

# TWO SIDES OF THE SAME COIN:

## PLAN IMPLEMENTATION THROUGH ZONING AND P3S

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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*



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*Borough of State College*



Craig Richardson, Esq.  
*Clarion Associates*



# State College Planning Implementation

APA-PA Conference

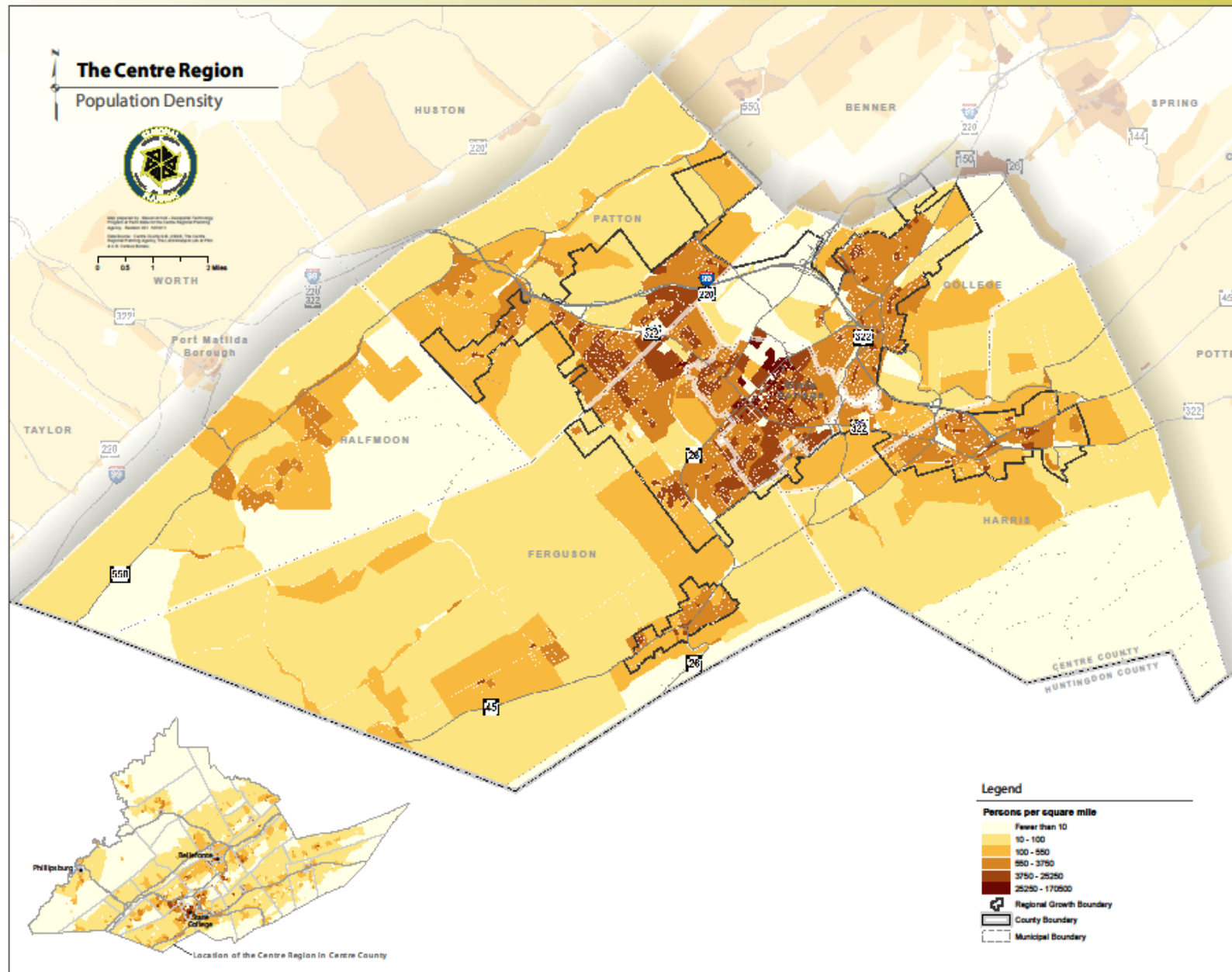
October 22, 2017



# 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





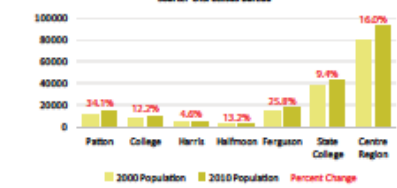
## Population Characteristics

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.

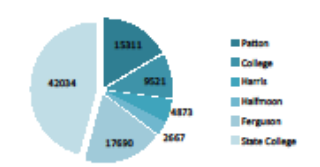
**Growth of the Centre Region by Decade**  
Source: U.S. Census Bureau



