

# mixed-use village overlay districts

## INTRODUCTION

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WHY MIXED-USE?

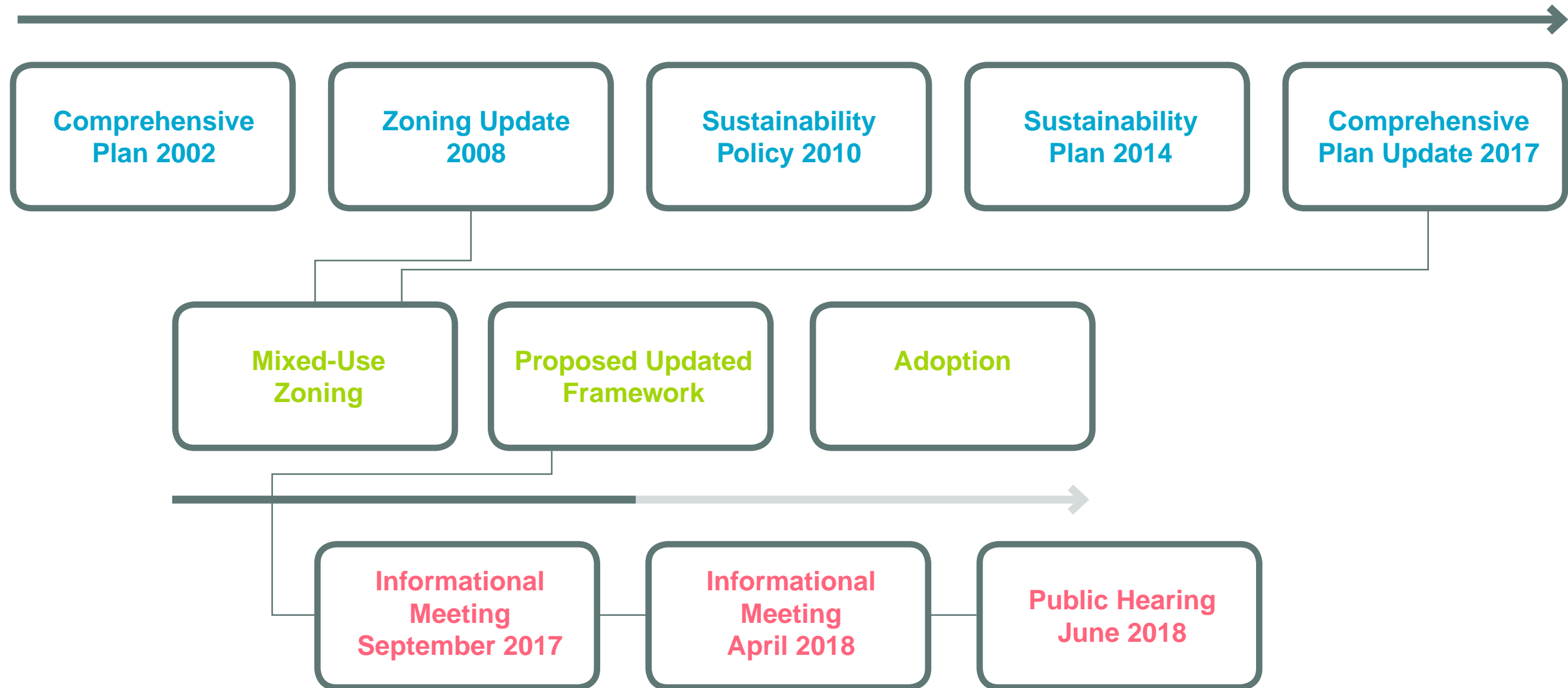
WHAT DOES IT LOOK LIKE?

HOW WAS IT IMPLEMENTED?

QUESTIONS



# mixed-use village overlay districts





# mixed-use village overlay districts

**WHY MIXED-USE?**

**WHAT DOES IT LOOK LIKE?**

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**QUESTIONS**



# mixed-use village overlay districts

## WHY MIXED-USE?

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### DEFINITION:

**Mixed-use** development is a type of urban development that blends residential, commercial, cultural, institutional, or industrial uses, where those functions are physically and functionally integrated, and that provides pedestrian connections.

Creation of walkable, compact, neighborhood areas that have vibrant street-level activity





# mixed-use village overlay districts

## WHY MIXED-USE?

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### WHY MIXED USE?

Growing market wants walkable, mixed use environments for convenience and greater sense of community

Developers recognize and appreciate the premium pricing that can be realized, particularly for multifamily residential associated with retail and restaurants

Millennials, especially those in higher earning professions, are a key target market

A growing share of aging Baby Boomers are seeking high quality rentals and condominiums in urban mixed use environments

Companies are relocating offices to mixed-use environments as part of their hiring and retention strategy to appeal to their younger urban preferring work force

