Downtown Gateway (DG)

Code Review and Discussion

October 26, 2015
Overview

Background

- City Comprehensive Plan
- Visioning Workshops
  - Comprehensive Plan – 2008
  - Zoning Implementation – 2010
- Downtown Gateway (DG) – Intent Statements

Discussion Items

- Multi-Family
- Density
- Parking Structures
- Floodplain
Background
Comprehensive Plan

Goals & Strategies

• 7th and South Street Redevelopment Area

  • **Goal:** “...it is easy to envision this area as a new residential neighborhood, extending the built-form, character and scale of the historic district

  • **Strategy:** “…a new, primarily residential extension of the downtown area with a mix of residential, retail and office uses. It is appropriate to designate some parcels as a mix of residential only with apartments, condominiums and single-family homes.”
Background
Comprehensive Plan

Goals & Strategies

- Ferry Cut-Off Redevelopment Area
  - **Land Use Goal:** “New pedestrian-oriented neighborhood commercial district providing primarily local goods and services”
  - **Economic Goal:** “As the City’s historic downtown continues to evolve into a tourist-based economy, the redesign of Ferry Cut-off offers the possibility of creating a neighborhood commercial district for New Castle.”
  - **Strategies:**
    - Redesign portions of Route 9 and the Ferry Cut-off as a pedestrian-oriented commercial district.
    - Invest in streetscape and gateway treatments for the Ferry Cut-off redevelopment area.
**Background**
Comprehensive Plan

**Land Use Recommendations**

**7th and South Street**
- “Mixed-use redevelopment”

**Ferry Cut-Off**
“Mixed-use. Part of Ferry Cut-off commercial area.”
Background

Visioning Workshops
Background
Visioning Workshops

**MIXED USE**

Mixed use development could offer some significant financial benefits to New Castle. This development could also offer an array of other potential benefits and drawbacks. Please respond to the question below to express your thoughts on this issue.

Mixed use development creates additional tax revenues, but can result in some negative impacts to the surrounding area, and increased traffic is often a concern. How do you feel about this trade-off? Please select one.

- The negative impacts outweigh the additional tax revenues no matter what.
- If the additional tax revenues can be used to partially address the negative impacts, it would be okay.
- The new tax revenues outweigh the negative impacts no matter what.

**LAND USE**

What kinds of land uses would you like to see in the future?

Select all that apply:
- Single Family Detached Houses
- Rent
- Retail
- Office
- Work
- Entertainment
- Commercial Park
- Residential
- Office/Park
- Industrial

New Castle Comprehensive Plan Implementation
Background
Downtown Gateway (DG)

§ 230-21.1 A. Intent Statements

- Create a pedestrian-oriented neighborhood commercial district providing primarily local goods and services, and presenting a gateway worthy of the City of New Castle.
- Extend the built-form, character and scale of the historic district.
- Encourage lively, human-scaled gathering places for the community through building design and orientation and by encouraging a mix of uses.
- Encourage the consolidation of parcels identified for redevelopment.
- Reduce the number of existing or future driveways and produce more efficient access by encouraging shared use of parking areas.
- Minimize the aesthetic and safety impacts of parking structures and surface parking lots.
- Enhance the aesthetic appearance of the Downtown Gateway Districts.
- Improve the pedestrian environment along streets, parking lots and other pedestrian areas.
Discussion Items
Multi-family

§ 230-21.1 B. Permitted Uses

<table>
<thead>
<tr>
<th>Use</th>
<th>Permitted</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling above retail, service establishment or office</td>
<td>P</td>
</tr>
<tr>
<td>Single-family and Two-family dwellings</td>
<td>SE</td>
</tr>
<tr>
<td>Multi-family dwelling</td>
<td>P</td>
</tr>
<tr>
<td>Retail and Services</td>
<td>P</td>
</tr>
<tr>
<td>Office and Clerical</td>
<td>P</td>
</tr>
<tr>
<td>Mixed Use - Mix of uses in a single building or group of buildings with first floor nonresidential and office or multi-family on the upper floors</td>
<td>P</td>
</tr>
<tr>
<td>Parking garage or structure</td>
<td>SE</td>
</tr>
</tbody>
</table>

§ 230-21.1 C. Special Exception

(e) Standards for “non-residential, mixed, and multi-family uses”
## Discussion Items
### Density

#### § 230-21.1 F. Density and Development Standards

<table>
<thead>
<tr>
<th>Use</th>
<th>Density</th>
<th>Lot Size</th>
<th>Setback</th>
<th>Impervious Coverage</th>
<th>Building Footprint</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single-family and Two-family dwellings</td>
<td>Same as R3 zone</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Residential on upper floor in mixed use building</td>
<td>10 units per acre</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>45 feet</td>
</tr>
<tr>
<td>Multi-family dwelling</td>
<td>None</td>
<td>Min. 3,000 sq.ft</td>
<td>Front: 15-25 ft Side: None Rear: 10 ft</td>
<td>80%</td>
<td>None*</td>
<td>4 floors</td>
</tr>
<tr>
<td>Non-Residential</td>
<td>N/A</td>
<td></td>
<td></td>
<td></td>
<td>Max. 40,000 sq.ft.</td>
<td></td>
</tr>
<tr>
<td>Mixed Use Building or Group of Buildings</td>
<td>10 units per acre</td>
<td></td>
<td></td>
<td></td>
<td>None*</td>
<td></td>
</tr>
<tr>
<td>West 7th Street 120 units (4 buildings)</td>
<td>28 units per acre (includes wetlands)</td>
<td>8 acres (4.15 developable)</td>
<td></td>
<td></td>
<td>51,800 sq.ft</td>
<td>4 floors</td>
</tr>
<tr>
<td>Triangle at St. Peters 66 units</td>
<td>40 units per acre</td>
<td>1.64 acres</td>
<td></td>
<td></td>
<td>39,863 sq.ft.</td>
<td>4 floors</td>
</tr>
</tbody>
</table>

*Note: § 230-21.1 C. (3) Uses permitted by Special Exception. The building footprint for non-residential, mixed, and multi-family uses shall not exceed 40,000 sq.ft.

Discussion Items
Multi-family

Parking Structures

• Parking garages and structures are permitted uses by special exception

• Retail store fronts or other active uses at the street level are required at the front facade

• **West 7th Street** – Parking structures are on the street level, with the exception of the building along 7th Street

• **Triangle at St. Peters** - Parking structure proposed along the street frontages

• City attorney asserts that the parking structures are incidental to the principal use and do not require special exception review
Discussion Items

Developable Area

Approximately 20 acres
Discussion Items

Floodplain

- Majority of the DG is within the FEMA 100 Year Floodplain and must comply with City’s Floodplain Regulations
Next Steps

Provide recommendations and draft revisions based on tonight’s discussion

Planning Commission to refer to City Council for consideration

thank you