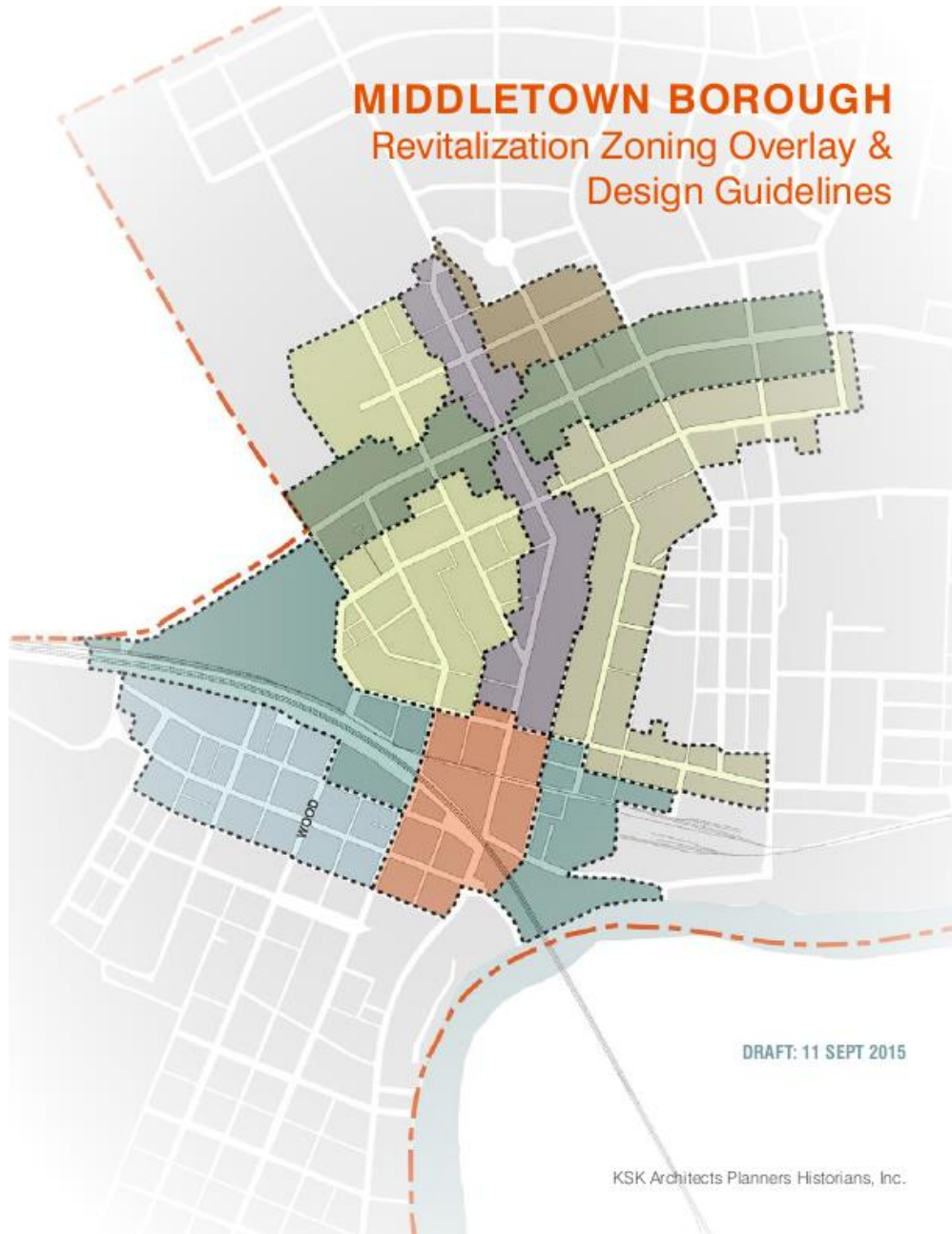


# MIDDLETOWN BOROUGH

## Revitalization Zoning Overlay & Design Guidelines



# Presentation Outline

- I. Background and History**
- II. KSK's Process, Generally**
  - A. Overall Boundary Parameters
  - B. Character District Boundaries Parameters
- III. Overlay Character Districts**
  - A. Location
  - B. Purpose/Goals
- IV. KSK Recommended Regulations/Guidelines**
- V. Outstanding Questions for Council**
- VI. Next Steps and Our Recommendations**
- VII. Other Non-Overlay Ordinances Before Council Tonight**



