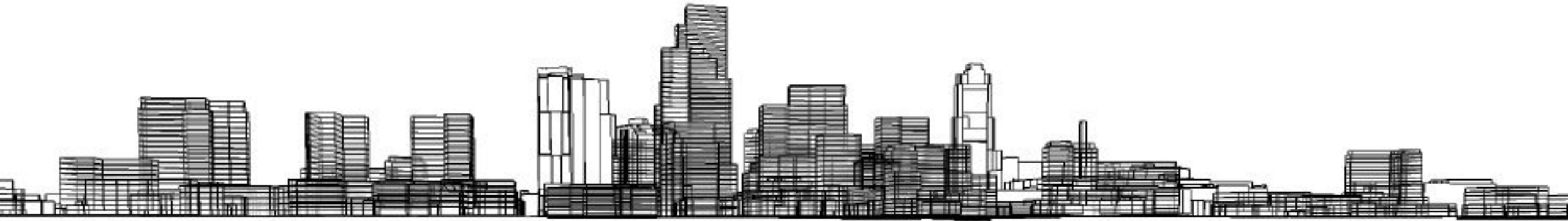
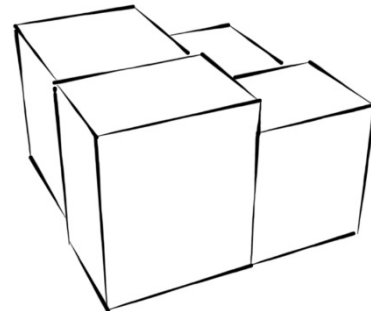


Form Based Codes, Their Implementation, and Environmental Review



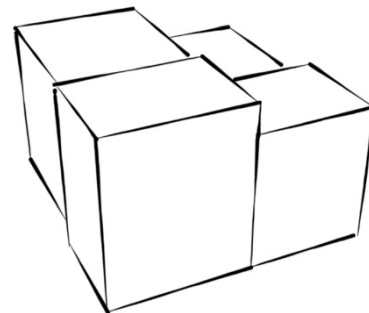
***Gina D'Agrosa, AICP, Deputy Commissioner for Economic
Development, City of New Rochelle***

***Kevin A. Kain, AICP, PP, Director of Planning & Sustainability,
City of New Rochelle***



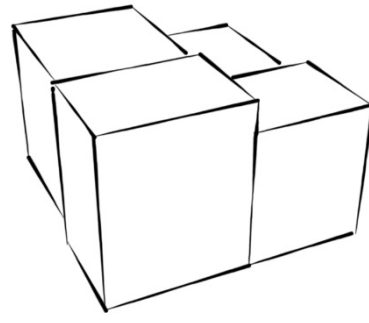
What kind of code do most municipalities have?

- Euclidean – Based on separation of incompatible uses
- Standard State Zoning Enabling Act
- Regulates private property
- Components:
 - Zoning map
 - List of permitted uses
 - Table of area & bulk requirements

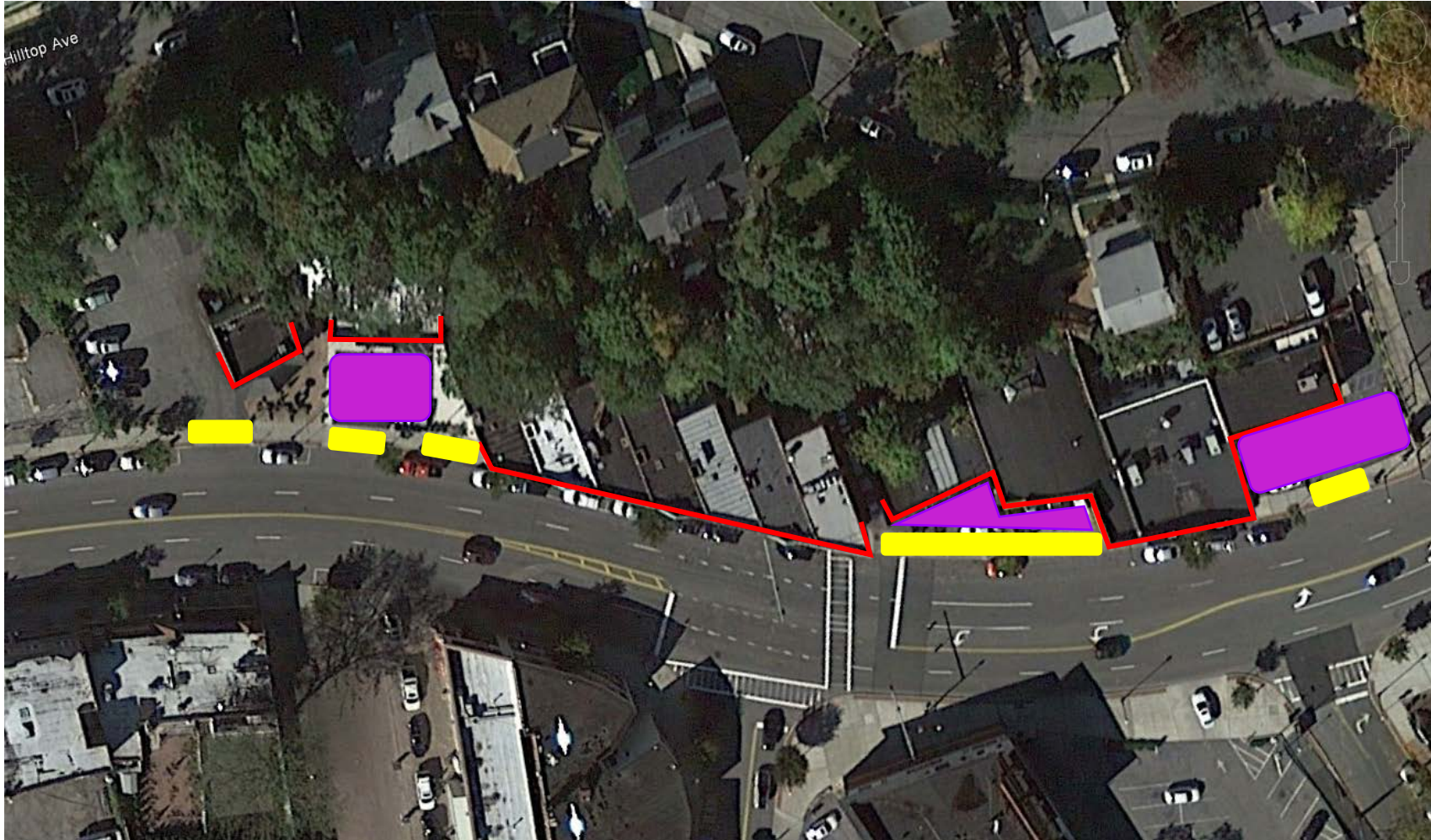


Why Euclidean Zoning Can Be Problematic?

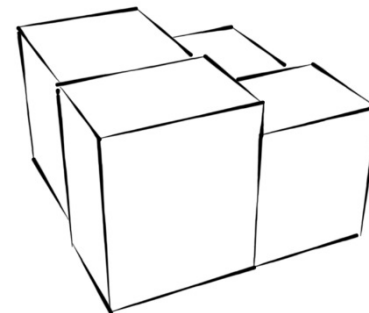
- Not good at achieving physical development goals
- No certainty in desired development pattern
- Creates auto-dependent communities
- Creates places that are not inviting to live, work or play



Example 1 – From Above

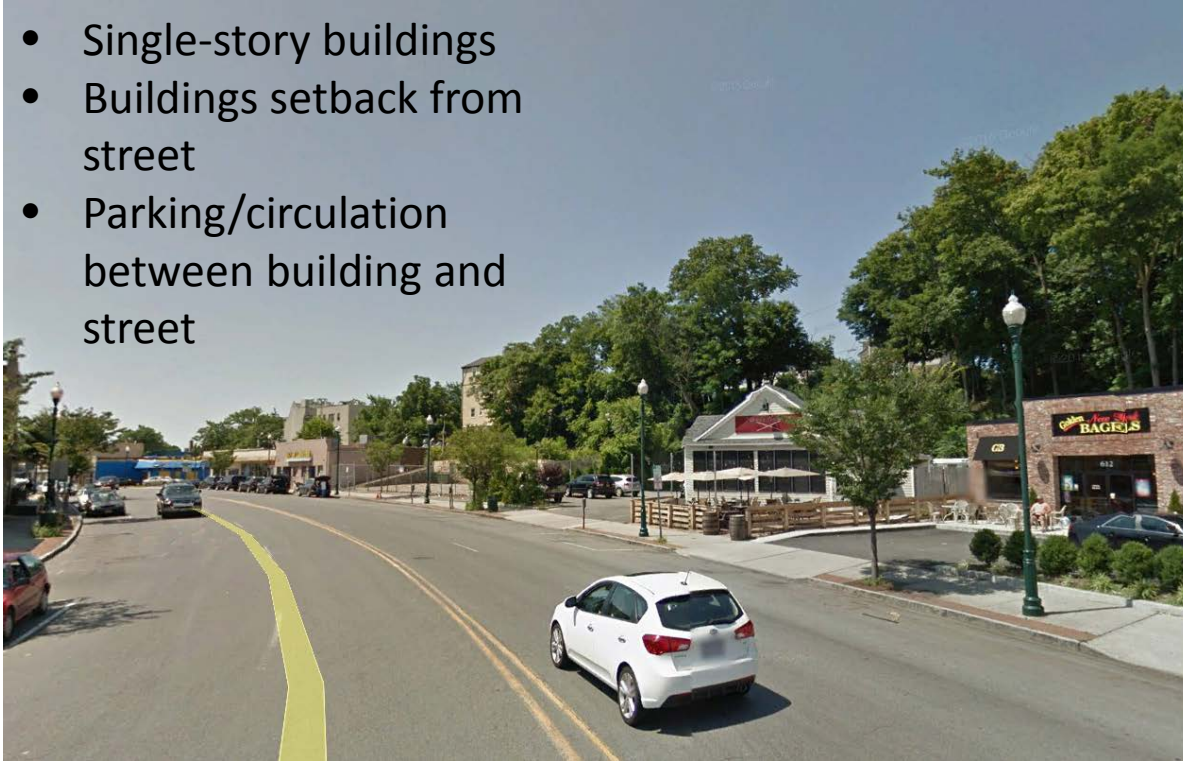


- Inconsistent building frontages
- Extensive curb cuts
- Parking between building & street

