

Local Government Planning & Zoning Workshop

Form Based Code –Town of Clifton Park Discussion On Implementation

June 20, 2013

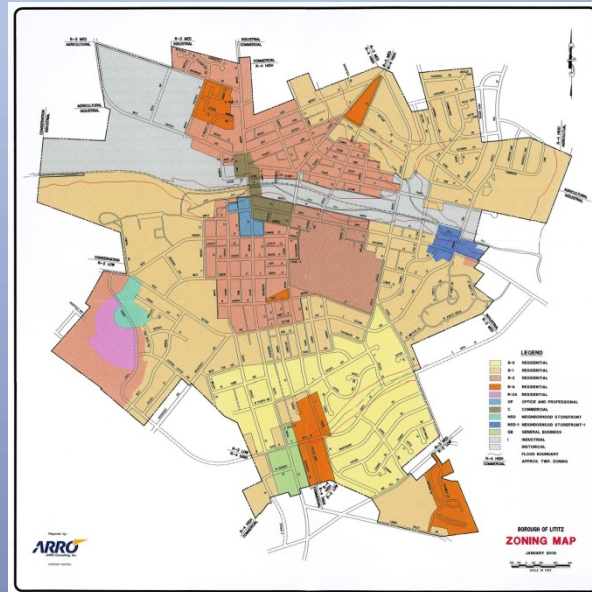


Early Traditional Zoning

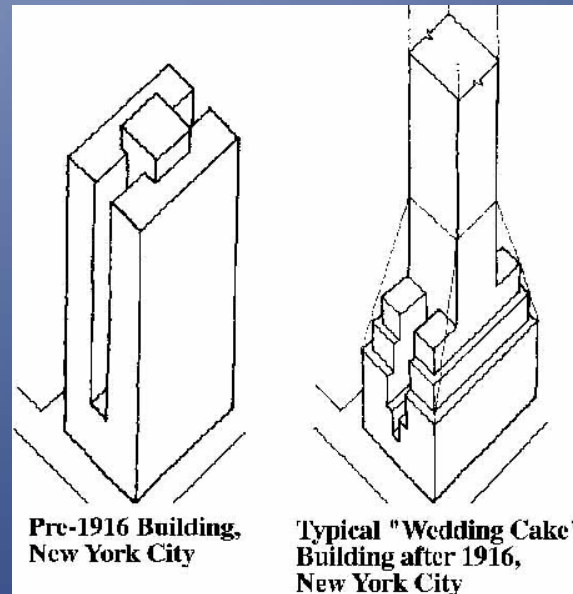
- Separate Uses.
- Manage Density.