**RCLCO**  
REAL ESTATE ADVISORS

Realtors Land Institute | 9/28/2017 | 3





# mixed-use village overlay districts

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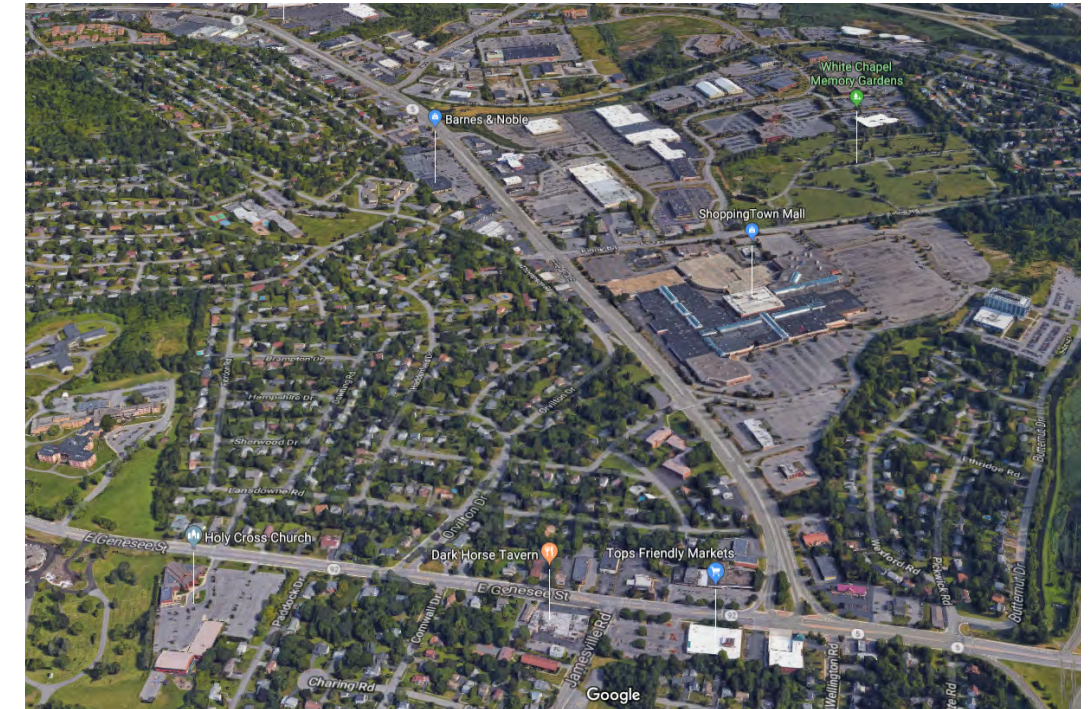
### WHAT DOES IT LOOK LIKE?

### HOW WAS IT IMPLEMENTED?

### QUESTIONS

## What were we trying to address?

- + The Town of DeWitt does not have a traditional center - residential areas are in close proximity to commercial districts without connectivity.
- + There are limited opportunities for those looking to age in place as a resident of the Town
- + Real-estate development trends favor mixed-use development - maintain DeWitt as a competitive area for development
- + Regionally, Downtown Syracuse has a competitive advantage due to its pedestrian-centric, mixed-use center
- + DeWitt is losing businesses to Downtown, where it is easier to attract younger employees who are looking for an exciting environment with many activities



Erie Boulevard East, DeWitt

# I-SQUARE IRONDEQUOIT, NEW YORK



## DESCRIPTION

The I-Square development, located at 400 Bakers Park, is a project conceived of by two Irondequoit locals, Mike and Wendy Nolan. Envisioned as a small town center, the project is being developed in phases and is planned to include an indoor market, an outdoor stage, offices and apartments.

An important feature of the I-Square project is the realignment of Bakers Park Street within the project area. This creates an improved intersection and transition between the development and the existing block structure.

## Key Facts

	Built	2014 (Phase I)
	Height	2-3 stories
	Type	Commercial Mixed Use
	Zoning	Mixed Use Commercial
	Size	2.2 acres

[Project Location](#)

[Project Website](#)

## Project Area (Phase I)

	Commercial	5,700 sf
	Office	9,300 sf
	Hospitality	None
	Residential	None
	Parking (surface)	76 spaces



I-SQUARE: 2011



I-SQUARE: 2016





# MASHPEE COMMONS MASHPEE, MASSACHUSETTS










## DESCRIPTION






Mashpee Commons is a mixed-use retrofit of a former suburban mall into a new “downtown” for Mashpee, Massachusetts. Before this project, there had been no town center to speak of. The development is notable for its use of the Cape Cod architecture style, reminiscent of historic town centers in the state.

Mashpee Commons is part of a larger development that includes the expansion of the commercial center, as well as new residential neighborhoods that will create a transition between existing residences and the new town center.

## Key Facts

	Built	1988
	Height	1-3 Stories
	Type	Commercial Mixed Use
	Zoning	C1
	Size	140 acres
	<a href="#">Project Location</a>	
	<a href="#">Project Website</a>	

## Project Area

	Commercial	130,000 sf
	Office	70,000 sf
	Hospitality	None
	Residential	40 units
	Parking (surface)	950 spaces



## MASHPEE COMMONS: CIRCA 1960

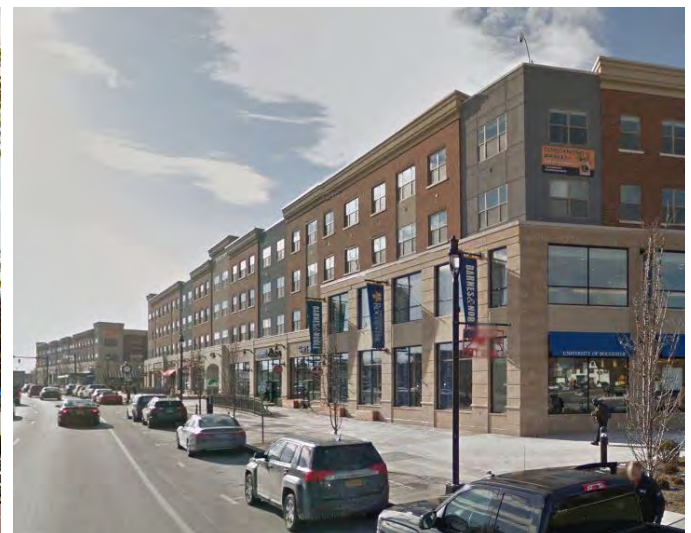


## MASHPEE COMMONS: 2016





# COLLEGE TOWN ROCHESTER, NEW YORK










## DESCRIPTION

College Town is a mixed-use development in Rochester, New York. Located at the intersections of Mount Hope and Elmwood, the project is a public-private partnership between the University of Rochester, Fairmount Properties and Gilbane Development Company to create a new activity center designed to serve both students and faculty of the University as well as residents of the city.

## ZONING

The project has a special zoning designation, College Town Village, one of many floating zones used to identify the city's urban centers. This allows for the district to have special development standards that allow for taller buildings and a more developed streetscape as compared to the surrounding area.