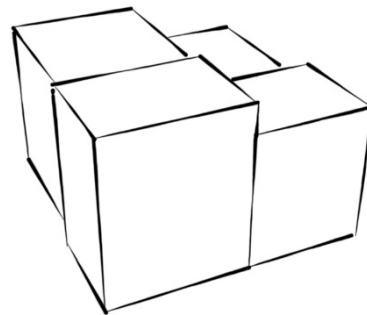


Example 1 - Street View

- Single-story buildings
- Buildings setback from street
- Parking/circulation between building and street

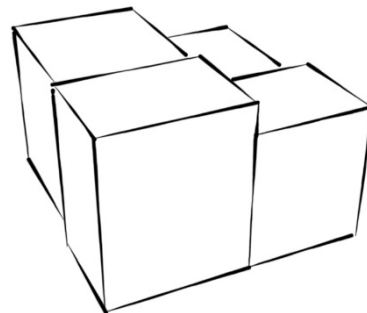


- Two-story buildings
- Buildings at build-to line
- No pedestrian/vehicle conflicts



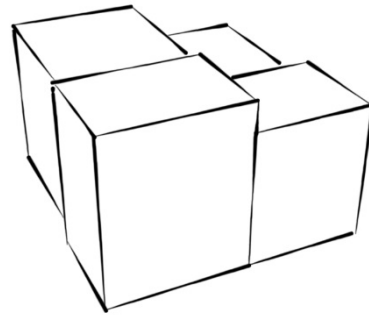
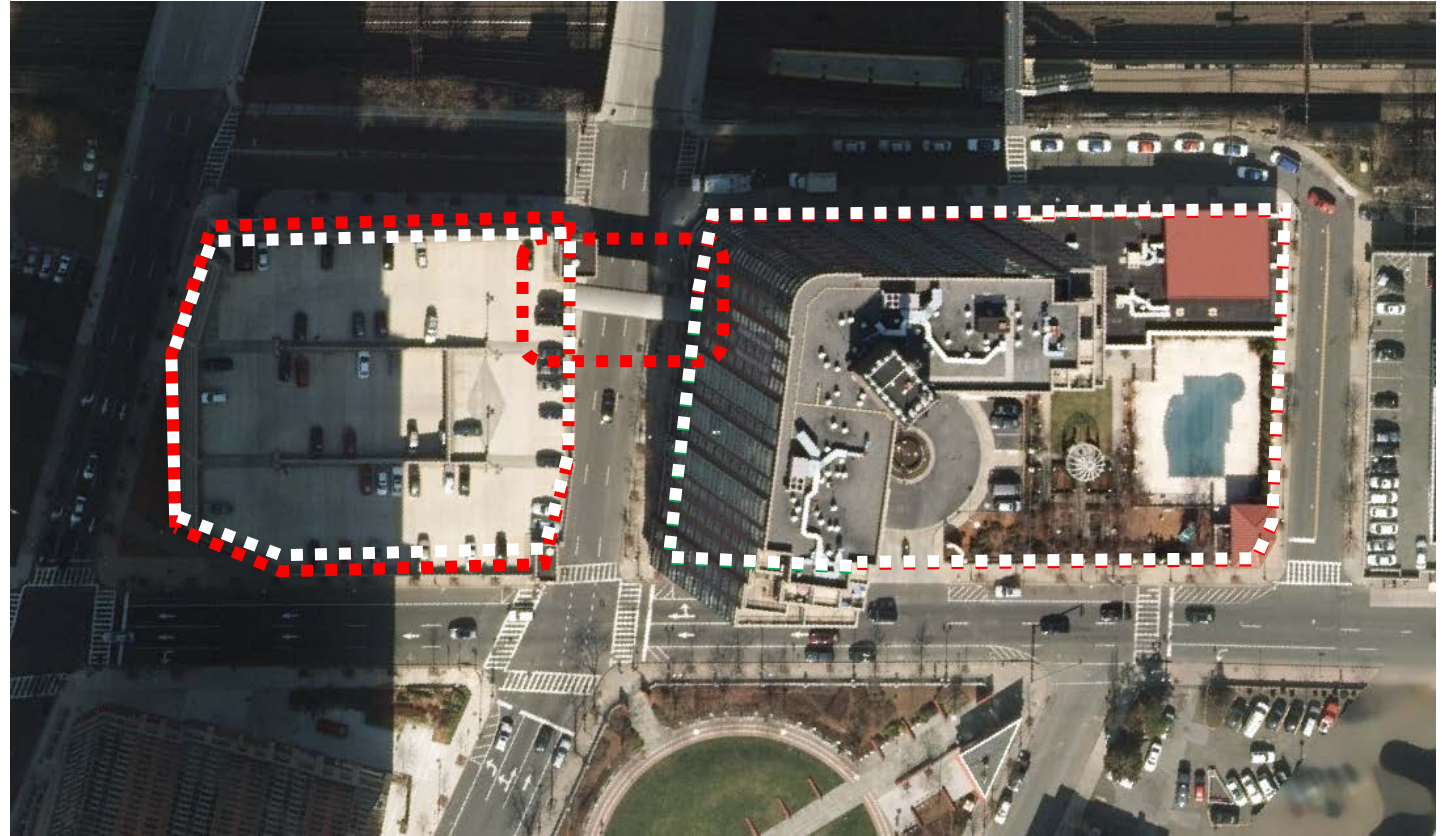
Example 2 – From Above

Even when traditional zoning is well intended (mixed-use permitted, good density, near transit), it may not achieve a community's goal.

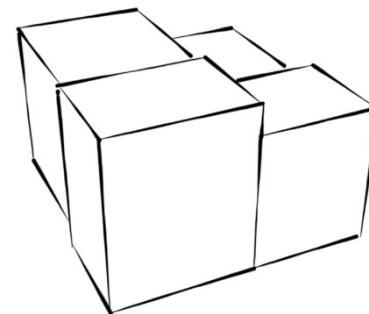
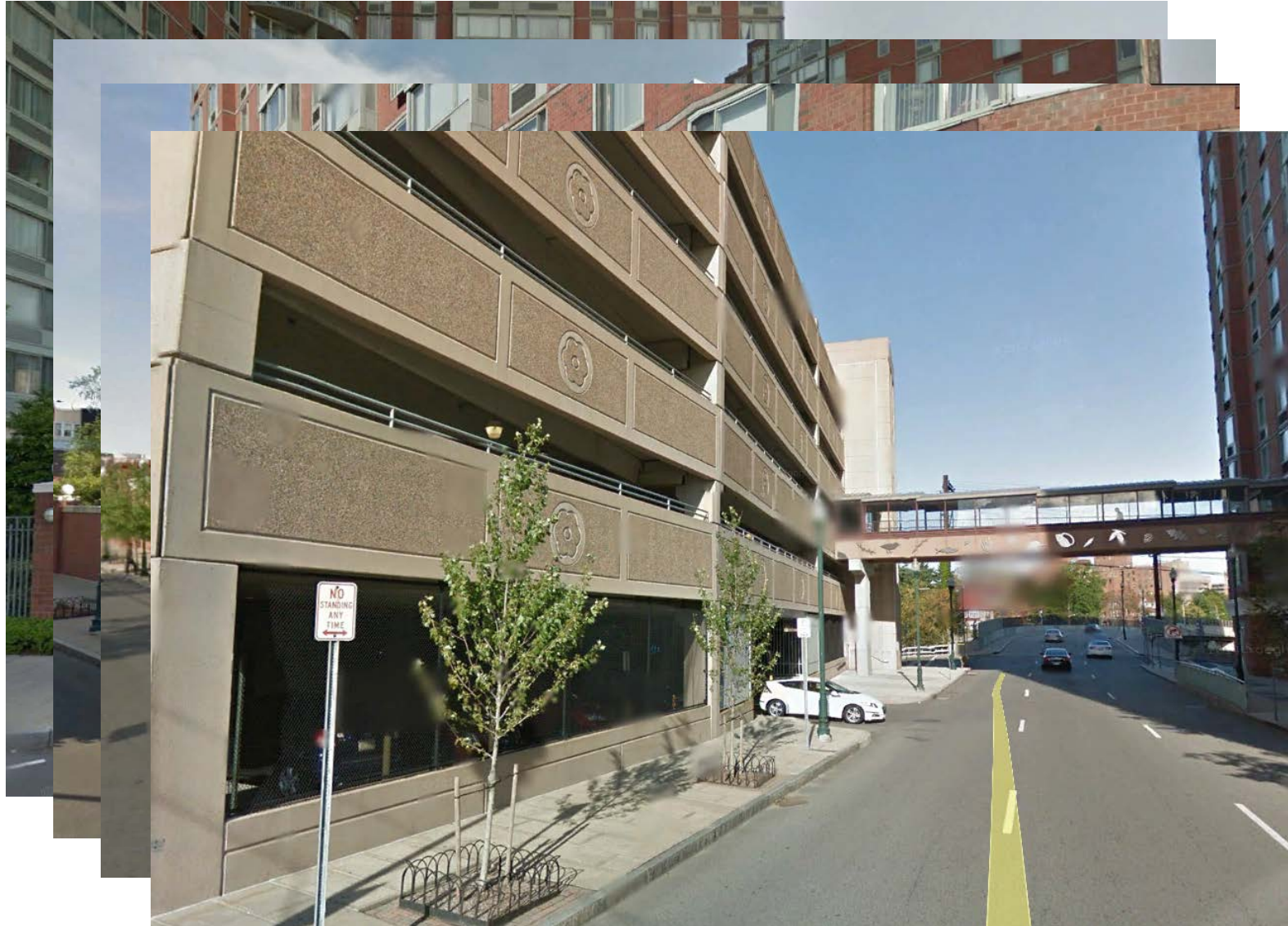


Example 2 con't

- 2 city blocks
- Skybridge reduces chances of tenants supporting at-grade commercial/street life
- Limited commercial frontage
- Remaining frontage pedestrian dead zones

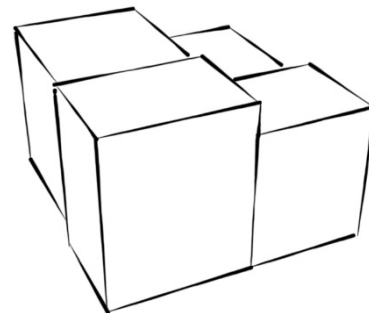


Example 2 con't



What is a form based code?

