

Adirondack Planning Forum 2024

1. Comprehensive Plan Vision

2. Regulatory Implementation of Vision – UDO:

Conservation Design – Rural Residential – lowest density residential district

Commercial Mixed-Use Districts – Urban Core – highest intensity mixed-use districts

3. Development Incentives – examples:

Building height bonuses

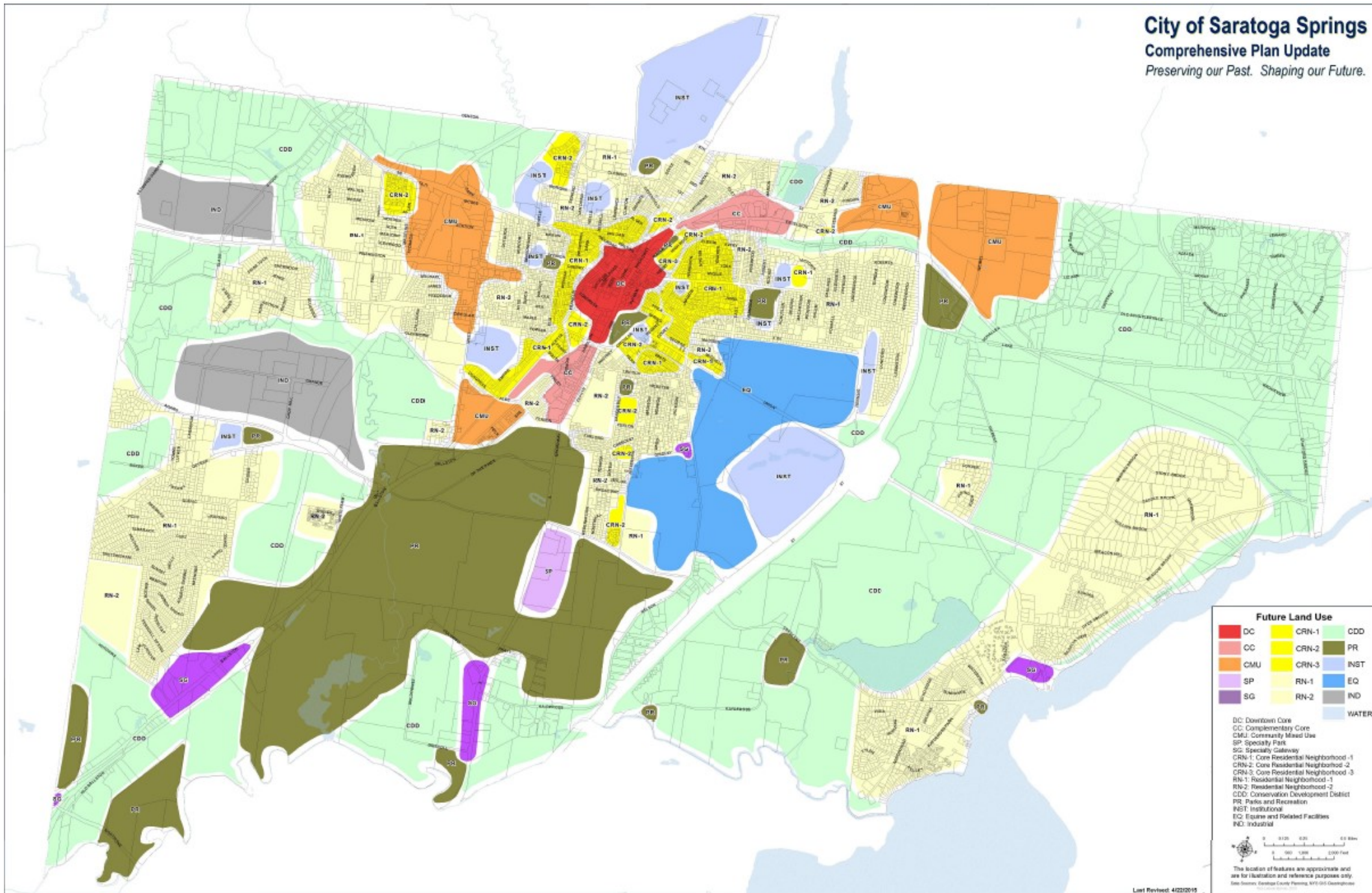
Infill development

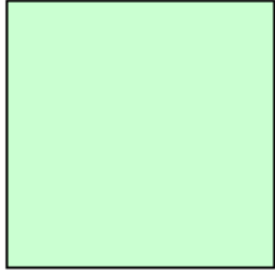
Comprehensive Plan 2015 “City in the Country”

