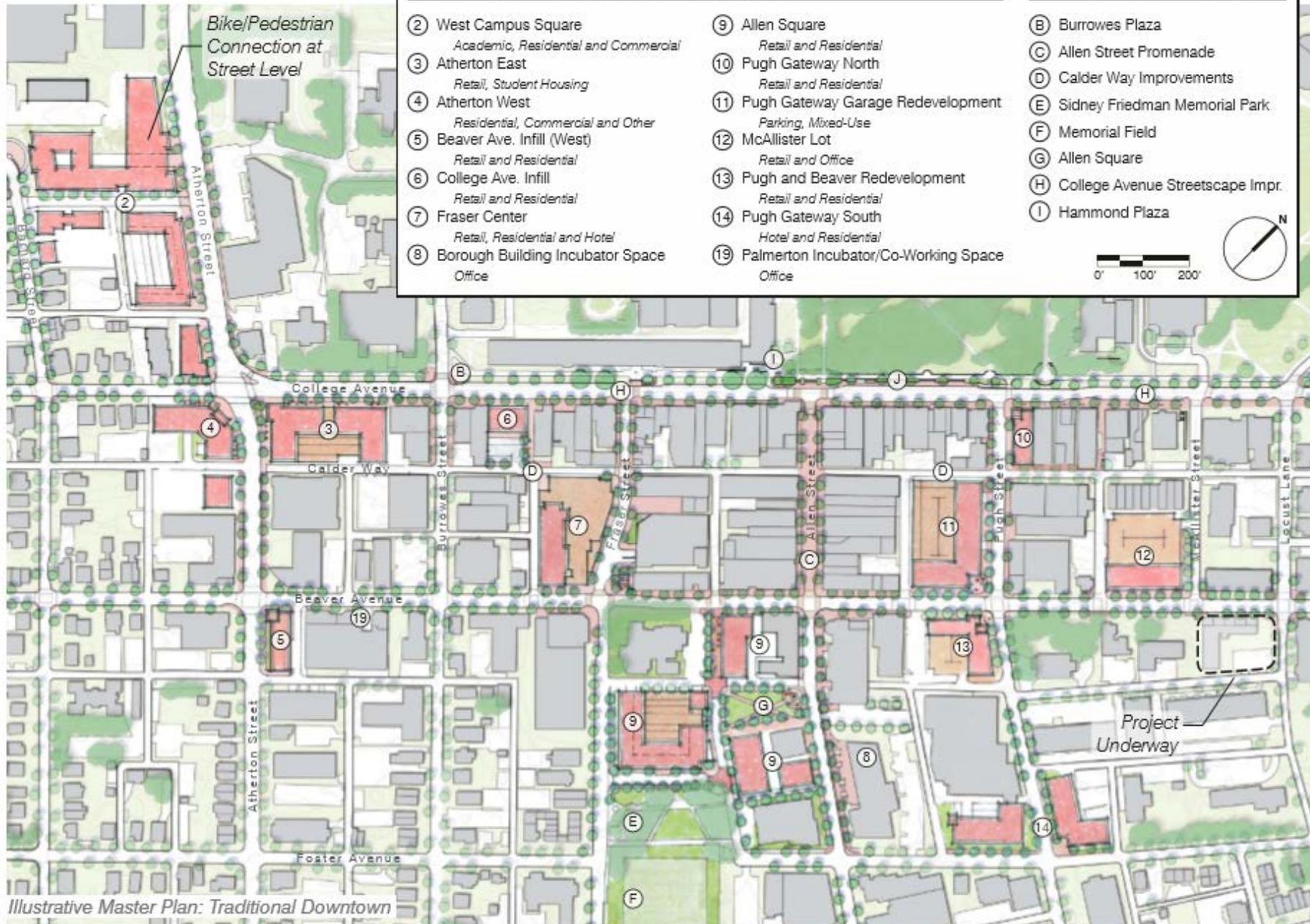


Key

- Downtown District/ Study Area: [Thick black outline]
- PSU Campus: [Light blue fill]
- S.C. Borough: [Dashed black outline]



Exhibit 19: Downtown Districts



Significant Redevelopment Opportunities

- ② West Campus Square
Academic, Residential and Commercial
- ③ Atherton East
Retail, Student Housing
- ④ Atherton West
Residential, Commercial and Other
- ⑤ Beaver Ave. Infill (West)
Retail and Residential
- ⑥ College Ave. Infill
Retail and Residential
- ⑦ Fraser Center
Retail, Residential and Hotel
- ⑧ Borough Building Incubator Space
Office
- ⑨ Allen Square
Retail and Residential
- ⑩ Pugh Gateway North
Retail and Residential
- ⑪ Pugh Gateway Garage Redevelopment
Parking, Mixed-Use
- ⑫ McAllister Lot
Retail and Office
- ⑬ Pugh and Beaver Redevelopment
Retail and Residential
- ⑭ Pugh Gateway South
Hotel and Residential
- ⑰ Palmerton Incubator/Co-Working Space
Office

Downtown Open Space

- ⓑ Burrowes Plaza
- ⓒ Allen Street Promenade
- ⓓ Calder Way Improvements
- ⓔ Sidney Friedman Memorial Park
- ⓕ Memorial Field
- ⓖ Allen Square
- ⓗ College Avenue Streetscape Impr.
- ⓓ Hammond Plaza



Illustrative Master Plan: Traditional Downtown



THE
METROPOLITAN

[G](#) [T](#) [F](#) [I](#) 814-308-8582

[AMENITIES](#) [FLOORPLANS](#) [GALLERY](#) [LOCATION](#) [PROFESSIONALS](#) [COMMUNITY](#) [RESIDENTS](#) [APPLY](#) [CONTACT](#)

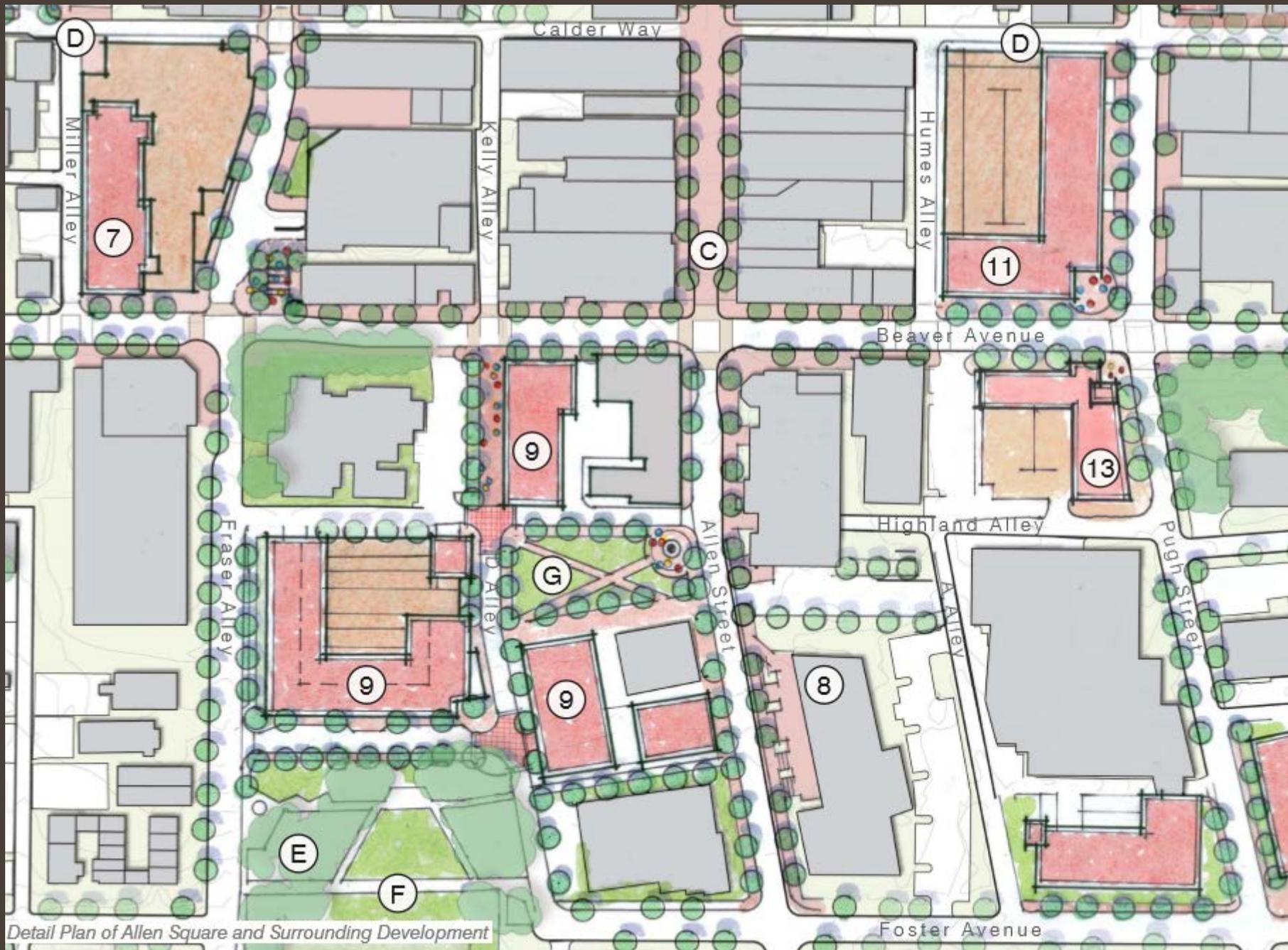
THE METROPOLITAN

[Undergraduate, Graduate and Professional Luxury Apartments]