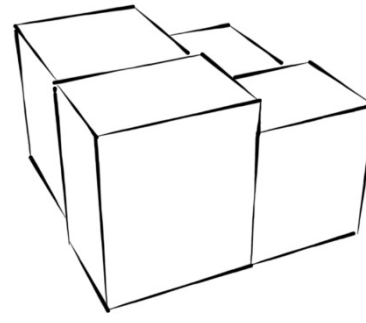
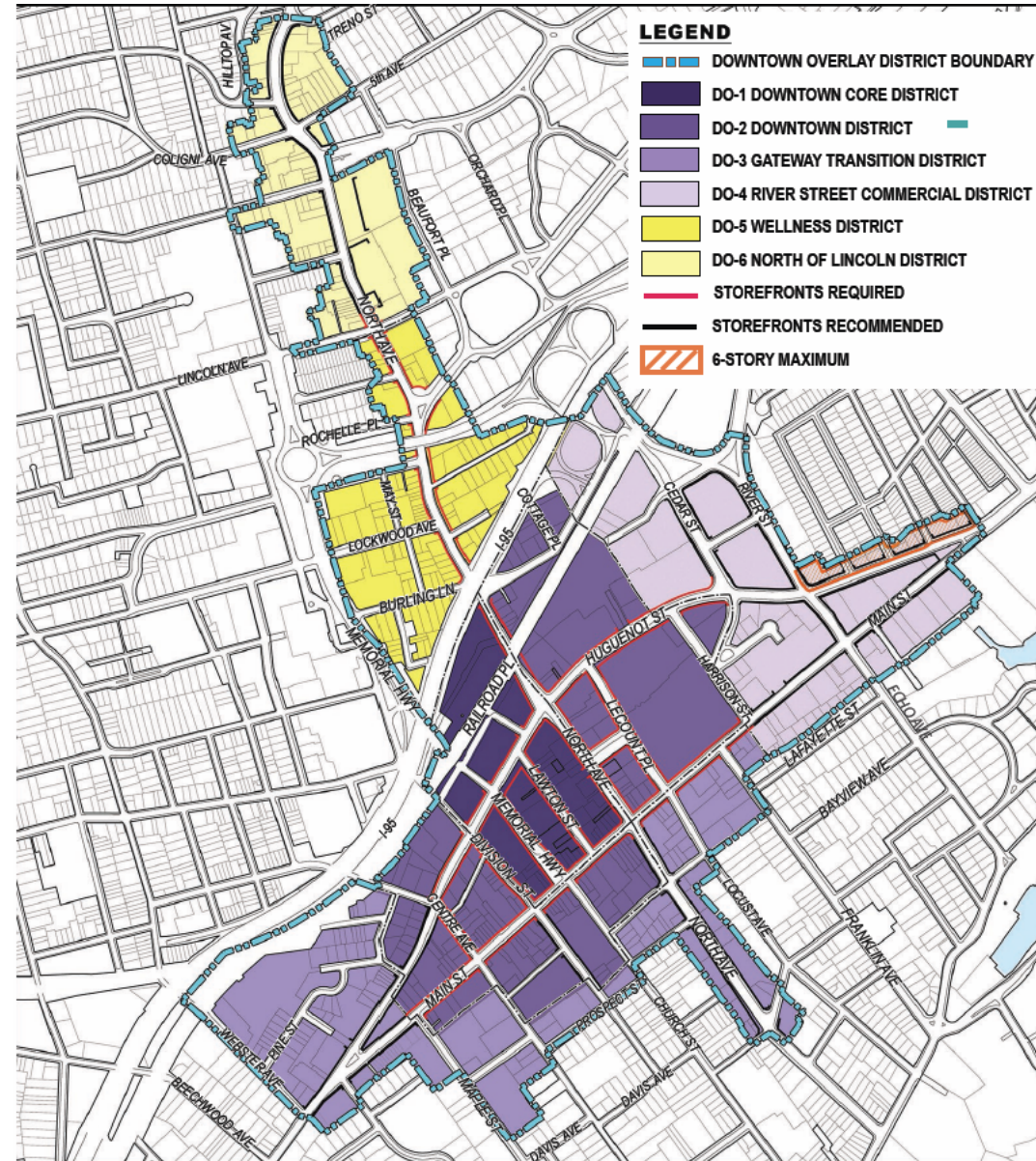
- Based on *physical* aspect of development
- Use is typically still a component, but less of a concern
- Regulates private *and* public property
- Components (not all required):
 - Regulating Plan
 - Building Type Standards
 - Public Space Standards
 - Civic Space Standards
 - Building Form Standards
 - Block and Subdivision Controls
- Not design guidelines & not architecture



Form based code components

Regulating Plan:

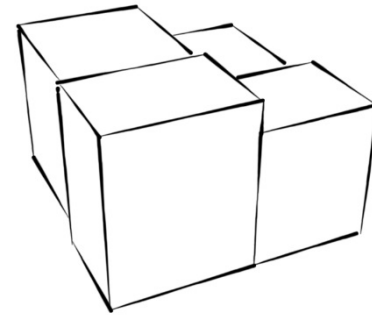
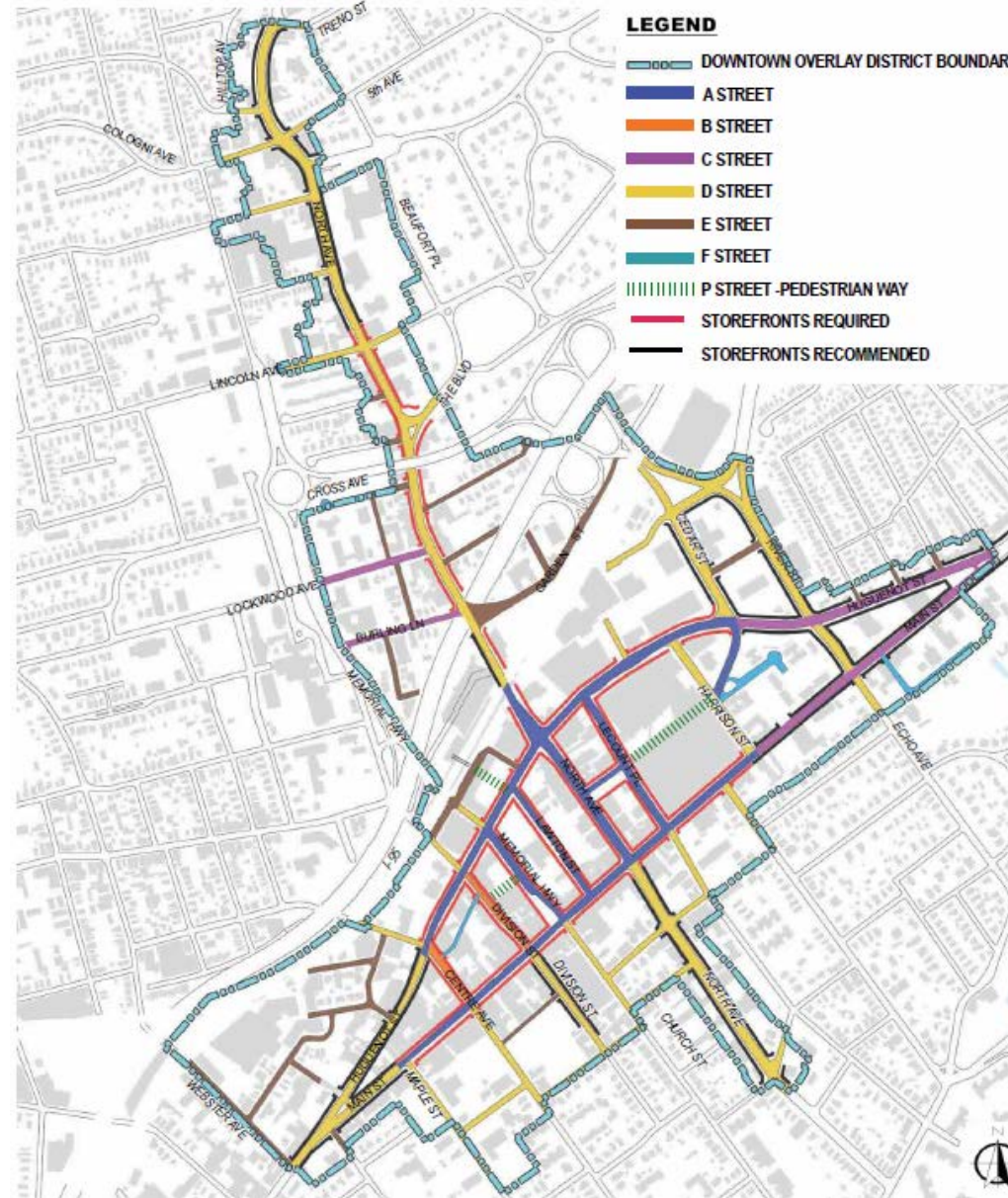
- Similar to a zoning map, but designations give clearer understanding of development