## Key Facts

	Built	2015
	Height	3-5 stories
	Type	Commercial Mixed Use
	Zoning	College Town Village (C-V)
	Size	17 acres
	<a href="#">Project Location</a>	
	<a href="#">Project Website</a>	

## Project Area

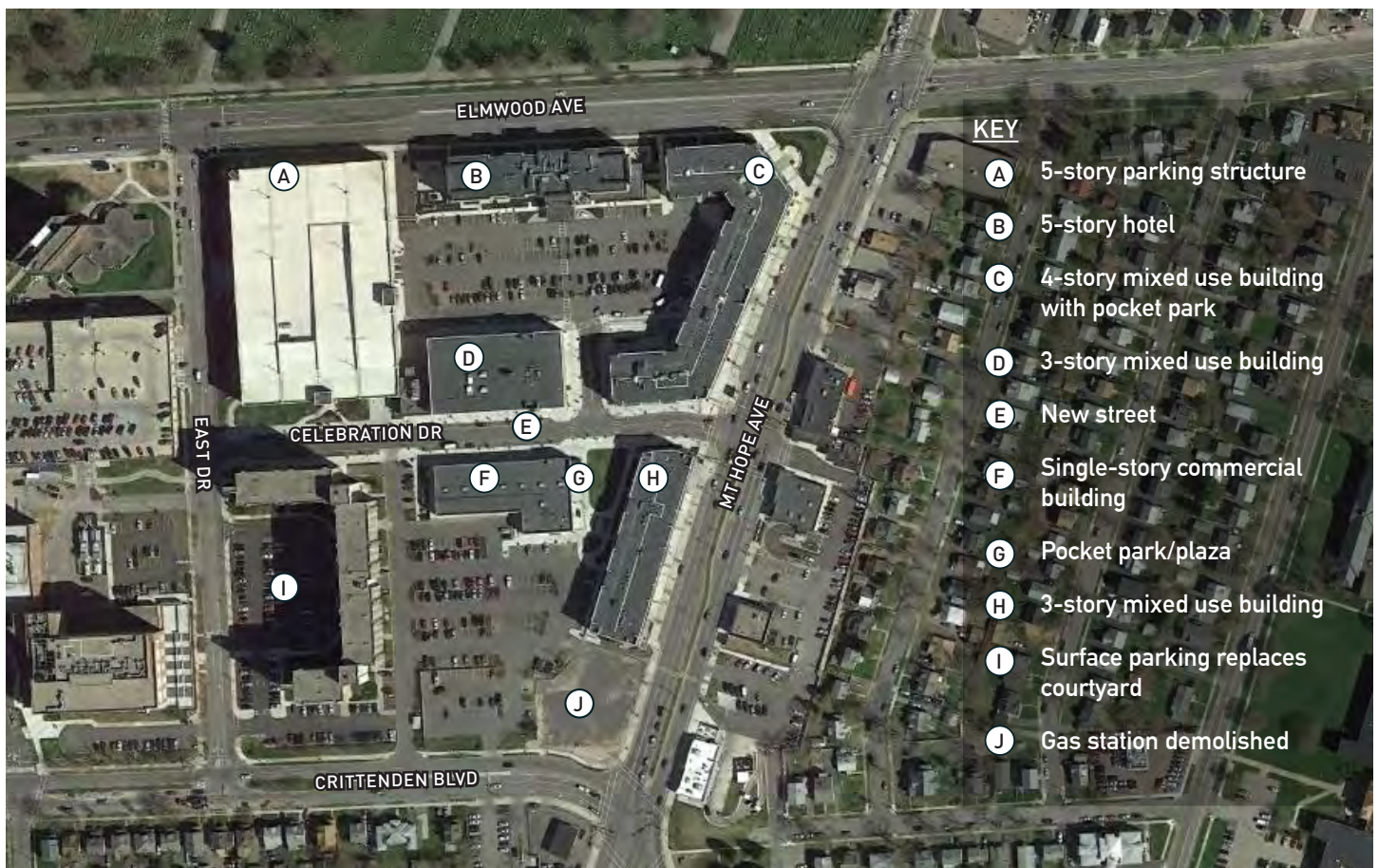
	Commercial	121,190 sf
	Office	78,080 sf
	Hospitality	99,000 sf (136 rooms)
	Residential	210,000 sf (150 units)
	Parking (structured)	574,000 sf



## COLLEGE TOWN: 2011



## COLLEGE TOWN: 2016





# THE HAMLET SARATOGA SPRINGS, NEW YORK










## DESCRIPTION




The Hamlet at Saratoga Springs is a full-block mixed use project located in a suburban context. The site was formerly a series of vacant lots and had sat vacant for a number of years. The key factor in the site's development was the interest of Fresh Market, a full service grocery store.

The project's design utilizes several liner buildings that surround an internal surface parking area. Some parking for residential tenants is provided in a structured parking area incorporated into the buildings. The project is a good example of how a mixed use neighborhood can be developed in a suburban neighborhood area. The project is fully leased with the exception of small amount of office space.

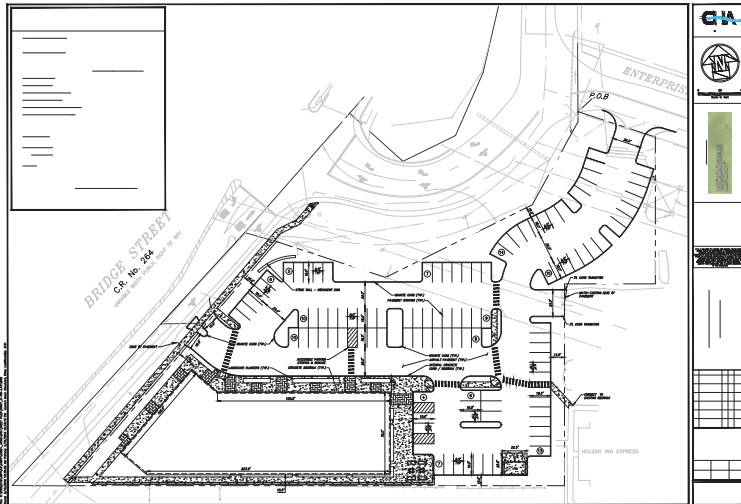
## Key Facts

	Built	2016-2018
	Height	1-5 stories
	Type	Commercial Mixed Use
	Zoning	Urban Mixed-Use (T5)
	Size	5 acres
	<a href="#">Project Location</a>	
	<a href="#">Project Website</a>	

## Project Area

	Commercial	55,000 sf
	Office	approx. 10,000
	Hospitality	None
	Residential	145 units
	Parking (surface)	350 spaces

# BRIDGE STREET COMMONS DEWITT, NEW YORK



## DESCRIPTION

The Bridge Street Commons project in DeWitt is proposed at the site of the former Mixers Grill. The site has been vacant on and off for the last two decades, since the closing of Carmella's Cafe. The site is located in close proximity to Widewaters Office Park as well as the new Empire State Trail.