Concept reflects a city with an intensely developed urban core and an outlying area of rural character

Unchanged since 2001

City of Saratoga Springs
Comprehensive Plan Update
Preserving our Past. Shaping our Future.

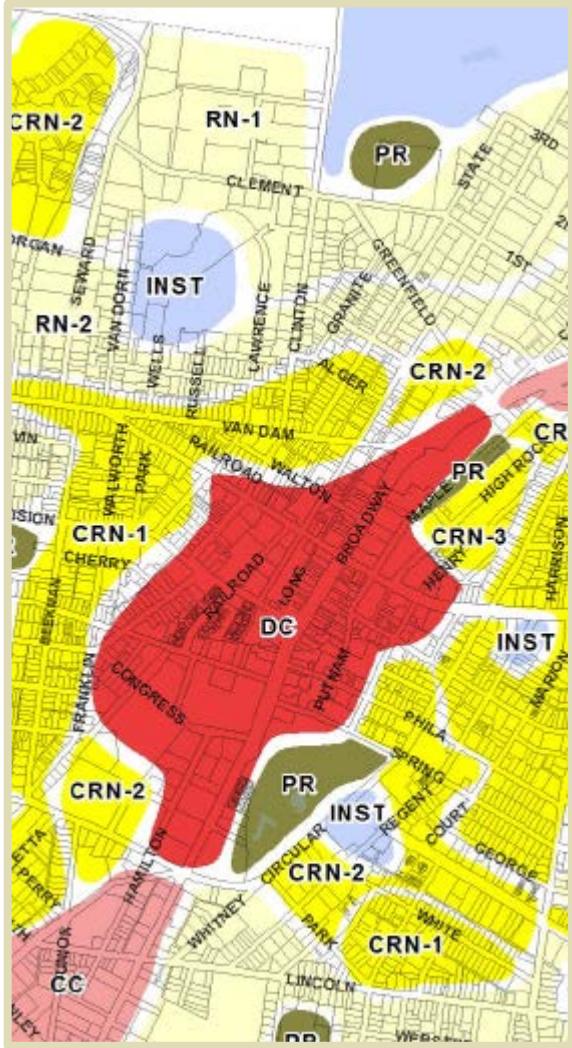




***Conservation
Development
District (CDD)***

Conservation Development District (CDD)

The Conservation Development District designation reflects the “Country” of the City in the Country. This designation allows for low density residential, outdoor recreation, agricultural, and other rural uses utilizing land conservation methods such as clustering. Areas typically include single-family lots and subdivisions, existing planned developments, farms, estates, and natural areas. Commercial activities should be limited to those that support rural and recreational uses and which protect valuable open space, protect natural resources and maintain natural systems. This designation reflects a rural or agrarian character that works to preserve contiguous open spaces, protect natural resources and restore and maintain natural systems, which will all become increasingly important and valuable community resources.



Downtown Core (DC)

The Downtown Core designation represents the heart of the City of Saratoga Springs.

It includes areas of the highest density commercial, office, civic, and residential uses that support a highly compact and walkable core, as well as multi-modal transportation options. While the Downtown Core serves local uses, it also attracts people regionally and globally as a vibrant commercial center, employment center, entertainment center, and historic and cultural center.

The Downtown Core is characterized by mixed use buildings with architecturally-interesting facades, streetscape design with ample room for street trees, sidewalks, benches, and other amenities that make the streets pedestrian-friendly. The designation also provides for mid to high-rise residential projects and mixed use projects incorporating housing above nonresidential uses.