# Revitalization Overlay and Design Guidelines Project Background

- **Prior Borough Council determined the core of Middletown needs revitalized**
- **With KSK Architects Planners Historians, Inc., began working on an overlay strategy intended to:**
  - Encourage reinvestment
  - Respect existing historic growth patterns and architectural character
  - Create an attractive and economically successful pedestrian-friendly community



# Revitalization Overlay and Design Guidelines Project Background

- **Premise of the Overlay:**
  - Belief that “an attractive high-quality coherent building fabric and streetscape can help create a unique identity for the Borough, increase property values, and help market[ ]the Borough to new residents, businesses and developers.”



# Revitalization Overlay and Design Guidelines Project Background

- **Tri-County Regional Planning Commission, Regional Connections – funding for the overlay**
  - Proposal submitted to TCRPC on November 26, 2014
    - For the Overlay and to work with KSK
  - \$47,580 budget including Borough match of \$9,516
    - Federal payments trickling down through PennDOT to TCRPC to Borough
    - Payments made to reimburse Borough as invoices submitted
  - Invoices 10 and 11 have not been reimbursed and funding for Invoices 1 through 9 must be repaid to TCRPC if the project is not completed
    - Borough put the project on hold when Council turned over at the start of 2016



# Revitalization Overlay and Design Guidelines Project Background

- **Tri-County Regional Planning Commission, Regional Connections – requirements**
  - Final presentation to TCRPC is November 17, 2016
  - Must be the final product – final draft Overlay if not the final adopted overlay (a Zoning Ordinance amendment)



# Existing Zoning

## ■ 2013 Zoning Ordinance

- Overlay area is currently zoned C-1, C-2 and R-2 under the 2013 Zoning Ordinance
- Prior to KSK's review, the 2013 Zoning Ordinance already implemented regulations resolving many of the issues noted by KSK in the report
- However, it lacks detailed design guidance and standards necessary in the Borough core to ensure revitalization and conservation of the traditional Borough building fabric
- Intent of the Overlay is to add the missing design guidance and standards



# Overlay Boundaries

## Boundary Parameters

- **Traditional historic building fabric of the Borough**
  - Walkable scale streets
  - Small lots
  - Buildings close to the sidewalk, mix of architectural styles and uses
- **Primary “gateway” routes and high visibility intersections**
- **Key redevelopment opportunity sites**
- **Buildings and blocks of historic and architectural significance**
- **Blocks with some level of deterioration, where regulation could enhance revitalization opportunities**





# Character Districts

## District Parameters

- **Existing Conditions**
  - Historical significance
  - Building height
  - Building conditions
  - Undeveloped land
- **Gateway corridors**
- **Building and lot dimensional variations, such as**
  - Frontage
  - Setbacks
  - Building typology
- **Existing land use**
- **Building conditions**
- **Streetscape conditions**



# Character Districts



- 1. Middletown Town Center Core
- 2. Expanded Town Center Core
- 3. Main Street Corridor
- 4. North Union Street Corridor
- 5. Ann Street Corridor
- 6. Other R-2 Areas
- 7. C-2 East of Union St.