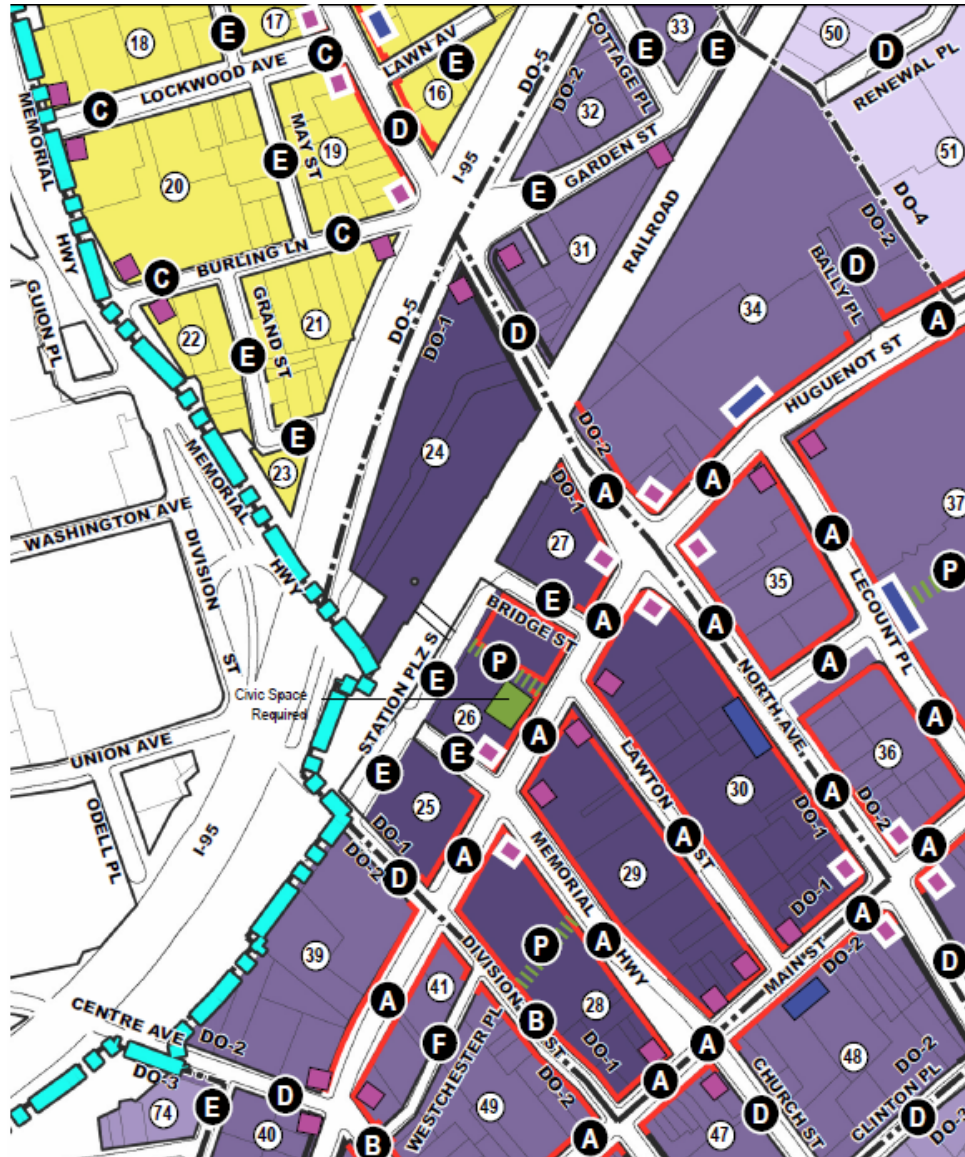
Form based code components cont.

Street Type:

- Establishes width of public frontage & types of permitted private frontages
- Certain streets require storefront frontage

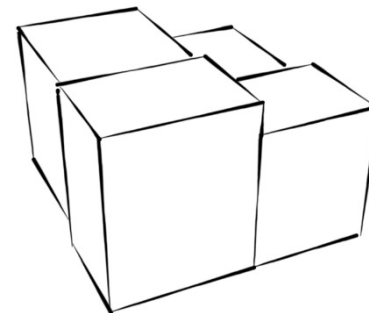


Form based code components cont.



ZONING STANDARDS REQUIREMENTS

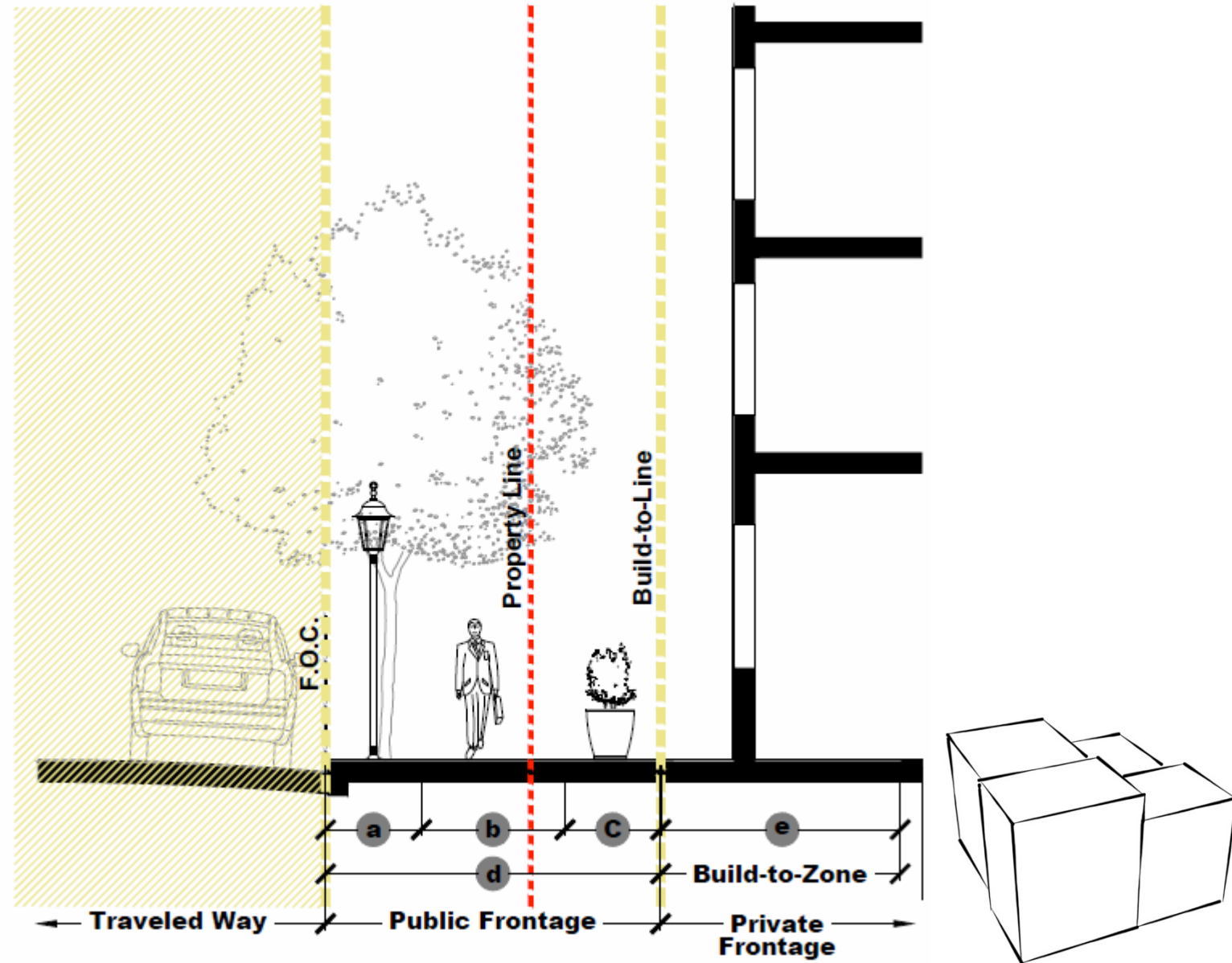
- STOREFRONT REQUIRED¹
- FREQUENT ENTRYWAYS REQUIRED²
- ||||| PEDESTRIAN WAY REQUIRED
- A STREET TYPE
- HIGH PRIORITY SIGNIFICANT CORNER
- SIGNIFICANT CORNER
- HIGH PRIORITY TERMINATING VISTA
- TERMINATING VISTA
- CIVIC SPACE REQUIRED



Form based code components cont.

Public/Private Frontage Standards:

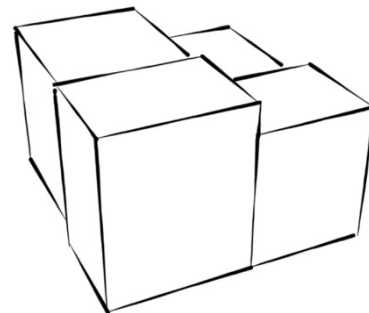
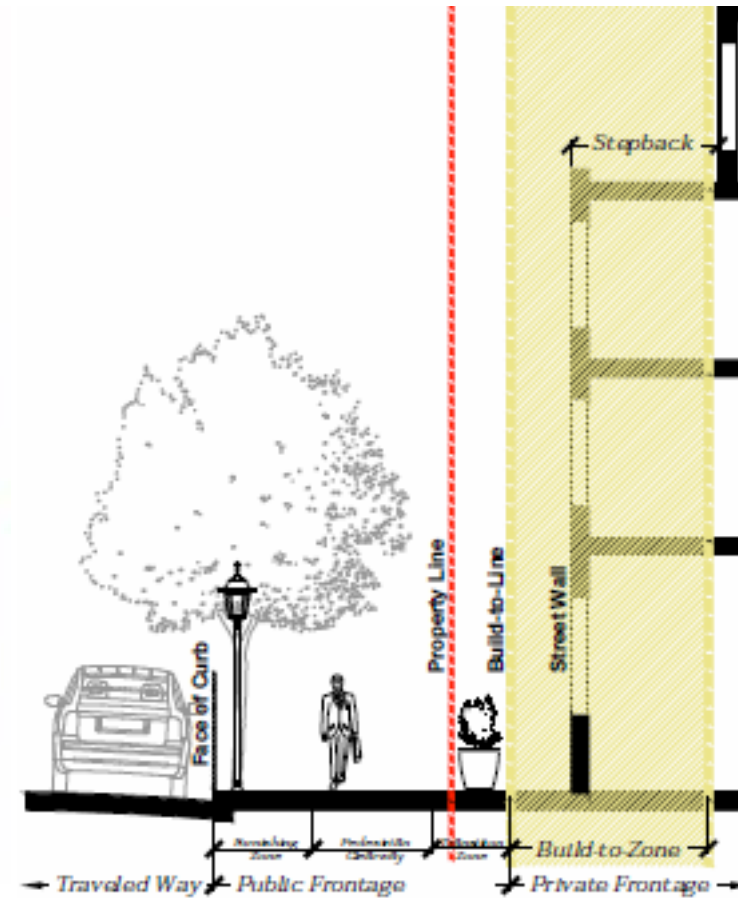
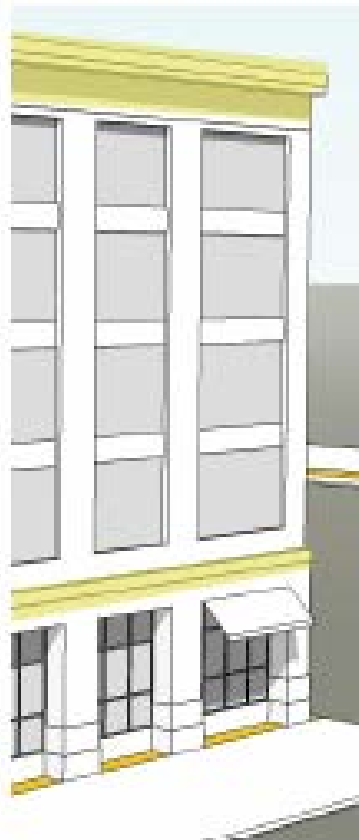
- Applicant's responsibility
- See diagram



Form based code components cont.

