A RENEWED VISION & CODE FOR THE DALE SUMMIT AREA

COLLEGE TOWNSHIP PRESENTATION: May 24, 2023

GRIDICS | HURLEY-FRANKS & ASSOCIATES | WEITZMAN ASSOCIATES

DPZ CODESIGN

+
Introduction to the Dale Summit Redevelopment Plan

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Principal Planner
College Township
Dale Summit

Background

- Currently comprised of 10 Euclidian zoning districts
  - Rigidly regulated on land use

- Compounding impacts on area’s “defining developments”
  - Corning Plant closure
  - Nittany Mall decline consistent with national retail sector

- New development has been slow and fragmented
  - Impacting sense of place and vitality

- Efforts undertaken to understand and address:
  - 2004: Economic Impact Study of Shiloh Road Land Use Options
  - 2017: 4Ward Planning Study (Industrial & Commercial Zoning)
  - 2021: DRAFT Dale Summit Area Plan
  - Present: Preparation of Form-Based Code
Visual Preference Survey Results
SWOT Analysis

Strengths
- Access
- College
- Corning
- Gateway
- Interstate
- Location
- Proactive
- Tourism
- University

Weaknesses
- Abundance of paving
- Car focused
- Cemetery
- Closed mind to new college connection
- Ninety-nine from ccra
- Creative types of development
- Decline of the mall
- Dependence on the university
- District between industrial and commercial zone
- Economic development: champion fear for buses
- High adt incentives
- Inflexible ordinances

Opportunities
- Accessibility alignment of interstate building
- Ecosystem
- Central location
- Civic space
- Connections
- Coming entertainment
- Growth
- Housing
- Incentives
- Indoor year-round recreation
- Industrial
- Infill development
- Interstate
- Location
- Size
- Mixed-use development
- Multi-functional recreation center
- Ninety-nine
- Ninety-nine
- No business attraction tools
- Opportunity for more services
- Quality of life
- Resilience
- Retirement community
- Room for restaurants
- Senior housing
- Startups
- Street scale
- Sustainability
- Sustainability
- Opportunity
- outside the box
- Think outside the box
- Three-twenty-two
- Tourism
- Town center
- Transportation
- Rail line
- Younger people

Threats
- Adt bus circulation
- Centre region
code concerns
- For mistakes in demand
- Digital retail doing nothing empty
- Mall forgotten
- Haphazard development
- Height
- Impervious
- Increase in crime
- Lack of economic
- Development efforts
- Lack of pedestrian
- Facilities
- Lack of transit
- Amenities
- Land location
- Long term
- Loss off industry
- No high rises
- No man
- Not attractive
- Ordinances to allow
- Developers to be creative
- Pandemic
- Setbacks
- Smart-development
- Stressed area
- Surface threats
- Uaja odor
“To transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable PLACE within the context of the larger Township, Region and County.

The community envisions an activity hub that is vibrant, economically prosperous, socially equitable and environmentally sustainable.

A place, which through proactive planning and well-tailored regulations, strikes a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transportation modes.”
TEAM
- All scales of design: region, neighborhood, street, and building
- All places: rural, suburban, and urban
- All types: Smart growth, traditional neighborhood development, conventional, and hybrid
- Private sector greenfield/redevelopment master plans
- Public sector redevelopment plans and regulations
- Creating value through high quality urbanism and design Leaders in innovation: TND, SmartCode, LU, etc.
A leader in the field of urban development through constant innovation and research
**SCOPE & TIMELINE**

**Phase 1**
**Baseline Review**
1. Project Initiation
2. Interactive Review of Background Materials + Zoning Analysis
3. Update Market Analysis
4. Revisions & Adjustments
   + Community Engagement

**Phase 2**
**Master Plan + Code**
5. Draft Master Plan & Form-Based Code
6. Final Master Plan & Form-Based Code
7. Final Dale Summit Area Plan
8. Final Presentation
   + Community Engagement

**Phase 3**
**Adoption Process**
9. Technical Support
10. Presentation Aids
11. Public Hearings
   + Community Engagement

**Phase 4**
**Implementation**
12. Training Sessions
13. Guidebook of the FBC & Zoning Map

**Months 1–4**
- Phase 1: Baseline Review
- Phase 2: Master Plan + Code

**Months 4 – 9**
- Phase 2: Master Plan + Code
- Phase 3: Adoption Process

**Months 9 – 11**
- Phase 3: Adoption Process
- Phase 4: Implementation

**Month 12**
- Phase 4: Implementation
PHASE 1: Initiation & Baseline Review & Analysis
The overarching Vision of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable PLACE within the context of the larger Township, Region and County. The community envisions an activity hub that is vibrant, economically prosperous, socially equitable and environmentally sustainable. A place, which through proactive planning and well-tailored regulations, sticker a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transpiration modes."
Dale Summit Vision

"The overarching Vision of this Area Plan is to transform Dale Summit into The Gateway to College Township. Establishing Dale Summit as an attractive and instantly recognizable PLACE within the context of the larger Township, Region and County. The community envisions an activity hub that is vibrant, economically prosperous, socially equitable and environmentally sustainable. A place, which through proactive planning and well-tailored regulations, sticker a sound balance between encouraging business and industry expansion, while remaining respectful to important community livability factors such as improving housing affordability, providing sufficient public services, and lessening traffic congestion through improved connectivity for all transpiration modes."
DALE SUMMIT ASSESSMENT