LEARN MORE







Detail Plan of Allen Square and Surrounding Development



 HYATT PLACE



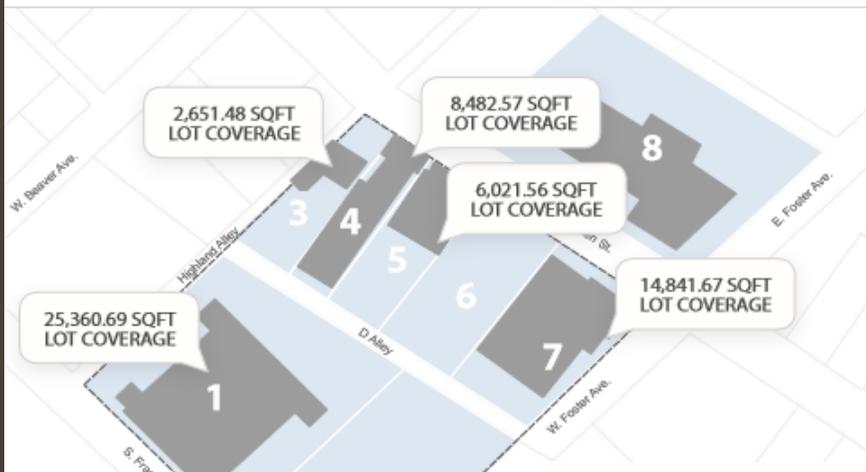
ALLEN STREET CIVIC DISTRICT

-  BUILDINGS
-  REDEVELOPMENT AREA BOUNDARY



- 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**

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.





Allen Square





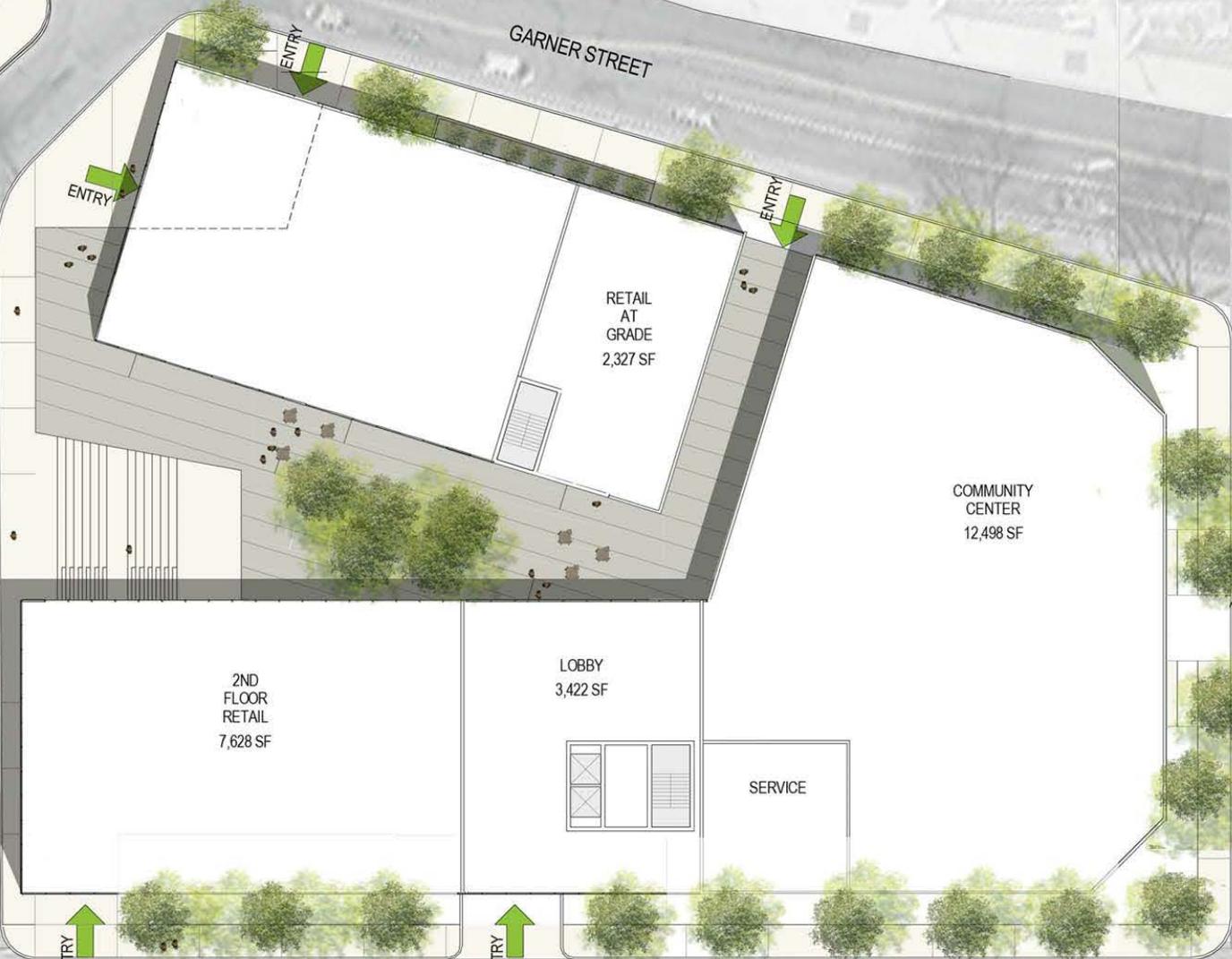


Illustrative Master Plan: Collegiate District

COLLEGE AVE



CALDER WAY



GARNER STREET

BEAVER AVENUE

HEISTER STREET



Google Earth

Google Earth

Image Landsat / Copernicus







Centre Region Off-Campus Student Housing Developments (1)

Off-Campus Student Housing

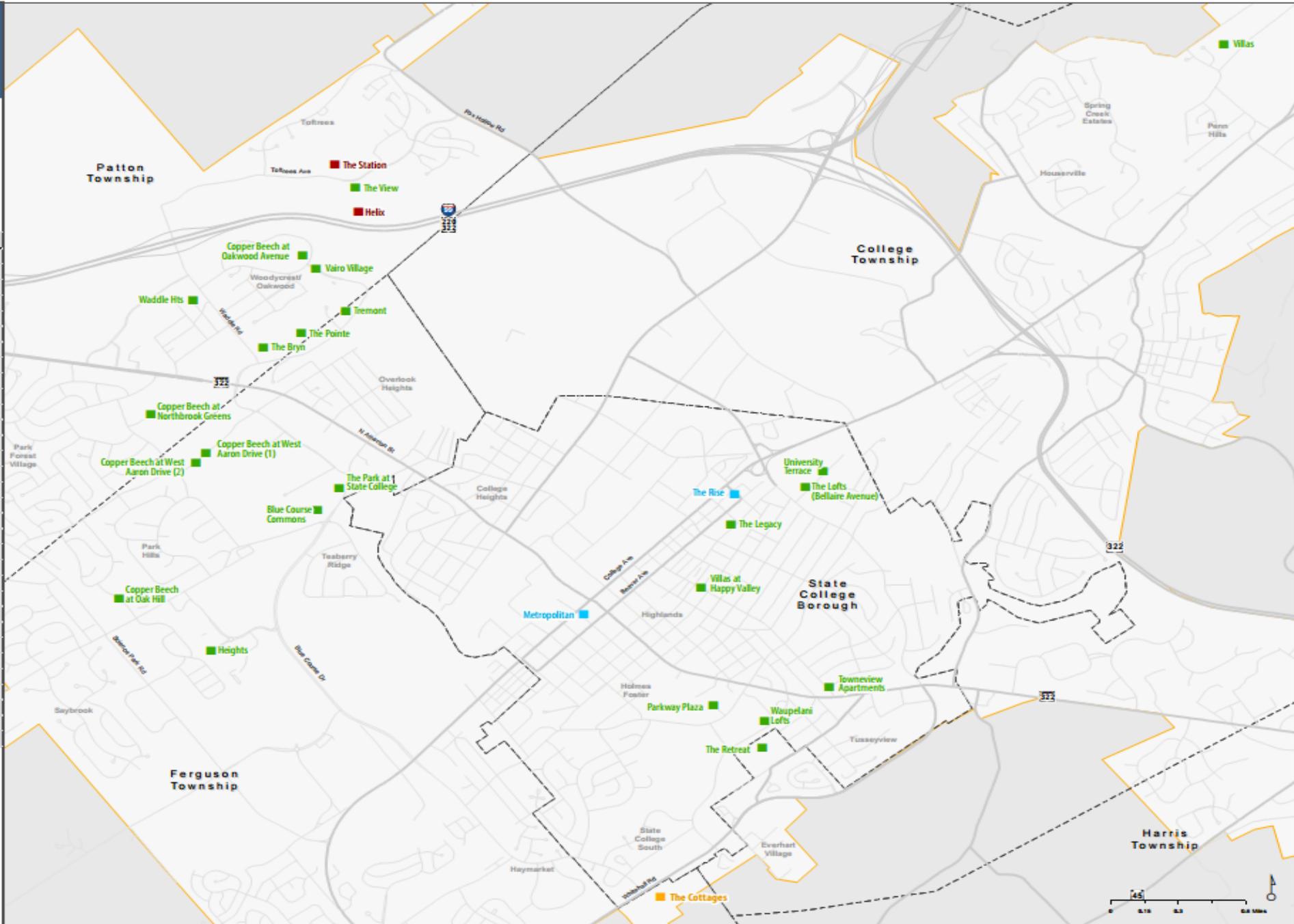
- Complete
- Under Construction
- Approved
- Proposed
- Regional Growth Boundary/Sewer Service Area
- Municipal Boundary