**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.



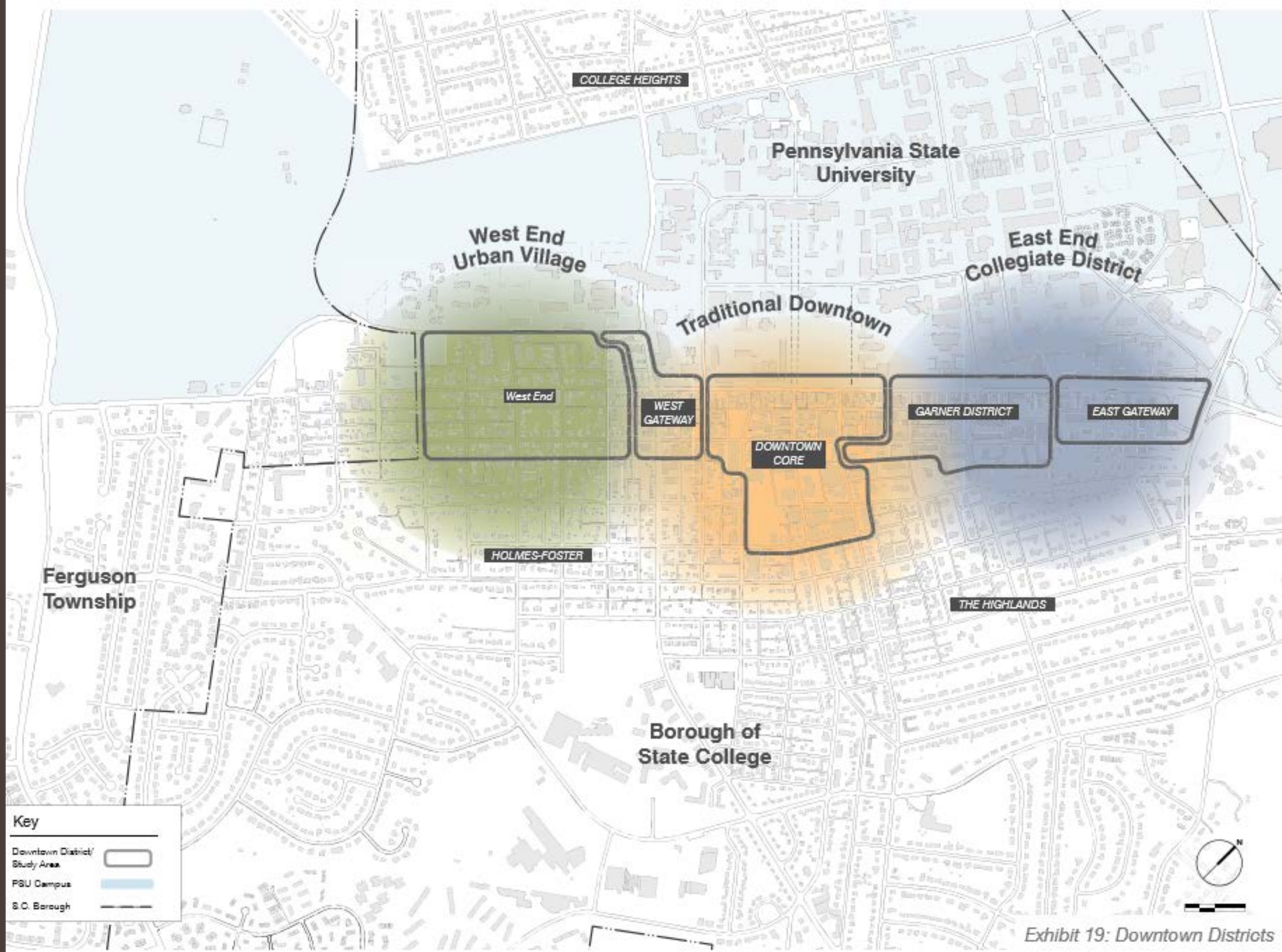
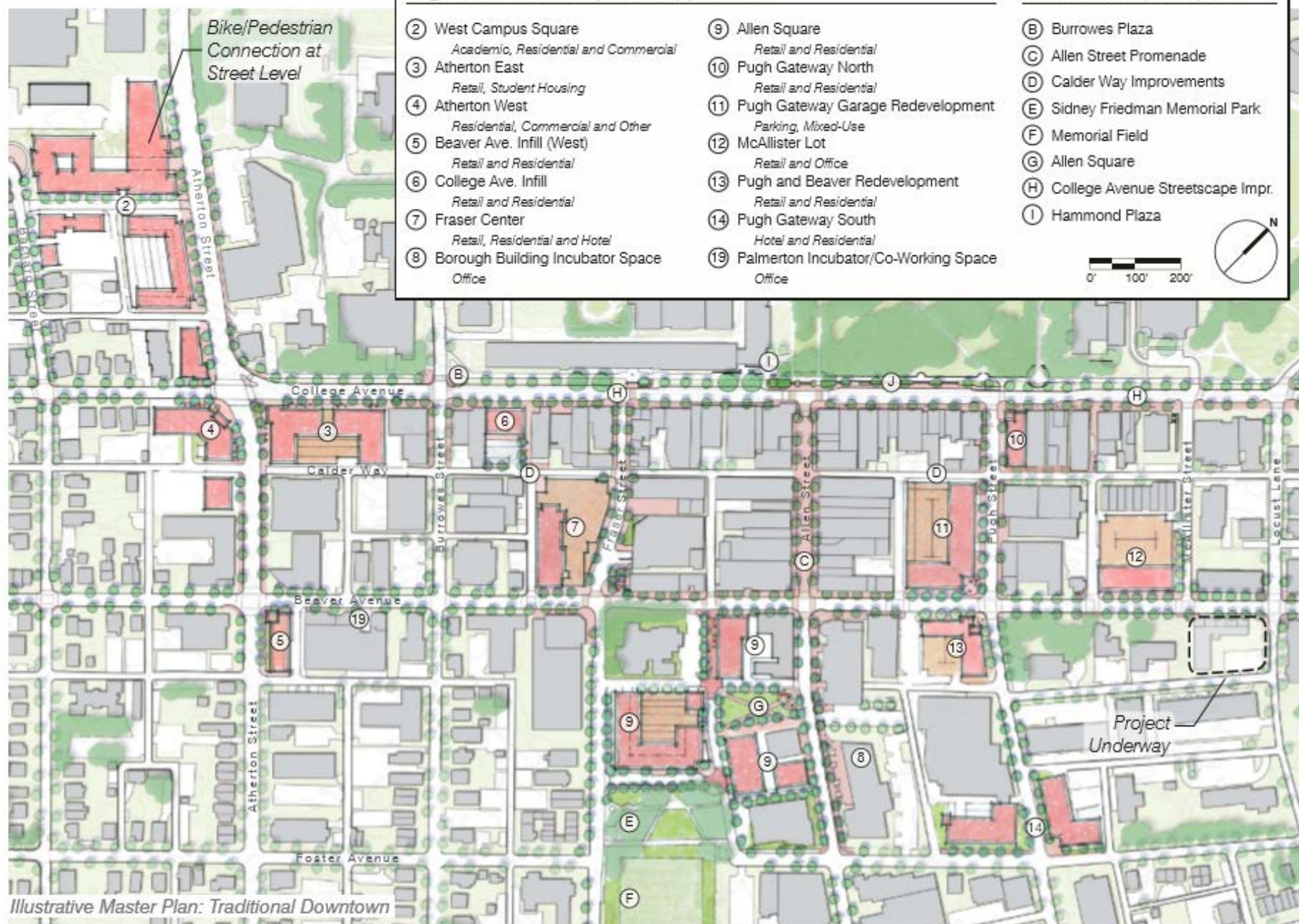


Exhibit 19: Downtown Districts











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 ]