Union Stockyards,
Chicago



Zoning Map



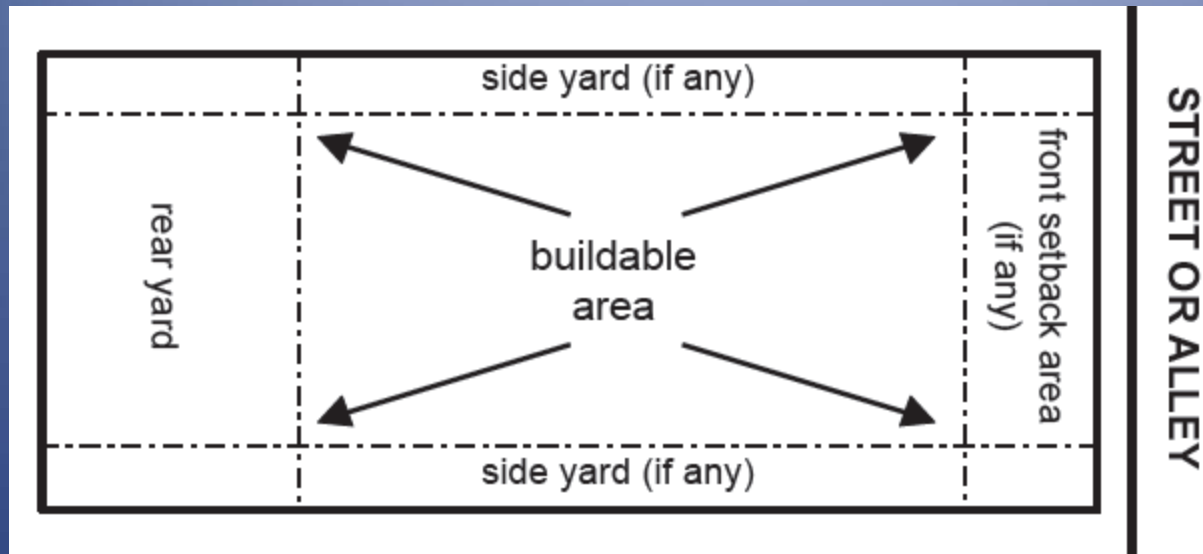
Pre-1916 Building,
New York City

Typical "Wedding Cake"
Building after 1916,
New York City

Early Light & Air
Requirements

Set Back & Height Rules

- 1926 Supreme Court Case, “Village of Euclid V. Ambler Realty (272 U.S. 365)
- Euclidean Zoning



“Invisible Box” Design to control Density

Parking Standards Added to Zoning Code as automobile ownership grows.

Edge City, 1991, Joel Garreau noted, “*Suburban developers often determined building forms only after laying out sites to accommodate required parking areas and auto circulation lanes. The land left over was where they put the building.*”

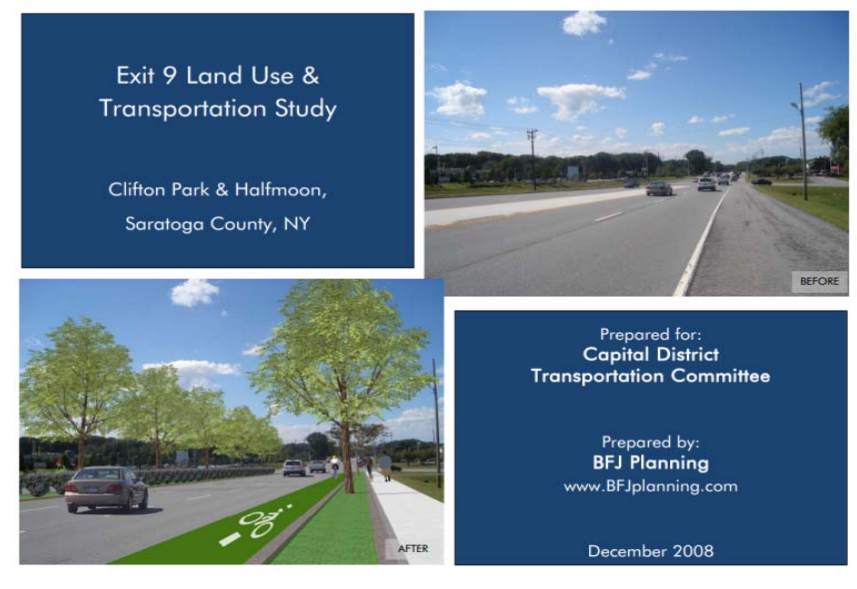


Town of Clifton Park - NYS Route 146

Clifton Park Planning Efforts

“Concentrating development in designated areas results in increased population density, allowing for more efficient provision and use of infrastructure and services. The concentration of residential and commercial facilities gives a “town center feel” to the area and creates walkable neighborhoods.”

<http://www.cdtcmpo.org/linkage/exit9/final.pdf>




EXIT 9 LAND USE AND TRANSPORTATION STUDY

Figure 1.1: Study Area



Clifton Park Planning Efforts

<http://www.behanplanning.com/bpafiles/CliftonPark/FinalPlan.pdf>




The cover page features a large architectural rendering of a town center with brick buildings, a central courtyard, and vintage cars. Below this are three smaller images: a community meeting, a site plan, and a building exterior.

CLIFTON PARK TOWN CENTER PLAN
FINAL DRAFT - APRIL 2012

PREPARED BY
BEHAN PLANNING AND DESIGN
DOVER, KOHL & PARTNERS
town planning

PREPARED FOR
Town of Clifton Park, NY
and the
Capital District Transportation
Committee (CDTC)



The seal of the Town of Clifton Park, New York, is circular with a green border and contains a central emblem with a tree and a sun.





“Town Center” Defined

The term “Town Center”, as used in this report, suggests a central place in the Town where people can live, work, shop, play, and participate in the social and civic life of the community. It is a focused area of the Town; not an individual building. This area consists of land under diverse ownership, buildings, streets, and public spaces all organized in a manner that facilitates casual interaction. Evolving from the Town’s existing, primarily commercial retail district, the Town Center will bring people together for a wider variety of purposes. It will be an area that continues to accommodate the automobile; but it will be designed to make walking, bicycling, and public transportation viable, safe, and attractive alternatives to driving.