| Name | Beds | Municipality |
|---|---------------|--------------------|
| Villas | 438 | College Twp |
| Heights | 1,300 | Ferguson Twp |
| The Legacy | 225 | State College Boro |
| Waddle Hts | 52 | Patton Twp |
| Blue Course Commons | 276 | Ferguson Twp |
| Copper Beech at Northbrook Greens | 250 | Patton Twp |
| Copper Beech at Oak Hill | 318 | Ferguson Twp |
| Copper Beech at Oakwood Avenue | 144 | Patton Twp |
| Copper Beech at West Aaron Drive (1) | 177 | Ferguson Twp |
| Copper Beech at West Aaron Drive (2) | 257 | Ferguson Twp |
| The View | 1,048 | Patton Twp |
| Tremont | 696 | Ferguson Twp |
| The Lofts (Bellaire Avenue) | 92 | State College Boro |
| The Bryn | 684 | Patton Twp |
| The Park at State College | 748 | Ferguson Twp |
| Parkway Plaza | 633 | State College Boro |
| The Pointe | 984 | Patton Twp |
| The Retreat | 587 | College Twp |
| Towneview Apartments | 108 | State College Boro |
| University Terrace | 847 | State College Boro |
| Vairo Village | 1,200 | Patton Twp |
| Villas at Happy Valley | 435 | State College Boro |
| Waupelani Lofts | 105 | State College Boro |
| Completed Total Beds | 11,604 | |
| The Cottages | 1,095 | Ferguson Twp |
| Helix | 668 | Patton Twp |
| The Station | 0 | Patton Twp |
| Metropolitan | 539 | State College Boro |
| The Rise | 578 | State College Boro |
| Approved/Proposed/Under Construction | 2,880 | |
| Total Beds | 14,484 | |

Source: Centre Regional Planning Agency, CATA - updated May 2017

(1) This map illustrates the location of large student housing developments that utilize the CATA monthly pass program

CRPA
Centre Regional
Planning Agency
2643 Gateway Drive
State College, PA 16801
814-231-3050



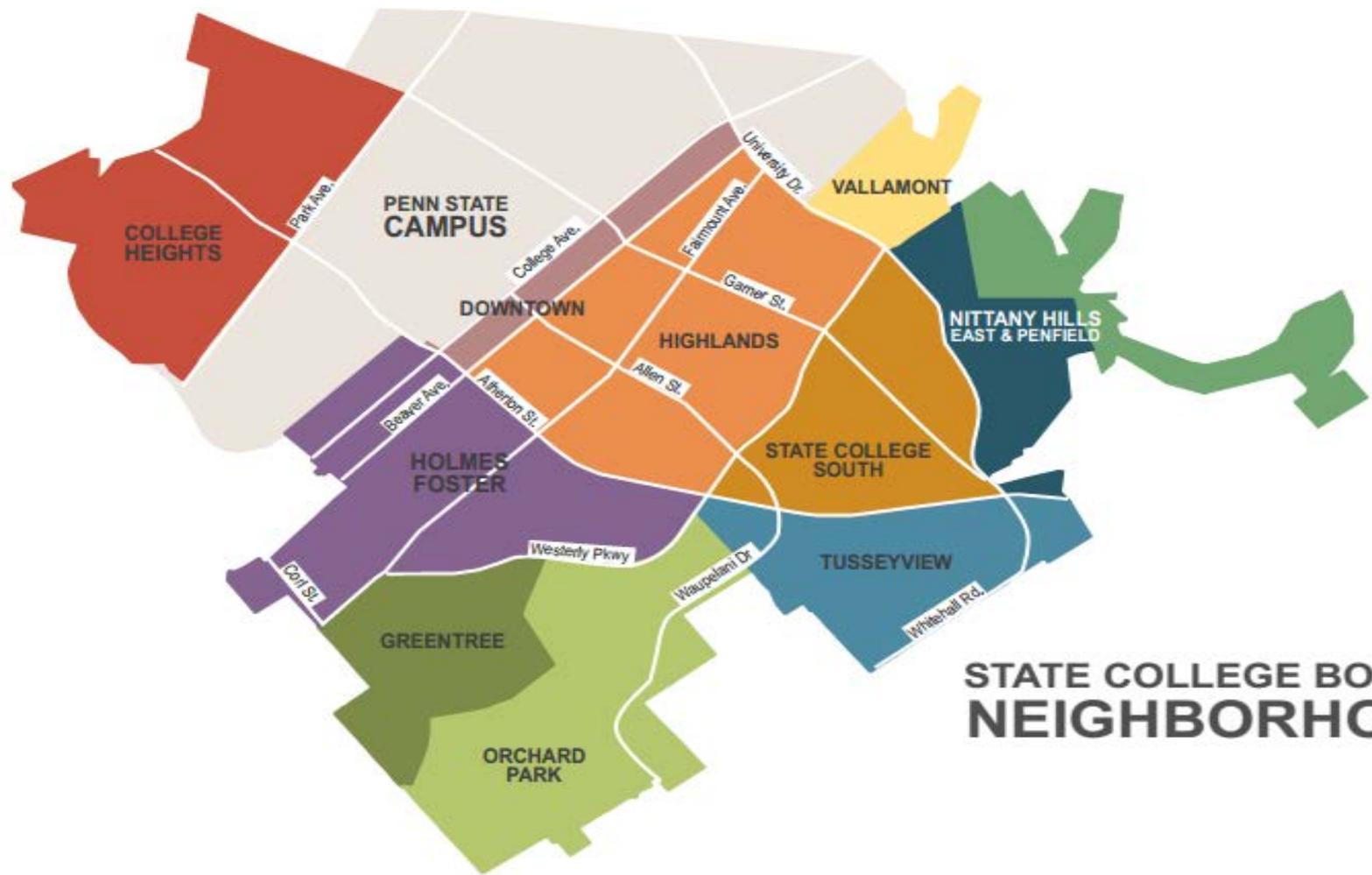
Total new development delivered by August 2020

- New Rental Residential Units: 884
- Projected New Bedrooms (estimated): 2,947
- New Owner-Occupied Condos: 26
- New Commercial Square Footage: 264,000 SF
- New Hotel Rooms: 165