- Establish general framework for areas of focus, commercial nodes and neighborhoods
- Plan for streets, safety and connectivity
- Inventory strong and weak links
- Maximize Dale Summit's assets and untapped opportunities, and resolve conflicts
- Create mixed-use vision for Dale Summit
- Provide regulating plan that supports master plan vision
- Assist with path forward
## Kick-Off Meeting

### Kick-Off Schedule

<table>
<thead>
<tr>
<th>2/27</th>
<th>2/28</th>
<th>3/1</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MONDAY</strong></td>
<td><strong>TUESDAY</strong></td>
<td><strong>WEDNESDAY</strong></td>
</tr>
<tr>
<td>8:00 AM</td>
<td>8:30 AM</td>
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<td>8:30 AM</td>
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<td>9:00 AM</td>
<td>9:30 AM</td>
<td>11:00 AM</td>
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<td>10:00 AM</td>
<td>10:30 AM</td>
<td>11:30 AM</td>
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<td>11:00 AM</td>
<td>11:30 AM</td>
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<td>12:00 PM</td>
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<td>1:00 PM</td>
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<td></td>
<td>2:00 PM</td>
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<td>3:00 PM</td>
<td>3:30 PM</td>
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<tr>
<td></td>
<td>4:00 PM</td>
<td>4:30 PM</td>
</tr>
<tr>
<td></td>
<td>5:00 PM</td>
<td></td>
</tr>
</tbody>
</table>

- **DPZ Team Breakfast Meeting**
- **General Kick-Off Meeting (Team to Team)**
- **General Kick-Off Meeting (Team to Team)**
- **Break Out Topic Meetings #1 (as needed)**
- **Break Out Topic Meetings #2 (as needed)**
- **Break Out Topic Meetings #2 (as needed)**
- **Site Tour (on bus)**
- **Site Tour (on bus)**
- **Site Tour (on bus)**
- **Consultant Team Depart**
- **Consultant Team Depart**
- **Consultant Team Depart**
TASK 2: EXISTING CONDITIONS ASSESSMENT
Study Area
1,487 ac.
State Owned Roads
Open Space

- Fogelman Overlook Park
- Penn Hills Park
- Centre County Memorial Park
- Mt. Nittany

Vacant lot
<table>
<thead>
<tr>
<th>Zoning</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Size</th>
<th>Setbacks (min.)</th>
<th>Height (max.)</th>
<th>Impervious (max.)</th>
<th>FAR (max.)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Front</td>
<td>Side</td>
<td>Rear</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Residential (RR)</td>
<td>300'</td>
<td>10 acres</td>
<td>50'</td>
<td></td>
<td>100'</td>
<td>75'</td>
<td>35'</td>
</tr>
<tr>
<td>• Aircraft sales, service and rental</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Airports and landing strips</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Animal Kennels and pet grooming</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Commercial cemeteries</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Country clubs, golf courses and driving ranges</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Mining and quarrying</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Sanitary landfills</td>
<td>150' at the building</td>
<td>1 acre</td>
<td></td>
<td></td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>• Animal hospitals, veterinary offices</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Hospitals and clinics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Medical and dental offices</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Neighborhood food stores</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Places of assembly</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Utility Facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Radio and television studios</td>
<td>300'</td>
<td>5 acres</td>
<td>50'</td>
<td></td>
<td>100'</td>
<td>100'</td>
<td>100'</td>
</tr>
<tr>
<td>General Commercial (C1)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Permitted uses</td>
<td>150'</td>
<td></td>
<td>50'</td>
<td>15'</td>
<td>50'</td>
<td>45'</td>
<td>30% BLDG 70% Total impervious</td>
</tr>
<tr>
<td>(Office Commercial District § 200-27(B))</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Adult business, bottle clubs</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Ambulance, fire and police services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Amusement enterprises</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Arenas, stadiums, and commercial auditoriums</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Bus and train passenger stations</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Eating and drinking establishments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Gaming establishments</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Hotels, motels, inns and similar public lodging</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Motion picture and live theaters</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Public utility facilities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>• Veterinary office and clinics</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements.
<table>
<thead>
<tr>
<th>Zoning</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Size</th>
<th>Setbacks (min.)</th>
<th>Height (max.)</th>
<th>Impervious (max.)</th>
<th>FAR (max.)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (RR)</td>
<td>30'</td>
<td>10 acres</td>
<td>Front 90'</td>
<td>100'</td>
<td>75'</td>
<td>35'</td>
<td>10% buildings, 30% lots</td>
</tr>
<tr>
<td>General Commercial (C1)</td>
<td>150'</td>
<td>1 acre</td>
<td>Front 150' at the building setback</td>
<td>100' at the street line</td>
<td></td>
<td>50% building, 30% total</td>
<td>0.1</td>
</tr>
<tr>
<td>General Industrial (I1)</td>
<td>150'</td>
<td>1 acre</td>
<td>Front 150' at the building setback</td>
<td>100' at the street line</td>
<td></td>
<td>50% building, 30% total</td>
<td>0.1</td>
</tr>
</tbody>
</table>

Note: The minimum lot size shall be determined on the basis of the minimum width, maximum coverage, yard setback, parking and other requirements.
### Zoning Analysis