The project's design consists of a four story building with ground floor retail space, and a small amount of office space proposed on the second floor. Parking is provided in a surface parking lot with access to the adjacent Holiday Inn express.

## Key Facts

	Built	Proposed
	Height	4 stories
	Type	Commercial Mixed Use
	Zoning	Mixed-Use Village Overlay
	Size	2.14 acres
	<a href="#">Project Location</a>	
	<a href="#">Project Website</a>	

## Project Area

	Commercial	17,000 sf
	Office	approx. 2,000
	Hospitality	None
	Residential	41 units
	Parking (surface)	110 spaces



# mixed-use village overlay districts

WHY MIXED-USE?

**WHAT DOES IT  
LOOK LIKE?**

HOW WAS IT IMPLEMENTED?

QUESTIONS

March 2016

Planning Board established sub-committee to review approaches to mixed-use

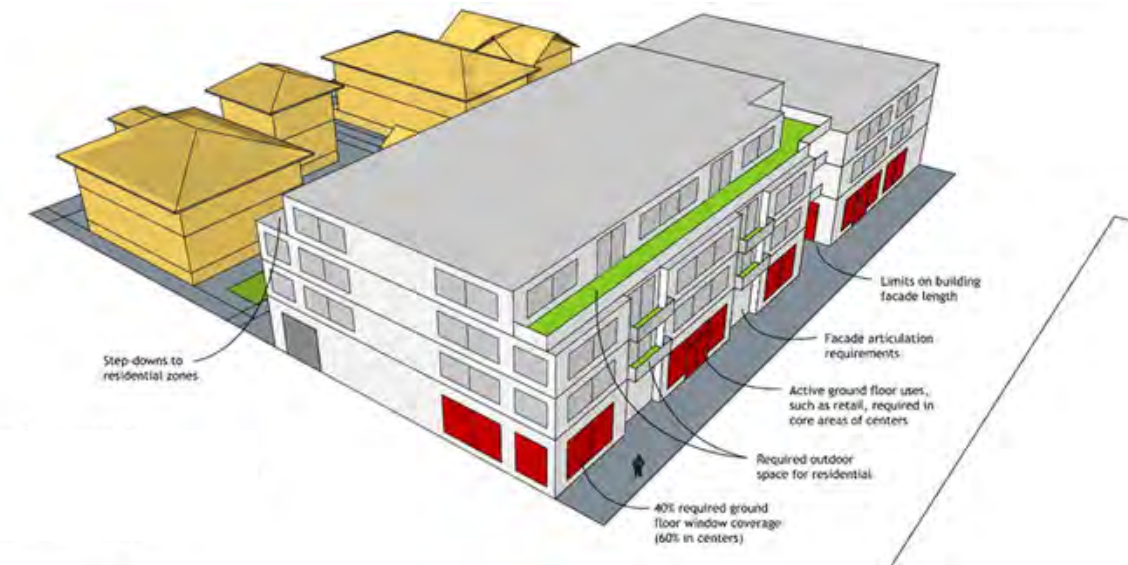
The previous framework for mixed-use was adopted in 2008 and included a definition and specific regulations for the establishment of mixed-use projects.

The previous definition mandated a minimum of 10 acres of land for development.

Upper story units were only allowed only if attached to ground floor units



**Vs.**



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WHY MIXED-USE?

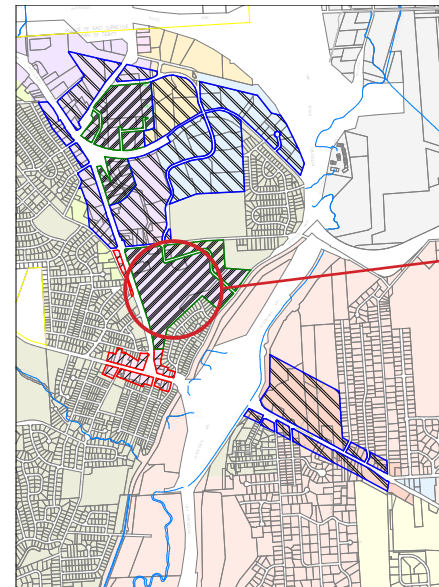
**WHAT DOES IT  
LOOK LIKE?**

HOW WAS IT  
IMPLEMENTED?

## What could it look like?

### SHOPPINGTOWN MALL REDEVELOPMENT

Transformation of aging suburban mall into a mixed-use walkable center for DeWitt with a combination of commercial space and residential units.



ERIE / E. GENESEE CORRIDOR  
A101





# mixed-use village overlay districts

## WHY MIXED-USE?

## WHAT DOES IT LOOK LIKE?

## HOW WAS IT IMPLEMENTED?

### What could it look like?

#### MASHPEE COMMONS, MA

In 1986, what was constructed as the New Searbury Shopping Center in the 1960's began to be redeveloped into Mashpee Commons. Mashpee Commons is currently the home of national retailers such as the Gap, Talbots, and Starbucks; as well as local retailers. The project includes 480+ upper-story apartment and condominium units on a 140 acre site (60% of the site is preserved as open space).