State College Neighborhood Plan

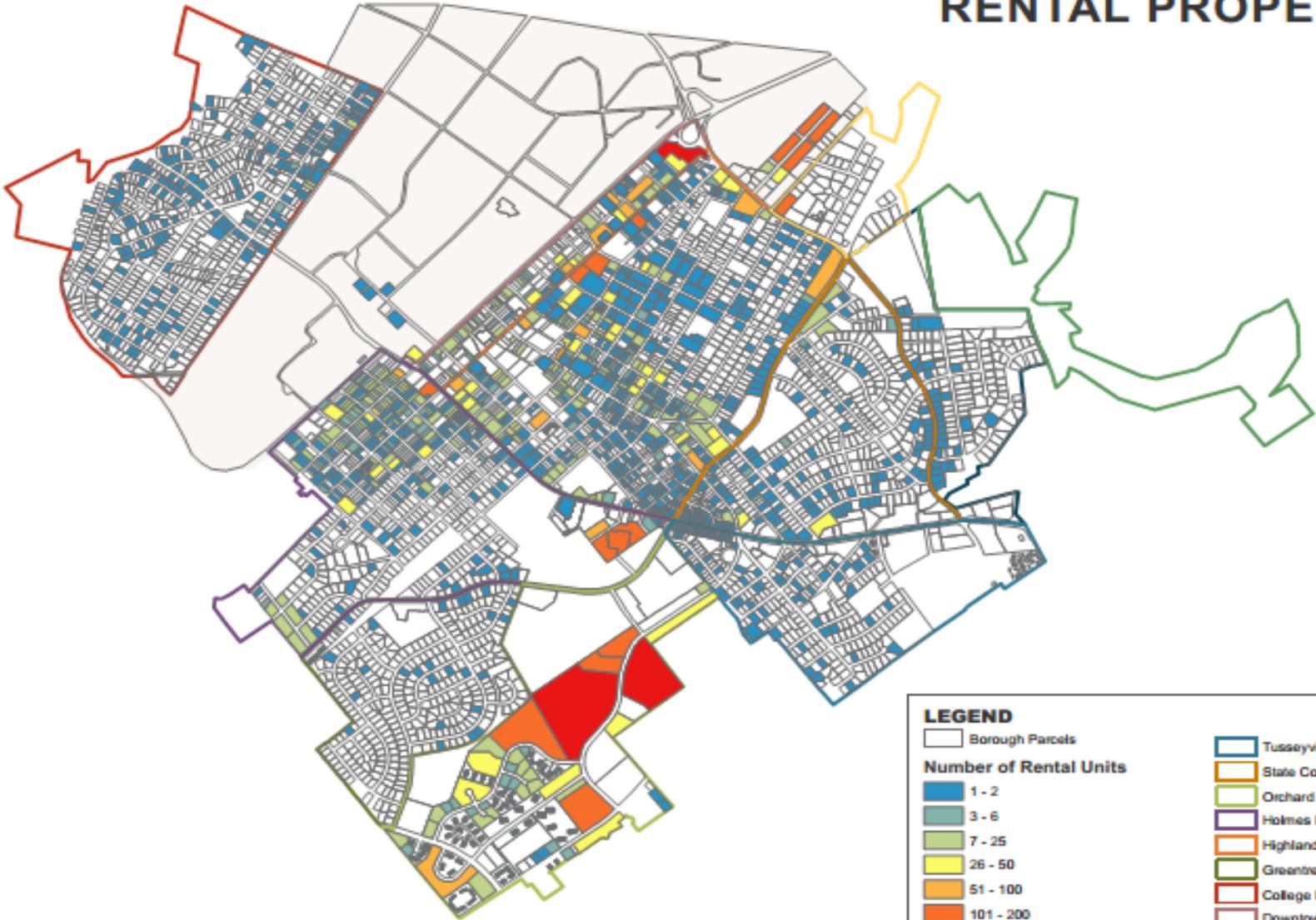


A Plan for Neighborhood Sustainability in
the neighborhoods of State College Borough
Prepared by the State College Borough Planning Commission
Adopted by State College Borough Council
July 21, 2014



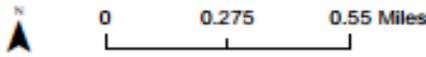
**STATE COLLEGE BOROUGH
NEIGHBORHOODS**

FEBRUARY 2017 BOROUGH RENTAL PROPERTIES



LEGEND

| | |
|-------------------------------|-------------------------------|
| Borough Parcels | Tusseyview |
| Number of Rental Units | State College South |
| 1 - 2 | Orchard Park |
| 3 - 6 | Holmes Foster |
| 7 - 25 | Highlands |
| 26 - 50 | Greentrees |
| 51 - 100 | College Heights |
| 101 - 200 | Downton |
| 201+ | Nittany Hills & East Penfield |
| Neighborhoods | PSU Campus |
| Vallamont | Golf Course |



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 mailings, significant staff time researching prior use of the properties and responding to property owners
- Final list = 534 Student Home licenses



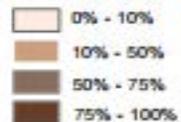
STUDENT HOME LICENSE
SEPTEMBER 2017

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

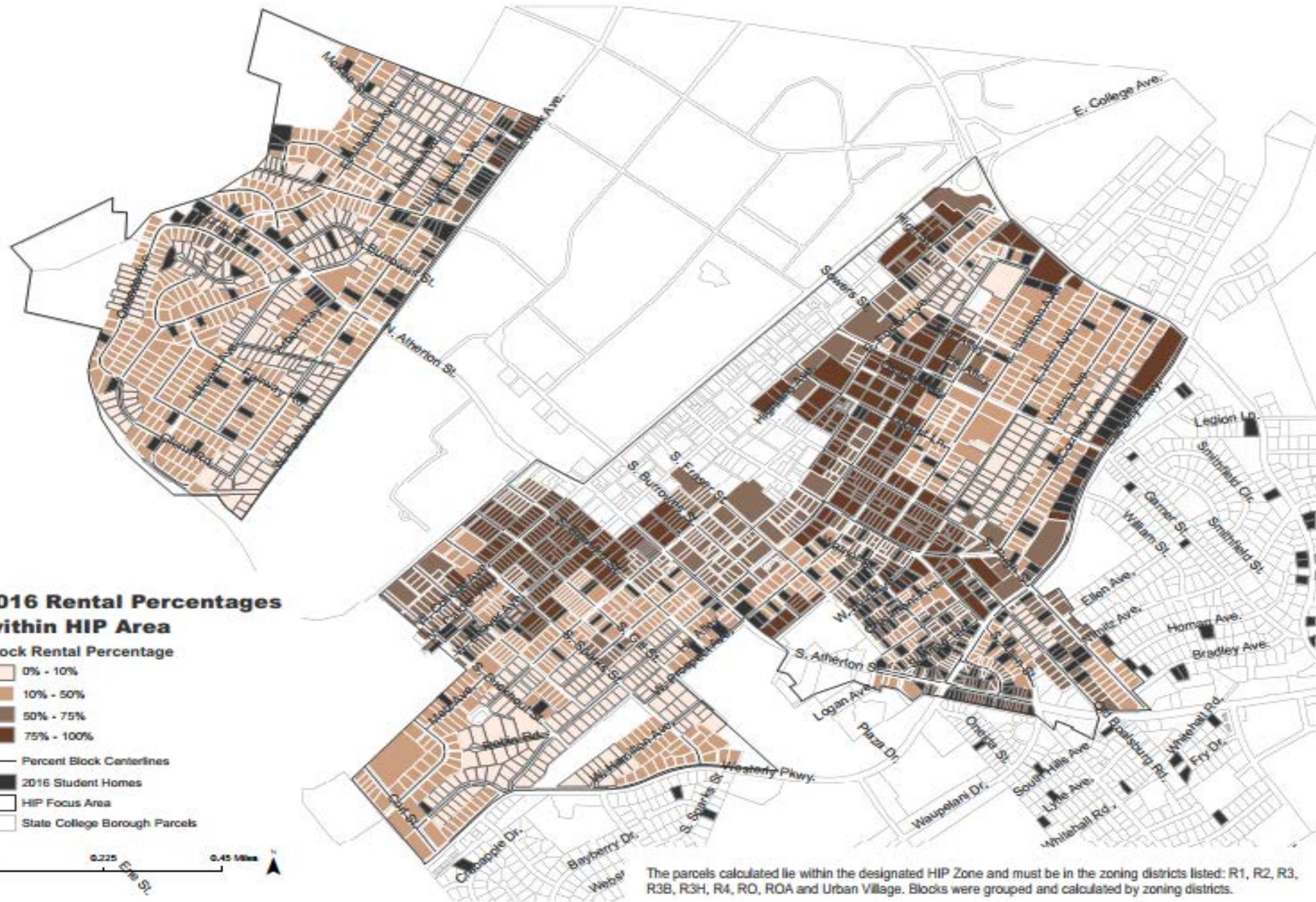


 Percent Block Centerlines

 2016 Student Homes

 HIP Focus Area

 State College Borough Parcels



The parcels calculated lie within the designated HIP Zone and must be in the zoning districts listed: R1, R2, R3, R3B, R3H, R4, R0, ROA and Urban Village. Blocks were grouped and calculated by zoning districts.