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Minimum Lot Width</th>
<th>Minimum Lot Size</th>
<th>Setback (ft)</th>
<th>Height (ft)</th>
<th>Impervious (area)</th>
<th>FAR (min.)</th>
<th>FAR (max.)</th>
<th>Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>50' at street line</td>
<td>90'</td>
<td>20'</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Community services</td>
<td>30' one side</td>
<td>50'</td>
<td>10'</td>
<td>300 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Forecourt</td>
<td>20' one side</td>
<td>30'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Hospitals</td>
<td>20' one side</td>
<td>30'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Industrial</td>
<td>50' at street line</td>
<td>90'</td>
<td>20'</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Jewelry stores</td>
<td>30' one side</td>
<td>50'</td>
<td>10'</td>
<td>300 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Motion picture theaters</td>
<td>20' one side</td>
<td>30'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Non-profit offices</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Offices</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Parks</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Places of assembly</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Restaurants</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Restaurants (clubs)</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential O</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Retail</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Single Family Residential (R1)</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Single Family Residential (R2)</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Multi Family Residential (R3)</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Two Family Residential (R4)</td>
<td>30' one side</td>
<td>50'</td>
<td>10; 0 at</td>
<td>150 at bldg setback</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
<td>n/a</td>
</tr>
</tbody>
</table>

### Zoning Analysis

- **Higher education**: Includes universities, colleges, and technical schools. Use 30 acres, 30% at the street line, and 10 at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to student and community services shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.

- **Hospitality**: Includes hotels, motels, and restaurants. Use 30 acres, 30% at the street line, and 10 at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to hospitality shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.

- **Patio house**: Use 30' at the street line, 10; 0 at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to patio houses shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.

- **Seasonal cottages**: Use 30' at the street line, 10; 0 at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to seasonal cottages shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.

- **Forecourt**: Use 30' at the street line, 10; 0 at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to forecourts shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.

- **Types of activities**:
  - **Agriculture (A)**: Includes farms, orchards, and vineyards. Use 2 acres, 30' at the street line, 75' at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to agriculture shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.
  - **Forest (F)**: Includes trees, shrubs, and grass. Use 1 acre, 30' at the street line, 75' at the building setback line. Per the Development Code, all existing buildings and structures are exempt. Any new buildings related to forest shall be set back further than the specified setback requirements. A zoning variance may be required for the new buildings.
The Gridics Patented Zoning Engine can:

- Import/Calibrate all of the zoning regulations that will determine development potential
- Calculate each parcel individually with the specific location characteristics
- Ability to incorporate base zone regulations, overlays and special conditions
- Calculate in average 3,000 parcels per hour
- Calculate multiple options or development types simultaneously
- Import existing property record information and then compare with maximum allowances per zoning
- Determine potential non-conformities or unexpected results at the parcel level

Output:

- Maximum buildable area
- Maximum footprint area
- Maximum area and quantity of allowed uses
- Parcel specific height and setback limitations
Munimap Interface

Gridics has reviewed the existing zoning regulations and calibrated the main development values to our zoning engine.


The map interface allows to:

- See Zoning Layers and Study Area
- Click every parcel to see
  - Property Record data
  - Zoning Designation
  - Calculated Zoning Allowance
  - Allowed Uses
  - Links to Zoning Regulations
- Filter parcel and calculated data
- Share parcels
Gridics has reviewed the existing zoning regulations and calibrated the main development values to our zoning engine.

https://map.gridics.com/us/pa/college-township

The map interface allows to:
- See Zoning Layers and Study Area
- Click every parcel to see
  - Property Record data
  - Zoning Designation
  - Calculated Zoning Allowance
  - Allowed Uses
  - Links to Zoning Regulations
- Filter parcel and calculated data
- Share parcels
Gridics zoning engine allows to analyze any individual parcel or assemblage or parcels, based on the current zoning regulations or proposed zoning regulations.

The analysis includes:
- Maximum Height
- Maximum Lot Coverage
- Maximum Intensity
- Maximum Residential Density
- Allowed uses
- Parking Requirements
Gridics has imported and digitized the current zoning regulations


The text interface allows to:
- See zoning regulations within map platform
- Search for words or phrases
- Create and share bookmarks
- Add notes to bookmarks and organize in folders

§ 200-20 Two-Family Residential District. A. Intent. It is the intent of the Two-Family Residential District to promote the following:

1. To provide a buffer between low-density residential neighborhoods and more intense land uses.
2. To provide for low- and moderate-income housing.
3. To promote diversity of housing types and character.

B. District regulations. Only the uses listed below shall be permitted in the Two-Family Residential District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this chapter.

§ 200-21 Multifamily Residential District. A. Intent. It is the intent of the Multifamily Residential District to promote the following:

1. To provide for medium-density housing in appropriate locations and to permit limited uses appropriate to residential neighborhoods.
2. To protect residential areas from changes and intrusions which may cause deterioration.
3. To meet minimum standards of health and safety by protecting against hazards and nuisances.
4. To provide for adequate daylight, ventilation, quiet, privacy and recreational opportunity.
5. To prevent congestion and the overcrowding of land caused by excessive densities.
6. To provide for low- and moderate-income housing.
7. To promote diversity of housing types and character.

B. District regulations. Only the uses listed below shall be permitted in the Multifamily Residential District. All uses must conform to the lot, yard setback and maximum height regulations stipulated herein, as well as other appropriate requirements of this chapter.