Looking forward, the Downtown Core will continue to be highly urban in character, with a mix of commercial and residential uses, and a balance between dense infill through development and redevelopment and the creation of attractive public spaces such as plazas and pocket parks.

City Plans and Initiatives

- Complete Streets Policy (2012) and Plan (2016)
- Open Space Plan – 2002 and updated 2022
- Natural Resource Inventory 2020
- Urban and Community Forest Master Plan 2013 and updated 2022

Unified
Development
Ordinance
2022



Conservation Development District (CDD)

- Rural Residential Zoning District
 - Permits agricultural uses
 - Permits SFR – lowest-density residential district
 - Requires conservation design

Conservation Design

- Conservation Subdivisions
 - Conservation analysis
 - Residential density
- Density increase up to 20%
 - Provision of public open space or public recreation benefits
 - Provision of desirable mix of affordable housing

Article 16. Conservation Design

16.1 PURPOSE

The purpose of conservation design is to achieve a balance between well designed residential development, meaningful open space conservation, and natural resource protection in the countryside by requiring conservation design instead of conventional subdivision. Conservation design standards guide development so that it locates and coordinates areas for development where the conservation of natural features is prioritized, and provides common open space areas for passive and/or active recreational use by residents of the development and, where appropriate, the larger community.

16.4 CONSERVATION DESIGN PROCESS

The following provides an overview of the conservation design process:

- A.** The conservation design subdivision application process is as described in Article 14 and in accordance with this Article.
- B.** Analysis of constrained land of the property is required, as identified in Section 16.5.
- C.** Calculation of base density based on remaining developable land.
- D.** Analysis of conservation features of the property is required, as identified in Section 16.6.
- E.** The Planning Board will not accept any application that does not include complete constrained land and conservation features analyses sufficient for the Planning Board to make its conservation findings.
- F.** Calculation of density bonus, if applicable.
- G.** All constrained land and the conservation features must be placed within the conservation easement.
- H.** The land area outside of the conservation easement, may be developed according to the density and design standards of Section 16.9.