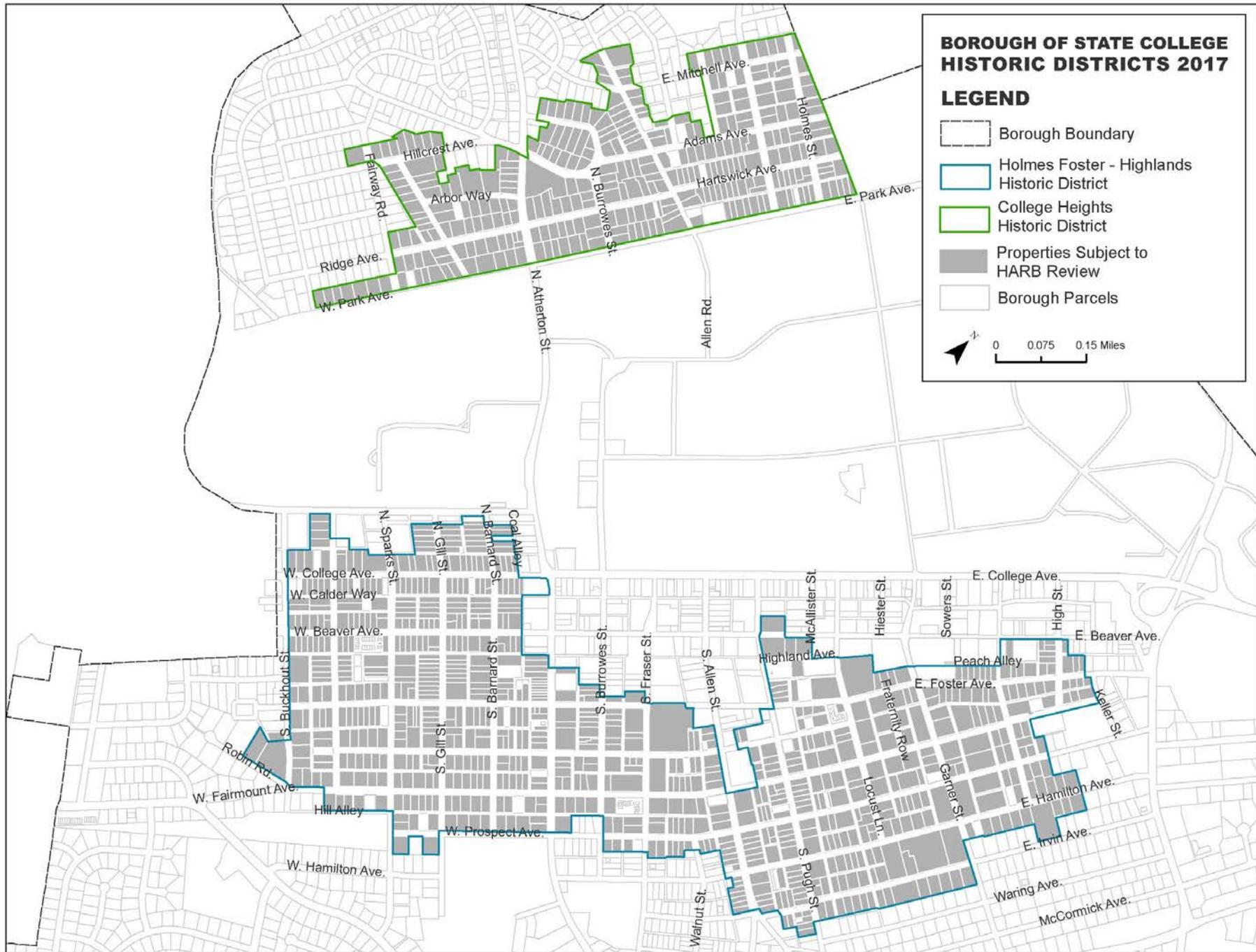
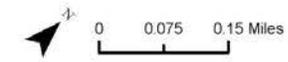
Heritage State College

- 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

**BOROUGH OF STATE COLLEGE
HISTORIC DISTRICTS 2017**

LEGEND

-  Borough Boundary
-  Holmes Foster - Highlands
Historic District
-  College Heights
Historic District
-  Properties Subject to
HARB Review
-  Borough Parcels



Comprehensive Zoning Ordinance Revision

- 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

Thank you!

Ed LeClear, AICP

Planning Director

Borough of State College

814.234.7109

elec clear@statecollegepa.us





**HOMES
JOBS
COMMUNITY**

**PLAN IMPLEMENTATION
THROUGH PUBLIC-PRIVATE DEVELOPMENT**
October 22, 2017 | National Development Council
State College, PA

Who we are



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.

How we work



NDC's non-profit mission is to increase the flow of capital to distressed urban and rural communities

CAPACITY

Technical Assistance



Training & Certification



Policy



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

Training — 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



Small Business Lending



Community Facilities



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

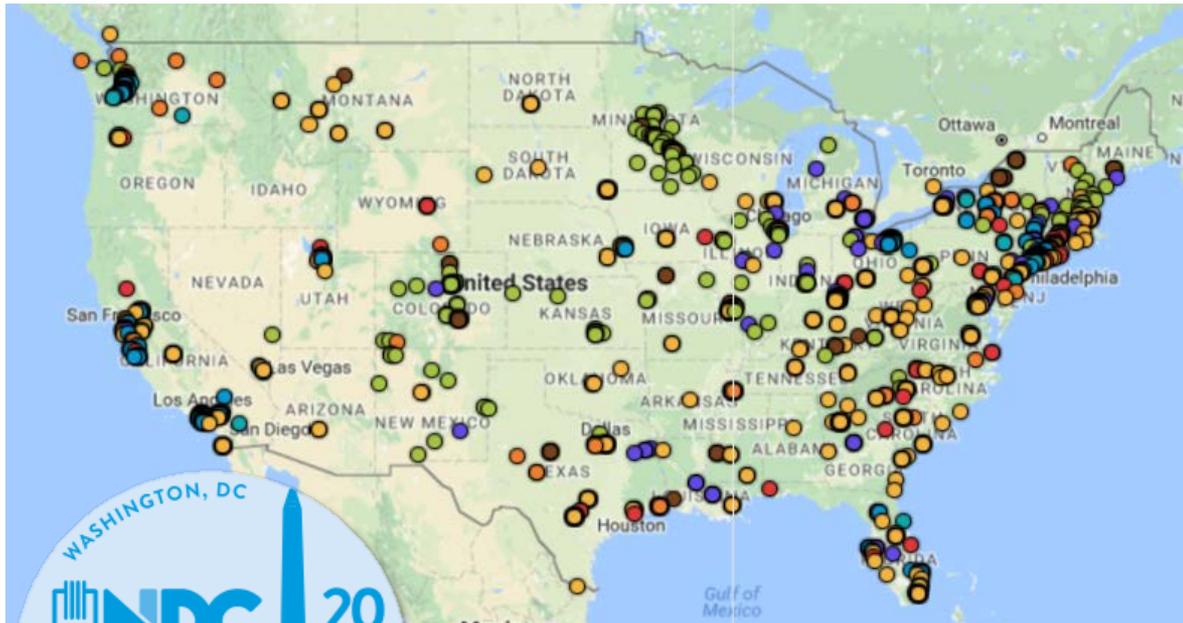
in Small
Business Loans

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 Role & Benefits

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



Request for Qualifications

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

Developer Benefits & Role

- 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



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



NOTICE OF UPCOMING BOROUGH OF STATE COLLEGE DEVELOPMENT OPPORTUNITY

SUMMARY

The Borough of State College seeks qualified developers via a to be released Request for Qualifications (RFQ) for Borough controlled land. The RFQ follows the Allen Street Civic District Redevelopment Plan adopted by the Borough of State College Redevelopment Authority on August 25, 2015 (www.statecollegepa.us/2860/State-College-Town-Centre). Contact mgaughan@ndconline.org to be notified of RFQ release.

TIMELINE

| DATE | EVENT |
|-----------------------------|---|
| FRIDAY, FEBRUARY 17TH 2017 | RFQ RELEASED |
| TUESDAY, FEBRUARY 28TH 2017 | ON-SITE WALK THROUGH WITH BOROUGH STAFF |
| FRIDAY, MARCH 3RD 2017 | DEADLINE FOR SUBMISSION OF RFQ QUESTIONS |
| MONDAY, MARCH 27TH 2017 | DUE DATE FOR RFQ SUBMISSIONS |
| THURSDAY, APRIL 6TH 2017 | IN-PERSON INTERVIEWS |
| WEDNESDAY, APRIL 26TH 2017 | FORMAL RDA SELECTION OF QUALIFIED DEVELOPMENT TEAMS |

AREA OVERVIEW

- The Borough of State College is home to Pennsylvania State University, which brings:
 - \$4.4 billion annual budget
 - 47,000 students at University Park campus
 - Over 44,000 full and part-time related employees
- Economic heart of Centre County that is rapidly growing with over 30,000 total households
- Project location is within a downtown that annually attracts over 1.5 million visitors
- A total of 165 hotel rooms, 476 apartments, and nearly 180 thousand square feet of commercial space was recently completed, approved, or is under review in the downtown area.