# mixed-use village overlay districts

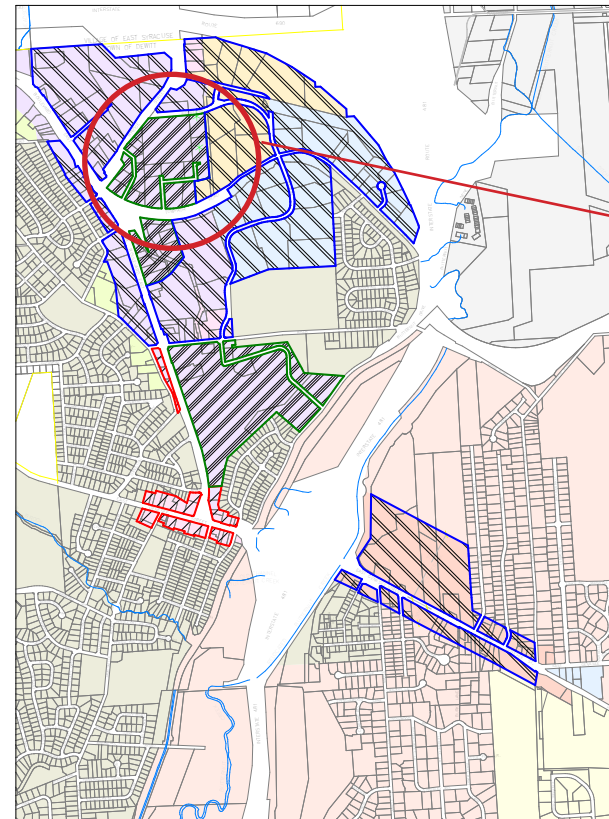
WHY MIXED-USE?




**WHAT DOES IT  
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HOW WAS IT  
IMPLEMENTED?

**What could it look like?**

CANALWAY COMMONS REDEVELOPMENT



-  MIXED-USE VILLAGE I (MUV-1)
-  MIXED-USE VILLAGE II (MUV-2)
-  MIXED-USE VILLAGE III (MUV-3)

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WHY MIXED-USE?

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### CANALWAY COMMONS REDEVELOPMENT

The Town will be undertaking a master planning project for the Erie Commons area beginning this Spring. This project has been funded through New York State Department of State through the Local Waterfront Revitalization Program. The master plan will explore the development of a public park surrounding a remnant of the former Erie Canal; and support the pending investment by New York State in the Empire State Trail along Towpath Road.





# mixed-use village overlay districts

WHY MIXED-USE?

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TUALATIN COMMONS, OR

Tualatin Commons was the result of a public/private partnership starting in the early 1990s to create an identifiable downtown in Tualatin. This 19-acre site in the town center was the site of a smelly pet food factory fronting on a major road.

### **Tualatin Commons includes:**

- 3-acre artificial lake
- wide public promenade
- plazas
- interactive fountain
- infill commercial development consisting of:
  - hotel
  - condominiums
  - class a offices
  - restaurants





# mixed-use village overlay districts

WHY MIXED-USE?  
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## HOW WAS IT IMPLEMENTED?

QUESTIONS

### Establishment of a Floating Zoning Overlay

Does not replace underlying zoning -

**+ DOES NOT REPLACE  
UNDERLYING ZONING**

### Voluntary Optional Path for Development

Developer applies to the Planning Board for Site Plan Review (public hearing);

Developer applies to the Town Board for a Zone Change (public hearing);

Encourages mixed-use development by reducing parking requirements;

Provides three levels of density depending on the neighborhood context





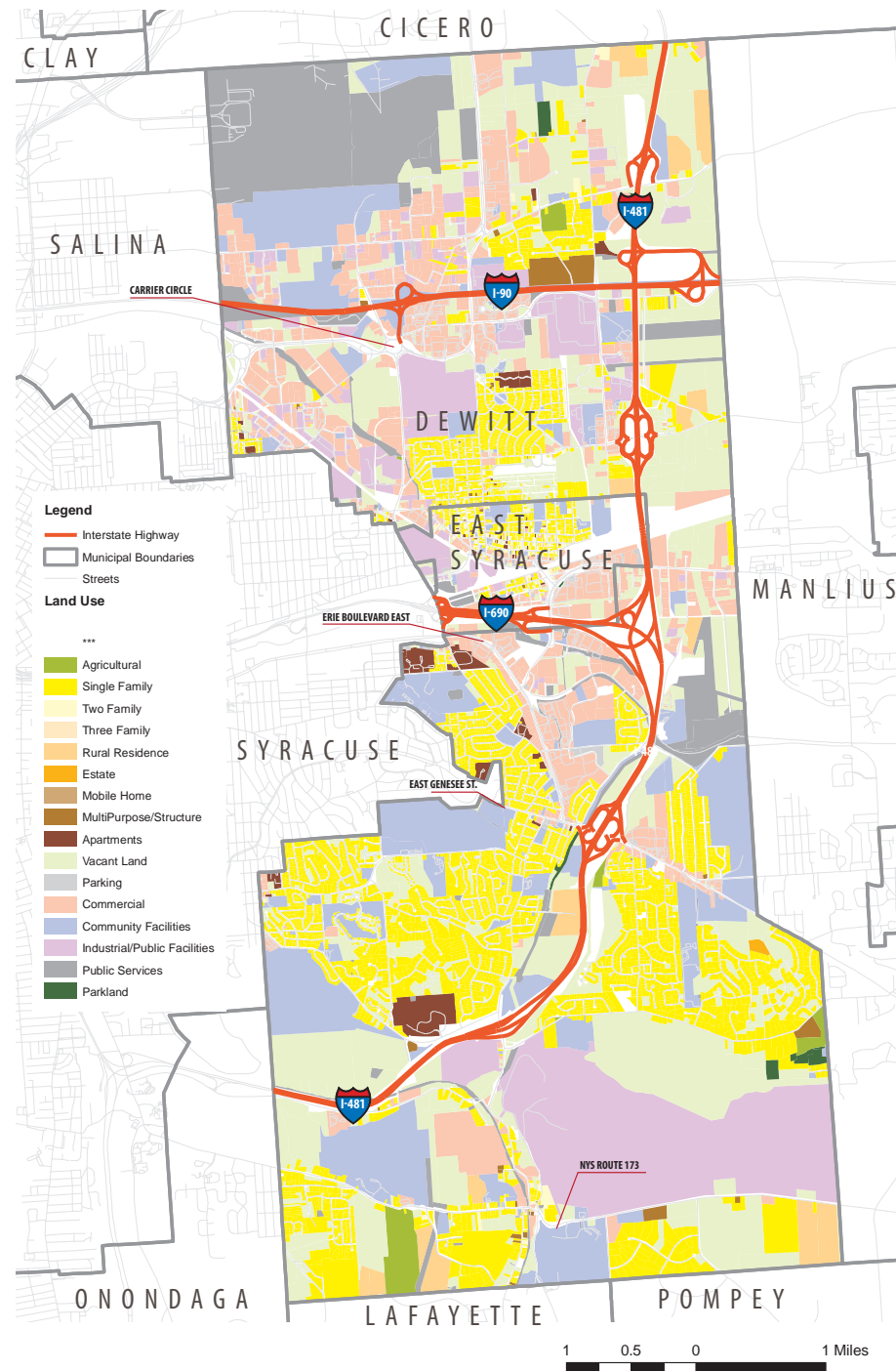
**MAP 1—Existing Land Use**

At the opposite end of the spectrum, 474 of the Town's household units were considered to be below the poverty level in 1990 which, for a family of four, was \$12,674, which increased to 810 households considered being below poverty level in 2013. (Poverty status is determined by a number of indicators and is related to family and household size).