Building Standards

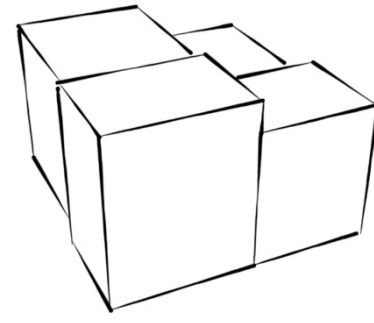
- Expression Lines
- Stepbacks



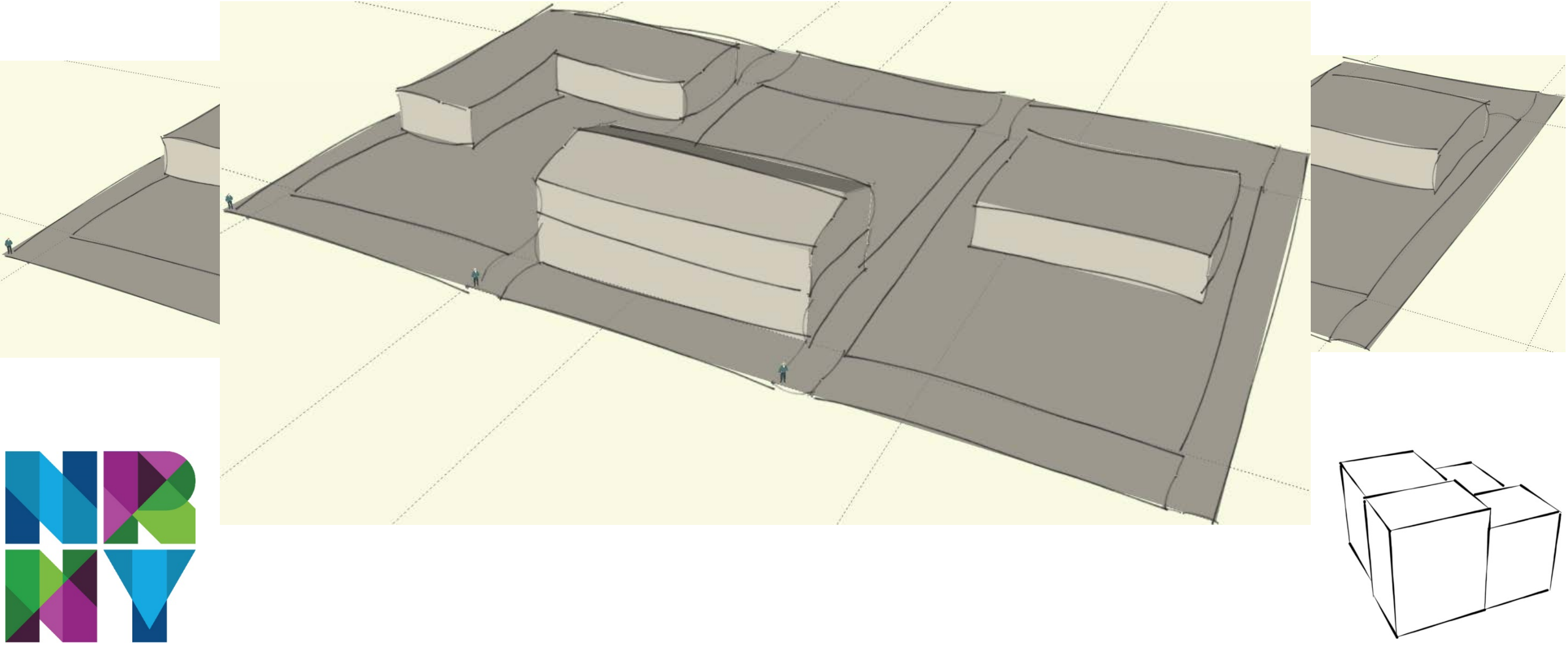
Form based code components cont.

Other Elements:

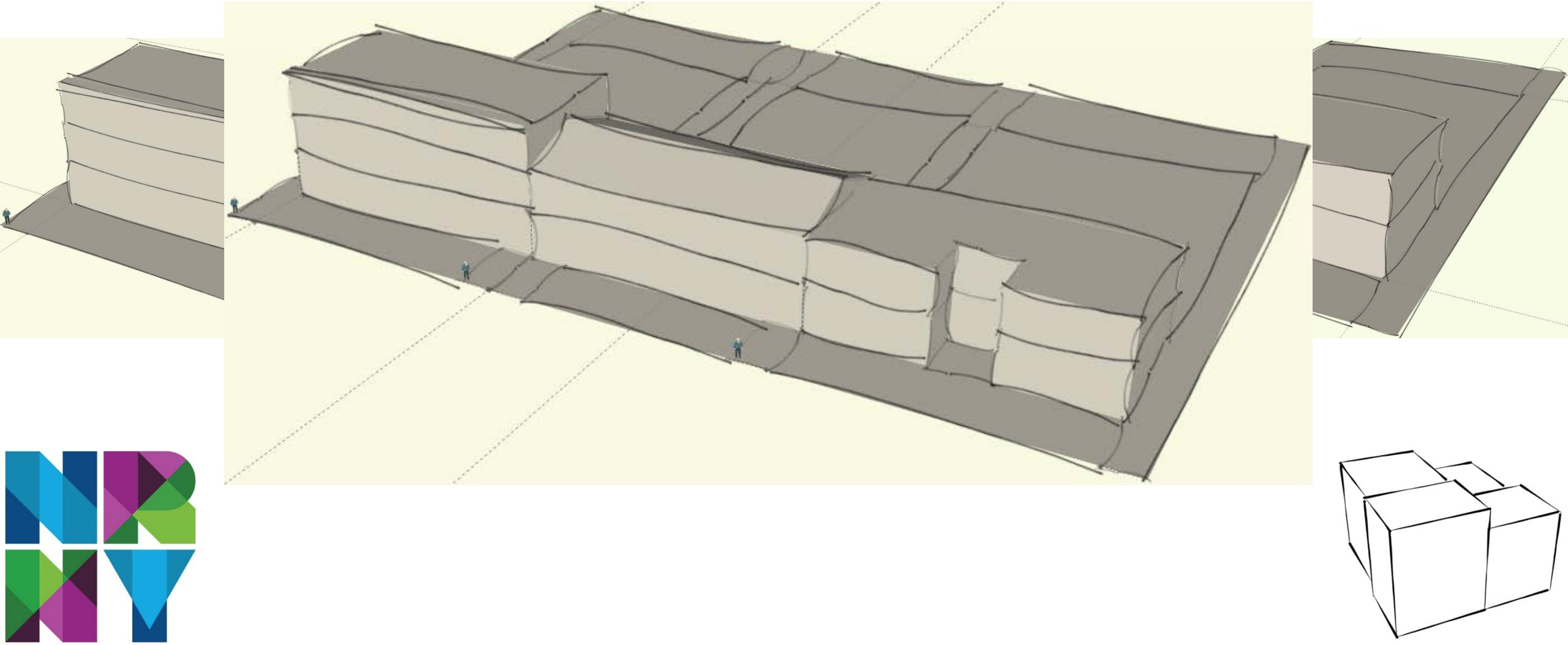
- Significant corners
- Terminating vistas
- Civic spaces



Comparison of Traditional Zoning and Form Based Code

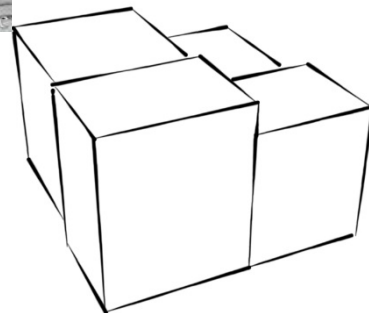
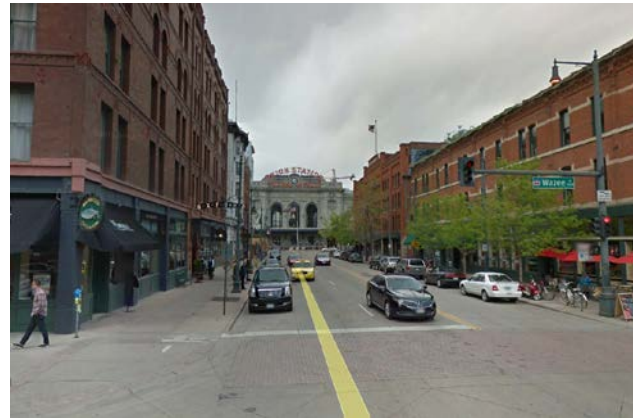