PROJECT AREA

SITE LOCATION

- Met with area stakeholders
- Engaged local development community
- Contacted statewide industry organizations
- Statewide developer outreach
- Developed distribution list for RFQ distribution

SCTC Request for Qualifications



STATE COLLEGE TOWN CENTRE

REQUEST FOR QUALIFICATIONS

RESPONSES DUE MARCH 27, 2017 BY 5PM

RFQ PREPARED BY THE BOROUGH OF STATE COLLEGE

EVALUATION

| | | |
|---|---|------------------|
| PROJECT VIABILITY | <ul style="list-style-type: none"> Experience with similar or related projects Feasibility of proposal and likelihood of success Financial capacity of Development Team | MAX OF 40 POINTS |
| COMPATIBILITY & INTEGRATION WITH REDEVELOPMENT PLAN | <ul style="list-style-type: none"> Compatibility of proposed uses with borough visions and surround neighborhood Integration with surrounding neighborhood Consistency with prior planning efforts | MAX OF 20 POINTS |
| COMMUNITY BENEFITS | <ul style="list-style-type: none"> Ability to deliver community benefits required by the borough | MAX OF 20 POINTS |
| FISCAL IMPACT TO BOROUGH | <ul style="list-style-type: none"> Ability of development to contribute towards the economic sustainability of the borough | MAX OF 10 POINTS |
| COMPLETENESS AND QUALITY OF THE PROPOSAL | | MAX OF 10 POINTS |

REQUEST FOR QUALIFICATIONS SCHEDULE

| DATE | EVENT | NOTES |
|-----------------------------|---|---|
| TUESDAY, FEBRUARY 28TH 2017 | ON-SITE WALK THROUGH WITH BOROUGH STAFF | PLEASE REGISTER WITH MGAUGHAN@NDCONLINE.ORG BY FRIDAY, FEBRUARY 24TH 2017 |
| FRIDAY, MARCH 3RD 2017 | DEADLINE FOR SUBMISSION OF RFQ QUESTIONS | SUBMIT QUESTIONS IN WRITTEN FORM TO MGAUGHAN@NDCONLINE.ORG |
| MONDAY, MARCH 27TH 2017 | DUE DATE FOR RFQ SUBMISSIONS | SEE SUBMISSION DISTRIBUTION WITHIN RFQ |
| THURSDAY, APRIL 6TH 2017 | IN-PERSON INTERVIEWS | ELIGIBLE RESPONDERS WILL BE CONTACTED PRIOR TO EVENT |
| WEDNESDAY, APRIL 26TH 2017 | FORMAL RDA SELECTION OF QUALIFIED DEVELOPMENT TEAMS | |

Strategic Use of RFQ and RFP



SCTC Request for Proposals



State College Town Centre Request For Proposals

JULY 2017



STATE COLLEGE
PENNSYLVANIA

Evaluation

Proposals will be evaluated based upon the below criteria.

| | | |
|---|---|------------------|
| Project Viability | <ul style="list-style-type: none"> Feasibility of proposal and likelihood of success Financial feasibility of proposals | Max of 25 points |
| Compatibility & Integration with Redevelopment Plan | <ul style="list-style-type: none"> Compatibility of proposed uses with Borough visions and surrounding neighborhood Integration with surrounding neighborhood. Consistency with prior planning efforts | Max of 25 points |
| Community Benefits | <ul style="list-style-type: none"> Ability to deliver Community Benefits required by the Borough | Max of 25 points |
| Fiscal Impact to Borough | <ul style="list-style-type: none"> On-going tax revenue generated by the development Monetary consideration given for land conveyance Economic value of parking granted Economic value for Borough master lease or purchase of space in the development | Max of 25 points |
| Completeness and quality of the proposal | | Max of 5 points |

Request for Proposals Schedule

| Date | Event | Notes |
|---|---|-------|
| Wednesday, July 19, 2017 | Release RFP | |
| Thursday, August 10 th , 2017 | On-site Q&A with teams | |
| Friday, September 15 th , 2017 | Due date for RFP submissions | |
| Wed., September 27 th , 2017 | Presentation to RDA Board | |
| Wed., October 25 th , 2017 | Staff evaluation presented to RDA Board | |

Response Under Evaluation

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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

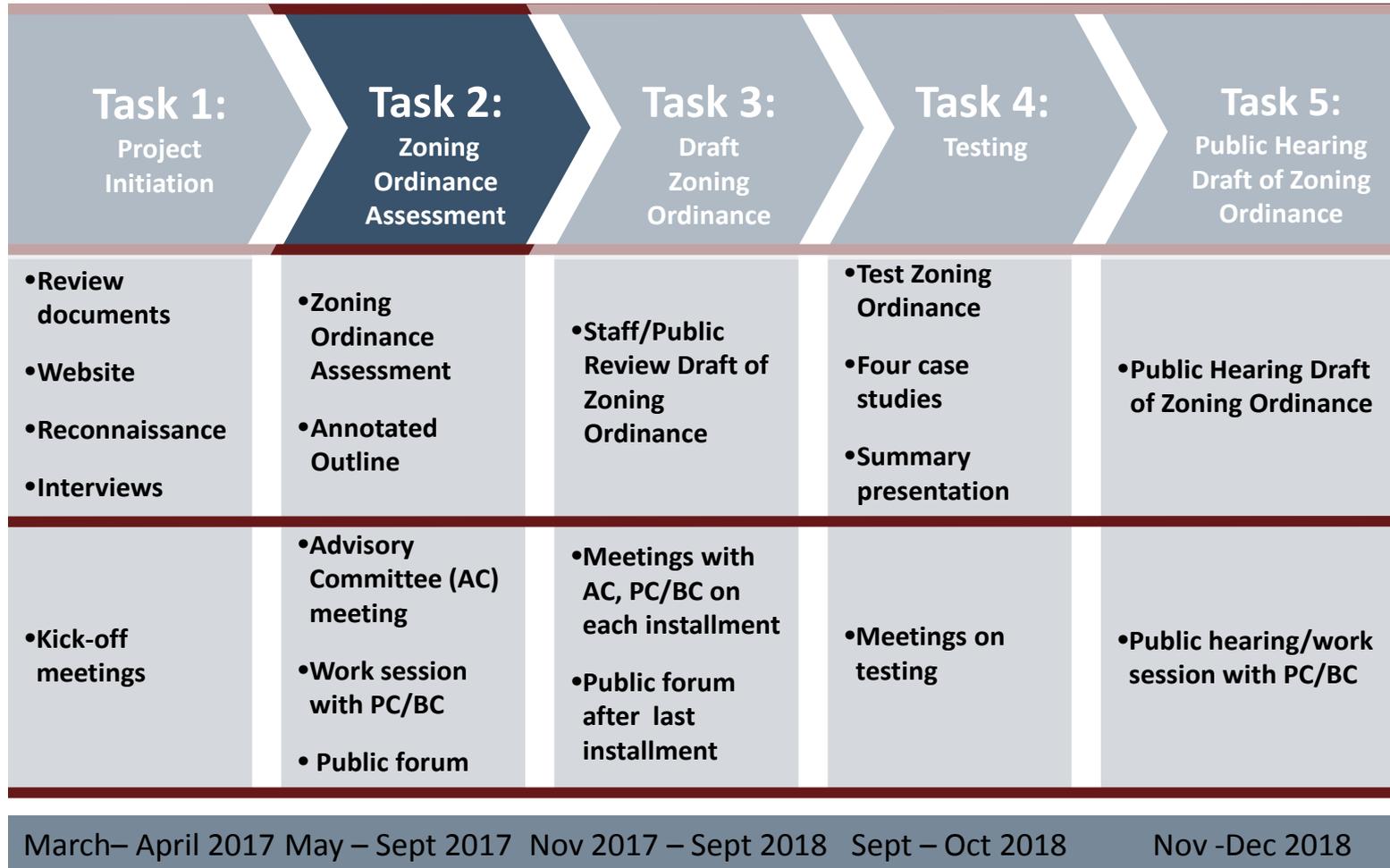
October 2017

Overview

- The Project
- Retooling Zoning Ordinances to Support Desired Forms of Redevelopment