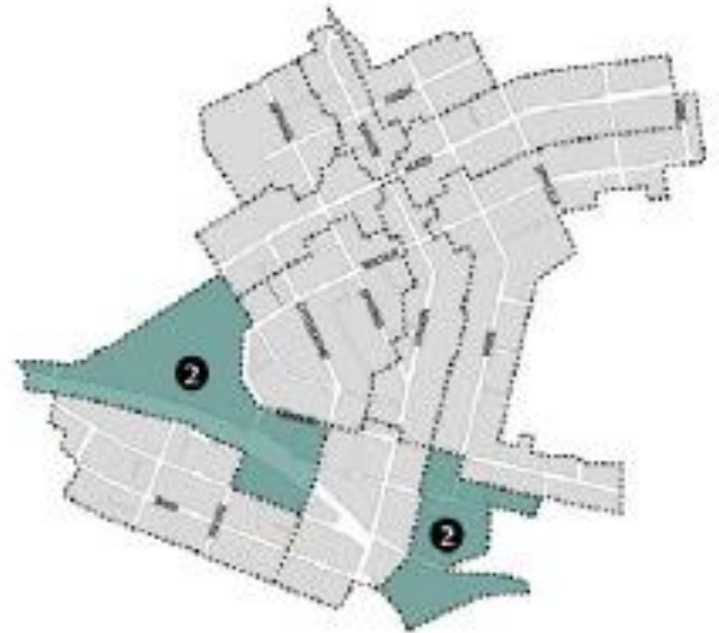
# Middletown Town Center, Core

- **Centered on South Union Street between Emaus Street and Witherspoon Street**
- **Development Goals**
  - Protect and enhance the positive characteristics of the traditional town center core buildings and streetscape through sensitive rehabilitation and new construction
  - Protect and enhance the mixed-use character of the traditional town center core with ground floor retail activity along South Union Street and residential uses on upper floors
  - Encourage mixed-use development of underutilized and vacant sites
  - Create attractive pedestrian friendly streetscapes
  - Reduce and minimize the adverse visual impact of parking lots



# Expanded Town Center Core

- **Development sites west of South Union Street and underdeveloped commercial properties along East Brown Street and East Emaus Street, east of Poplar Street**
- **Development Goals**
  - Create pedestrian-friendly streets and blocks with high quality streetscapes that provide strong visual and pedestrian linkages between abutting residential neighborhoods and the town center core
  - Encourage higher intensity mixed-use development on vacant and underdeveloped sites
  - Create high-quality, well-designed, attractive buildings that provide visual interest at the pedestrian-scale that responds to the traditional Middletown Town Center context
  - Encourage a mix of uses, including commercial and residential uses, to create a 24-hour community
  - Minimize visual impacts of parking, loading and service facilities on streets and pedestrian areas



# Main Street Corridor

- A “gateway” to Middletown from Harrisburg and the airport, via Route 230, and from Elizabethtown and Lancaster from the east
- **Development Goals**
  - Protect and reinforce the historic character of Main Street, including Center Square, by encouraging retention and rehabilitation of historic buildings
  - Protect and enhance the residential character of West Main Street and the mixed-use residential/commercial character of East Main Street
  - Encourage the appropriate redevelopment of inappropriate non-conforming developments that compromise the character of the district, while encouraging the development of Center Square as a destination, with attractive outdoor public spaces and active uses
  - Encourage streetscape improvements to Main Street that will provide a more pedestrian-friendly environment, including widened sidewalks and tree planning
  - Encourage appropriate development of accessory residential units on rear lanes to Main Street Properties