16.9 DIMENSIONAL AND SITING STANDARDS

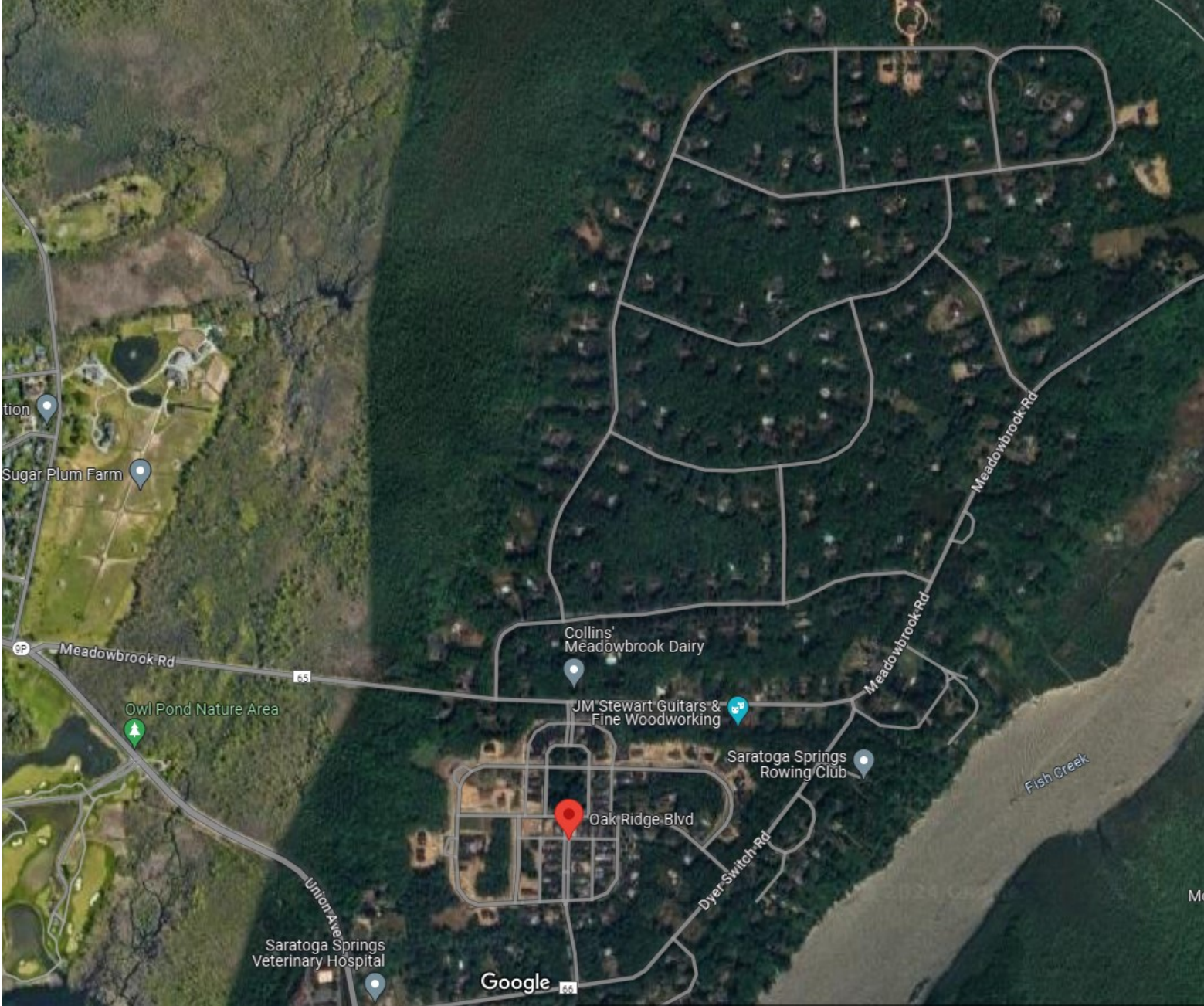
The following dimensional and siting standards apply with a conservation design.

A. Density

The permitted residential density for the development as a whole is calculated as follows:

1. Subtract the constrained land (Section 16.8.A) from the total area of the parcel to determine developable land.
2. Divide the developable acreage by the minimum lot size for a single-family dwelling of the zoning district. Fractions of less than one-half are disregarded and fractions of one-half or more are rounded up. This determines the total number of lots allowed within the development.
3. The constrained land and the minimum percentage of the remaining developable land per Section 16.8.A.2.b must be placed in conservation easement. The remaining land will include the dwellings.
4. Density may be increased by up to 20%, at the discretion of the Planning Board, where it finds one of the following:
 - a. The project provides public open space or public recreation benefits. Examples of such benefits include, but are not limited to: the provision of a new recreational opportunity available to the public in an area where there has not been such an opportunity; and the provision of public access to an important natural or park area.
 - b. The project provides a desirable mix of affordable housing. Examples include the provision of at least 20% of the housing mix below the median housing price. Such houses or lots must be set aside for purchase by **low and moderate income households**, as those terms are currently defined by the City's Community Development Office. The Board may establish such other conditions with respect to the purchase and occupancy of affordable housing, as it deems appropriate.
5. There is no minimum lot size in a conservation design. The Planning Board will determine appropriate lot sizes in the course of its review of a conservation design based upon the purposes and design criteria established in this Article.

Oak Ridge Conservation Subdivision



Downtown Core (DC)