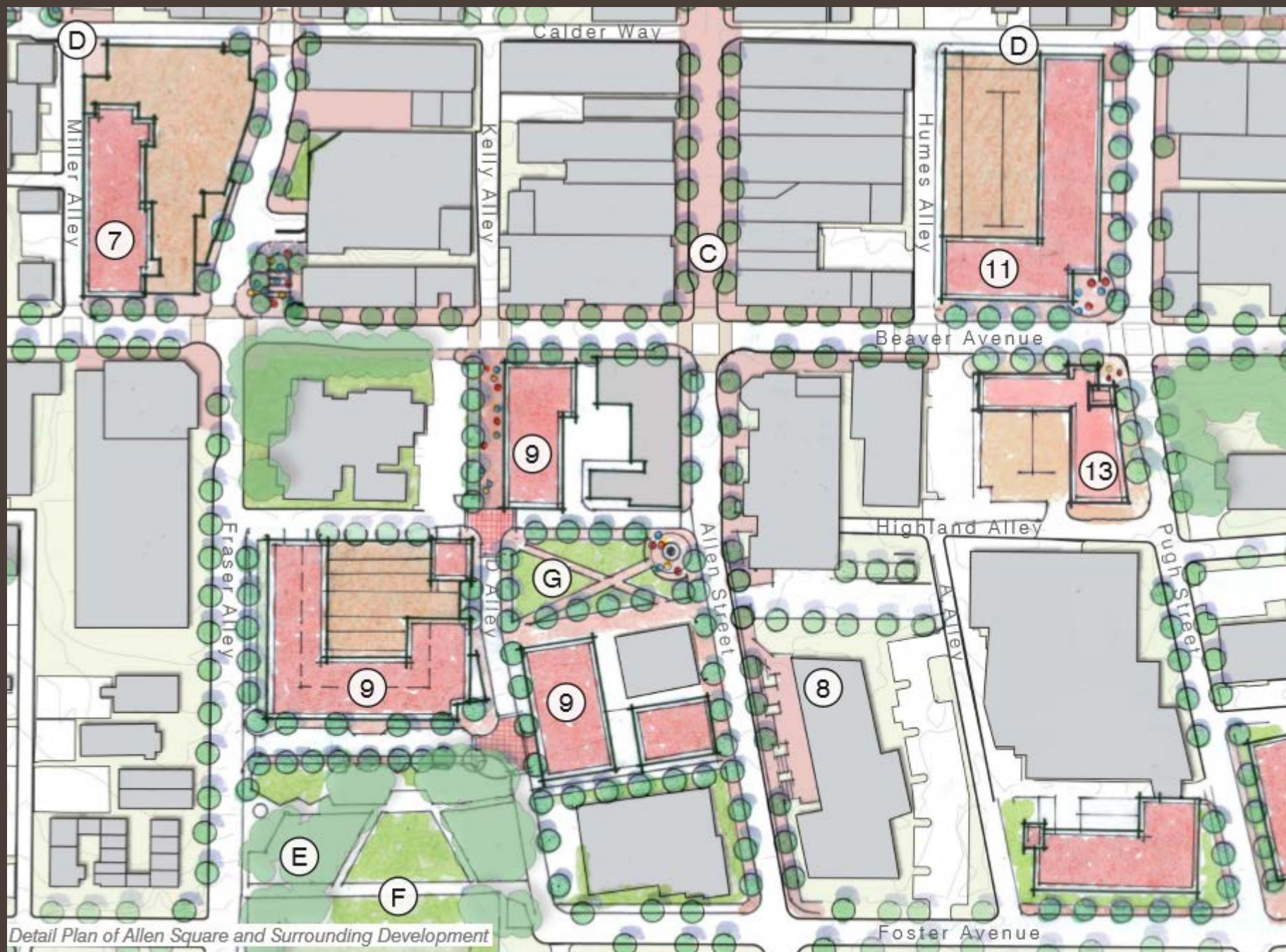
LEARN MORE











Detail Plan of Allen Square and Surrounding Development







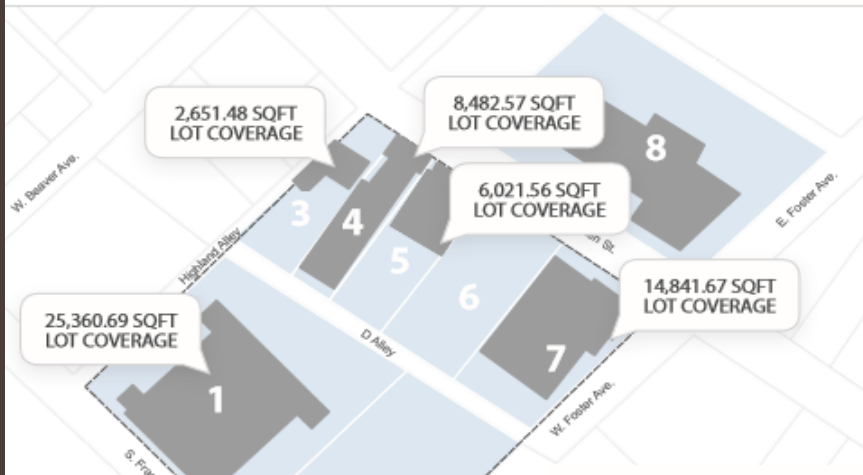
# ALLEN STREET CIVIC DISTRICT

 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*















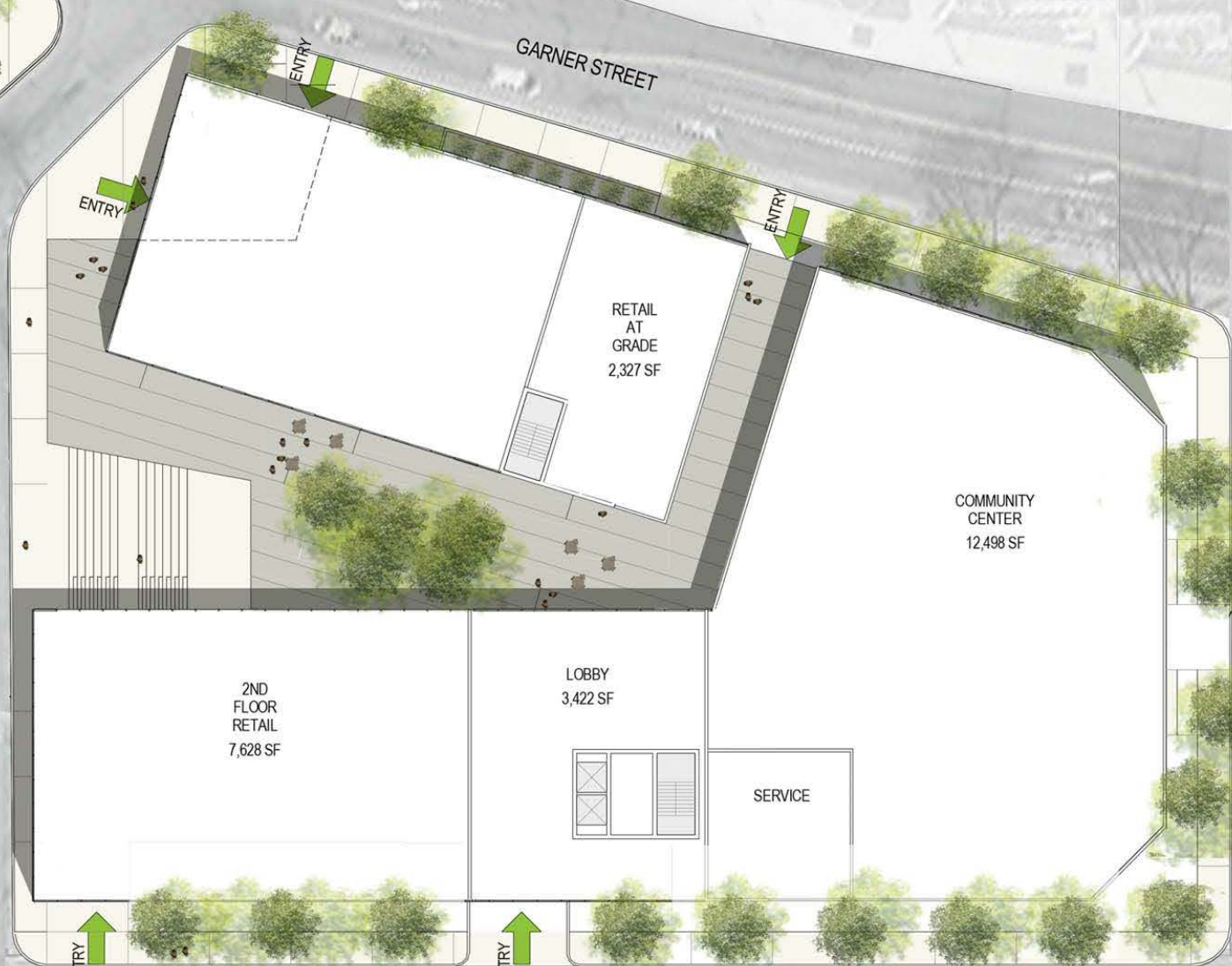
COLLEGE AVE



CALDER WAY

GARNER STREET

BEAVER AVENUE



HEISTER STREET





Google Earth

Google Earth

Image Landsat / Copernicus















## Centre Region Off-Campus Student Housing Developments <sup>(1)</sup>

### Off-Campus Student Housing

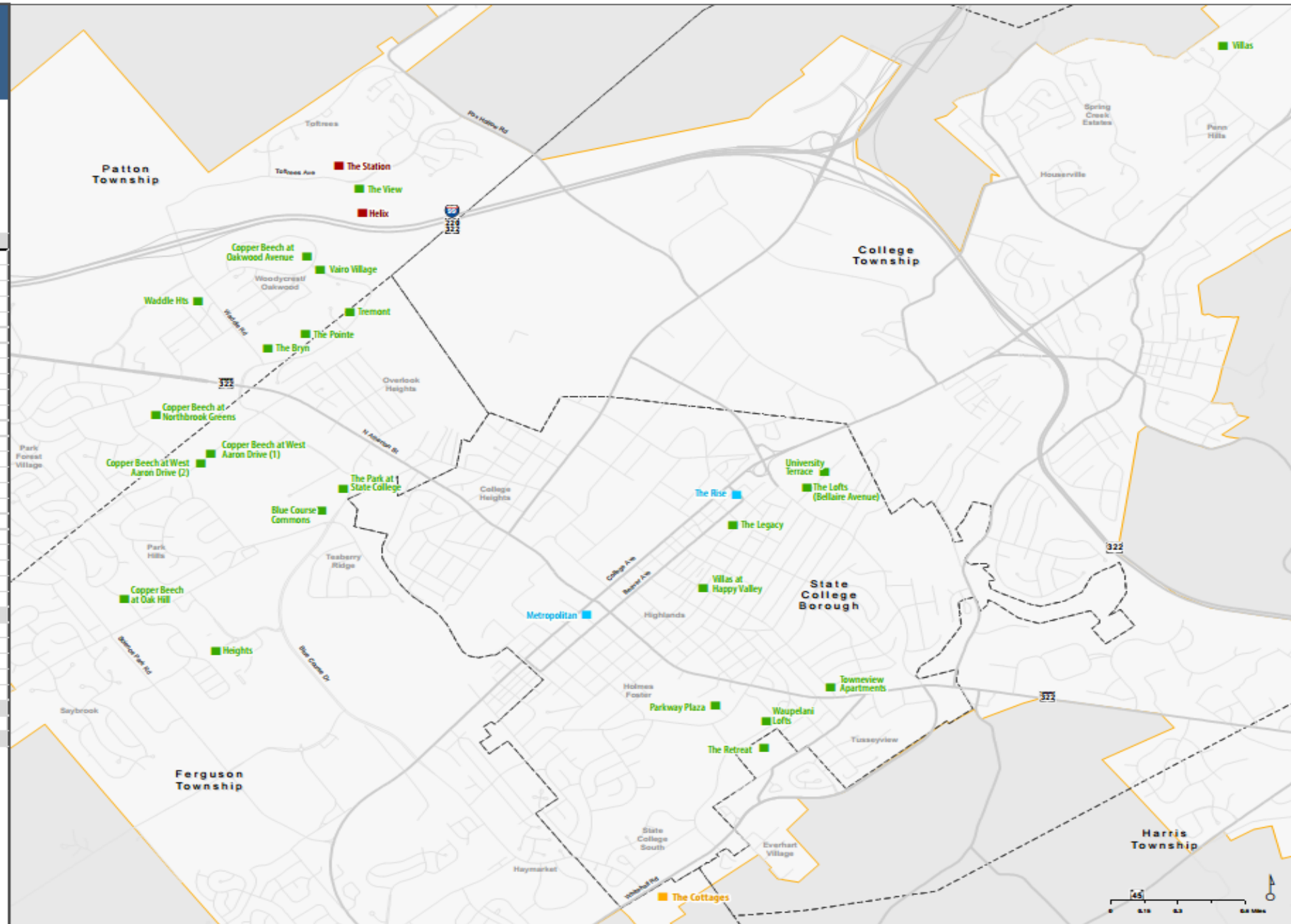
- Complete  
■ Under Construction  
■ Approved  
■ Proposed  
 Regional Growth Boundary/Sewer Service Area  
 Municipal Boundary

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
Townview Apartments	108	State College Boro
University Terrace	847	State College Boro
Valro Village	1,200	Patton Twp
Villas at Happy Valley	435	State College Boro
Waupelani Lofts	105	State College Boro
<b>Completed Total Beds</b>	<b>11,604</b>	
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
<b>Approved/Proposed/Under Construction</b>	<b>2,880</b>	