Comparison of Traditional Zoning and Form Based Code

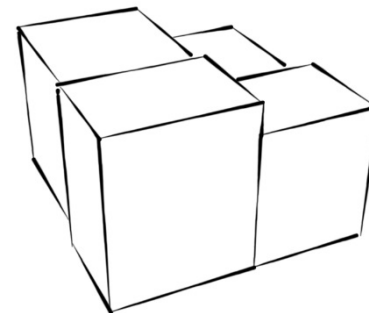
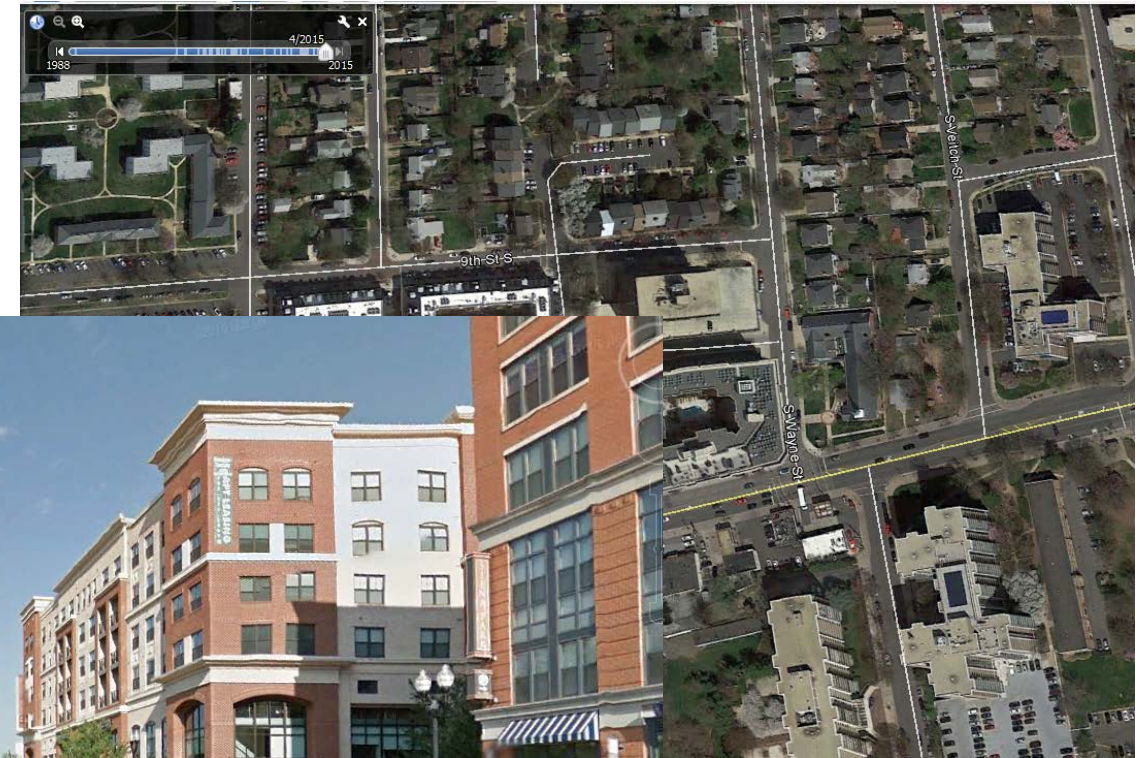
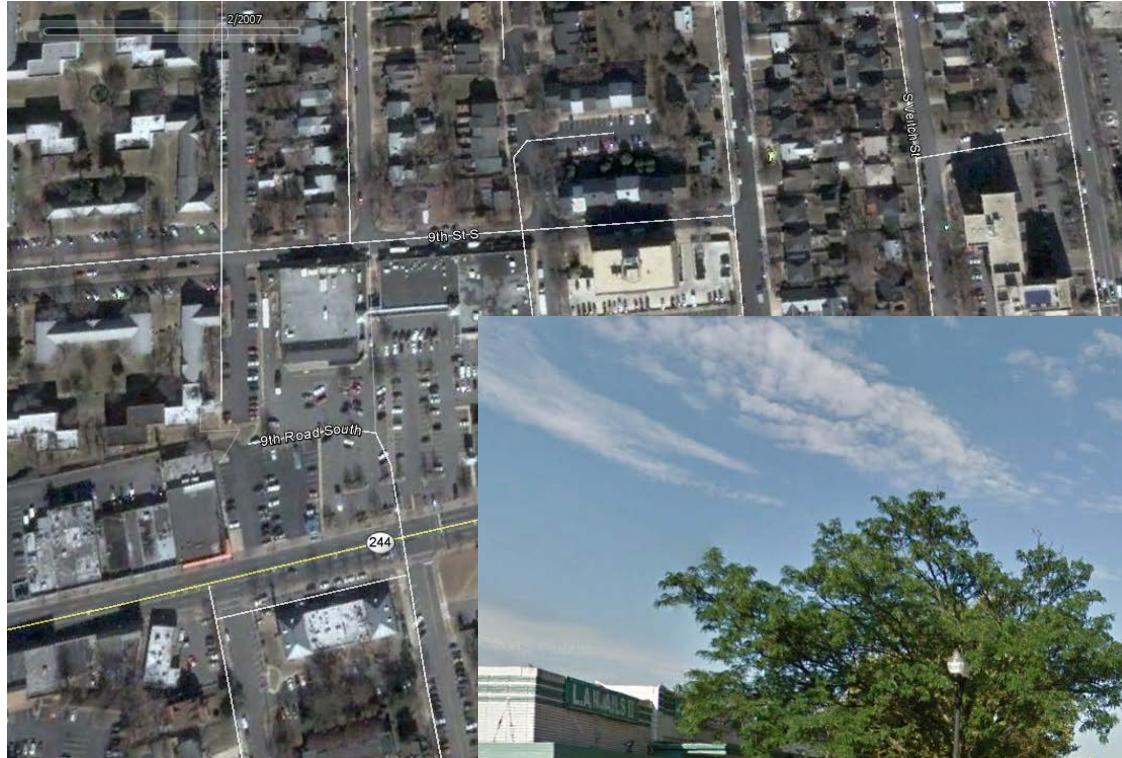


Form Based Codes - Examples

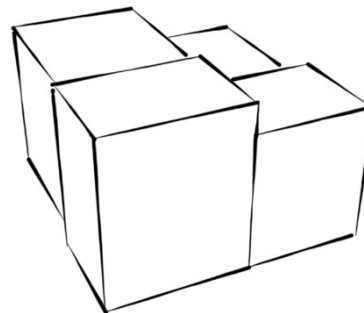
- Seaside
- Miami
- Denver
- Cincinnati
- Flagstaff
- In New York:
 - Hempstead
 - Yonkers
 - Beacon



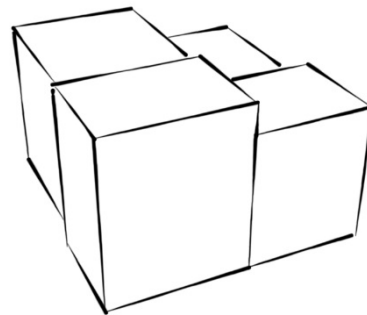
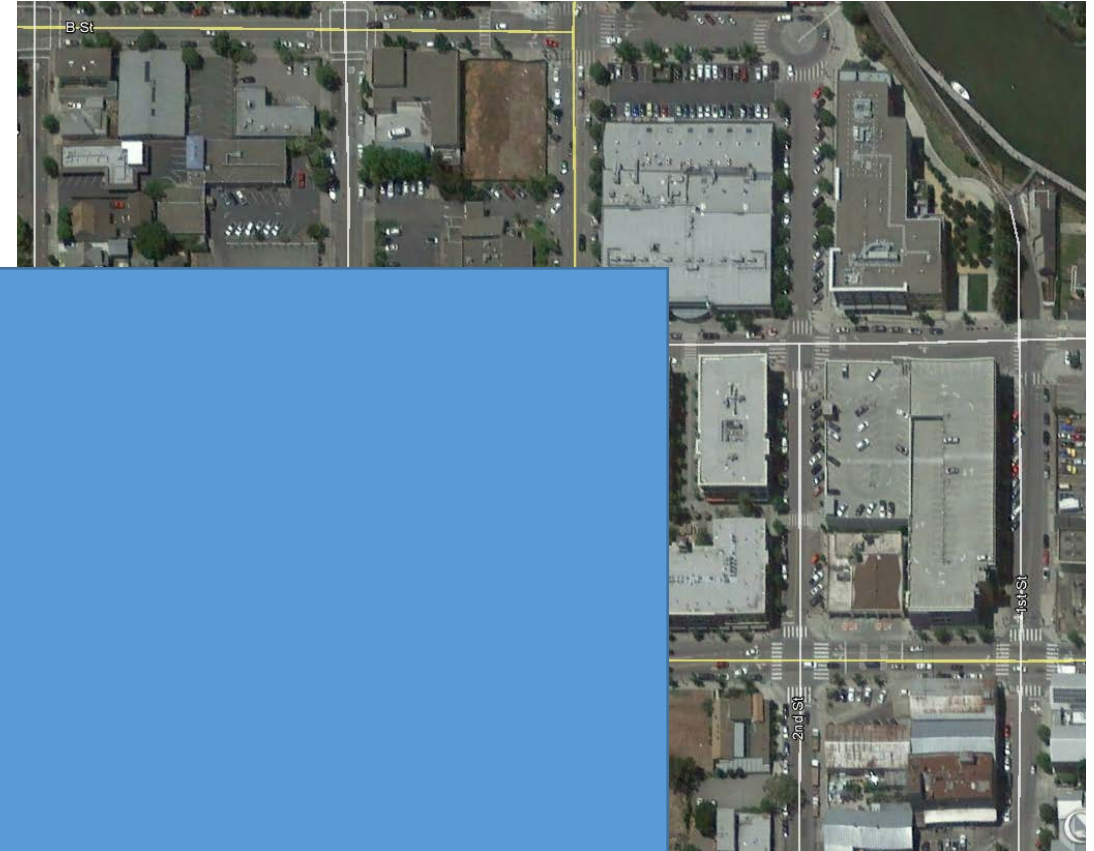
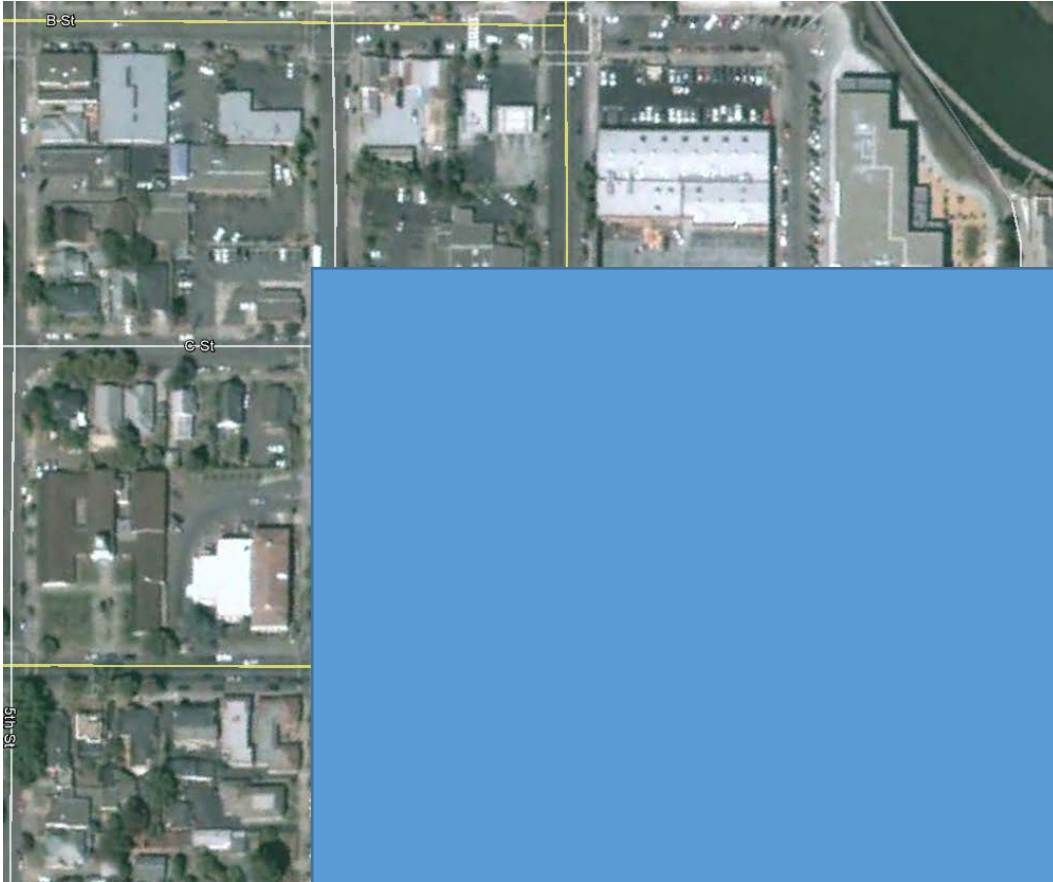
Columbia Pike, VA



