

April 2017



ZONE STATE COLLEGE
pennsylvania

CLARION

STATE COLLEGE
P E N N S Y L V A N I A

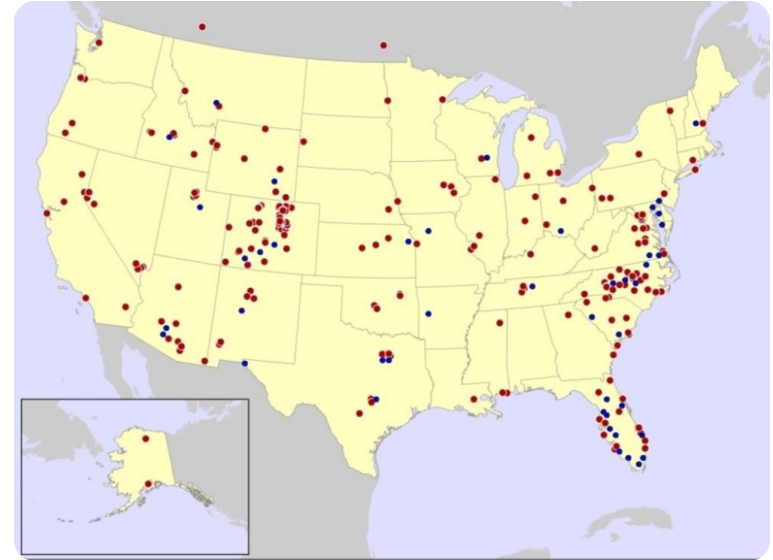
Presentation Summary

- The Clarion Team
- Work Program and Schedule
- Thoughts on Project Goals
- Public Involvement
- Next Steps
- Your Questions



The Clarion Team

- Significant national experience updating development codes
- Experts in form, use, and performance-based development codes
- Significant experience updating codes in built communities
- National leaders in zoning best practices
- National leaders in sustainable development regulations
- Excellent communicators and skilled facilitators



- ✓ Over 150 comprehensive code rewrites
- ✓ 2013 National APA Implementation Award: Philadelphia Zoning Ordinance
- ✓ 2012 EPA Smart Growth Award: Portsmouth Zoning Ordinance
- ✓ 2015 Driehaus Award, Charter Award: Beaufort County Community Code

The Clarion Team

Key Professionals:

Craig Richardson, Esq., Project Director / Strategic Advisor

Don Elliot, FAICP, Esq., Principal Advisor

Tim Richards, AICP, Esq., Project Coordination / Code Drafting

Nate Baker, AICP, CNU-A, Project Coordination / Code Drafting

David Henning, Esq., Code Drafting

Chris Peterson, Graphic Design

East Coast Project Experience

- ✓ **Philadelphia, PA** | New Zoning Code
- ✓ **Prince George's County, MD** | Zoning Ordinance and Subdivision Regulations
- ✓ **Albany, NY** | Sustainable Development Ordinance
- ✓ **Connecticut Capitol Region Council of Governments (CRCOG)** | Sustainable Model Code Provisions
- ✓ **Columbia, SC** | Zoning Ordinance and Subdivision Regulations Rewrite
- ✓ **Columbia, MO** | Unified Development Ordinance
- ✓ **Norfolk, VA** | Zoning Ordinance Rewrite



Clarion | Samuels

**CLARION /
SAMUELS**

RESPONSIBILITIES:

**Residential and Commercial Market
Analysis**

TEAM MEMBERS:

**Michael Samuels, CRE, FRICS, MAI
Gary Papke, MAI, CRE, AICP, FRICS**

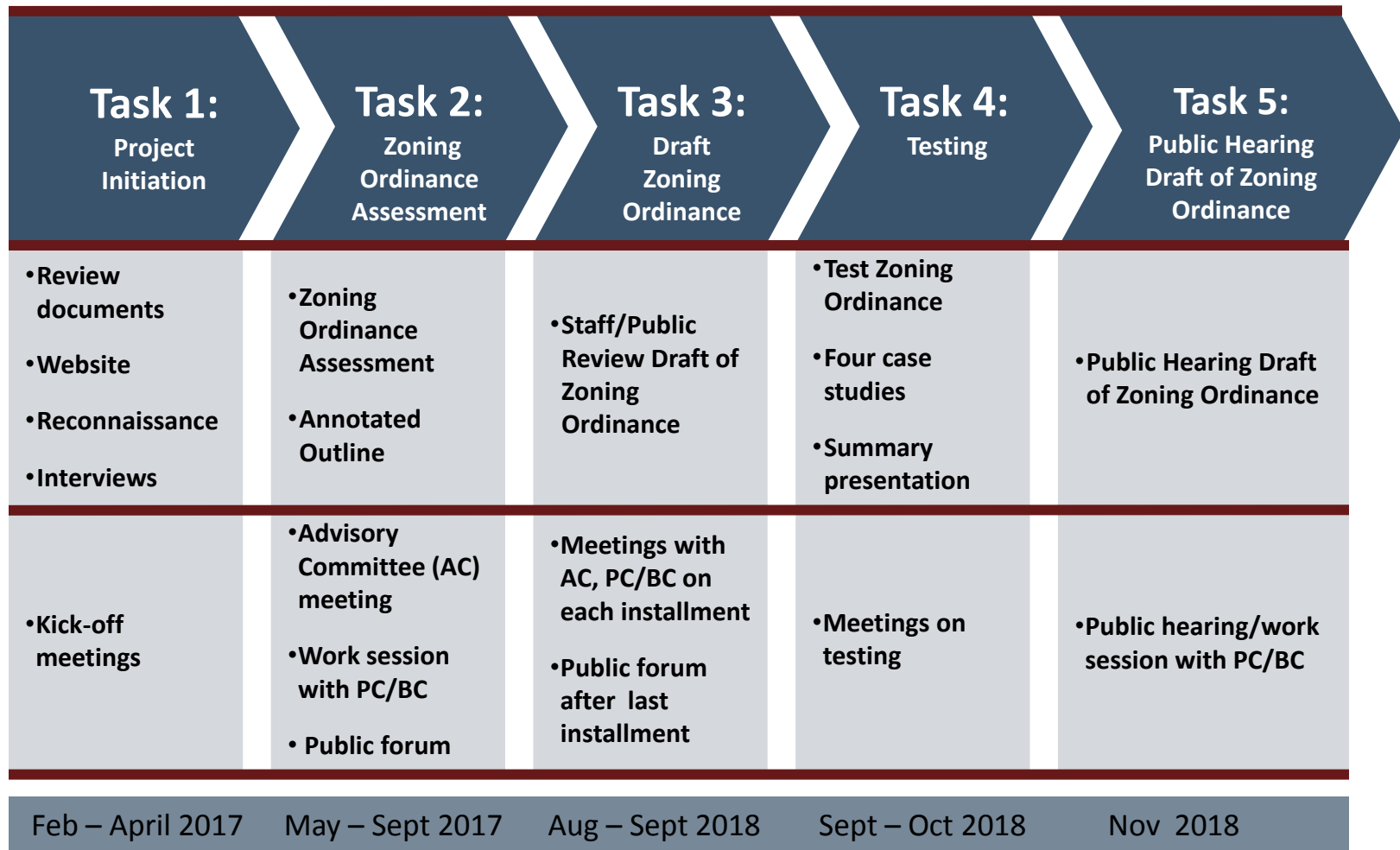
STRENGTHS:

- **Experts in macro and micro-level residential, office and retail analysis**
- **Economics-based approach for evaluating public-sector planning goals against private-sector markets**
- **Fiscal-driven recommendations help optimize regulation in commercial and residential markets**

East Coast Project Experience

- ✓ **Philadelphia, PA**
Zoning Code
- ✓ **Pittsburg, PA**
Zoning Code
- ✓ **Montgomery County, PA**
Main Street Plan
- ✓ **Chicago, IL**
Zoning Ordinance Analysis
- ✓ **Euclid, Ohio**
Master Plan Update
- ✓ **Fort Collins, Colorado**
City Plan Implementation