Between 1970 and 2000, the number of housing units in the Town increased from 7,256 to 9,191; and by 2010 housing units had increased to 10,967. Continuing the historical trend, ownership continues to be the most popular form of tenancy, with over 75 percent of the 8,675 occupied units in the Town owner-occupied in 2000, 7,436 of 10,329 occupied units were owner occupied in 2010 (72%), and 7,179 of 10,095 occupied units considered owner occupied in 2014 (71%). The Town's housing supply consists mostly of single-family homes, accounting for slightly over 71 percent in 1990, 68 percent in 2010, and 70 percent in 2014. Mobile homes accounted for 4 percent of the units in 2000 and 2 percent of units in 2014. Apartment complexes with between 3 and 9 units accounted for 13.6 percent in 2000, and approximately 13.1 percent in 2014. There were 636 units in complexes of 10 to 49 units, about 7 percent of the total in 2000; and 838 units in complexes of 10+ units in 2014, about 8 percents of the total.

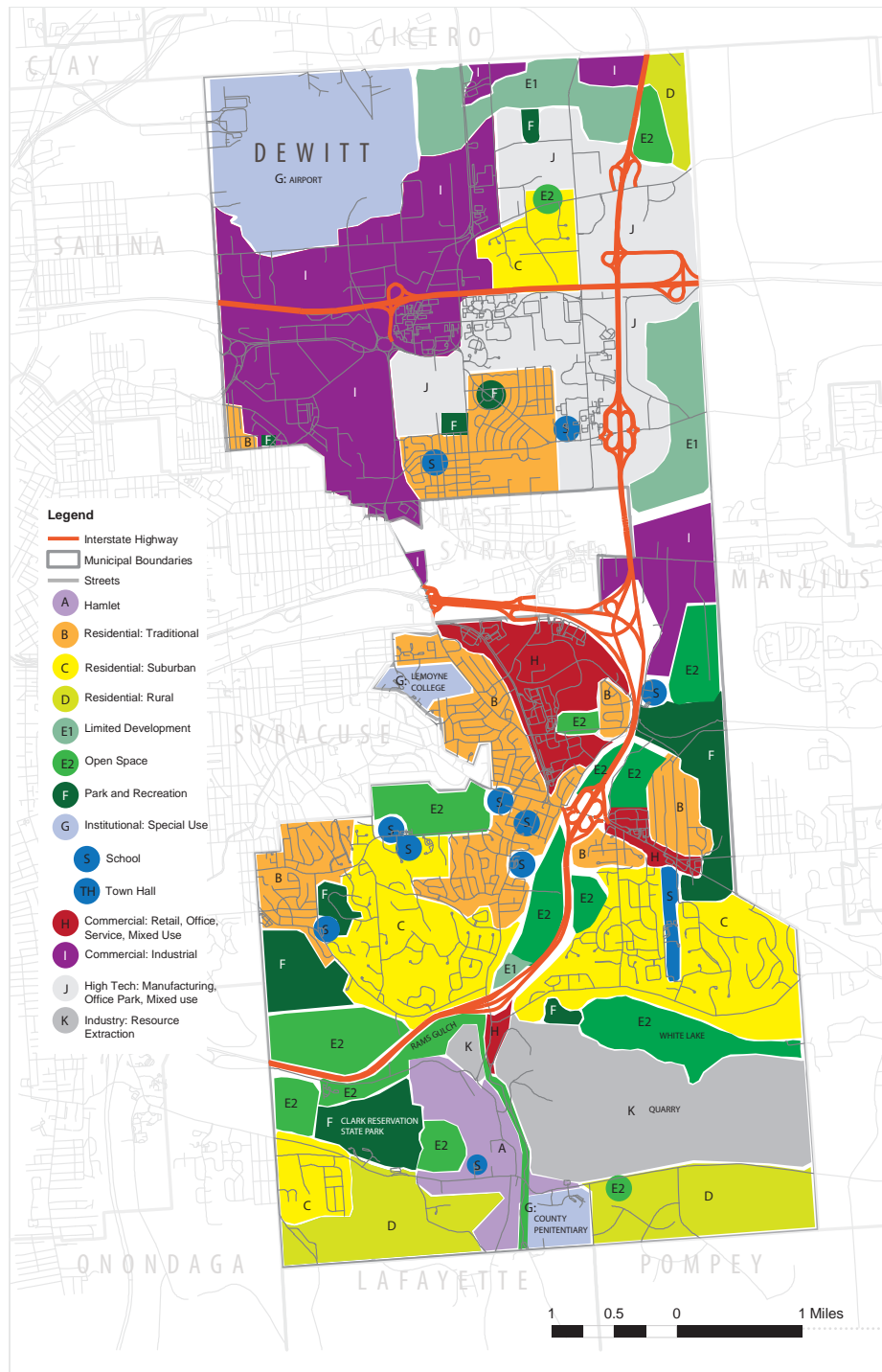
## EXISTING LAND USE

Existing Land Use information on Map 1 is based on the uniform classification code developed by the NYS Office of Real Property Services as recorded in the Onondaga County Real





**MAP 5—Town of DeWitt Land Use Character Areas**



variation and an at-grade railroad crossing in the hamlet center. These conditions are characteristic of the hamlet atmosphere. In the future, some hamlet characteristics might be replicated in areas like Collamer and Lyndon Corners.