§ 200-22 Village Center District. A. No.
Next Steps

Gridics will analyze the development potential results and produce maps

- Current Development Potential
- Existing vs Potential Footprint analysis
- Potential Non-conforming parcels
- Potential parcels with development limitations
• **Area Assessment**  
  • Analysis of physical characteristics / factors that influence marketability of various real estate uses.

• **Economic & Demographic Analysis**  
  • Analysis of drivers of demand for commercial and residential development.  
  • Analysis of population, household, and income trends.

• **Residential Market Analysis**  
  • Demand analysis for sale and for rent housing, w/ competitive primary & secondary sub-markets.

• **Commercial Market Analysis: Retail, Office, and Industrial Uses**  
  • Recent & projected trends for retail, office and industrial development by type.  
  • Retail & Office demand analysis.

• **Hospitality & Tourism**  
  • Analysis of hotel trends, impact of proposed casino & analysis of cultural/community uses.

• **SWOT Analysis: Summary and Conclusions**  
  • Establish competitive position of the Dale Summit Area as gateway to College Township
• **A Strong Government Industry.** Though not the fastest-growing, the Government sector has held the largest distribution of total non-farm employment since 2013. Accounting for 41.2% of total employment as of February 2023, the sector accounts for several of the county's largest employers.

• **A Growing Manufacturing Industry.** The fastest-growing employment sector over the last ten years in the State College Metropolitan Statistical Area (MSA), was the Manufacturing sector, which grew by 1.45% between 2013 and 2023.

• **Growing Household income.** Compared to Centre County and Pennsylvania as a whole, the State College median income level is expected to grow at the quickest rate over the next five years, despite the median household income being below both Centre County and Pennsylvania’s figures. At 5.3% compounded annually, the borough is projected to see median household income grow from $37,117 in 2022 to $48,127 in 2027.

• **Recovering and Improving Economy:** Employment in the MSA is now just below 2019 non-farm employment levels, signaling a return to pre-pandemic market conditions and a positive recovery from the lasting effects of COVID-19. Despite the effects of COVID-19 on regional and national employment, the State College MSA has shown a positive compounded annual growth rate of 0.3% between 2012 and February of 2023.
• Market Fundamentals
  • New Multi-Family Development has been very limited since 2011, and inventory of units has actually decreased over the past 10 years.
  • Demand for rental housing remains strong.
  • No significant developments are proposed or under-construction within State College or College Township.
  • Vacancy is at a 10-year low and is projected to remain low over the next 5-years.
  
• We estimate that all types of multi-family housing are in demand, but based on local income levels affordable or work-force housing is the most supportable.

![Table: Rental Housing Demand Analysis](Image)
Market Fundamentals
- Average Monthly supply of for-sale housing has decreased over the past ten years, indicating shrinking supply of for-sale homes.
- Demand for for-sale housing remains strong.
- The average sale price of homes rose 25% in 2022, reaching $408,792.

We estimate that all types of for-sale housing is in demand, focused on moderately-priced for-sale housing options.
• Market Fundamentals
  • The State College MSA has a robust retail market, with approximately 9.4 Million Sq. Ft. of Retail Space. Dale Summit makes up approximately 1.9 Million Sq. Ft. of retail space.
  • 642,000 Sq. Ft. is within Nittany, and 556,838 is occupied.
  • Retail rental rates have increased consistently over the past 10-years and are currently peaking at $18.81 per Sq. Ft. NNN on average.
  • The retail buildings in Dale Summit are aged, with only one new development (Aldi) in 10-years.

• We note a particular lack of food and beverage offerings in Dale Summit, along with entertainment venues.

<table>
<thead>
<tr>
<th>Residential Base</th>
<th>Primary</th>
<th>Secondary</th>
<th>Tertiary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population 2022 est.</td>
<td>10,685</td>
<td>102,032</td>
<td>128,656</td>
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<tr>
<td>Households 2022 est.</td>
<td>4,021</td>
<td>37,159</td>
<td>47,644</td>
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<tr>
<td>Average Household Income 2022 est.</td>
<td>$132,256</td>
<td>$92,398</td>
<td>$96,615</td>
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<tr>
<td>Total Personal Income (TPI)</td>
<td>$531,801,376</td>
<td>$3,433,417,282</td>
<td>$4,603,125,060</td>
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<tr>
<td>Disposability Factor</td>
<td>84.5%</td>
<td>86.0%</td>
<td>85.8%</td>
</tr>
<tr>
<td>Total Disposable Personal Income (DPI)</td>
<td>$449,618,489</td>
<td>$2,952,985,227</td>
<td>$3,948,368,814</td>
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<tr>
<td>Percent of DPI Channeled into Traditional Retail Sales</td>
<td>27.5%</td>
<td>24.2%</td>
<td>23.8%</td>
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<tr>
<td>Total Retail Sales Potential (RSP)</td>
<td>$123,806,791</td>
<td>$714,603,697</td>
<td>$940,258,907</td>
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</table>