Work Program & Schedule



Thoughts on Project Goals

Goal 1

Make the Ordinance more user-friendly

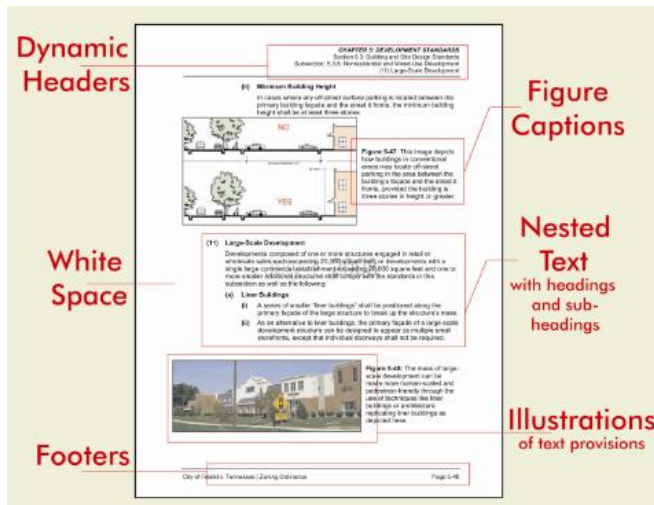
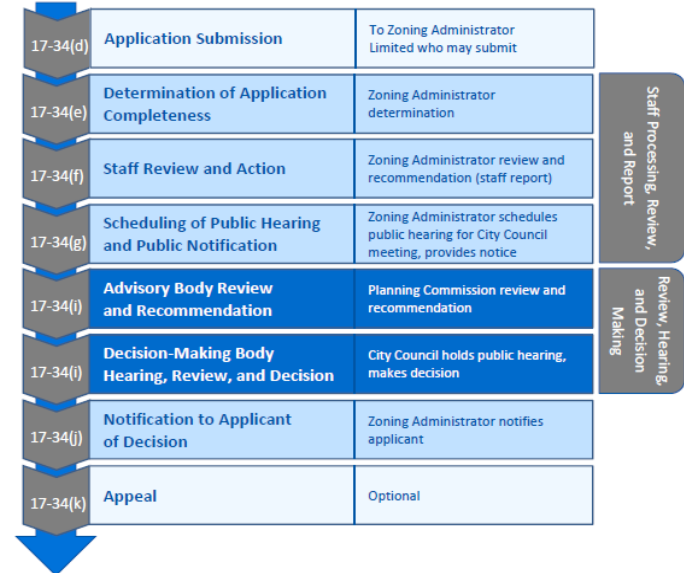


Figure 17-35.1: Summary of Text Amendment Procedure



How this could influence the development regulations

- Modernize format and structure
- More logically organize
- Provide graphics and illustrations
- Streamline review procedures
- Revise definitions and cross-references and add tables

Thoughts on Project Goals

Goal 2

Support dense, mixed-use, walkable development in the Downtown Core and West End



How this could influence the development regulations

- New mixed-use districts
- Incentives for denser, mixed-use development
- Form and design controls

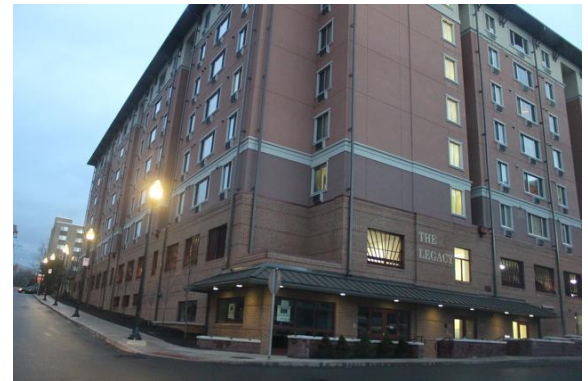
Thoughts on Project Goals

Goal 3

Add student housing, particularly in Downtown's East End

How this could influence the development regulations

- Allow increased density/FAR for student housing in targeted areas, in exchange for high quality design and other incentives
- Locate student housing complexes in close proximity to commercial centers, public transit, and bicycle and pedestrian facilities