B. Commercial Mixed-Use Districts Purpose Statements

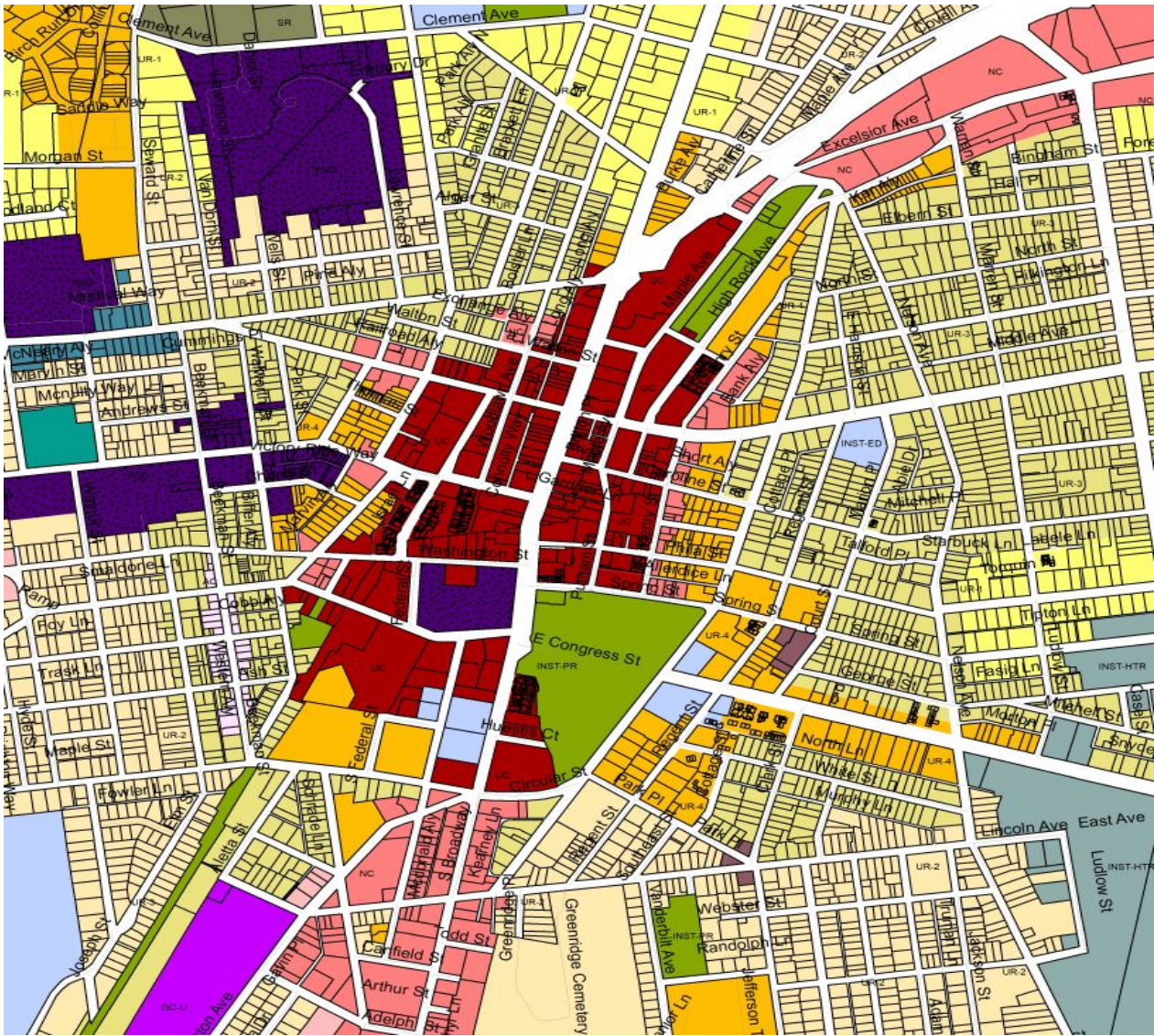
1. NC Neighborhood Center District (T-5)

The NC Neighborhood Center District is intended to accommodate a wide variety of residential and nonresidential uses in a moderate intensity mixed-use environment. This district also focuses on providing quality streetscape amenities and civic spaces to enhance pedestrian activity.

2. UC Urban Core District (T-6)

The UC Urban Core District accommodates the highest intensity and diversity of nonresidential and upper floor residential uses. This district focuses on high quality design and materials consistent with historic downtown form and promotes an active pedestrian oriented public realm.