Source: ESRI Business Analyst; compiled by Weitzman Associates, LLC

<table>
<thead>
<tr>
<th>Residential Base</th>
<th>Primary</th>
<th>Secondary</th>
<th>Tertiary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population 2027 est.</td>
<td>10,544</td>
<td>101,944</td>
<td>128,383</td>
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<tr>
<td>Households 2027 est.</td>
<td>3,971</td>
<td>37,237</td>
<td>47,678</td>
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<tr>
<td>Average Household Income 2027 est.</td>
<td>$149,614</td>
<td>$107,373</td>
<td>$112,599</td>
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<tr>
<td>Total Personal Income (TPI)</td>
<td>$594,117,194</td>
<td>$3,998,248,401</td>
<td>$5,368,495,122</td>
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<tr>
<td>Disposability Factor</td>
<td>84.5%</td>
<td>86.0%</td>
<td>85.8%</td>
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<tr>
<td>Total Disposable Personal Income (DPI)</td>
<td>$502,304,220</td>
<td>$3,438,780,518</td>
<td>$4,604,871,352</td>
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<tr>
<td>Percent of DPI Channeled into Traditional Retail Sales</td>
<td>27.5%</td>
<td>24.2%</td>
<td>23.8%</td>
</tr>
<tr>
<td>Total Retail Sales Potential (RSP)</td>
<td>$138,314,315</td>
<td>$832,163,076</td>
<td>$1,096,597,577</td>
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</table>

Source: ESRI Business Analyst; compiled by Weitzman Associates, LLC
Analysis Fundamentals
- Office inventory has grown significantly throughout the State College MSA since 2011, adding 237,024 Sq. Ft. of inventory.
- Three office properties are currently proposed and under construction, estimated to total 256,000 Sq. Ft. - none of these are within Dale Summit but will impact the overall office market.
- Dale Summit has limited mixed-use properties and most office space was construction before 2010.

- We have identified an oversupply of office space within the State College Metro Area, and do not believe there is large demand for office space within Dale Summit.
• Stable Metro Area Market Fundamentals -- The State College industrial market has experienced stabilized vacancy (currently 10.7%) and increasing rent (currently $11.47 per square foot NNN).

• Light Industrial -- Industrial and business parks within State College have performed well due to their ability to attract business through smaller building footprints and diverse options of office and industrial spaces. Light industrial or manufacturing businesses are taking up most of the supply.
• Aged Hotel Supply -- Of the existing State College hotel market supply, 64.3% of the room inventory was built before 2000, 21.6% of the room inventory was added from 2000 to 2009, and 14.1% has been built since 2010.

• Of the five profiled hotels, the Dale Summit’s only hotel offering is performing below its competitors.

### OPERATING HOTEL PERFORMANCE
STATE COLLEGE, PA

<table>
<thead>
<tr>
<th>Operating Comp</th>
<th>Hotel</th>
<th>Period</th>
<th>Number of Rooms</th>
<th>Chain Scale</th>
<th>Occupancy</th>
<th>Average Rate</th>
<th>RevPAR</th>
<th>OPEX Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Best Western Plus University Park Inn &amp;</td>
<td>2022</td>
<td>79</td>
<td>Upper Midscale</td>
<td>61%</td>
<td>$83</td>
<td>$51</td>
<td>65%</td>
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<tr>
<td></td>
<td>Suites</td>
<td>2021</td>
<td></td>
<td></td>
<td>49%</td>
<td>$59</td>
<td>$29</td>
<td>64%</td>
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<tr>
<td>2</td>
<td>Fairfield Inn &amp; Suites State College</td>
<td>2022</td>
<td>83</td>
<td>Upper Midscale</td>
<td>67%</td>
<td>$101</td>
<td>$67</td>
<td>69%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2021</td>
<td></td>
<td></td>
<td>49%</td>
<td>$53</td>
<td>$26</td>
<td>79%</td>
</tr>
<tr>
<td>3</td>
<td>Holiday Inn Express State College at</td>
<td>2022</td>
<td>106</td>
<td>Upper Midscale</td>
<td>72%</td>
<td>$101</td>
<td>$72</td>
<td>92%</td>
</tr>
<tr>
<td></td>
<td>Williamsburg Square</td>
<td>2021</td>
<td></td>
<td></td>
<td>67%</td>
<td>$72</td>
<td>$48</td>
<td>101%</td>
</tr>
<tr>
<td>4</td>
<td>SpringHill Suites State College</td>
<td>2022</td>
<td>72</td>
<td>Upscale</td>
<td>67%</td>
<td>$117</td>
<td>$79</td>
<td>71%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2021</td>
<td></td>
<td></td>
<td>67%</td>
<td>$76</td>
<td>$51</td>
<td>81%</td>
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<tr>
<td>5</td>
<td>Hampton Inn &amp; Suites at Williamsburg Square</td>
<td>2022</td>
<td>71</td>
<td>Upper Midscale</td>
<td>73%</td>
<td>$109</td>
<td>$80</td>
<td>80%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>2021</td>
<td></td>
<td></td>
<td>65%</td>
<td>$76</td>
<td>$49</td>
<td>83%</td>
</tr>
</tbody>
</table>

Source: CoStar, Survey by Weitzman Associates, LLC
UNDERSTAND GOALS AND STAKEHOLDERS
TO SELECT THE RIGHT TOOLS

Participation purpose?