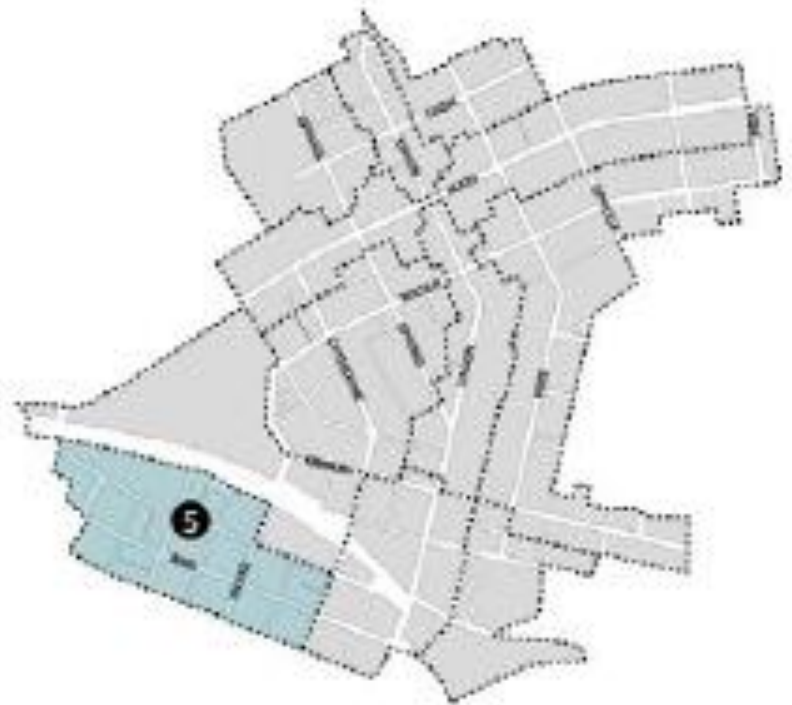
# North Union Street Corridor

- A “gateway” to Middletown from the Route 141/283 Interchange and to the Town Center Core to the south
- **Development Goals**
  - Protect and reinforce the historic character of North Union Street by encouraging retention of and rehabilitation of historic buildings
  - Protect and enhance the residential character of North Union Street by protecting single-family occupancy buildings
  - Encourage appropriate development of accessory residential units on rear lanes



# Ann Street Corridor

- **Ann Street from South Union Street to Grant Street, being the southern link over the AMTRAK line**
- **Development Goals**
  - Retention and rehabilitation of historic building fabric
  - Require that new construction respect the historic character of Ann Street
  - Encourage single-family owner-occupied housing
  - Encourage accessory dwelling units on rear lanes



# R-2 Zoned Town Center Residential Neighborhoods

- The core residential neighborhoods bounded by the main gateway corridors, west and east of North Union Street and south of Main Street
- **Development Goals**
  - Protection and enhancement of single-family owner-occupied character of the neighborhood
  - Encourage appropriate repair and rehabilitation of existing housing stock
  - Encourage new development on appropriate sites that respects the existing historical and architectural character of the neighborhood
  - Discourage demolition of buildings of architectural and historical interest
  - Encourage development of accessory dwelling units on rear lanes, including Astor Avenue





# C-2 Zoned Area East of North Union Street

- **Located north of Main Street and west of Spruce Street**
- **Development Goals**
  - Encourage higher quality buildings and improved landscaping on blocks north of Main Street
  - Encourage preservation and rehabilitation of historic fabric



# Requirements Proposed by KSK

- **Revised permitted and prohibited uses**
- **Revised minimum lot areas**
- **Minimum building frontage widths**
- **Revised Setbacks**
  - A “build-to” line or maximum setback
- **Increasing maximum building heights**
  - To more easily permit mixed-uses
- **Require vertical articulation**
  - Change in plane or materials, or projecting features such as bays
- **Require horizontal articulation**
  - Changes in fenestration materials, bays, cornices and other features to emphasize the base, middle, and top of buildings
- **Clearly identifiable building entrances**
  - Emphasized through design features
- **Special treatments for blank walls on side streets**
- **Streets designed for multiple transportation modes and at a pedestrian scale**
- **Increased transparency**
  - Minimum 60% for buildings with first floor retail or commercial uses; minimum 20% transparency for upper floor facade
- **Demolition of architecturally or historically significant buildings prohibited**
  - Demolition would require a special exception under the Zoning Ordinance
  - Historical Restoration Commission or Council would need to designate buildings
- **No parking requirement for existing buildings; reduced parking requirements generally**
- **No off-street loading spaces required in certain situations**
- **Outdoor dumpsters and trash bins screened on four sides**