The actual physical extent of the hamlet area must be flexible since it tends to blend into adjacent areas at the edges. Planning issues relate to maintaining the historic integrity of the area, supporting a variety of new land use activities that are compatible with existing development, adjusting to inevitable traffic increases and providing adequate water and sewer services to accommodate new growth.

## RESIDENTIAL DEVELOPMENT:

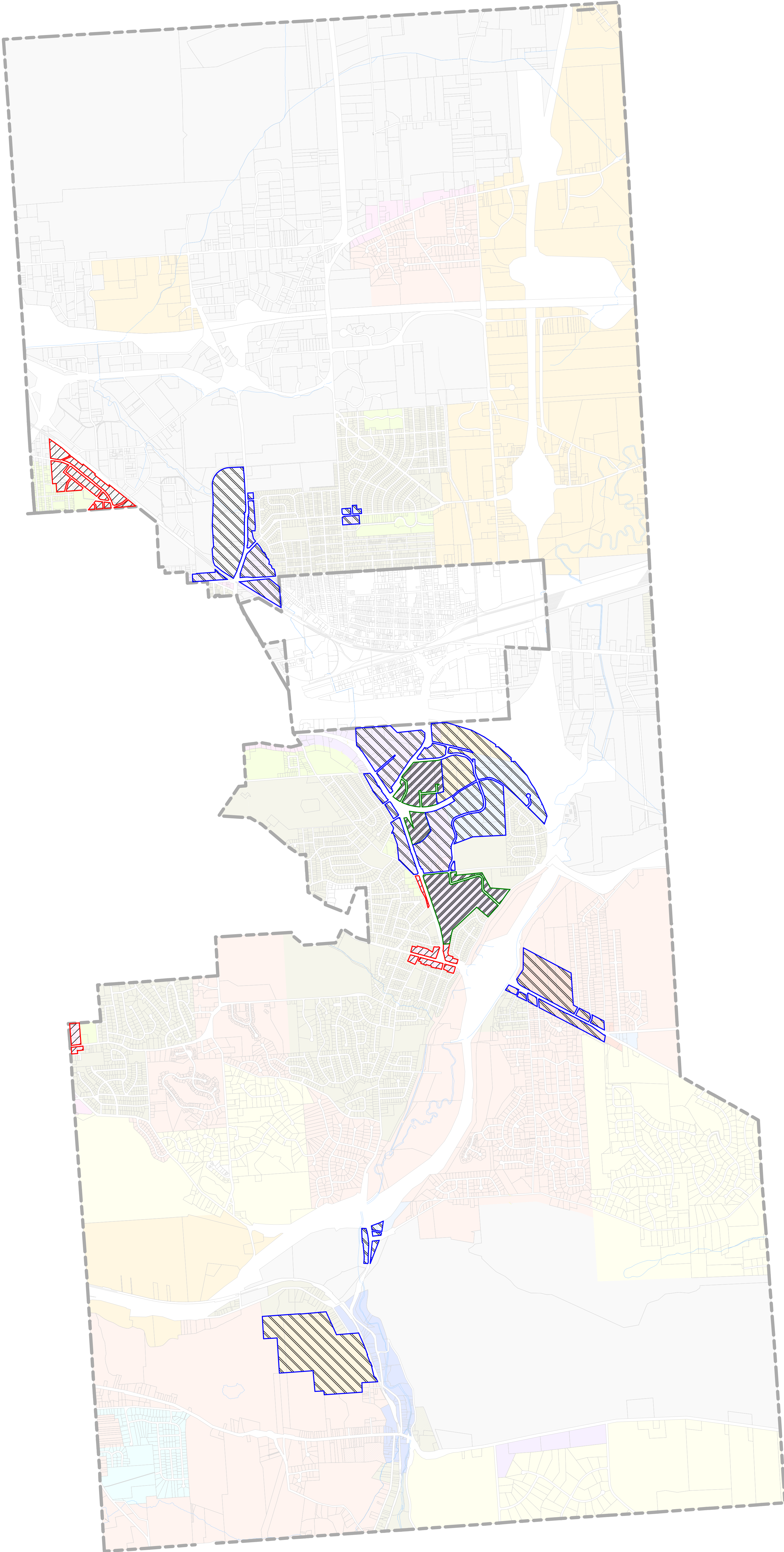
### Traditional

These areas describe portions of the Town where concentrated housing development has occurred over an extended period of time and where identifiable neighborhoods have been established. Density, lot size and dwelling type vary but the prevailing and desired character is that of relatively dense, single-family housing concentrated in an urban setting. Schools and small parks are often focal points of cohesive neighborhood activity. In some locations small concentrations of retail and personal service businesses have been established and have survived. These businesses provide land use diversity and a measure of convenience to residents of the surrounding area.

Planning concerns in traditional residential areas include the need to maintain the historic



# PROPOSED MIXED-USE VILLAGE OVERLAY AREAS





# mixed-use village overlay districts

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QUESTIONS

### Multiple code changes:

Strike and replace the existing definition of 'Mixed-Use' and replace with:

**Mixed Use, Village Overlay District** - A development or redevelopment that allows for two or more principal uses, which are permitted in the district, in any single development, or in a single building or on a single lot, one use of which must be residential use.