3/11/13

Picture - Untitled Picture

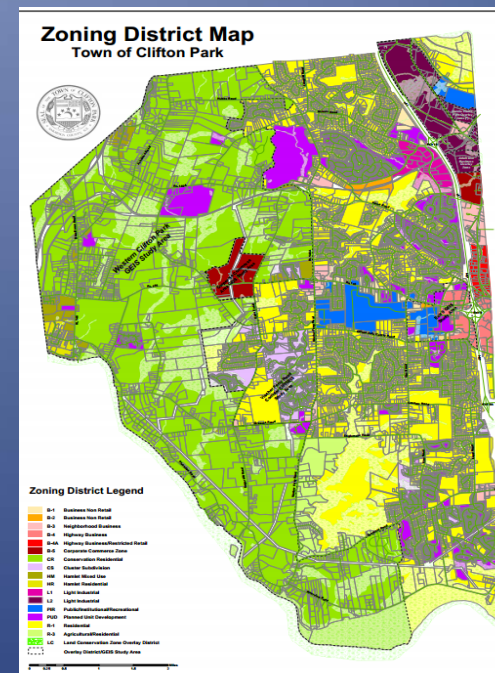
Publication: Schenectady Daily Gazette; Date: Mar 8, 2013; Section: Opinion; Page: A7

ActivePaper™



Clifton Park - Key Elements of Consideration for Form Based Zoning

- Emphasis on Quality of Design and less emphasis on quantitative numbers;
- The relationship of buildings to the street, sidewalk, and other public rights-of-way;
- The massing, shape, and orientation of buildings;
- Roof shape;
- Façade materials and details;
- The placements and shapes of windows and doors;
- Step-downs of building height near Town Center Boundaries-near residential areas;
- The location of parking areas on site.
- Emphasis on Predictability.



Town of Clifton Park

Study Area Today

Mixed Use:

Retail

Office

Residential

Public / Institutional

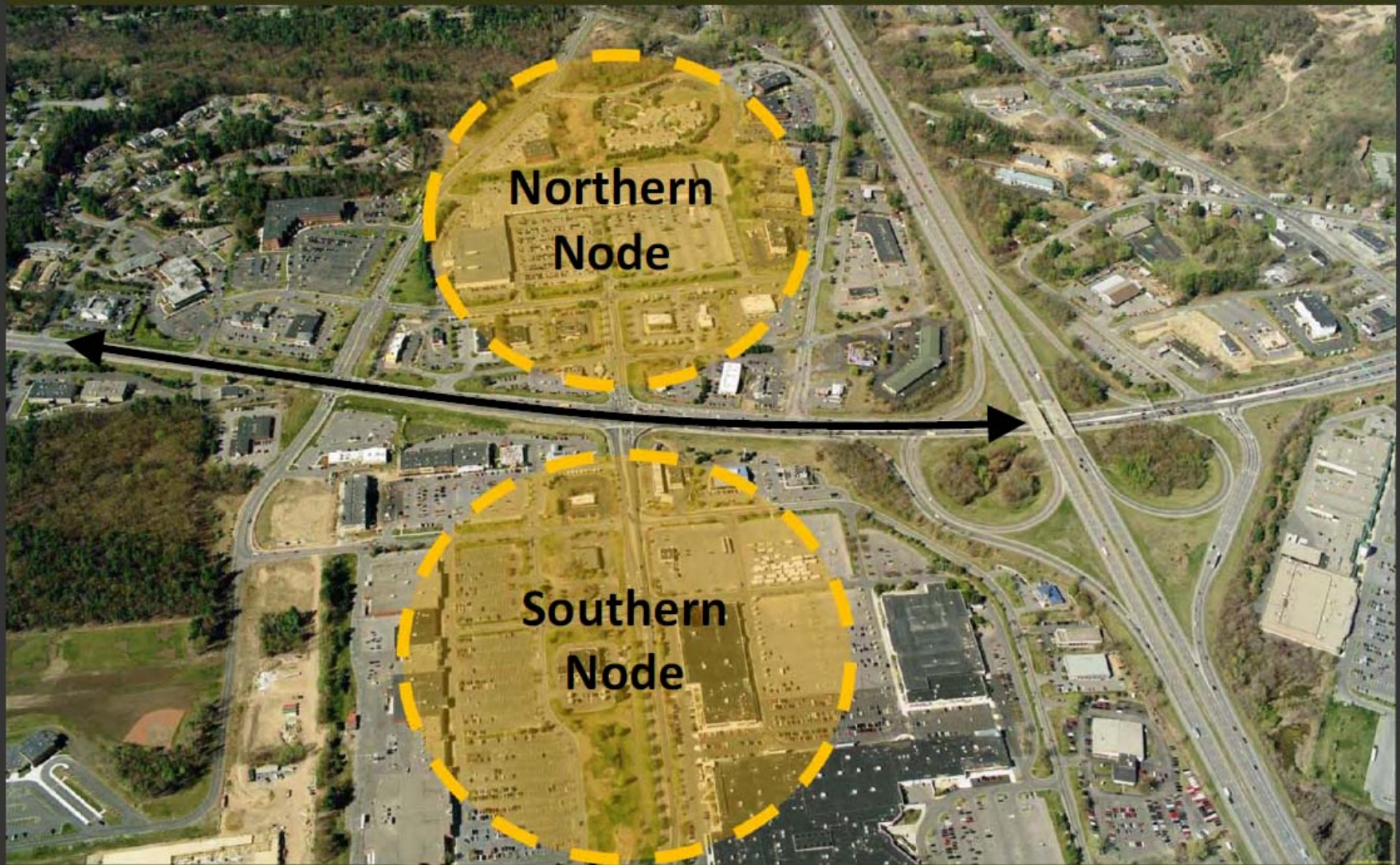


Recent Trends

- **Housing in Town Center**
 - The Bentley on Wall Street
- **Parking Garages**
 - Cengage Building, The Bentley
- **Mall Transformation**
 - Indoor to external focus
 - 5-Story Hilton Garden Inn as new anchor
 - Total renovation of movie theater
- **Demolition and Site Reuse/Rebuilding**
 - Walgreens; Olive Garden



