

Module 3 - Development Standards

Summary of Civic Engagement



Portfolio Associates, Inc.

Overview

- Unbiased assessment of public perception
- Roughly 275 participants
 - ▣ Community and industry workshops
 - ▣ Online survey
 - ▣ Written testimony
 - ▣ Ongoing communication

Key Changes

□ Identified 8 draft Key Changes

Form & Design Standards

Open Space Requirements

Form & Design Standards
for Large Retail

Landscaping

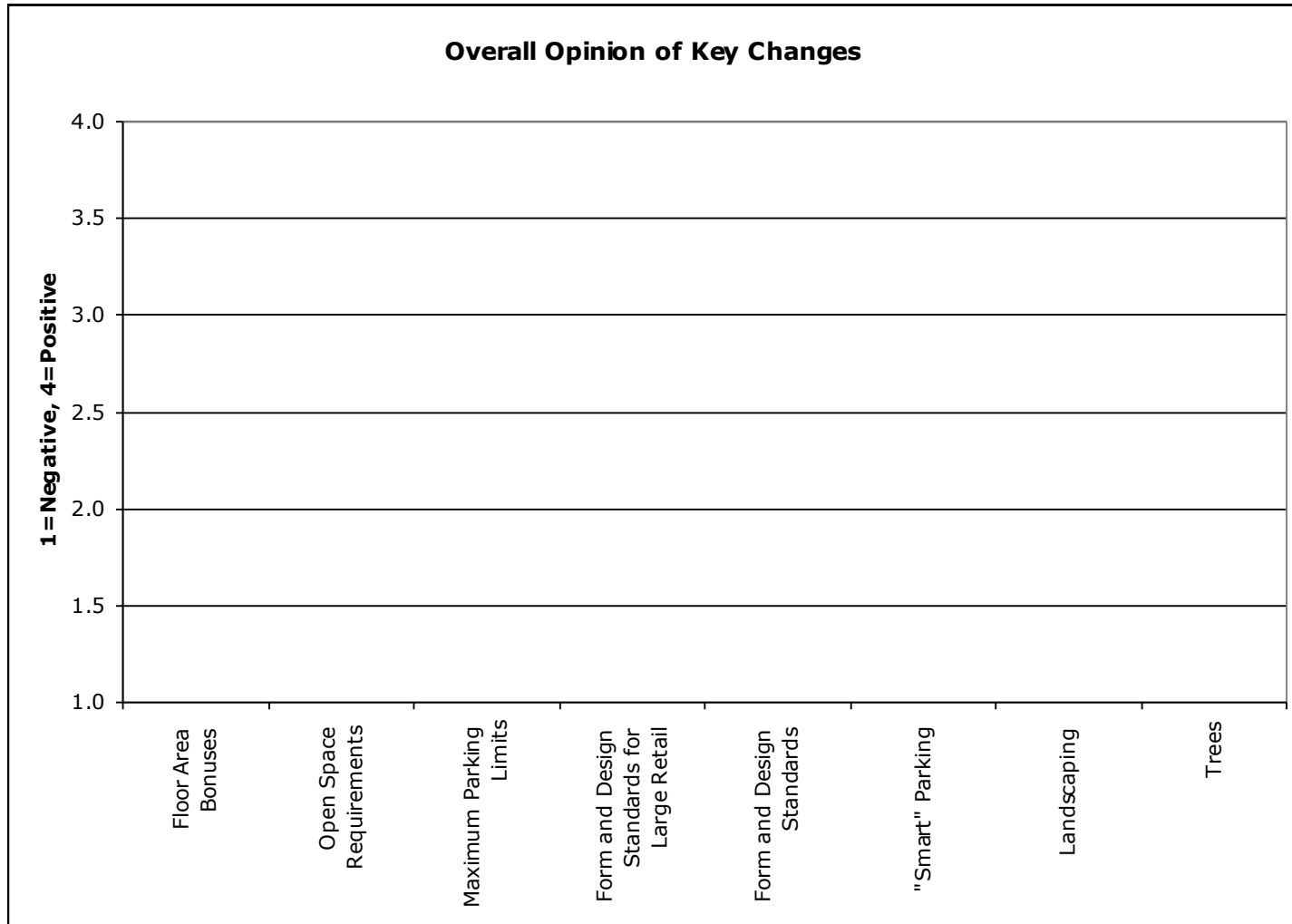
Maximum Parking Requirements