Add Mixed-Use Village Overlay Districts to the Town of DeWitt Zoning Map:

**Mixed-Use Village 1 (2 Stories)**

**Mixed-Use Village 2 (4 Stories)**

**Mixed-Use Village 3 (6 Stories)**

Establish a new code section **192-64.4 Mixed-Use Village Floating Overlay District** that:

**Sets standards for height, density, and parking requirements**

Establish new section of **parking requirements** specific to mixed-use

Add **Overarching Principles** to the Design Guidelines and establish **Design Guidelines** for **Mixed-Use Village Overlay District**

Underlying zoning uses do **NOT** change



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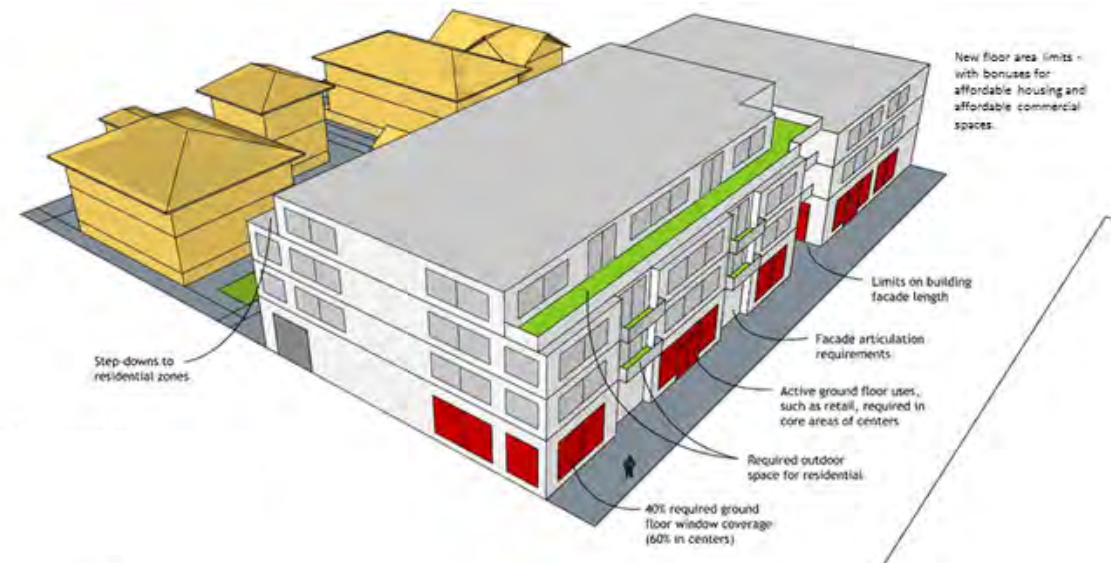
### QUESTIONS

### Multiple code changes:

**Mixed Use, Village Overlay District** - A development or redevelopment that allows for two or more principal uses, which are permitted in the district, in any single development, or in a single building or on a single lot, one use of which must be residential use.

Mixed-Use is further defined in the proposed code to allow only for the vertical integration of uses

+ Street level uses are required to be commercial uses



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### QUESTIONS

### What steps did we need to take?

Draft code shared with the local development community for input/feedback.

Planning Board recommended proposed floating overlay legislation to the Town Board.

Town Board reviewed proposed legislation:

- + **Several Informational Hearing were held**
- + **Public Hearing**
- + **Legislation was referred to the Onondaga County Planning Board**
- + **SEQR review and findings**
- + **Adoption**





# mixed-use village overlay districts

WHY MIXED-USE?  
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HOW WAS IT IMPLEMENTED?

## QUESTIONS



## QUESTIONS?

**For more information visit:**

<http://www.townofdewitt.com/MixedUseVillageOverlayZoningUpdate.aspx>

**email:** [sgordon@townofdewitt.com](mailto:sgordon@townofdewitt.com)

**phone:** (315)446-3910 ext. 3



File: \\CHA-LP-COMPRD\PROJECTS\NY\K4340\T\CAADD\_L\CA\DWG\LSHEET FILES\34017-C-101-LAY1.DWG  
Saved: 9/24/2018 3:37:13 PM Plotted: 8/10/2025 11:18:18 AM Current User: Handeman, Emily Last Saved By: 3191

## ZONING REGULATIONS FOR DEVELOPMENT

### EXISTING LOT INFORMATION:

5840 BRIDGE STREET      TMP 053-02-26.1      2.14 ± ACRES

### EXISTING ZONING DISTRICT:

BUSINESS (B)  
URBAN VILLAGE 2 OVERLAY (UV2)

	REQUIRED	PROVIDED
MINIMUM LOT WIDTH	N/A	--
MINIMUM LOT AREA	N/A	--
MAXIMUM BUILDING COVERAGE	40%	20%
MAXIMUM LOT COVERAGE	75%	80%*
MINIMUM YARD REQUIREMENTS		
FRONT:	16' MIN- 20' MAX	17 FT
SIDE:	9 FT MIN	9 FT
REAR:	25 FT TOTAL	9 + 160 = 169 FT
	20 FT	--
BUILDING HEIGHT	4 STORIES (50 FT)	4 STORIES (58 FT)*
FLOOR AREA RATIO		
17,967 SF (1st, 2nd, 3rd)		
16,767 SF (4th)		
70,668 SF	1.0 MIN - 1.5 MAX	0.75*
PARKING		
PARKING SPACE SIZE (90 DEG):	9.5' X 19'	9.5' X 19'
REQUIRED DRIVE WIDTH (MIN.):	24 FT	24 - 26 FT
REQUIRED PARKING		
MULTI FAMILY (41 UNITS):	2 PER UNIT = 82 SP	70 SPACES
RETAIL STORE (15,914 SF)	3.5 / 1,000 SF = 56 SP	28 SPACES
OFFICE (1,644 SF)	3.0 / 1,000 SF = 5 SP	3 SPACES
TOTAL	143 SP.	100 SP.**

\* DENOTES REQUIRED AREA VARIANCE PRIOR TO SITE PLAN APPROVAL  
\*\* DENOTES REQUIRED PLANNING BOARD WAIVER AND JUSTIFICATION

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0 20 40  
Scale in feet

DEVELOPER:

**WOODBINE GROUP**

505 E. FAYETTE ST., SUITE 100  
SYRACUSE, NY 13202

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE  
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL  
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE  
STAMP OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING  
ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND  
SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE  
REASON WHY IT WAS ALTERED BY THEM OR THEIR SUBORDINATE, THE  
DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION  
OF THE ALTERATION.

PROPOSED MIXED-USE  
DEVELOPMENT

5840 BRIDGE STREET  
TOWN OF DEWITT, NY

No.	Submitted / Revision	App'd	By	Date

SITE LAYOUT PLAN

Designed By: BFB	Drawn By: ZPT	Checked By: BFB
Issue Date: 9/24/18	Project No: 34017	Scale: AS SHOWN

Drawing No.:

**C-101**







UPDATED 12/17/18





UPDATED 12/17/18





UPDATED 12/17/18