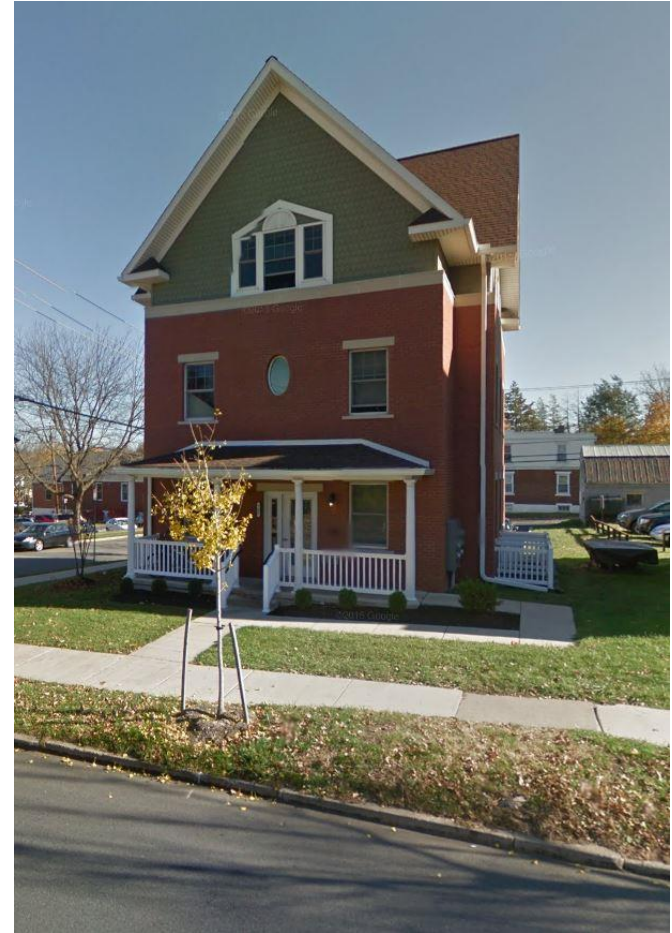
Thoughts on Project Goals

Goal 4

Ensure redevelopment and development in built neighborhoods is compatible with desired character and context

How this could influence the development regulations

- Contextual compatibility standards
- Evaluate nonconformities to remove obstacles to desired forms of redevelopment
- Basic form and design standards



Thoughts on Project Goals

Goal 5

Encourage and support reuse, redevelopment, or revitalization of underutilized properties, particularly along corridors that better accommodate bicycles and pedestrians and that are consistent with the desired character



How this could influence the development regulations

- Remove obstacles for desired types of redevelopment
- Refine nonconformity provisions
- Ensure desired character is achieved through other regulatory controls

Thoughts on Project Goals

Goal 6

Protect the character of existing neighborhoods

How this could influence the development regulations

- Neighborhood compatibility standards
- Neighborhood conservation districts
- Other regulations to mitigate impacts of student housing



Thoughts on Project Goals

Goal 7

Support Sustainable Development Practices and Green Building

How this could influence the development regulations

- Green building/sustainability requirements
- Green building/sustainability incentives
- Types of development practices addressed:
 - Energy conservation and alternative energy
 - Water conservation and quality
 - Tree protection
 - Urban agriculture
 - LEED building, or comparable
 - Building materials
 - Recycling
 - Compact, walkable development
 - Other



Goal 8

This diagram illustrates the proposed pedestrian connection. It shows a cul-de-sac on the left with a 'CUL-DE-SAC' label. A new pedestrian connection, highlighted in yellow, extends from the cul-de-sac to an 'Existing Public Sidewalk' on the right. The connection is labeled 'New Pedestrian Connection from Cul-de-Sac'. The diagram also shows several grey building footprints and a row of green trees along the sidewalk.