Evaluate options
Collect information
Imagine vision
Generate ideas
Convey information
Decide together

DECISION MAKERS
GENERAL PUBLIC
COMMUNITY STAKEHOLDERS
AGENCY & TECHNICAL STAKEHOLDERS

TASK 4: PROJECT SCHEDULE & ADJUSTMENTS
Community Engagement:

- **Pre-Charrette:**
  - Restart the Steering Committee
  - Advertise for charrette
  - Conduct pre-charrette presentation
  - Reach out to the community

- **Charrette:**
  - 5-day collaborative workshop (meetings & presentations)

- **Post-Charrette:**
  - Conduct public hearings
  - Make presentations, as needed
Community Engagement: Stakeholder Interviews

Stakeholders:
- Transportation & Infrastructure
- Marketability
- Zoning & Land Use
- Parks, Trails and Amenities

Questions:
- Likes & dislikes about Dale Summit Area
- Issues for consideration
- Places you like / dislike
- What kind of place can be envisioned?
- Barriers to redevelopment
Gateway Town Center

- Strong interest in Dale Summit evolving to serve as Gateway Town Center for Township
- Strengths of area: 1) Its location and regional accessibility (1/3 major entrances); 2) Infrastructure can support a high level of commercial development
- Weaknesses of area: 1) Currently not an attractive or inviting gateway; 2) Development too disjointed.
- Potential for “downtown for adults” as downtown State College caters mostly to students.

Bus system’s potential

- Robust (3rd highest ridership in state). Better than expected, but struggling to recover post-pandemic
- Focus currently on getting people to downtown State College, so driving still easier for most.
Need for workforce housing

• Need for more “market-rate affordable”, “workforce” and “starter” homes

• Lack of diverse housing is significant enough to affect employee recruitment

Commercial market issues

• Difficult for entrepreneurs and non-profits to find affordable commercial spaces

• Currently, only a few commercial landlords, vacancy is low and constructions costs are high
A desire of walkability

- Desire for, by skepticism, about walkability
- Hard for people to envision Dale Summit’s transformation into a walkable place
- Broad support for walkability and need for Dale Summit to evolve into a “park once” location

Strong connection to outdoor recreation

- Strong local identity connected to the outdoors (hiking, fishing, biking)
- Identity not reflective in the development pattern or retail offerings of Dale Summit Area
• There is strong interest in Dale Summit evolving to serve as a Gateway Town Center for College Township.

• There is a desire for more walkability, but skepticism that it can happen here.

• There is a recognized need for workforce housing.

• State College has a strong local identity connected to the outdoors - hiking, biking, fishing, etc.

• It is difficult for entrepreneurs and nonprofits to find affordable commercial spaces.
PHASE 2:
Sale Summit Master Plan
& Draft Form-Based Code
TASK 5: DRAFT
MASTER PLAN
TASK 5: DRAFT MASTER PLAN CHARRETTE
### Dale Summit Charrette Schedule

Week of: June 18

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>SUNDAY</strong></td>
<td><strong>MONDAY</strong></td>
<td><strong>TUESDAY</strong></td>
<td><strong>WEDNESDAY</strong></td>
<td><strong>THURSDAY</strong></td>
<td><strong>FRIDAY</strong></td>
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<tr>
<td>9:00 AM</td>
<td>Charrette Kick-Off [8:00am - 10:00am]</td>
<td>Design [Open Studio]</td>
<td>Design [Open Studio]</td>
<td>Design [Closed Studio]</td>
<td><strong>Next Steps</strong></td>
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<td>9:30 AM</td>
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<tr>
<td>10:00 AM</td>
<td>Design [Open Studio]</td>
<td>Meeting 1: Marketability</td>
<td>Meeting 4: Land Use &amp; Zoning</td>
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<tr>
<td>10:30 AM</td>
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<tr>
<td>11:00 AM</td>
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<td>11:30 AM</td>
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<tr>
<td>12:00 PM</td>
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<td>1:00 PM</td>
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<td>1:30 PM</td>
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<tr>
<td>2:00 PM</td>
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<tr>
<td>2:30 PM</td>
<td></td>
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</tr>
<tr>
<td>3:00 PM</td>
<td>Design [Closed Studio]</td>
<td>Meeting 2: Transportation &amp; Infrastructure</td>
<td></td>
<td>Design [Closed Studio]</td>
<td></td>
</tr>
<tr>
<td>3:30 PM</td>
<td>Site Tour [4:00pm - 6:00pm]</td>
<td></td>
<td></td>
<td>Team Travel</td>
<td></td>
</tr>
<tr>
<td>4:00 PM</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>4:30 PM</td>
<td>Site Tour [4:00pm - 6:00pm]</td>
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<tr>
<td>5:00 PM</td>
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<tr>
<td>5:30 PM</td>
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<tr>
<td>6:00 PM</td>
<td>Charrette Opening Presentation [5:30pm - 7:00pm]</td>
<td>Work In-Progress / Open Studio [5:30pm - 7:00pm]</td>
<td></td>
<td>Charrette Closing Presentation [5:30pm - 7:00pm]</td>
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<tr>
<td>6:30 PM</td>
<td>Design [Closed Studio]</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**Team Travel**

**Studio Setup**
TASK 5: MASTER PLAN CHARRETTE

• A multi-day series of interactive meetings, transparent design sessions and presentations builds trust.

• The various design disciplines work in concert to produce a set of polished documents.

• Input from all the players is collectively organized and presented.

• Planning in the presence of the stakeholders and decision makers.