Trees

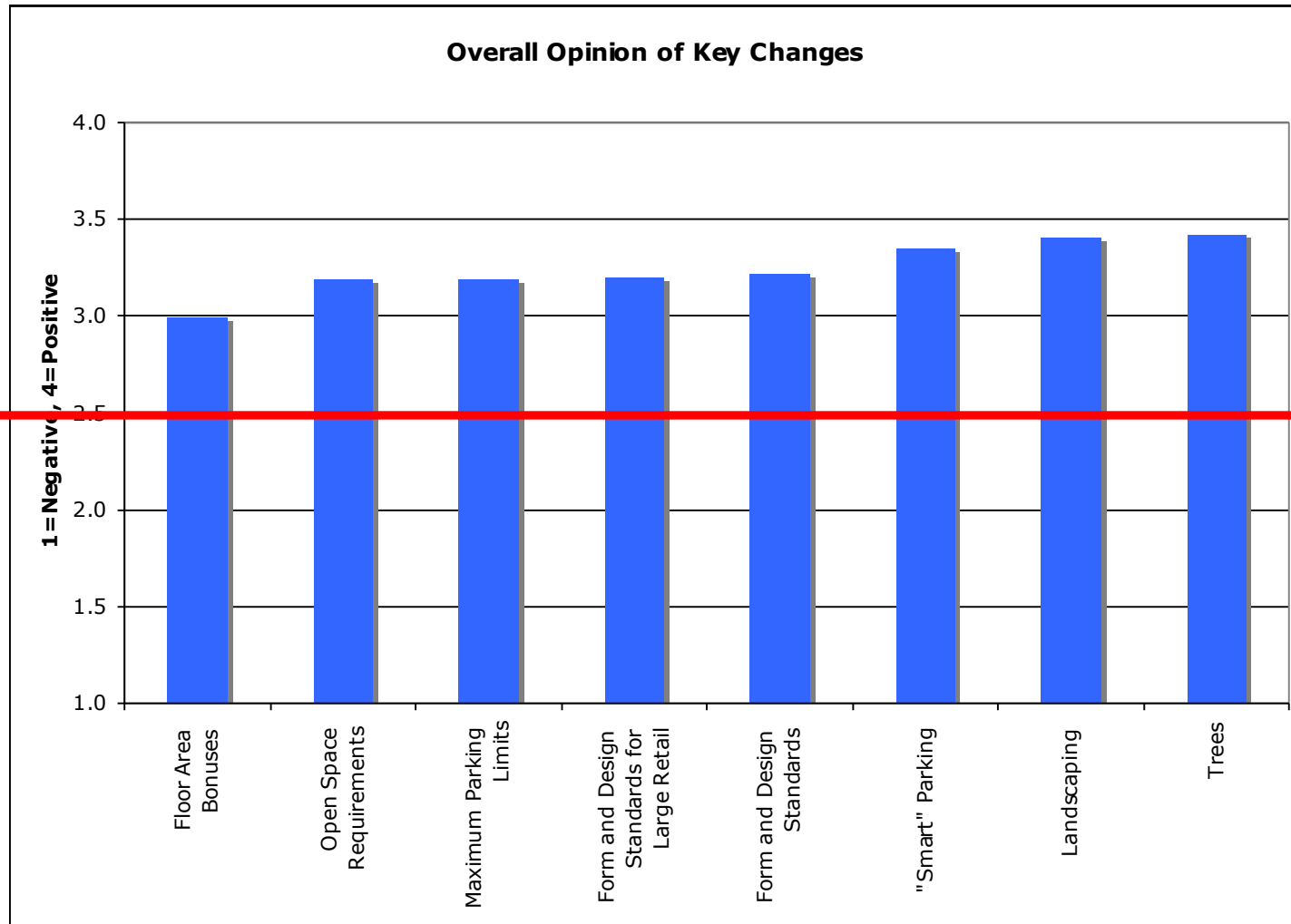
“Smart” Parking

Floor Area Bonuses

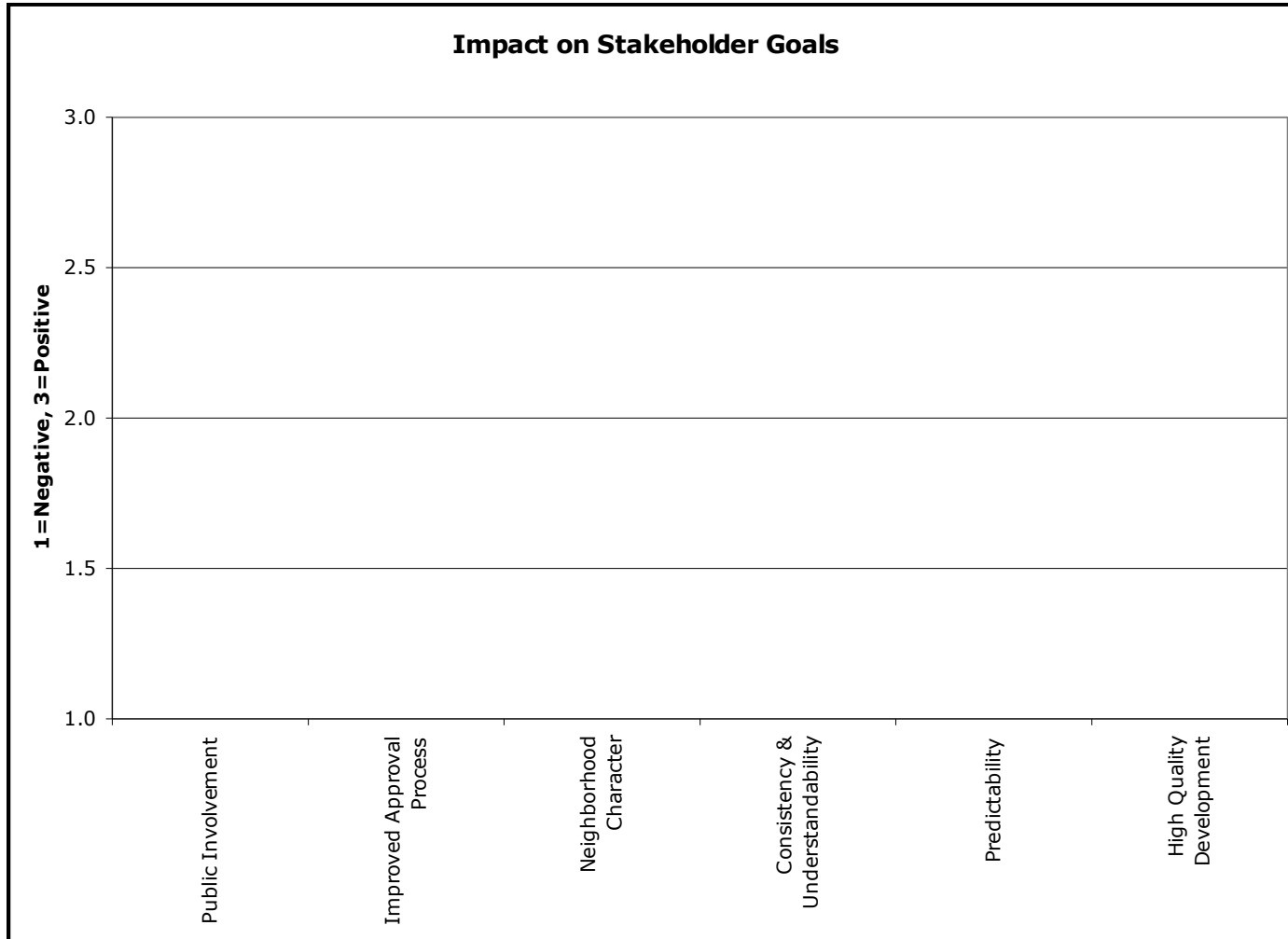
Overall Opinion - All Participants



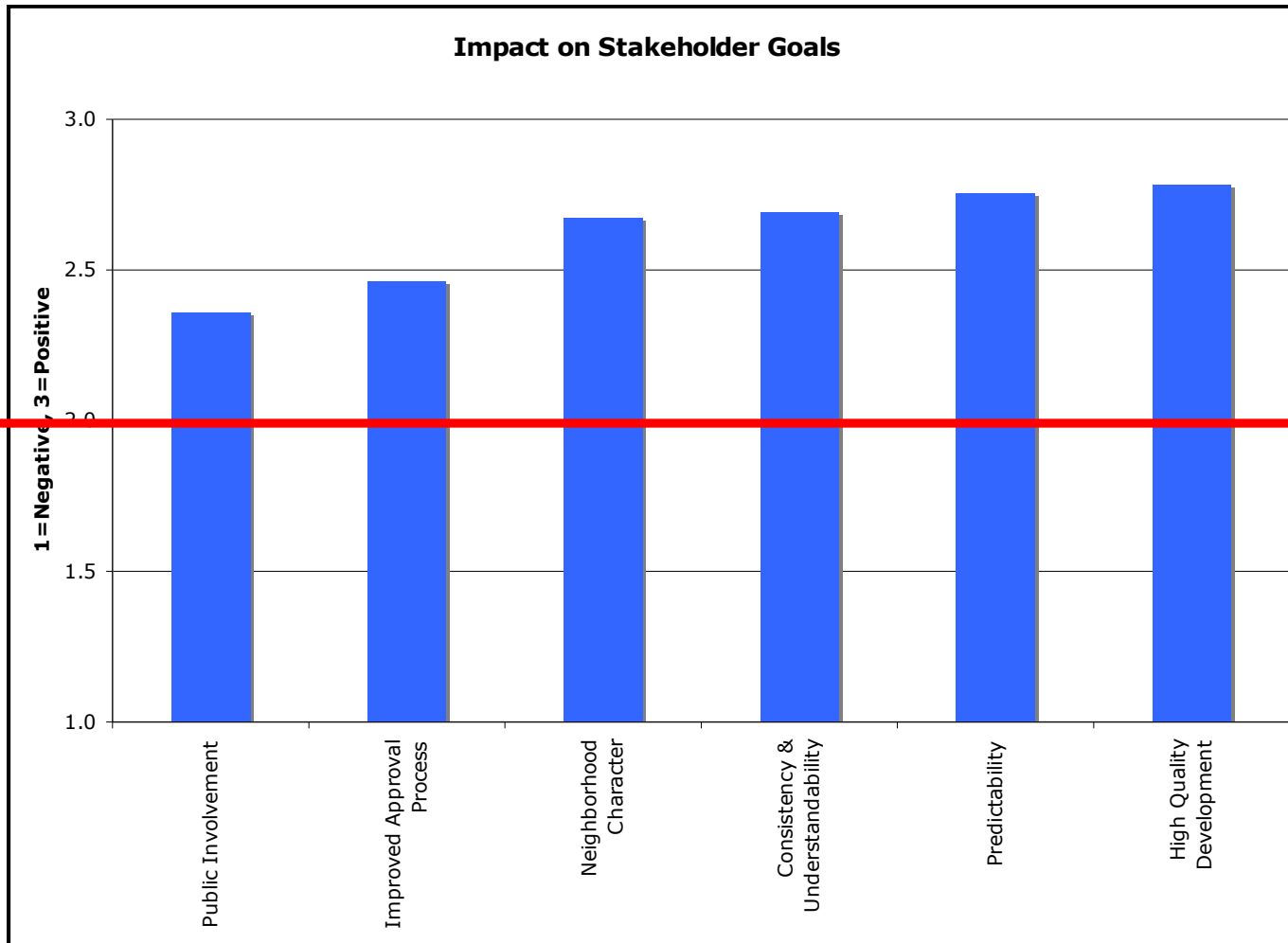
Overall Opinion - All Participants



Stakeholder Goals - Survey



Stakeholder Goals - Survey



Priorities - Workshop Participants

Top Tier Priority	Form & Design Standards
	Open Space Requirements
Middle Tier Priority	Floor Area Bonuses
	Landscaping
	Form & Design Standards for Large Retail
Bottom Tier Priority	Trees
	Maximum Parking Limits
	“Smart” Parking

Form & Design Standards

- Increase use of contextual zoning controls
- Standards vary in specificity
- Lower the threshold of 10 attached houses
- Remove residential parking requirement in densest areas
- Specifics: ground floor elevation, height exemption for parapets

Open Space Requirements



- ❑ Risks creating uninviting or unused plazas
- ❑ Stronger design guidelines required
- ❑ Thresholds and requirements are too generic
- ❑ Payment in lieu of open space should be allowed
- ❑ Deed restriction could hinder future sales
- ❑ Community input on design desirable

Floor Area Bonuses

- Potential overuse of least desirable amenities
- Seek public input on weight of incentives
- Off-site amenities should be allowed
- Encourage coordination of amenities between projects
- Remapping should consider bonuses outside Center City
- Suggestions for additional amenities



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