Strengthen Each Node



Useable Open Space





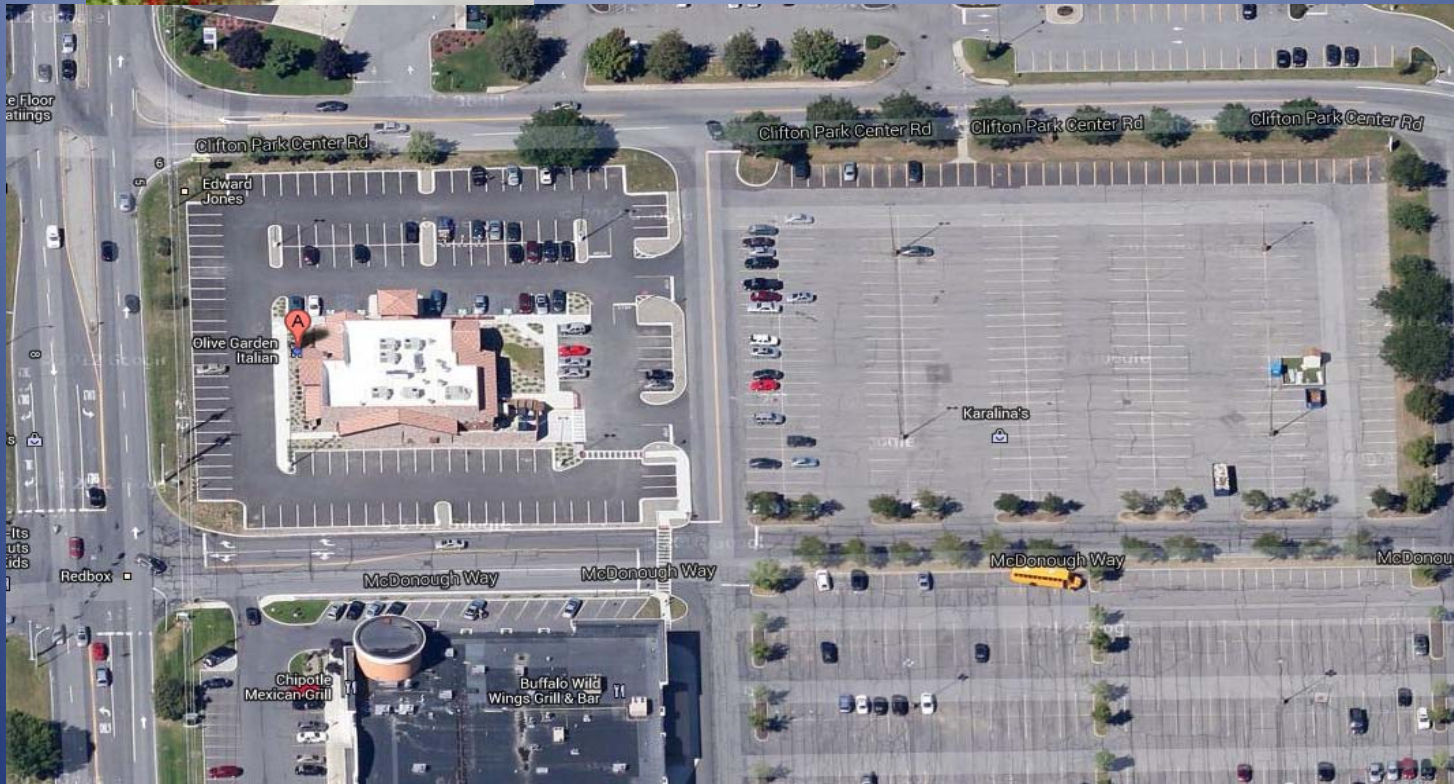
Before



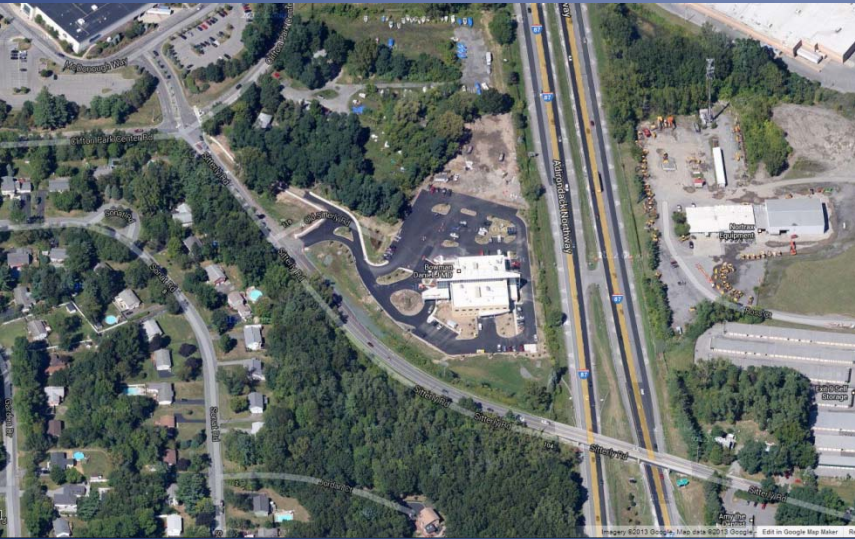
After

Gateway Entrance—Proposed Improvements for Clifton Country Road

Recent Project Using Town Center Goals – Olive Garden 2013



Ellis Medicine – 2012



New Olive Garden

Opportunity Area

Clifton Country Mall

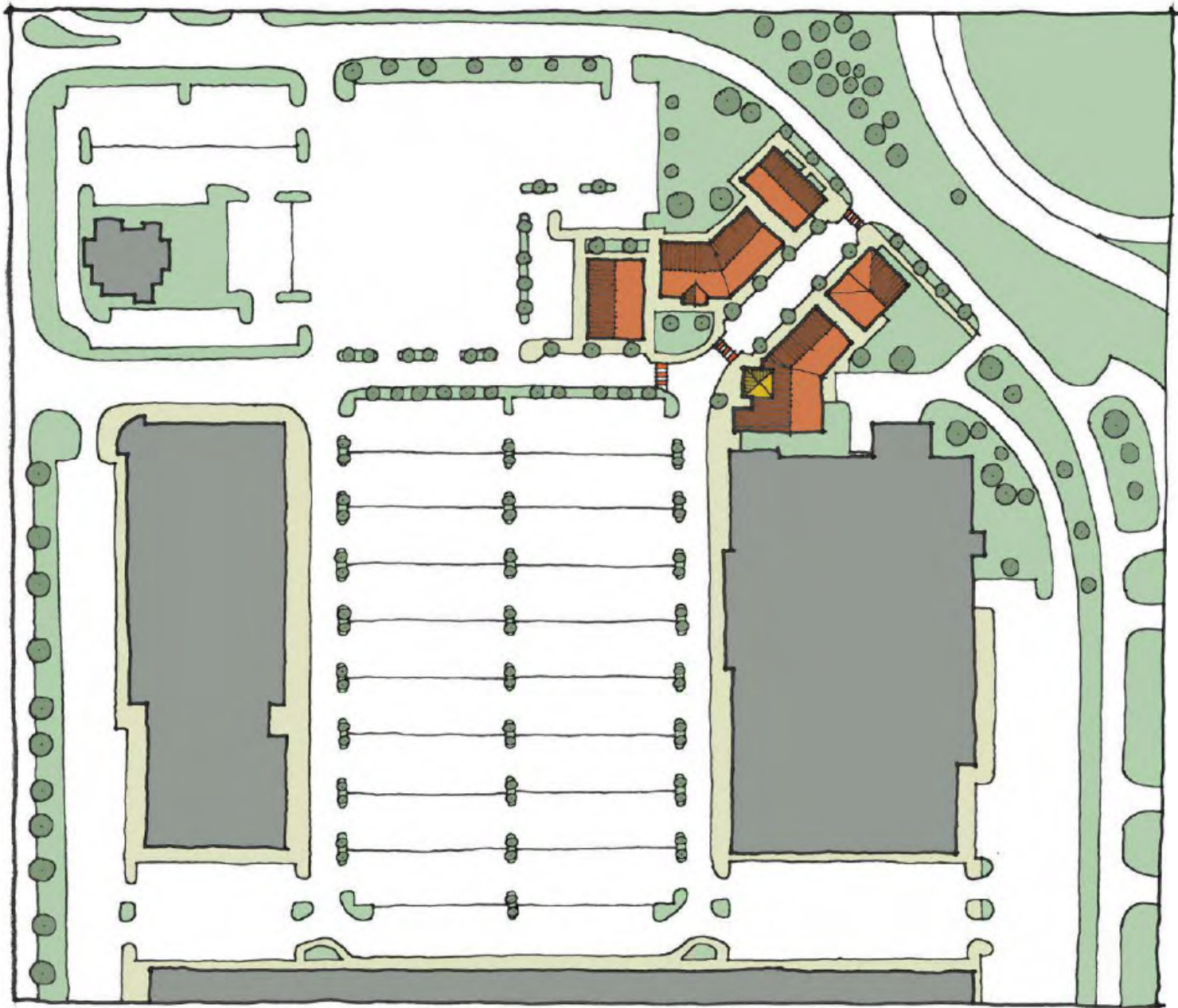
Redevelopment Opportunities Limited (in the "short term")



To

an

Op





THE SHOPS AT
VILLAGE PLAZA

HANNUSH
JEWELERS

FIVE GUYS

FIVE GUYS





5&7
SOUTHSIDE DRIVE
Managed by
Windsor
Development
Group, Inc.
(518) 371-2320



Clifton Park Town Center Zoning Workshops

Residents are invited to attend a series of workshops to learn about the new form-based zoning that is being proposed for Clifton Park's commercial core. Comments and suggestions will be incorporated in the planning process.

This initiative will implement the [Clifton Park Town Center Plan](#), which can be accessed via a link on the town web site: Cliftonpark.org

Where: Clifton Park-Halfmoon Public Library, 475 Moe Road

When: March 6th, 7th & 8th

Wednesday March 6th	Thursday March 7th	Friday March 8th
<p>6:30 pm - 8:30 pm <i>Public Workshop</i></p> <p>Introductory presentation about the Town Center planning effort that has been underway. Opportunity to learn about the form-based zoning codes being considered.</p> <p>All residents are invited to attend, ask questions and make suggestions.</p>	<p>All Day Workday / Meetings</p> <p>The design team will create draft codes and will conduct meetings with specific Town Center landowners during this time. However, residents are welcome to stop by and ask questions.</p>	<p>4 pm - 6 pm <i>Open House</i></p> <p>Come and review the preliminary form-based zoning concepts which are being created by the planning team.</p> <p>All residents are invited to attend, ask questions and make suggestions.</p>
<p>Questions? Contact Planning Staff at 371-6054 or email planning@cliftonpark.org</p>		

Local Government Planning & Zoning Workshop

Form Based Code –Town of Clifton Park Discussion On Implementation

June 20, 2013