Columbia Pike, VA

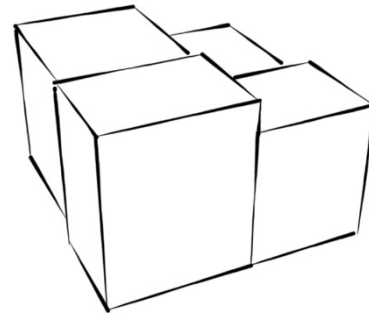


Petaluma, CA



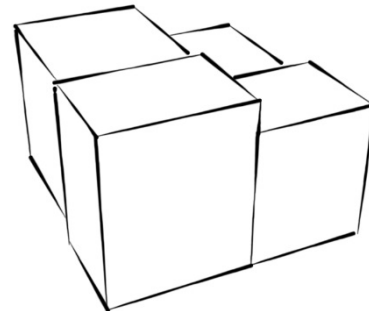
SEQR – New Rochelle Code

- City prepared GEIS
- Based on Theoretical Development Scenario
- Requires:
 - Payment into Fair Share Mitigation Fund to cover impacts to community facilities & services
 - Site-specific analysis of shadow impacts for certain sites
 - Site specific trip generation/distribution analysis
 - Enhanced architectural review
 - Affordable housing



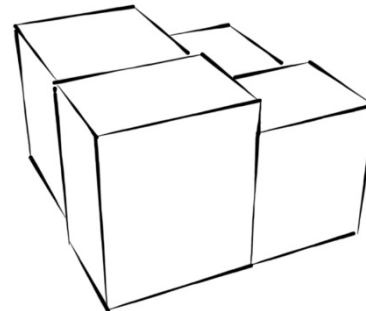
SEQR - New Rochelle Code

- Requires:
 - Efforts to combat residential and business displacement
 - Development of job training programs
 - Parking management plan & utilization study

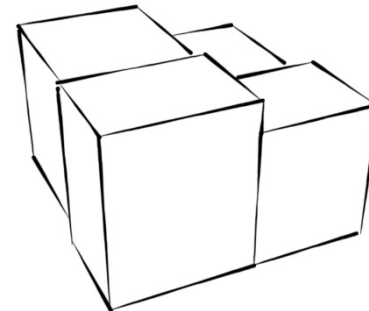
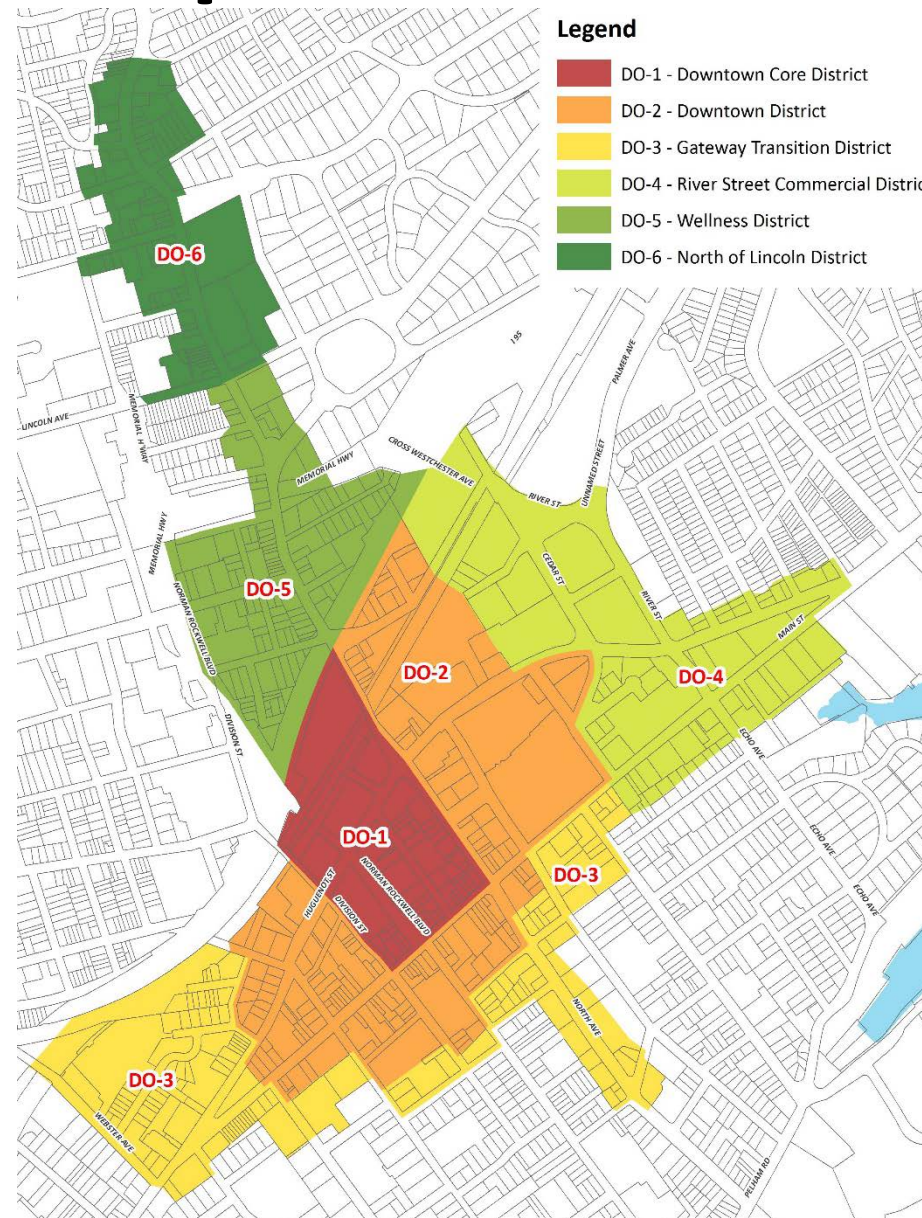


SEQR Development Parameters

DOZ – AMENDED THEORETICAL DEVELOPMENT SCENARIO											
District Overlay	Retail (SF)	Restaurant (SF)	Office Nonmedical (SF)	Medical Office (SF)	Hotel (rooms)	Residential Units (DU)		Student Housing (beds)	Adult Care (SF)	Independent Units (DU)	Institutional (SF)
DO-1	375,000	54,000	853,000	105,000	500	1,500	+800	-	-	-	155,000
DO-2	430,000	32,400	364,000	157,500	500	2,900		500	192,000	375	200,000
DO-3	54,000	5,400	229,000	26,000	100	550		500	128,000	-	225,000
DO-4	162,000	21,400	208,000	26,000	-	200		-	-	-	-
DO-5	21,500	5,400	192,000	105,000	100	250		500	192,000	-	140,000
DO-6	21,500	5,400	31,000	21,000	-	100	+70	-	128,000	-	55,000
Totals	1,064,000	124,000	1,877,000	440,500	1,200		6,370	1,500	640,000	375	775,000

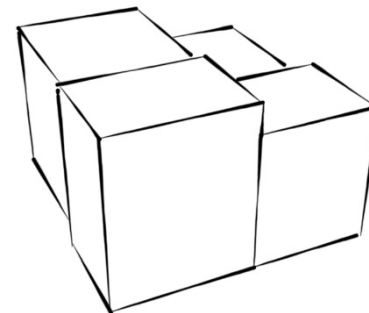


SEQR Development Parameters



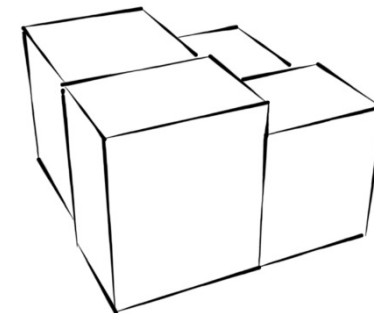
New Rochelle's Form Based Code cont.

		Street Type A	Street Type B	Street Type C	Street Type D	Street Type E	Street Type F	Street Type P-Pedestrian Way
PUBLIC FRONTAGE	Distance from Face of Curb to Build-To-Line	15'-0"	12'-0"	15'-0"	12'-0"	9'-0"	6'-0"	16'-0"
	Landscape and Furnishing Zone Minimum	2'-0"	2'-0"	2'-0"	2'-0"	no min.	no min.	2'-0"
	Pedestrian Clearway Minimum	6'-0"	5'-6"	6'-0"	5'-6"	4'-6"	4'-6"	8'-0"
	Transition Zone Minimum	2'-0"	2'-0"	2'-0"	2'-0"	no min.	no min.	2'-0"



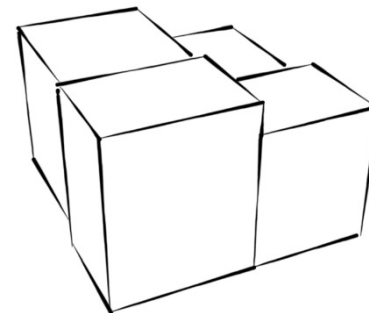
New Rochelle's Form Based Code cont.

			Street Type A		Street Type B		Street Type C		Street Type D		Street Type E		Street Type F		Street Type P		
PRIVATE FRONTAGE	Private Frontage Types	Min. Clear Glazing Area Required	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy	Build-To-Zone (BTZ) Width	Min Frontage Occupancy for Option 1	Min Frontage Occupancy for Option 2
	Storefront Frontage ¹	65% ⁵	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%	5'-0"	80% ^{2,7}	60% ^{3,8}
	Arcade Frontage ¹	65% ⁵	15'-0" ⁴	80% ²	15'-0" ⁴	80% ²	15'-0" ⁴	60% ³	15'-0" ⁴	60% ³	15'-0" ⁴	50%	15'-0" ⁴	0%	15'-0" ⁴	80% ^{2,7}	60% ^{3,8}
	Urban Frontage	50% ⁵	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%	5'-0"	80% ^{2,7}	60% ^{3,8}
	Stoop Frontage	20% ⁶	5'-0"	80% ²	5'-0"	80% ²	5'-0"	60% ³	5'-0"	60% ³	5'-0"	50%	5'-0"	0%	X	X	X
	Porch Frontage	20% ⁶	10'-0"	80% ²	10'-0"	80% ²	10'-0"	60% ³	10'-0"	60% ³	10'-0"	50%	10'-0"	0%	X	X	X
	Lightwell Frontage	20% ⁶	10'-0"	80% ²	10'-0"	80% ²	10'-0"	60% ³	10'-0"	60% ³	10'-0"	50%	10'-0"	0%	X	X	X
	Forecourt Frontage	20% ⁶	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	50%	10'-0"	0%	X	X	X
	Mid-Block Frontage	10% ⁶	X	X	X	X	X	X	X	X	10'-0"	0%	10'-0"	0%	X	X	X



New Rochelle's Form Based Code cont.