# Requirements Proposed by KSK

- **Parcels greater than five acres subdivided into pedestrian scale blocks**
  - Including logical street extensions of West Emaus Street from Wood to Main Street
- **Retention of original materials**
- **Prohibiting infilling of window openings and glazed storefronts**
- **Prohibiting additions and materials that do not conform to the original design intent of the building**
  - For example, pent-eaves, fake shutters, and low-grade residential quality siding
- **Requiring certain architectural design concepts for new buildings**
  - High-quality materials on exteriors of buildings, including brick masonry, tile, stone, cement stucco, metal and glass
  - Pitched roofs with overhangs, evenly spaced vertical proportion windows, porches, etc.
- **Increased sidewalk widths (10 feet to 12 feet)**
  - Including a 4-foot plant zone for trees
- **Sidewalk paving materials must be continuous across any driveway or curb cut**
- **Permit only certain street trees species that are more open-leafed and columnar in character**
  - To permit more retail visibility
  - Planted approximately every 30 feet
- **Prohibition on curb cuts on certain streets such as South Union and Main Street**
- **Maximum curb widths for driveways**
- **Prohibiting parking lot access from major streets such as Union Street and Main Street**
- **All wire utility services must be underground from the nearest utility pole. No aerial drops permitted**
- **Permitting accessory dwelling units with rear access**



# Initial Question To Be Addressed

## Does Council wish to proceed with the overlay project?

- Will benefit the Borough
- Borough will not need to payback the funds received and will be reimbursed for the outstanding invoices
- Will be under a tight schedule
- Potential hurdles may still exist with respect to constructing proper ordinances
- Will incur additional fees

## If Council wishes to proceed, we need guidance:

- Which Character Districts should be included?
- Which “requirements” on the preceding two slides, and as more specifically set forth in the KSK report, does Council not wish to implement, if any?



# Next Steps to Proceed

## TCRPC Schedule

- **By or at Council's next meeting on October 4, 2016, Council should direct McNees to draft an ordinance or ordinances to implement some or all of the KSK Report**
  - Which Character Districts should be included?
  - Which "requirements" does Council not wish to implement, if any?
- **McNees will present the draft ordinance(s) to Council at its November 1, 2016 meeting and accept changes and recommendations from Council**
- **McNees will present the revised ordinance(s) to Council at its November 15, 2016 meeting**
- **McNees (and the Borough) will present the Overlay to TCRPC on November 17, 2016**

## Enactment Schedule

- **Enactment before November 17, 2016 is unlikely because Council would need to vote to advertise and submit the ordinance(s) to the Planning Commission and County at its October 4, 2016 meeting**
- **A more reasonable schedule is for Council to authorize the advertisement and submission to the Planning Commission and County at its November 15, 2016 meeting for a hearing at its December 20, 2016 meeting**



# Recommendations

- **Move forward with the overlay**
- **Include all proposed districts**
- **Include all proposed requirements**
  - Generally make the requirements for existing building less severe and burdensome
  - Leads to positive changes to protect and revitalize the Middletown Town Center and surrounding area
  - Not so costly and burdensome to current property owners so as to dissuade them from developing or redeveloping their properties
- **Hearing and enactment vote at the December 20, 2016 Council meeting**



# Questions Regarding the Overlay?



# Property Maintenance and Related Ordinances for Advertisement Tonight (Non-Zoning)

- **Property Maintenance, Ch. 210**
  - Adopts the 2015 IPMC (including its appeal process) and codifies Act 90 in Chapter 210 of the Middletown Code
  - Repeals Chapters 188 (Nuisances), 190 (Numbering of Buildings, i.e., addresses), and 250 (Vector Control), and Section 127.15 (Dangerous structures) because the 2015 IPMC causes them to be redundant
  - Transfers certain provisions not in the 2015 IPMC from repealed chapters to Chapter 210
- **Construction Code, Ch. 114**
  - Streamlines and cleans-up Chapter 114
  - Repeals Chapters 113 (Building Construction) and 142 (Electrical) because the PA UCC causes them to be redundant
  - Brings the Middletown Code into compliance with the PA UCC with respect to administration and appeals
- **Code Enforcement, Ch. 127**
  - Excepts Chapters 114 and 210 from its purview because the PA UCC and 2015 IPMC set forth appeal processes
  - Generally, Middletown Code appeals go to Council