ZONE STATE COLLEGE
pennsylvania

Public Involvement

Project Web site

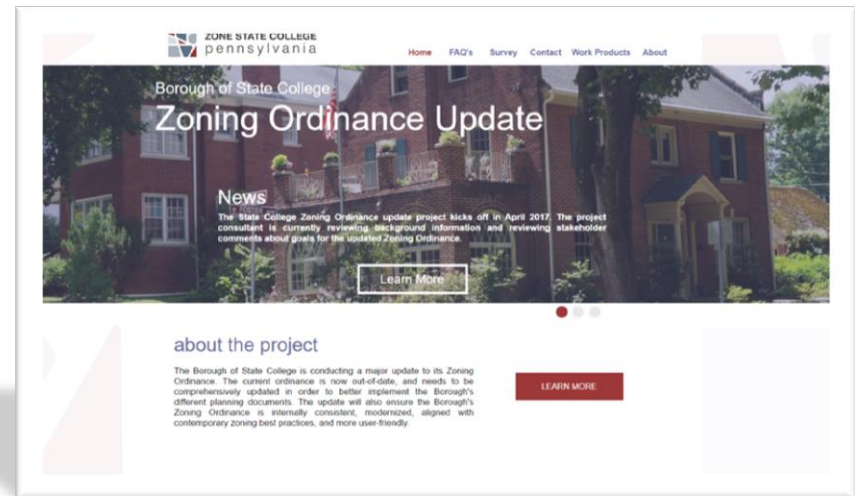
- Survey
- Project information and announcements
- Upcoming meetings
- Work products

Opportunities to provide input

- Survey
- Kick-off meeting
- Meetings on individual installments throughout drafting process
- Public meetings
- zonestatecollege@statecollege.us

*Complete and return surveys by
Friday, May 26, 2017*

Project web site accessed via :
www.zonestatecollege.org



Next Steps

- Review surveys and background analysis
- Prepare Zoning Ordinance Assessment
- Present Zoning Ordinance Assessment to Begin drafting updated Zoning Ordinance

CLARION

Clarion Associates
919.967.9188
101 Market Street, Suite D
Chapel Hill, NC 27516
www.clarionassociates.com

MEMORANDUM

TO: Community Members – In-Depth – Borough of State College, Pennsylvania
FROM: Clarion Associates
DATE: April 6, 2017
RE: Questionnaire – Zoning Ordinance Update Project

We are seeking your feedback related to the Borough of State College's Zoning Ordinance update project, and appreciate your taking a few moments to share your thoughts through the questionnaire below. Your input on the regulations is being sought to guide and assist the consultant team and Borough staff in identifying issues that need to be addressed in the project. You are encouraged to be frank and open. All comments and input will be treated in confidence, and nothing in the project reports will be attributed to any individual or organization.

Responses can be emailed directly to zonestatecollege@statecollegepa.us or mailed or hand-delivered to the address below:

Planning & Zoning Department
243 South Allen Street
State College, PA 16801

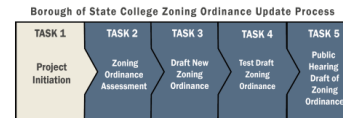
The questionnaire is organized as follows:

- General questions
- Review process and procedures
- Substantive issues
- Formatting and organization
- Other issues

Background

The Borough of State College is conducting a major update to its Zoning Ordinance in order to better implement the Borough's different planning documents and to ensure that the Zoning Ordinance is internally consistent, modernized, aligned with contemporary zoning best practices, and more user-friendly.

The project consists of five major tasks as shown in the graphic above. Task 1 of the project is expected to be completed by the end of April, 2017. More information is available on the project web site, which can be accessed at www.zonestatecollege.org.



Planning | Zoning & Land Use | Real Estate | Sustainability & Resiliency

CLARION



ZONE STATE COLLEGE
pennsylvania

Questions and Discussion



ZONE STATE COLLEGE
pennsylvania

CLARION

STATE COLLEGE
P E N N S Y L V A N I A