Commercial Mixed-Use Districts



Commercial Mixed-Use Districts

- Flexibility in allowable uses
 - Require active commercial uses on ground floor in designated downtown areas
- Focus on building form
 - No parking requirement in Urban Core
 - Frontage build-to and build-out
 - Minimum two-story requirements
 - Design standards - graphically depict desired form

Commercial Mixed-Use Dimensional Standards

4.4 COMMERCIAL MIXED-USE DISTRICTS STANDARDS

A. Commercial Mixed-Use Districts Dimensional Standards

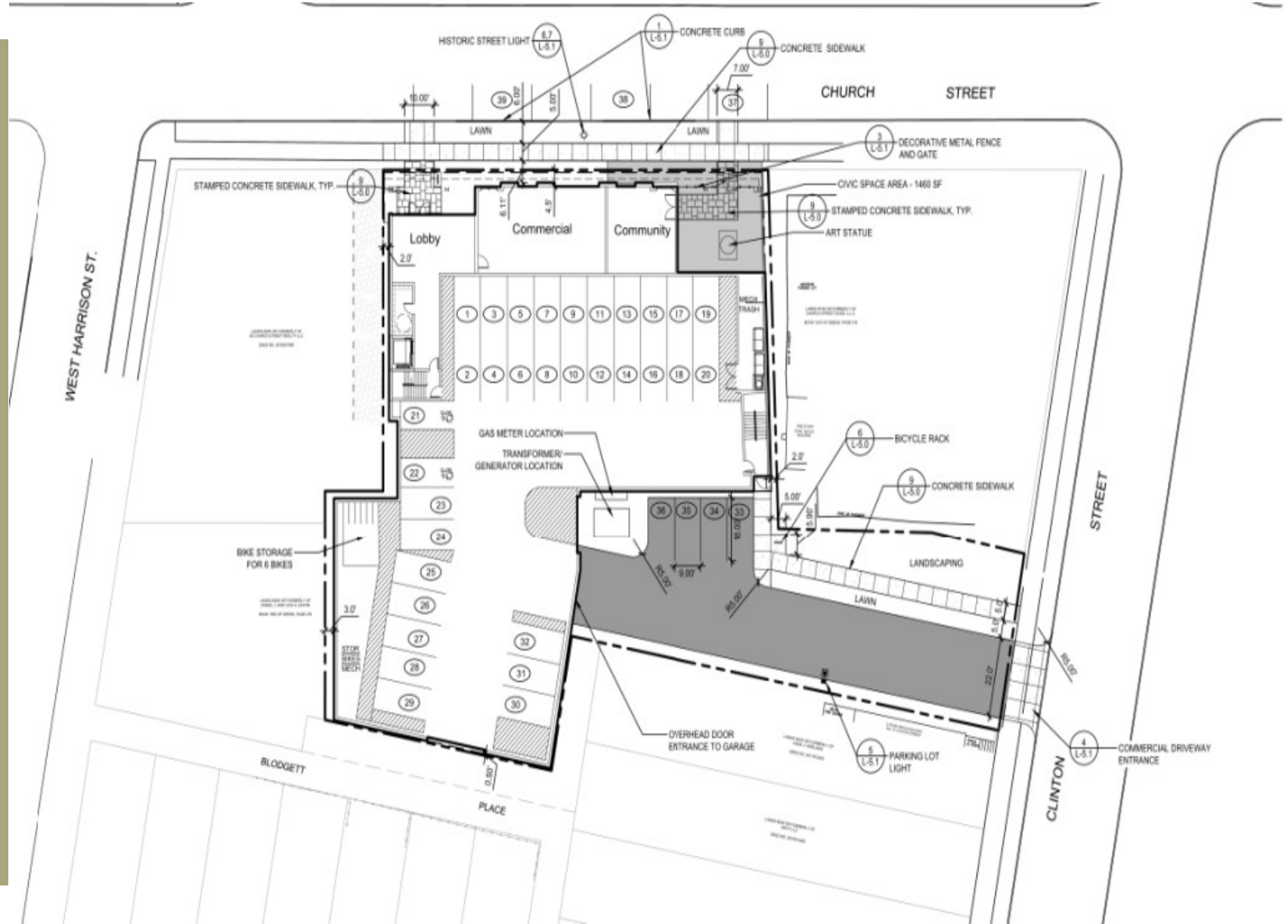
1. Table 4-C: Commercial Mixed-Use Districts Dimensional Standards establishes the dimensional standards for the commercial mixed-use districts.
2. Permitted single-family, single-family attached, two-family, and townhouse dwellings are not subject to these standards but rather subject to the standards of the UN District for such dwelling types.
3. Developments are subject to the required public civic space requirements of Section 9.3.