		Development Standard 1	Development Standard 2	Development Standard 3
		Site and Building Height Requirements		
Total Site Frontage Min. ¹	All Districts	50 feet	100 feet	150 feet
Site Area Minimum	All Districts	5,000 SF	10,000 SF	30,000 SF ⁴ (40,000 SF in DO-1 only)
Building Height ^{2,3}	DO-1	2 stories min 8 stories max	2 stories min 24 stories max	2 stories min 40 stories max and 605 feet max
	DO-2	2 stories min 4 stories max	2 stories min 12 stories max	2 stories min 24 stories max and 245 feet max
	DO-3	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-4	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-5	2 stories min, 2 stories max	2 stories min 4 stories max	2 stories min 8 stories max and 85 feet max
	DO-6	2 stories min, 2 stories max	2 stories min 4 stories max, and 55 feet max	Not available
Street Wall Height & Stepback		See Street Wall Height at Sec 186.11E(3) and Stepbacks at Sec 186.11E(4)		
Parking	All Districts	Standards - See Article XIV - Off-Street Parking and Loading		
		Placement - See DOZ minimum requirements in Sec 186.11I		
Min side yard from residential districts		No building may be constructed within 20 feet of a side yard adjoining a parcel in the R2-7.0 or RMF-0.4 Districts.		
Rear yard setback at residential districts		Where any parcel is contiguous to a parcel within the R2-7.0 or RMF-0.4 district, the rear yard shall be a minimum of 30 feet.		

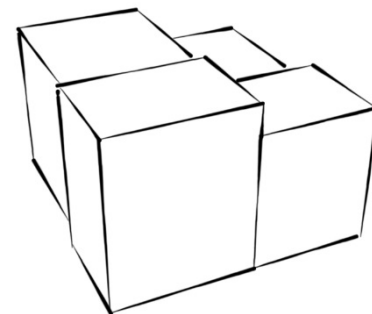


New Rochelle's Form Based Code cont.

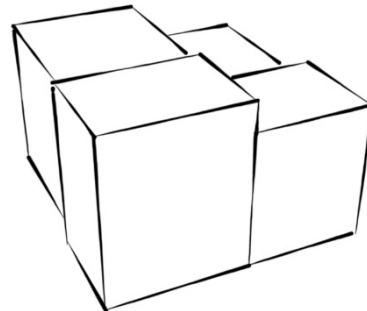
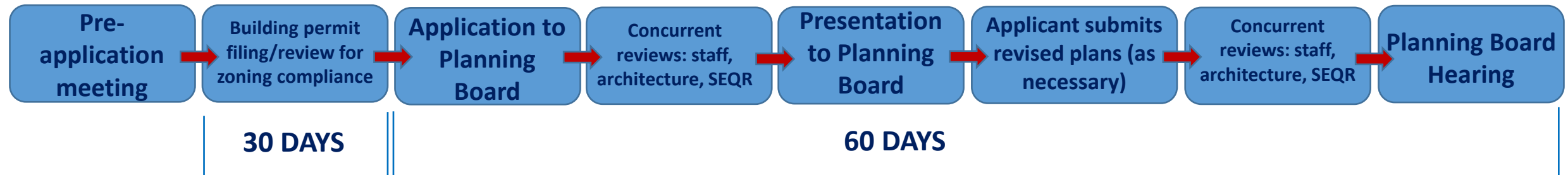
186.11C(3). TABLE OF COMMUNITY BENEFIT BONUSES (CBB)

		For developments that satisfy all of the requirements of a Development Standard as defined in Section 186.11B(2), the following standards shall apply:		
		Development Standard 1 Bonus*	Development Standard 2 Bonus*	Development Standard 3 Bonus*
DO-1	The total building height with Community Benefit Bonuses shall be a maximum of 605 feet	up to 2 Bonus stories	up to 4 Bonus stories	up to 8 Bonus stories
DO-2	The total building height with Community Benefit Bonuses shall be a maximum of 285 feet	up to 1 Bonus story	up to 2 Bonus stories	up to 4 Bonus stories
DO-3	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-4	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-5	The total building height with Community Benefit Bonuses shall be a maximum of 125 feet	No Bonus Available	up to 2 Bonus stories	up to 4 Bonus stories
DO-6	The total building height with Community Benefit Bonuses shall be a maximum of 65 feet	No Bonus Available	up to 2 Bonus stories	No Bonus Available

* Where a site has been designated on the DOZ Standards Map as a Six Story Maximum Building Height, the total building height including Community Benefit Bonuses shall be a maximum of 6 stories and 65 feet.



Implementation – Walking Through the New Rochelle Process

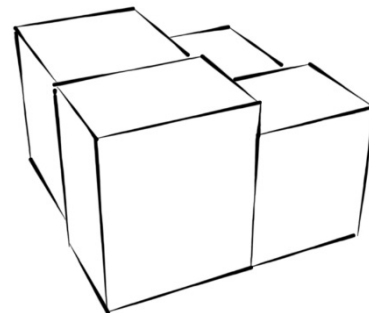


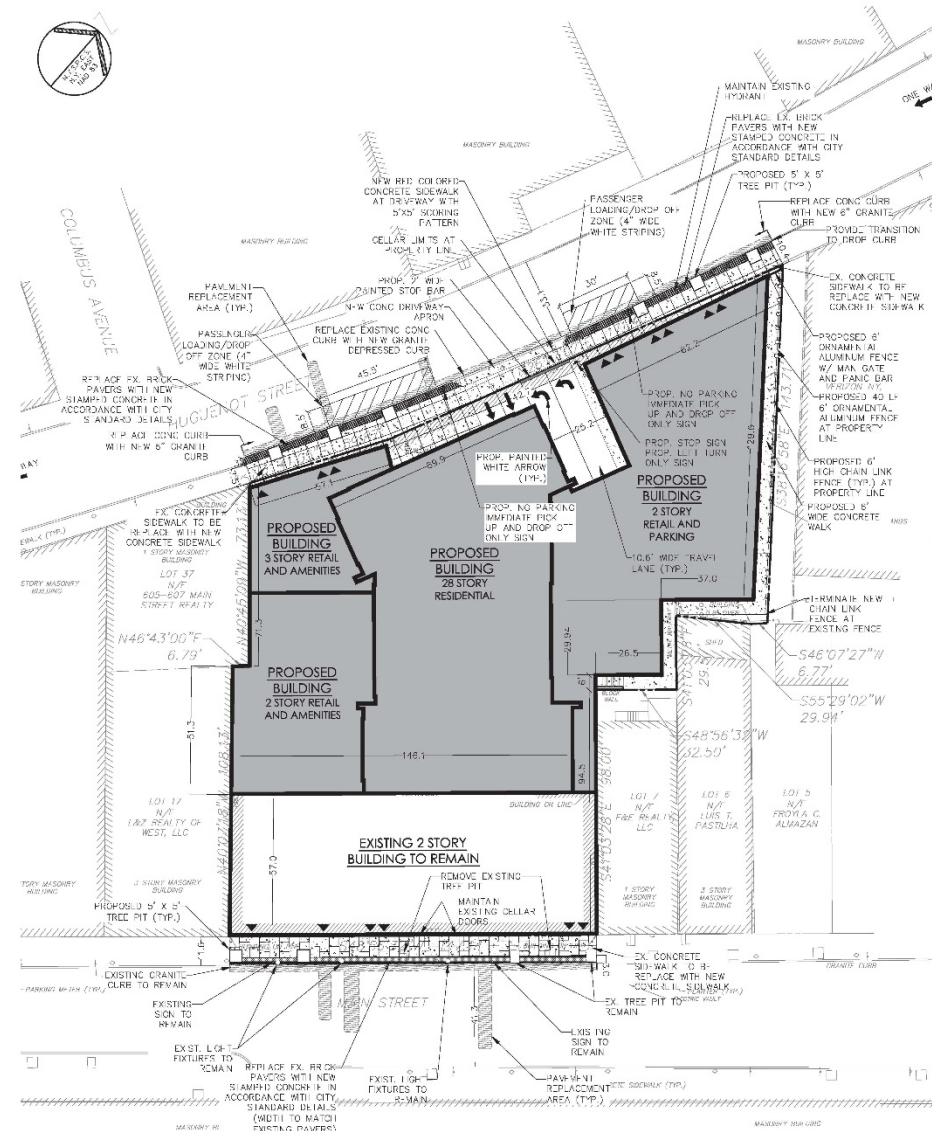
Case Study: RXR 587 Main Street

- DOZ Eligibility:

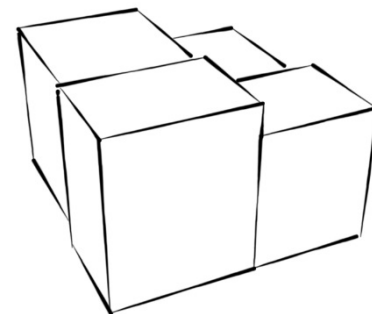
- | | | |
|-------------------------|-----------------------|--------------------------------|
| • In DOZ? | ✓ Yes, DO-2 |] Meets Development Standard 3 |
| • Min. site frontage? | ✓ Yes, 369 feet | |
| • Min. site area? | ✓ Yes, 39,317 sq. ft. | |
| • Within scope of GEIS? | ✓ Yes | |

- Under Development Standard 3, 24-stories permitted as of right.
- Additional four stories allowed if Community Benefit Bonus attained.





Case Study: RXR 587 Main Street



Gina D'Agrosa: (914) 654-2083, gdagrosa@newrochelleny.com

Kevin A. Kain: (914) 654-2191, kkain@newrochelleny.com

<http://newrochelleny.com/1015/TOD-Downtown-Cluster>