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

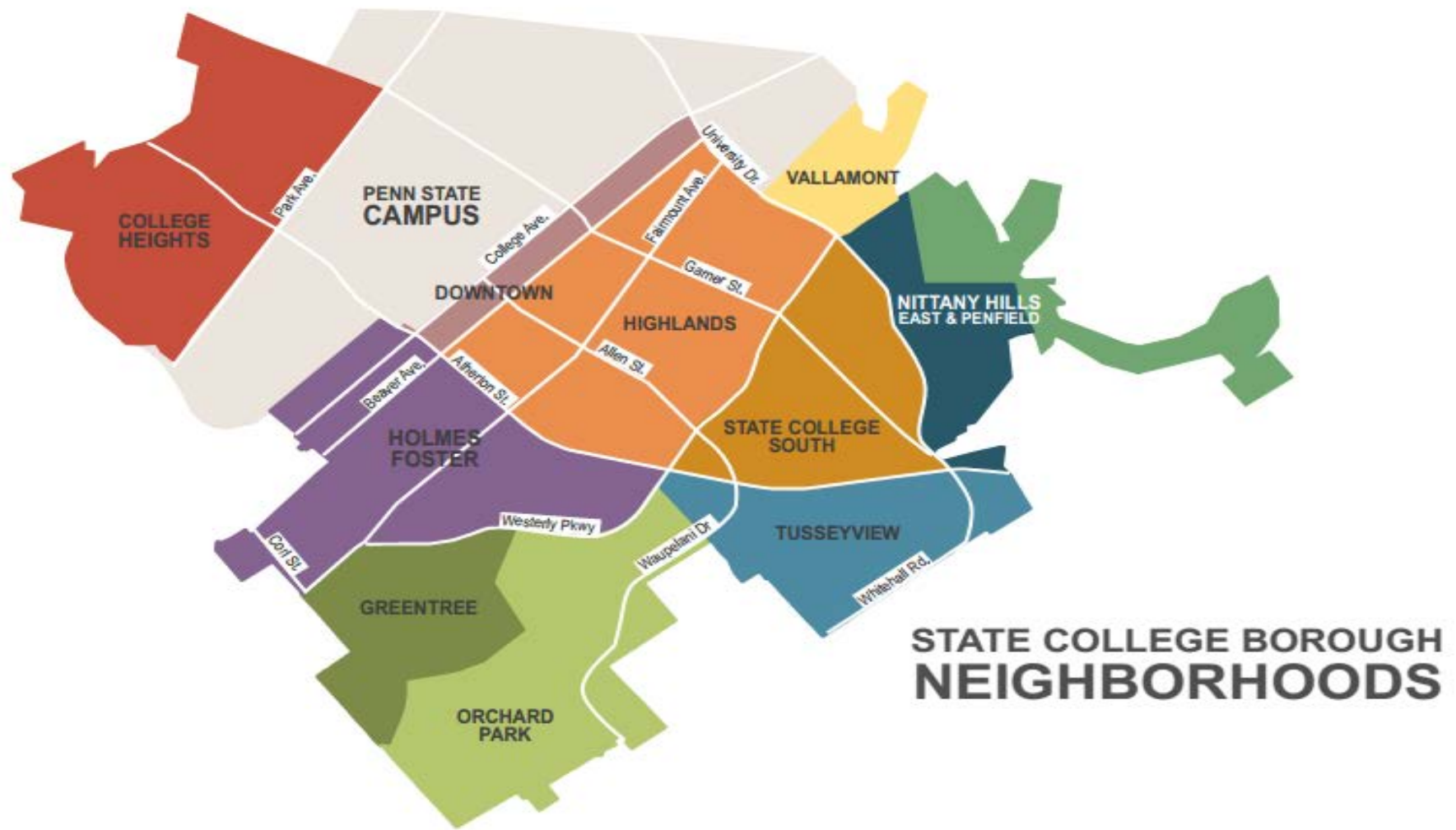


# State College Neighborhood Plan



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

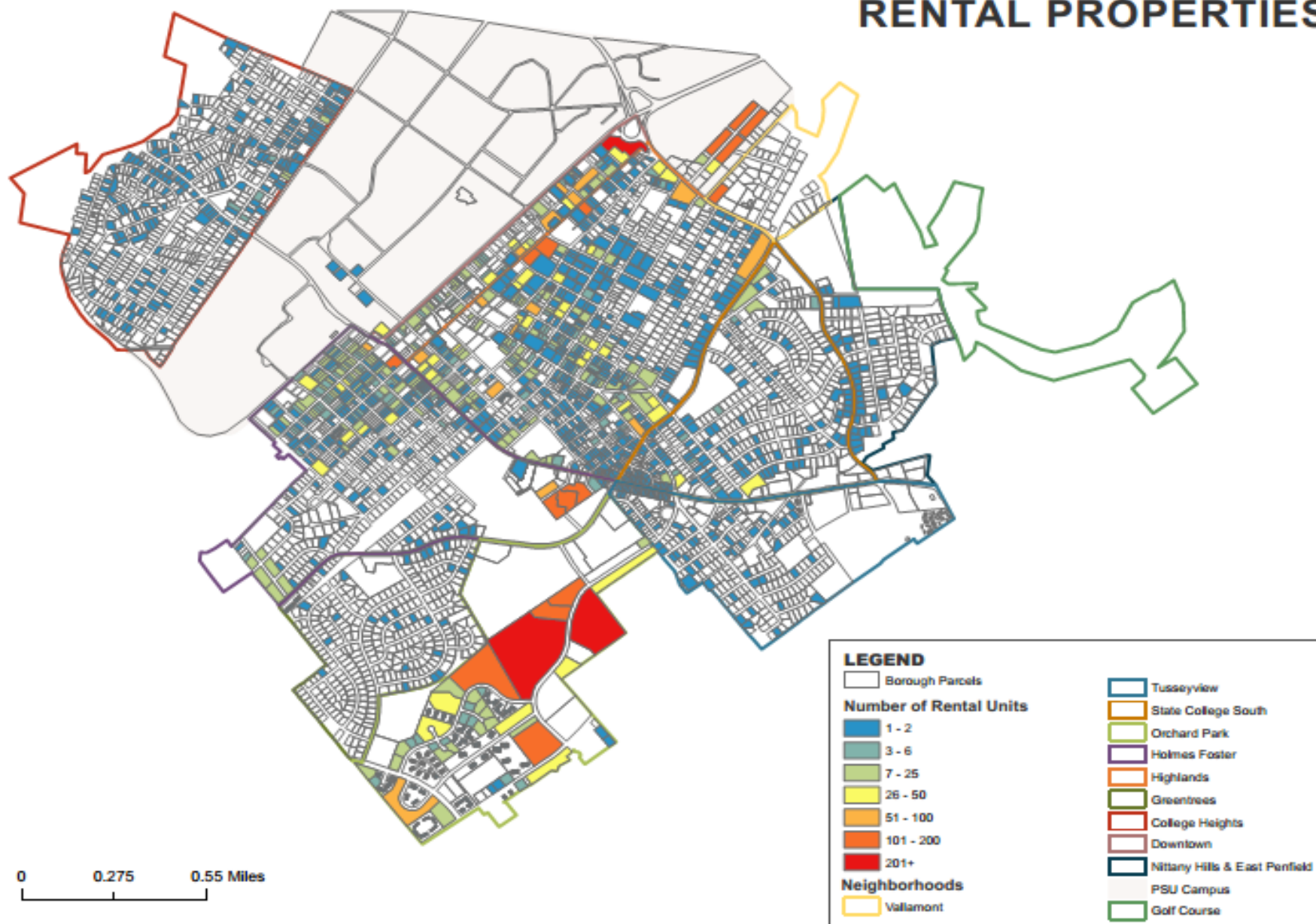




**STATE COLLEGE BOROUGH  
NEIGHBORHOODS**



# FEBRUARY 2017 BOROUGH RENTAL PROPERTIES

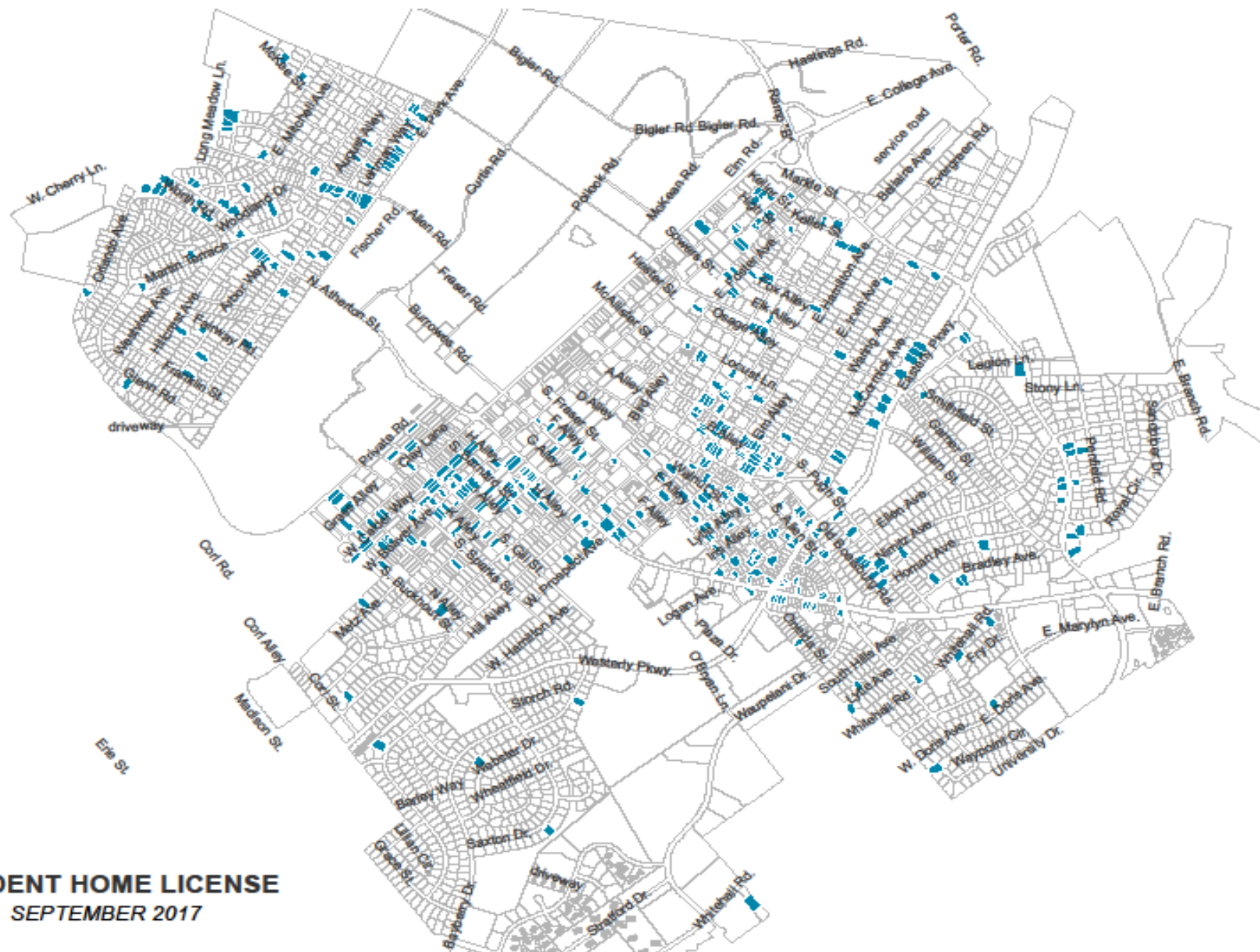




# Student Home Licensing

- 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





**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

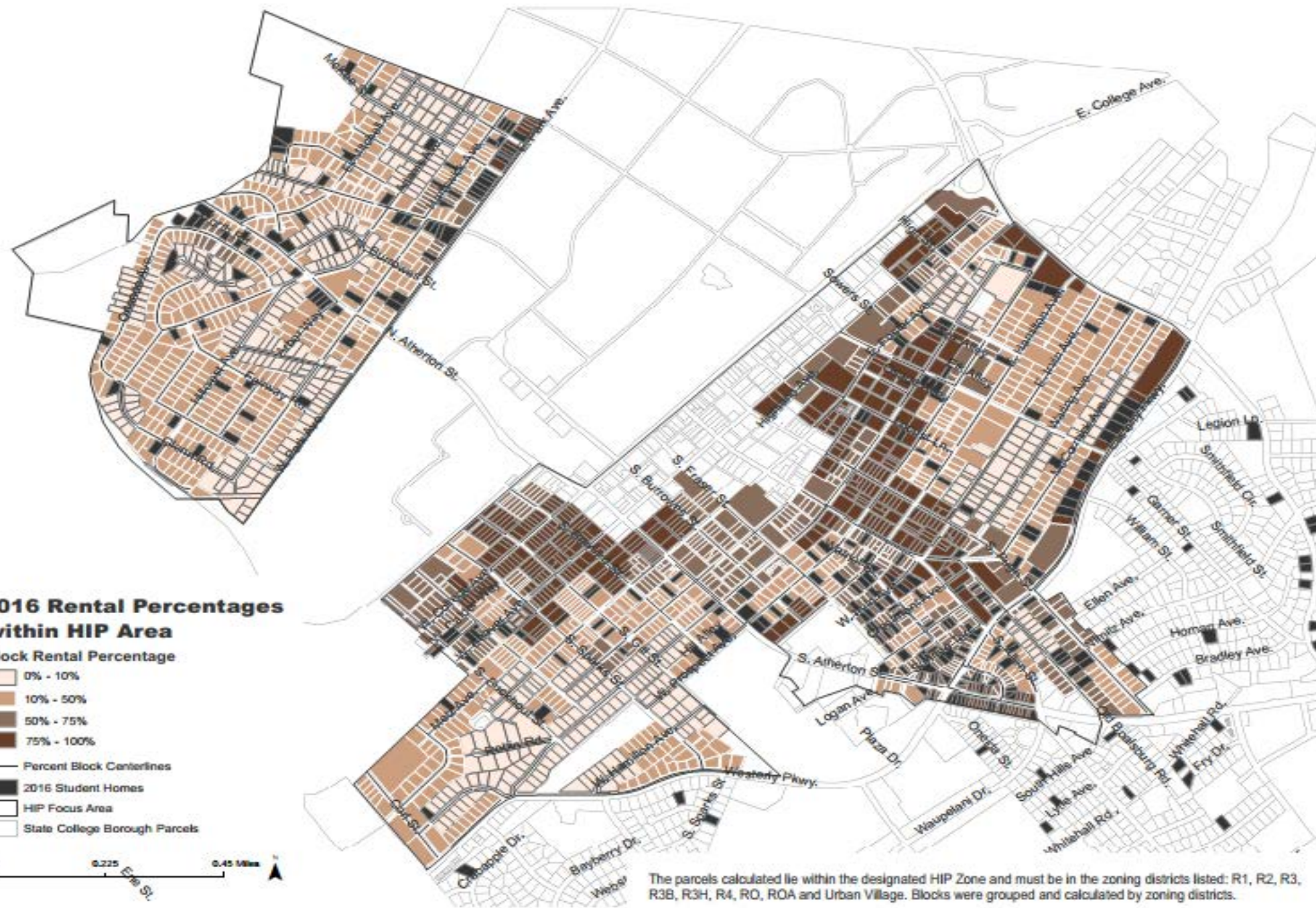
- 0% - 10%
- 10% - 50%
- 50% - 75%
- 75% - 100%

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, 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](http://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](http://www.zonestatecollege.org)



Thank you!

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**HOMES  
JOBS  
COMMUNITY**

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