| Table 4-C: Commercial Mixed-Use Districts Dimensional Standards | | |
|--|---|---|
| | NC (T-5) | UC (T-6) |
| Bulk | | |
| Maximum Building Height | 1.1 times the width of the right-of-way or 50', whichever is less A height bonus may be approved - See Section 4.4.B below | 1.1 times the width of the right-of-way or 70', whichever is less A height bonus may be approved - See Section 4.4.B below |
| Minimum Building Height | 24' | 24' |
| Building Height Stepback | Building facade above the maximum base height must be set back a minimum of 10' from ground floor facade line | |
| Optional Height Exception | Buildings may exceed maximum height by up to 6' for no more than 25% of the linear facade width, to a maximum depth of 30' | Buildings may exceed maximum height by up to 8' for no more than 35% of the linear facade width, to a maximum depth of 50' |
| Optional Corner Lot Element | Limited in width and depth to a maximum of 25% of the building width. May exceed height at which stepback is required, but may not exceed the overall building height | |
| Maximum Cumulative Area of New and Existing One-Story Structure(s) on Any One Lot | 3,000sf | 1,500sf |
| Setbacks | | |
| Minimum Setback from a Lot Line Abutting any Public Right-of-Way (Excluding Alleys) | Right-of-way 40' or less in width: 5' to 12' build-to zone Right-of way width greater than 40': 0' to 12' build-to zone | Right-of-way 40' or less in width: 5' to 12' build-to zone Right-of way width greater than 40': 0' to 12' build-to zone |
| Minimum Build-Out Percentage Abutting any Public Right-of-Way (Excluding Alleys) | 70% (does not apply to SF, SF-A, 2F, TH) | 80% |
| Minimum Interior Side Setback | 0' | 0' |
| Minimum Rear Setback | 0' | 0' |
| ** In the UC District, select areas of the district require ground floor commercial uses per section 4.2.B. | | |

Commercial Mixed-Use Dimensional Standards

- Height bonuses
 - Up to 15 feet of additional building height
 - Voluntary bonus system
 - Affordable housing
 - Public civic space or community space
 - High performance or net-zero construction
 - Stepback required for additional height

78 Church St. Mixed-Use Development



Height Bonus/Bonus Action

The height bonus is sought based on the points earned from specific categories outlined in the UDO. We respectfully request your consideration of this proposal, which aligns with the community's vision and contributes to the city's sustainable development goals.