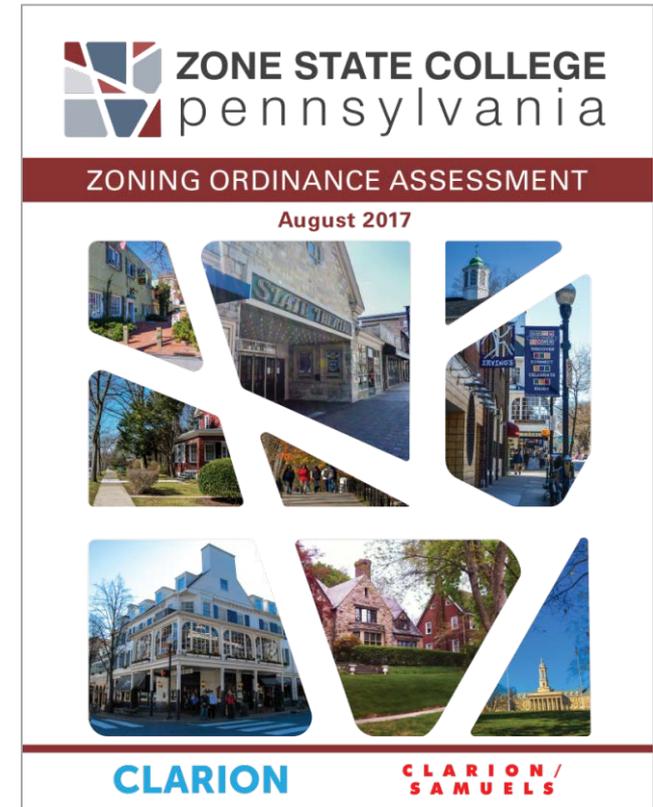


The Project



The Project- Key Update Issues

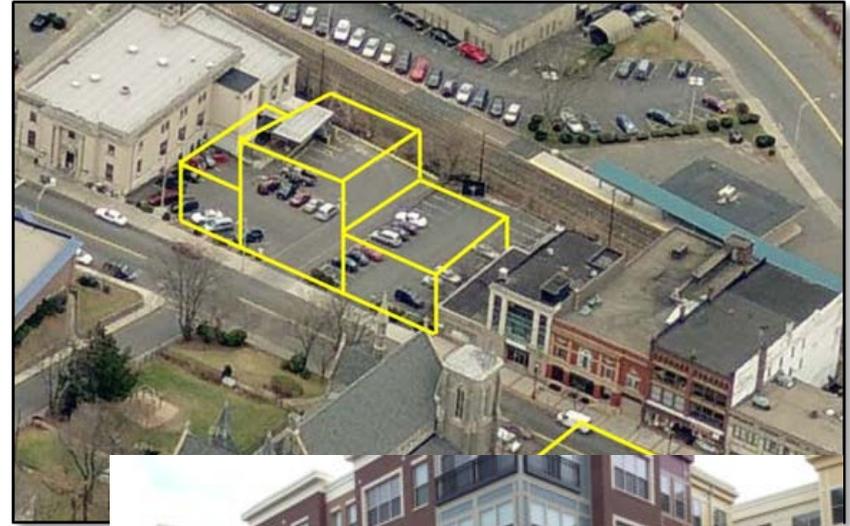
- I. **Create User-Friendly Ordinances**
- II. **Refine and Modernize Zone Districts to Implement Local Plans**
 - Protect neighborhoods
 - Establish logical district structure
 - Support walkable urbanism in appropriate places
 - **Support redevelopment of commercial corridors**
- III. **Support and Encourage Green Building Standards**
- IV. **Encourage and Support Redevelopment**



Zoning Tools to 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 27-6.206.A: Minimum Number of Off-Street Parking Spaces

| Principal Use Category | Principal Use Type | Off-Street Parking Standards | | | | | | |
|------------------------|--|--------------------------------------|--|---|--|--|--|--|
| | | RTO and LTO Zones (Base and PDs) | | TAC Zone (Base and PDs) | | NAC (Base and PDs) | Inside the Capital Beltway | All Other Areas in the County |
| | | Core | Edge | Core | Edge | | | |
| | Sawmill | Not applicable | | | | | 1.0 spaces per 5000 SF office area | 1.0 spaces per 5000 SF office area |
| Open Space Uses | Arboretum or botanical garden, park or greenway, or public beach and public water-oriented recreational and educational area | No minimum | | | | | | |
| | Cemetery | No minimum | | | | | 3.0 spaces per acre of land used for grave space | 3.0 spaces per acre of land used for grave space |
| Household Living Uses | Artists' residential studios | No minimum | 0.75 per DU | 1.0 per DU | 0.75 per DU | 1.5 per DU | 1.5 per DU | 1.5 per DU |
| | Dwelling, live-work | Not applicable | 1.0 per DU | Not applicable | 1.0 per DU | 1.0 per DU | 2 per DU | 2 per DU |
| | Dwelling, manufactured home | Not applicable | | | | | 1.5 per DU | 2.0 per DU |
| | Dwelling, multifamily | No minimum | 1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types) | 1.0 per DU (all studio and 1 BR) to 1.2 per DU (all other unit types) | 1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types) | 1.0 per DU (all studio and 1 BR) to 1.35 per DU (all other unit types) | 1.5 per DU | 2.0 per DU |
| | Dwelling, single-family detached | Not applicable | | | | | 1.5 per DU | 2.0 per DU |
| | Dwelling, three-family | No minimum | 1.0 per DU | 1.0 per DU | 1.2 per DU | 1.0 per DU | 1.2 per DU | 1.5 per DU |
| | Dwelling, townhouse | Not applicable | 1.0 per DU | A No requirement | 1.5 per DU | 1.5 per DU | 2.0 per DU | 2.0 per DU |
| | Dwelling, two-family | Not applicable | | | | | 1.5 per DU | 2.0 per DU |
| Group Living Uses | Assisted living facility | ≤ 8 elderly or handicapped residents | No minimum | 1.0 per 8 beds | 1.0 per 8 beds | 1.0 per 4 beds | 1.0 per 8 beds | 1.0 per 4 beds |
| | Manufactured home park | Not applicable | | | | | 1.5 per DU | 2.0 per DU |

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

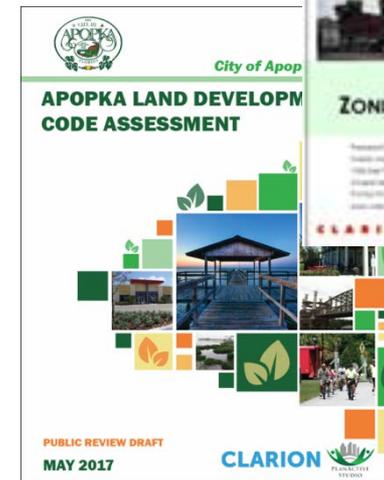
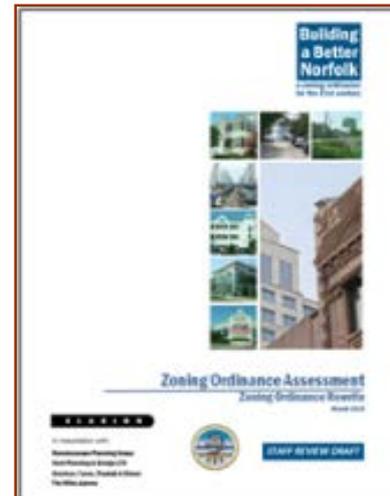
TABLE 5.1.7.D: MINIMUM NUMBER OF PARKING SPACES

| PRINCIPAL USE CATEGORY | PRINCIPAL USE TYPE | DOWNTOWN CHARACTER DISTRICT | TRADITIONAL CHARACTER DISTRICT | SUBURBAN CHARACTER DISTRICT | COASTAL CHARACTER DISTRICT |
|--|--|--|--|-----------------------------|----------------------------|
| CONSERVATION, OPEN SPACE, AGRICULTURE, AND RESOURCE PROTECTION USES | | | | | |
| Conservation, Open Space and Resource Protection Uses | All Uses | N/A | N/A | N/A | N/A |
| RESIDENTIAL USES | | | | | |
| Household Living | Dwelling, live-work | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU | 2 per DU | 2 per DU |
| | Dwelling, multifamily | 1.5 per DU | 1.6 per DU | 1.75 per DU | 1.75 per DU |
| | Dwelling, single-family detached | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU | 2 per DU |
| | Dwelling, single-family semi-detached | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU | 2 per DU |
| | Dwelling, townhouse | 1.5 per DU | 1.75 per DU | 2.0 per DU | 2.0 per DU |
| | Dwelling, two-family | 2 per DU | 2 per DU | 2 per DU | 2 per DU |
| | Manufactured home park | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU | 2 per DU |
| Group Living Uses | Congregate housing | 0.33 per DU | 0.33 per DU | 0.33 per DU | 0.33 per DU |
| | Continuing care retirement community | 0.5 per DU | 0.5 per DU | 0.5 per DU | 0.5 per DU |
| | Fraternity or sorority house | 2 per BDRM | 2 per BDRM | 2 per BDRM | 2 per BDRM |
| | Group home | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU (1 per DU for adaptive reuse of existing buildings) | 2 per DU | 2 per DU |
| | Rooming house | 1 plus 1 per BDRM | 1 plus 1 per BDRM | 1 plus 1 per BDRM | 1 plus 1 per BDRM |
| PUBLIC, CIVIC, AND INSTITUTIONAL USES | | | | | |
| Communication Uses | Broadcasting studio | 1 per 800 sf | 1 per 400 sf | 1 per 200 sf | 1 per 200 sf |
| | All Other Uses | Zoning Administrator | Zoning Administrator | Zoning Administrator | Zoning Administrator |
| 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 |