# Who we are

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*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



● ● ●

for Affordable  
Housing

in New Markets  
Tax Credit  
Allocation

in Public-Private  
Partnership  
Development

in Small  
Business Loans

Practitioners  
Trained

## TA Client Communities



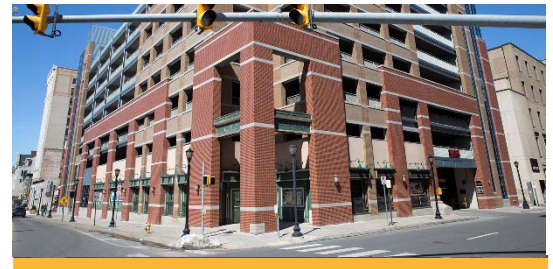
MARE ISLAND BREWING COMPANY

### Small Business Lending



## CONY FLATIRON SENIOR RESIDENTS

## Affordable Housing



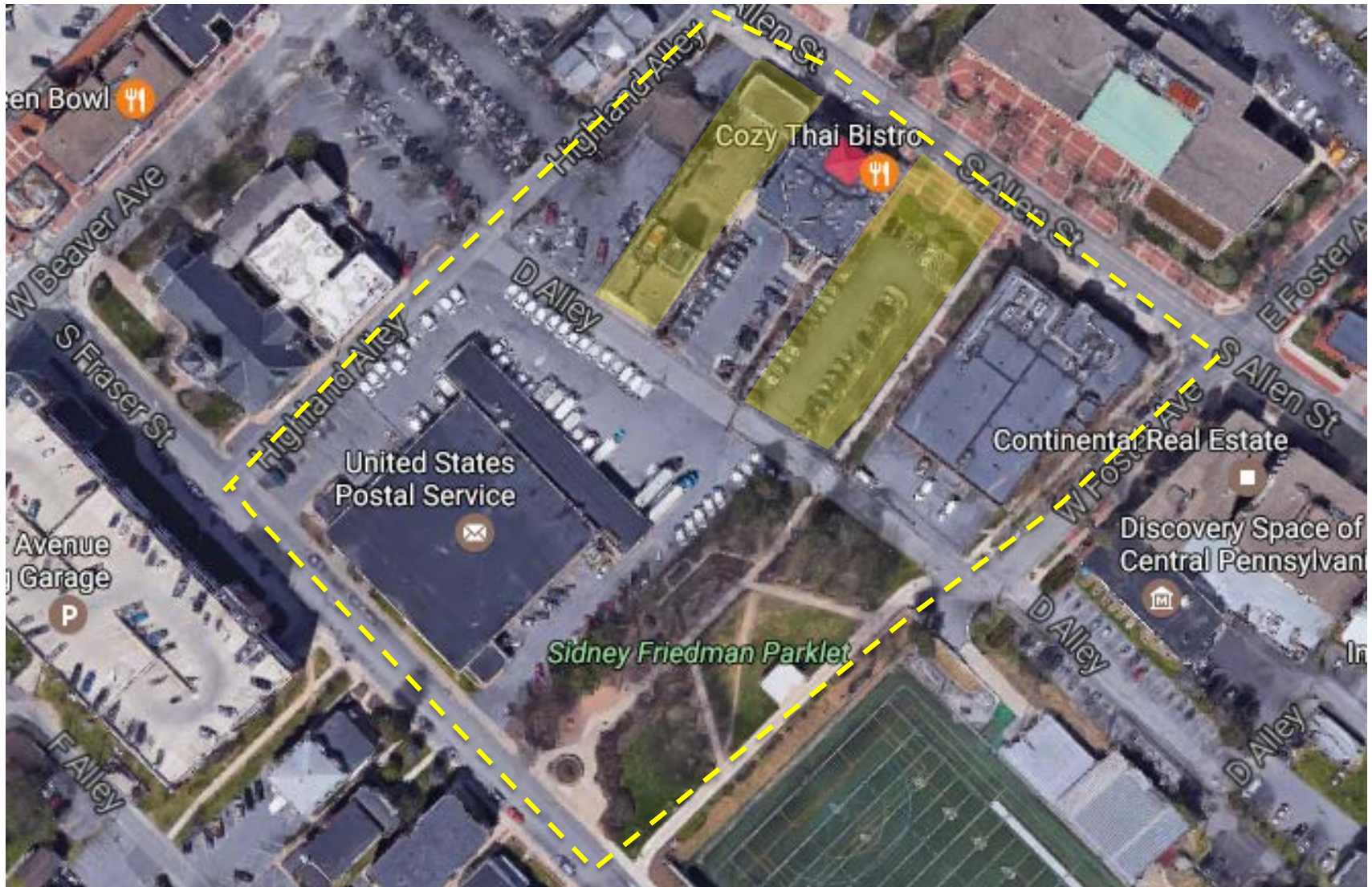
## SCRANTON PARKING SYSTEM

## Public Private Partnerships



# Leveraging Borough Assets for Plan Implementation

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# Strategic Use of RFQ and RFP

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# Key Goals of Process

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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.