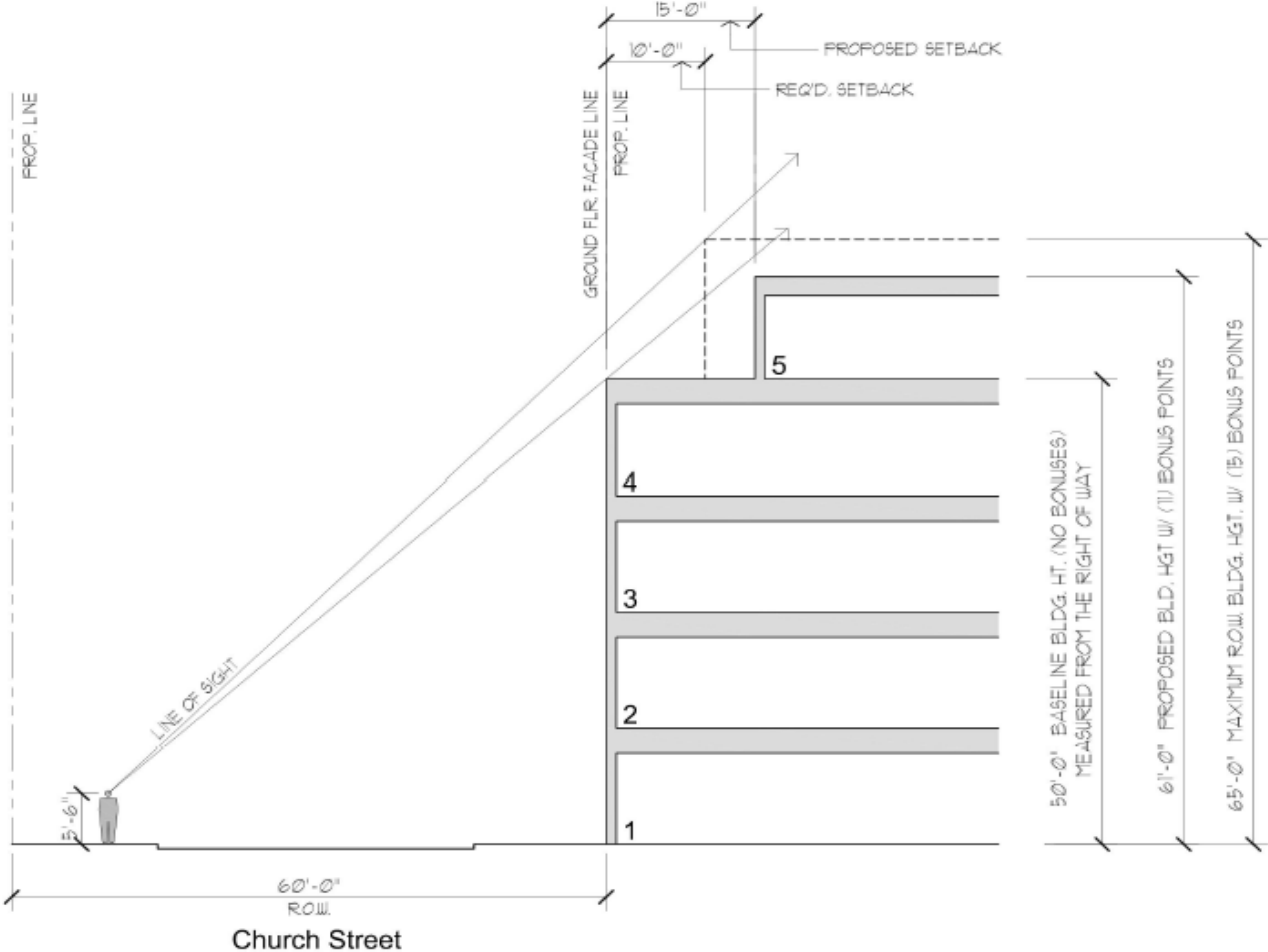
We believe the proposed development has earned a total of 13 points, as detailed below:

High Performance Construction I (5 points): The 78 Church Street project will be designed and constructed in strict compliance with the NYStretch Energy Code – 2020 Version 1.0 (NYStretch-2020), demonstrating a commitment to environmentally responsible construction practices.

High Performance Construction II (3 points): The project will utilize air source heat pumps as the primary heating and cooling system. Air source heat pumps will help eliminate the use of fossil fuel combustion onsite and will provide both an efficient and comfortable means of space conditioning.

Community Space (5 points): The project will provide a community space within the development that will be accessible for public use. This space aims to foster a sense of community engagement and interaction, fulfilling the vision of a vibrant, connected neighborhood.

Height Analysis for Bonus





Church Street Looking East

12.14.23

78 Church St. ■ Saratoga Springs, NY

■ SpringCity Development Group ■ Olsen Associates, Architects, P.C. ■

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Infill Development

- Residential infill development
- Historic carriage house/barn conversions
 - Only permitted on lots with one single-family dwelling
 - Listed or eligible for listing as historic properties on local, state, or national historic register
 - One dwelling unit must be occupied by the owner
 - One additional parking space required
 - Building permit required for conversion