• Charrettes produce feasible & detailed solutions.
Frontage Analysis

- Continuous sidewalk
- Pedestrian scaled buildings
- Active Frontage

**Good**

- Human scaled buildings
- Removed from the frontage
- Constant Curb Cuts

**Fair**

- No active frontage
- Principally surface parking
- Constant curb cuts
- Inconsistent lighting

**Regrettable**

A & B Grid, Phased

- Prioritize redevelopment in the downtown core

**A-Grid:** Excellent pedestrian experience

**B-Grid:** Functional

**TASK 5: MASTER PLAN + CODE (EXAMPLE)**
Illustrative Master Plan

- Incentivize small-scale redevelopment in downtown core between Adams & Monroe
- Create “kirkwalks” (cross-block passages), wherever possible
- Activate land along rail-line and infill along Kirkwood Road.
- Augment open space network
- Support the bicycle and pedestrian network throughout as a top priority
- Evaluate options for Jefferson Ave abutting St. Peter’s properties
TASK 5: MASTER PLAN + CODE (EXAMPLE)
Potential Redevelopment Sites

Westside

25 townhomes & 22 stacked townhomes

39 Towerhouses

TASK 5: MASTER PLAN + CODE (EXAMPLE)
**Kirkwood Rd (North & South)**

**Proposed Section 1**
- Convert the left lane to a bus lane, which would be used as a continuous lane during rush hour.
- Convert one lane to parking.
- Increase the sidewalk width by 2 feet on both sides to allow for street trees.

**Proposed section 1 characteristics**
- Narrow the very wide lanes to slow traffic.
- Add pedestrian parking on one side of the street to act as a buffer to pedestrian and slow through traffic.
- Implement a raised centre median to help slow cars and also make space to accommodate for a safer crossing. The crossing distance would be reduced by more than double. The raised median area in between the adjacent spaces could be dedicated as a play zone.
- Reduce the sidewalks and narrow the planter strip to give space to the very narrow sidewalk.

**Proposed section 2 characteristics**
- Narrow the very wide lanes to slow traffic.
- Add pedestrian parking on both sides of the street to act as a buffer to pedestrian.
- Implement a raised centre median to help slow cars and also make space to accommodate for a safer crossing. The crossing distance would be reduced by more than double. The raised median area in between the adjacent spaces could be dedicated as a play zone.

**Proposed Section 2**
- Convert the two outside lanes to parking.
- Increase the sidewalk width by 3 feet on both sides to allow for continuous street trees.
- During rush hour the outside lanes could be converted to travel lanes and back to parking once rush hour ends.

**Jefferson Ave**

**Proposed Section 1**
- Narrow the very wide lanes to slow traffic.
- Add pedestrian parking on one side of the street to act as a buffer to pedestrian and slow through traffic.
- Implement a raised centre median to help slow cars and also make space to accommodate for a safer crossing. The crossing distance would be reduced by more than double. The raised median area in between the adjacent spaces could be dedicated as a play zone.
- Reduce the sidewalks and narrow the planter strip to give space to the very narrow sidewalk.

**Proposed section 1 characteristics**
- Narrow the very wide lanes to slow traffic.
- Add pedestrian parking on one side of the street to act as a buffer to pedestrian.
- Implement a raised centre median to help slow cars and also make space to accommodate for a safer crossing. The crossing distance would be reduced by more than double.
- Reduce the sidewalks and planter strip to be more useful.
A form-based code is a land development regulation that fosters **predictable built results** and a **high-quality public realm** by using physical form (rather than separation of uses) as the organizing **principle** for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.

(Form-Based Code Institute)
Use-based Code

Form-based Code

CONVENTIONAL CODE VS/ FBC
DENSITY & FAR: POOR PREDICTOR OF FORM

12 Story Building
4.5 Acres
100 Units
8% Lot Coverage

= 22 du/ac =
(55 du/ha)

2-3 Story Building
0.09 acres
2 Units
80% Lot Coverage
Elements of a Form-Based Code

- Regulating Plan that codes for walkable, mixed-use neighborhoods
- Building form and use / type
- Open space location and standards
- Design and function of streets
- Characteristics of neighborhoods and blocks

FBC: Codes a Vision: Illustrated, easy to understand, transparent
Main elements of an FBC

1. Regulating Plan & Zones
   - Building form and placement uses, parking, signage, facade types, frontage yards, etc…

2. Building & Frontage Standards

3. Streets & Open Space Standards

4. Administration Standards

5. Definitions

6. Subdivision Standards
TASK 5: WAYS TO CODE

- Transect or Character Zones
- Street Type or Frontage Type
- Building Type
- Place Type
CODE CALIBRATION

Source: LWC
Task 6: FINAL FBC

- **Of College Township:** local calibration / tailored to your history and vision;

- **Smart place-making:** adapted to your Comp Plan;

- **Concise:** no redundancies or inconsistencies;

- **User-friendly:** with clear and useful graphics;

- **Balanced:** consider all stakeholders & legally sound;

- **Tested, yet innovative:** Lean
TASK 7: FINAL DALE AREA SUMMIT PLAN
Task 8: FINAL PRESENTATION

Public Presentations:
- Pre-Charrette Presentation
- Charrette Presentations & Open House
- Draft FBC Presentation / Public Hearing
- Final Draft FBC Presentation / Public Hearing
PHASE 3: Adoption Process
TASK 9: TECHNICAL SUPPORT

- Assistance with Short Term and Mid / Long Term Actions, such as interim code changes
- Assistance with Regulatory Implications
Integrating a Form-Based Code: Optional

PROS
- Permits Desirable Development
- Little Political Opposition
- Allows Time For Staff Training

CONS
- Requires Rezoning Process
- Desirable Development Not Required
- Staff, Officials, and Industry Have Two Systems

Do you want to use the FBC?