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# SCTC Request for Qualifications

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

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# SCTC Request for Proposals

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## 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"><li>Feasibility of proposal and likelihood of success</li><li>Financial feasibility of proposals</li></ul>	Max of 25 points
Compatibility & Integration with Redevelopment Plan	<ul style="list-style-type: none"><li>Compatibility of proposed uses with Borough visions and surrounding neighborhood</li><li>Integration with surrounding neighborhood.</li><li>Consistency with prior planning efforts</li></ul>	Max of 25 points
Community Benefits	<ul style="list-style-type: none"><li>Ability to deliver Community Benefits required by the Borough</li></ul>	Max of 25 points
Fiscal Impact to Borough	<ul style="list-style-type: none"><li>On-going tax revenue generated by the development</li><li>Monetary consideration given for land conveyance</li><li>Economic value of parking granted</li><li>Economic value for Borough master lease or purchase of space in the development</li></ul>	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 <sup>th</sup> , 2017	On-site Q&A with teams	
Friday, September 15 <sup>th</sup> , 2017	Due date for RFP submissions	
Wed., September 27 <sup>th</sup> , 2017	Presentation to RDA Board	
Wed., October 25 <sup>th</sup> , 2017	Staff evaluation presented to RDA Board	



# Response Under Evaluation

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# Rightsizing Public Investment

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## 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](mailto:crichardson@clarionassociates.com)

**CLARION**

**October 2017**



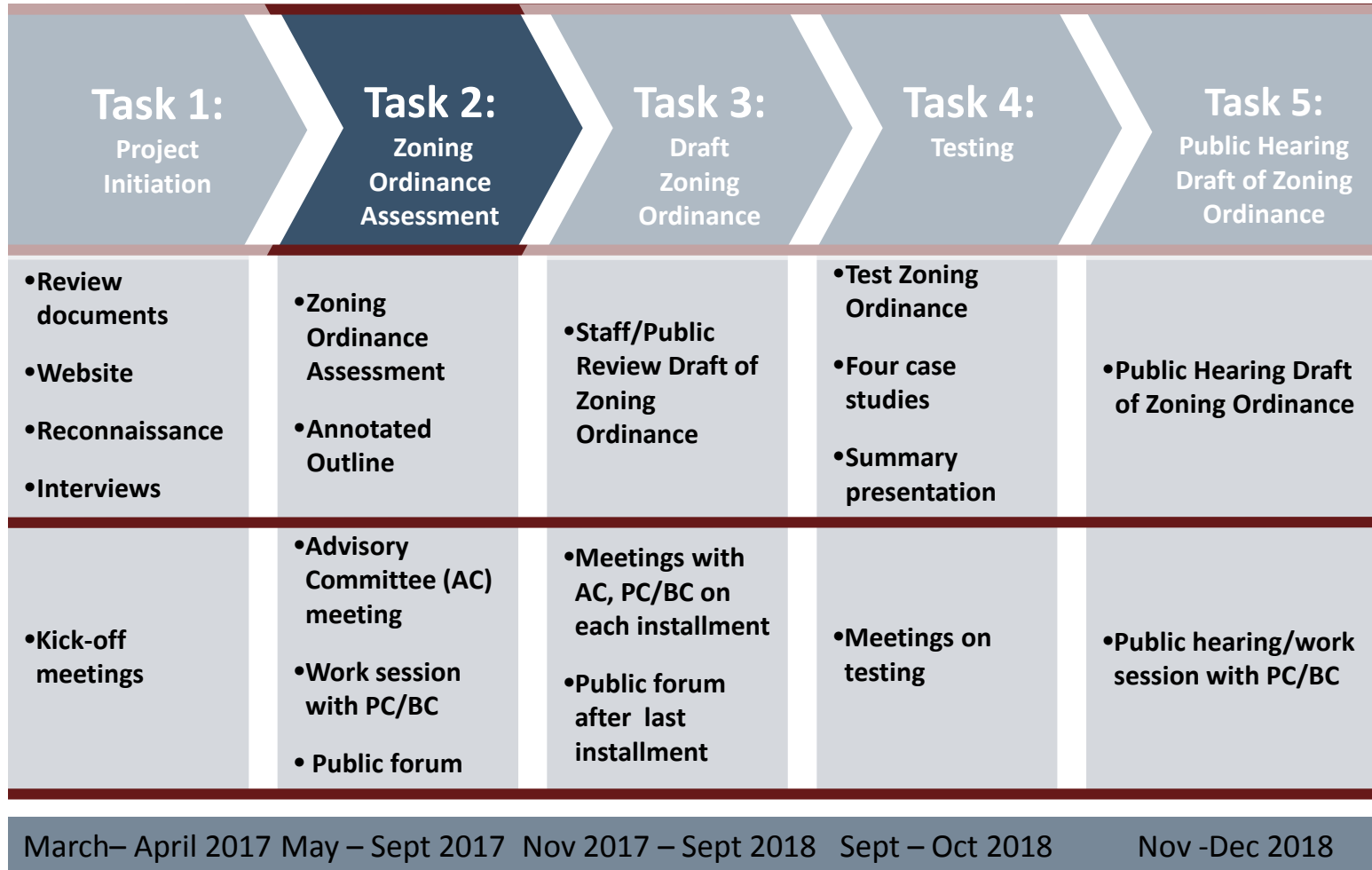
# Overview

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





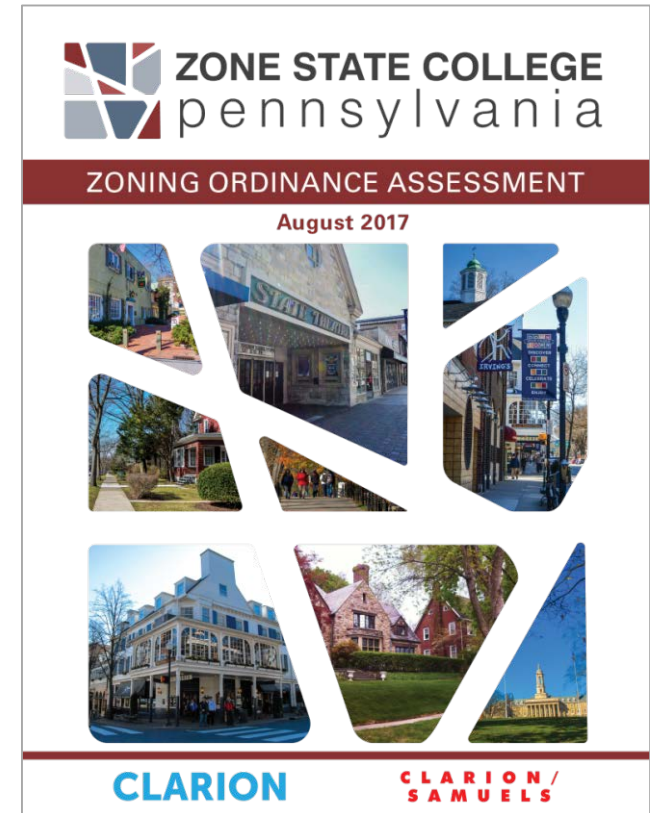
# The Project





# 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**

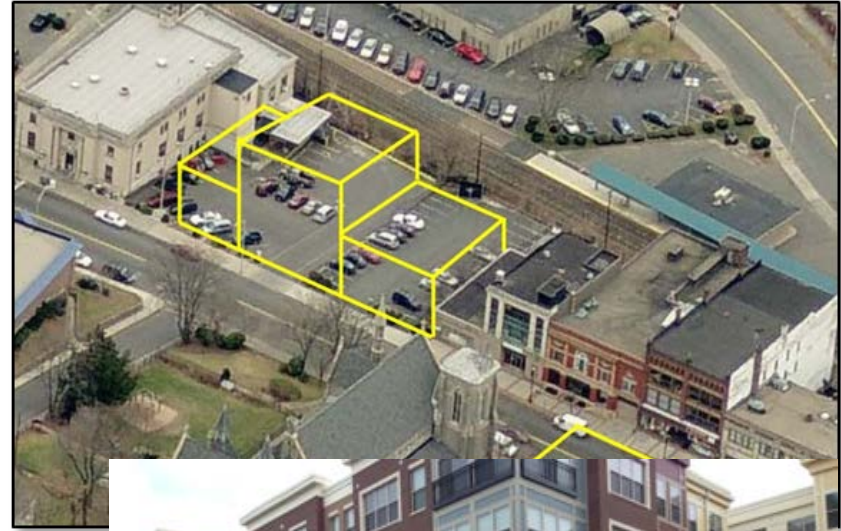




# Zoning Tools to Encourage and Support Redevelopment

## 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		
	Manufactured home park	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	1.0 per 4 beds	