Zoning Tools to Encourage and Support Redevelopment

EVALUATE AND MODIFY ZONE DISTRICTS TO ADDRESS NONCONFORMITIES

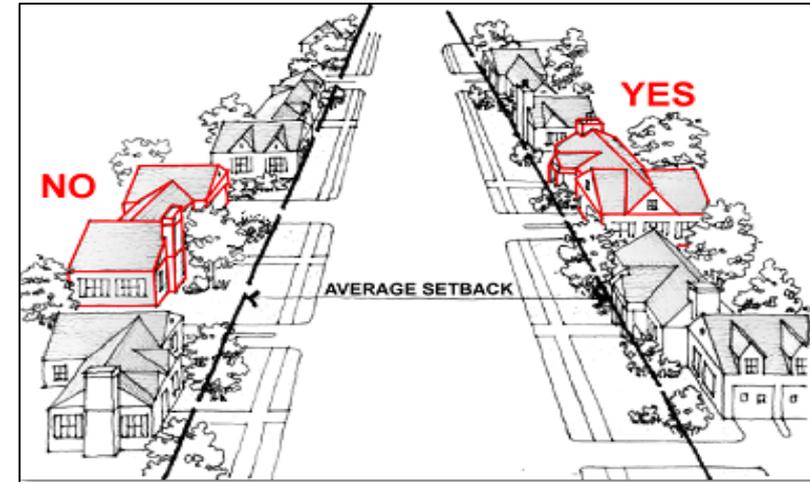
- **Concept:** Nonconformities create obstacles to redevelopment. To remove must tailor strategy to the specific zoning ordinance
- **Borough:** Review dimensional standards in residential zone districts to address nonconforming lots and structures
- **Other Recent Examples:**
 - **Portsmouth, VA** – 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



Zoning Tools to Encourage and Support Redevelopment

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 27-3.517.B.1: Minor Departures

| Standard | Maximum Departure (percentage departure from standard) | |
|--|---|-----------------|
| | Transit-Oriented/Activity Center Base and Planned Development Zones and Base and Planned Development Zones Inside the Capital Beltway | All Other Zones |
| Base zone dimensional standards | 15 | 15 |
| Block design standards in Sec. 27-6.108.K, Block Design | 20 | 15 |
| Vehicle stacking spaces standards in Table 27-6.108.O.1.a: Minimum Stacking Spaces for Drive-Through Facilities and Related Uses, in Sec. 27-6.108.O, Vehicle Stacking Space | 20 | 15 |
| Numerical standards in Sec. 27-6.205.I, Large Vehicular Use Areas (300 or More Spaces) | 10 | 15 |
| Off-street parking standards in Sec. 27-6.206.A: Minimum Number of Off-Street Parking Spaces, in Sec. 27-6.206, Off-street Parking Space Standards | 15 | 10 |
| 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 | 15 | 10 |
| Numerical standards in Sec. 27-6.211, Loading Area Standards | 15 | 10 |
| Location of off-street parking in Sec. 27-6.804.B, Location of Off-Street Parking, in the Multifamily, Townhouse, and Three Family Form and Design Standards | 10 | 15 |
| Numeric building length standards in 27-6.804.D, Maximum Building Length, in the Multifamily, Townhouse, and Three Family Form and Design Standards | 10 | 15 |
| Numeric building façade standards in Sec. 27-6.804.E, Building Façades, in the Multifamily, Townhouse, and Three family Form and Design Standards | 10 | 15 |

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 27-3.517.B.1: Minor Departures

| Standard | Maximum Departure (percentage departure from standard) | |
|--|---|-----------------|
| | Transit-Oriented/Activity Center Base and Planned Development Zones and Base and Planned Development Zones Inside the Capital Beltway | All Other Zones |
| Numerical building façade/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 façade 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 |

Zoning Tools to Encourage and Support Redevelopment

ALTERNATIVE COMPLIANCE PROVISIONS

• Concept:

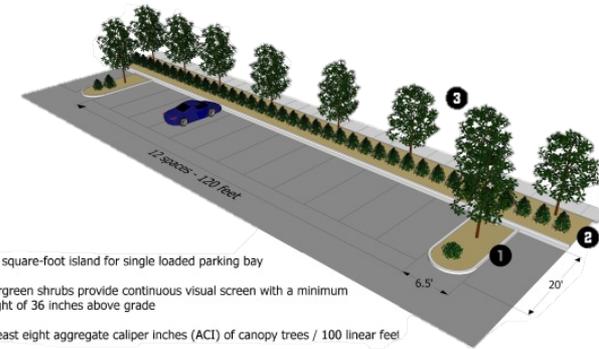
- Given the nature of redevelopment, some development standards, especially parking, can create obstacles to desired redevelopment
- Allowing some flexibility provisions to address this circumstance, can remove these obstacles
- Examples of alternative compliance provisions for parking: shared parking,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

| TABLE 6.5.C: BUFFER TYPES [ACI = AGGREGATE CALIPER INCHES] | | | |
|--|--|---|---|
| BUFFER TYPE AND CONFIGURATION | MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER ^{1,2,3} | | |
| | OPTION 1: MINIMUM WIDTH 25 FEET | OPTION 2: MINIMUM WIDTH 15 FEET | OPTION 3: MINIMUM WIDTH 5 FEET |
| TYPE A - BASIC | | | |
| This perimeter buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet. | 10 ACI of shade trees per every 100 linear feet (at least 30% of all plants shall be evergreen)  | 2 ACI of shade trees + 12 ACI of small trees per every 100 linear feet (at least 60% of all plants shall be evergreen)  | 3-foot-tall semi-opaque (75% transparent) fence or wall + 5 evergreen shrubs per every 100 linear feet |
| TYPE B - AESTHETIC | | | |
| This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses. | 8 ACI of shade trees + 12 shrubs per every 100 linear feet (at least 30% of all plants shall be evergreen)  | 4 ACI of shade trees + 13.5 ACI of small trees + 5 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen)  | 4-foot-tall semi-opaque (50% transparent) fence or wall + 10 evergreen shrubs per every 100 linear feet |
| TYPE C - SEMI-OPAQUE | | | |
| This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of four feet. | 8 ACI of shade trees + 9 ACI of small trees + 11 shrubs per every 100 linear feet (at least 30% of all plants shall be evergreen)  | 6 ACI of shade trees + 12 ACI of small trees + 15 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen)  | 6-foot-tall opaque fence or wall + 15 evergreen shrubs per every 100 linear feet |
| TYPE D - OPAQUE | | | |
| This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation. | 10 ACI of shade trees + 13.5 ACI of small trees + 23 shrubs per every 100 linear feet (at least 30% of all plants shall be evergreen)  | 6 ACI of shade trees + 15 ACI of small trees + 29 shrubs per every 100 linear feet (at least 60% of all plants shall be evergreen)  | 6-foot-tall opaque wall + 20 evergreen shrubs per every 100 feet |
| NOTES: 1. Perimeter buffer widths (but not vegetation amounts) may be reduced in accordance with Section 3.4.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. | | | |

Zoning Tools to Encourage and Support Redevelopment

ALTERNATIVE COMPLIANCE PROVISIONS

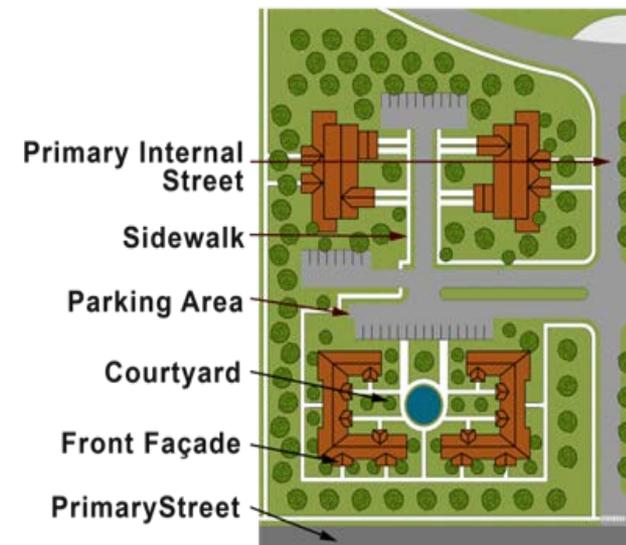
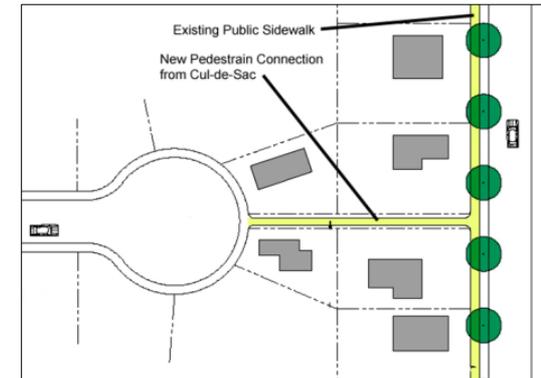
- **Concept (cont.):**
 - Key that criteria be specific and measureable, where appropriate
- **Borough:** Considering using for parking
- **Recent Examples:** Most codes Clarion has updated in last decade. Varying degrees of application



Theme 3: Modernize the Development Standards

Pages
II-40 - II-54

- 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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