No: Euclidean Zoning Code

Yes: Form Based Code

Integrating a Form-Based Code: Replacement

PROS
- Makes Automobile-Centric Development Difficult
- Staff, Officials, and Industry Use One System

CONS
- Political Opposition, May Be Watered Down
- New System, Learning Curve

Euclidean Zoning Code

Form Based Code

Euclidean Zoning Code

Form Based Code

TASK 10: PRESENTATION AIDS & GRAPHICS: CODE ADOPTION OPTIONS
3.9.3 Exterior wall materials, including building, streetscreens and garden walls and fences, windows and doors, shall be of a quality that ensures longevity and resilience. Additionally, the following requirements shall be adhered to:

3.9.3.a. Building walls shall minimize variety and number of exterior materials shall be limited to four, not including glass.

3.9.3.b. Materials shall change along a horizontal or vertical joint and the change shall correspond to a change in the plane of the wall.

3.9.3.c. Materials that change along a vertical line shall reflect a building rhythm such as a historic building or storefront or remain property widths.

3.9.3.d. Materials that change along a horizontal line should place the heavier material before the lighter.

3.9.3.e. Building roofs shall be a single building material such as shingles or metal, not a combination of materials.

3.9.3.f. Windows shall not be flush mounted and shall be inset from the exterior wall a minimum of three inches.

3.9.3.g. Roof materials shall be of a quality that ensures longevity and resilience. When used, sloped roofs shall consist of seamless slate (natural or synthetic), clay tile, concrete tile, shingled wood, asphalt or asphalt composition, and metal standing seam.

3.9.4 Storefronts:

3.9.4.a. Storefronts shall comply with the façade Type requirements in Table 3.9.2 Façade Types, which includes the requirement for a minimum of 50% of the ground floor frontage to be glass.

3.9.4.b. Additionally, storefront elements such as windows, doors, signage, awnings, and lighting shall be designed as a unified composition, and shall be made of masonry, wood, metal or glass.
PHASE 4:
Implementation
### TASK 12: TRAINING SESSIONS & HANDOUTS

#### A. Zoning (visit zoning district)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
<th>n/a</th>
</tr>
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<tbody>
<tr>
<td>R-1AA</td>
<td>(See Table 12-2-25.3)</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>R-1A</td>
<td>(See Table 12-2-25.3 for single-family detached or 12-2-25.5 for single-family attached)</td>
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</tr>
<tr>
<td>R-1B</td>
<td>(See Table 12-2-25.4)</td>
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<tr>
<td>R-AC and R-NCB</td>
<td>(See Table 12-2-25.6)</td>
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<tr>
<td>C-1</td>
<td>(See Table 12-2-25.8)</td>
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<tr>
<td>C-2 or C-3</td>
<td>(See Table 12-2-25.7)</td>
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<tr>
<td>C-3</td>
<td>along CMC FDOT Contour Zone (See Table 12-2-25.8)</td>
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</table>

#### B. Building Type (visit building type)

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
<th>n/a</th>
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<tbody>
<tr>
<td>1</td>
<td>Single-family detached unit</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Two-family attached unit (duplex)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Single-family attached unit (townhouse)</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Multi-family building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Mixed-use building</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Commercial or non-residential building</td>
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<td></td>
</tr>
</tbody>
</table>

#### C. Building Height

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Yes</th>
<th>No</th>
<th>n/a</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>For single-family detached and two-family attached, is the minimum floor to ceiling height 9 feet?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>For single-family detached and two-family attached, is the maximum height 35 feet?</td>
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<tr>
<td>3</td>
<td>For single-family detached and two-family attached, is the entry at grade a minimum height of 18 inches?</td>
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<tr>
<td>4</td>
<td>For single-family attached, is the minimum floor to ceiling height 9 feet?</td>
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<tr>
<td>5</td>
<td>For single-family attached, is the maximum height 45 feet?</td>
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<tr>
<td>6</td>
<td>For single-family attached, is the entry at grade a minimum height of 34 inches?</td>
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<tr>
<td>7</td>
<td>For multi-family building, is the ground floor a minimum height of 12 feet?</td>
<td></td>
<td></td>
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<tr>
<td>8</td>
<td>For multi-family building, is the ground floor a maximum height of 16 feet?</td>
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<tr>
<td>9</td>
<td>For multi-family building, are all other stories a maximum height of 14 feet?</td>
<td></td>
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</tr>
<tr>
<td>10</td>
<td>For mixed-use and/or non-residential building, is the ground floor a minimum height of 12 feet in R-1A, through R-2A, or 14 feet in all other districts?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11</td>
<td>For mixed-use and/or non-residential building, are all other stories a maximum height of 14 feet?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12</td>
<td>For mixed-use and/or non-residential building, do parking garages stay within permitted height allowance of the designated zoning district?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>13</td>
<td>Is the main roof pitch between 6:12 and 12:12?</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>14</td>
<td>Is the shed roof pitch a minimum of 4:12?</td>
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<td></td>
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</tbody>
</table>