# 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

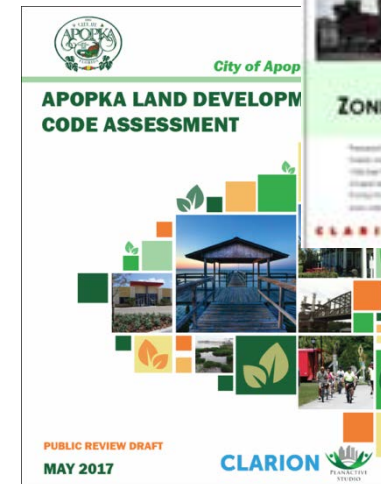
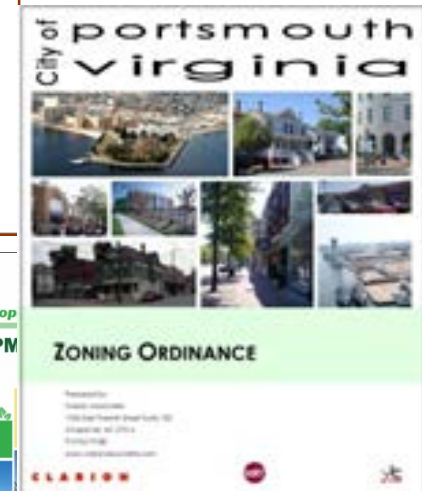
TABLE 5.1.7.D: MINIMUM NUMBER OF PARKING SPACES					
PRINCIPAL USE CATEGORY	PRINCIPAL USE TYPE	DOWNTOWN CHARACTER DISTRICT	TRADITIONAL CHARACTER DISTRICT	SUBURBAN CHARACTER DISTRICT	COASTAL CHARACTER DISTRICT
CONSERVATION, OPEN SPACE, AGRICULTURE, AND RESOURCE PROTECTION USES					
Conservation, Open 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

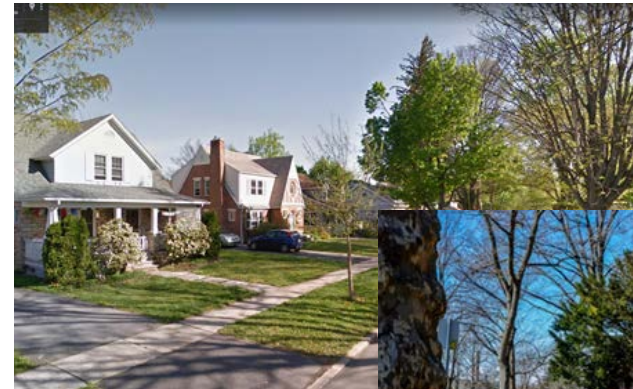
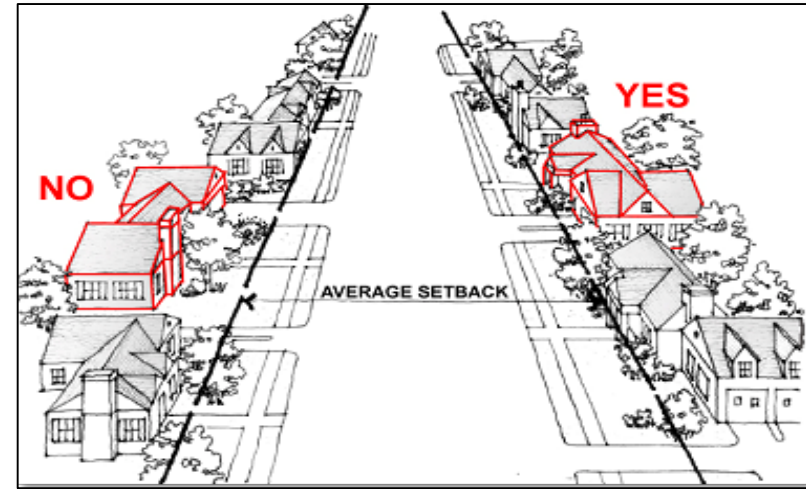




# Zoning Tools to Encourage and Support Redevelopment

## 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



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## 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 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


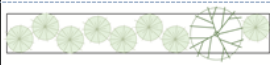

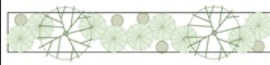

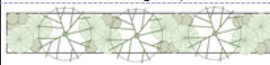

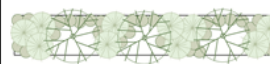


# Zoning Tools to Encourage and Support Redevelopment

## 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

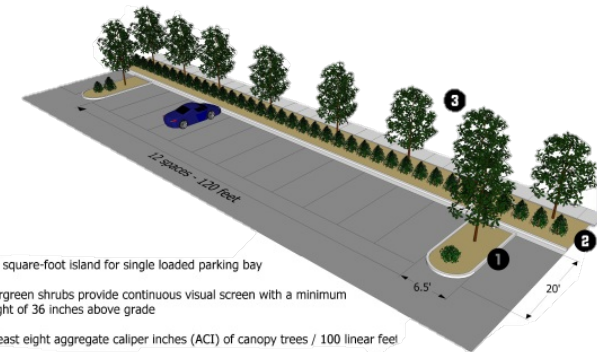
TABLE 6.5.C: BUFFER TYPES [ACI = AGGREGATE CALIPER INCHES]			
BUFFER TYPE AND CONFIGURATION	MINIMUM SCREENING REQUIREMENTS WITHIN PERIMETER BUFFER <sup>1,2,3</sup>		
	OPTION 1: MINIMUM WIDTH 25 FEET	OPTION 2: MINIMUM WIDTH 15 FEET	OPTION 3: MINIMUM WIDTH 5 FEET
<b>TYPE A - BASIC</b>			
This perimeter 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
<b>TYPE B - AESTHETIC</b>			
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
<b>TYPE C - SEMI-OPAQUE</b>			
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
<b>TYPE D - OPAQUE</b>			
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.VV, 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

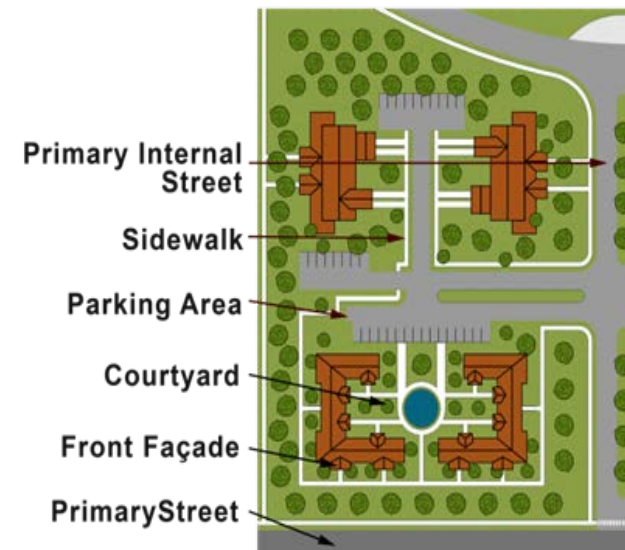
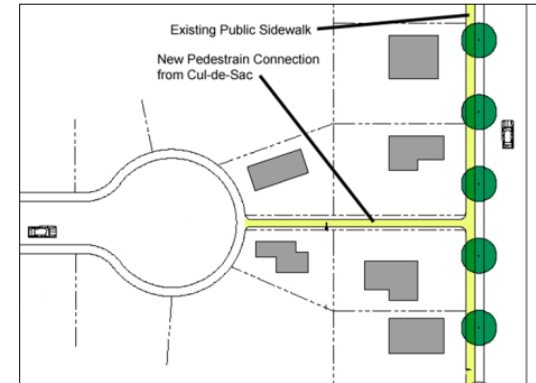




# Theme 3: Modernize the Development Standards

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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