

## **Draft Guidebook Outline**

### **Creating Residential, Commercial and Municipal Upper Floors**

#### **Guidebook background**

- Goal/intent
- Audience

#### **Section 1 - Upper floor options (G/FLRPC lead/contributor, PLNYS reviewer)**

A general description of the issue as it relates to the three varieties of use being focused on: residential, commercial and municipal. This summary section will give background to the differences, similarities and issues that will be elaborated upon in detail in future sections.

#### **Section 2 - Potential benefits of upper floor revitalization (G/FLRPC lead/contributor, PLNYS contributor and reviewer)**

- Economic
- Reduction in vacancies
- Downtown/main street development and revitalization
- Historic preservation
- Pedestrian walkability
- Community image
- Environmental impacts
- Other

#### **Section 3 - Waterfront development (G/FLRPC lead/contributor, PLNYS reviewer)**

Many municipalities with upper floor challenges and potential in the region are waterfront communities. This section will highlight the impacts upper floor redevelopment could have on waterfronts.

- Environmental
- Recreation
- Tourism
- Other

#### **Section 4 – Integration into strategic, master, comprehensive, local waterfront revitalization, smart growth, and eco-system based management planning (G/FLRPC lead/contributor, PLNYS reviewer)**

This section will explain the types of plans that upper floor revitalization goals and strategies should be incorporated into, and the importance of doing so.

- Types of plans
- Plan processes
- Integration into plans

#### **Section 5 – Determining the needs of a community (G/FLRPC lead/contributor, PLNYS reviewer)**

- Community development / demand for upper floors
- Community visioning, inventory of assets/needs
- Community and stakeholder buy-in

#### **Section 6 - Local law (G/FLRPC lead/contributor, PLNYS contributor and reviewer)**

This section will include an investigation of the types of local laws that affect upper floor revitalization as well as associated positive and/or negative impacts.

- Zoning
  - Permitted uses, special use permits, non-conforming uses
  - Form based zoning
  - Design overlay
  - Use/area variances
- Historic preservation ordinances - model law
- Design guidelines
- Site plan review
- Other

**Section 7 - Building codes (PLNYS lead/contributor, G/FLRPC reviewer)**

This section of the guidebook will be intended to summarize and simplify building codes so that readers without code expertise can understand them. It will also dispel common myths that people have regarding development restrictions.

- Existing Building Code of New York State (2010)
- Energy Conservation Construction Code of New York State (2010)
- Details pertaining to each use – residential, commercial, municipal, mixed
- Access issues, ADA requirements
- NYS code requirements
- Fire codes
- Building code exceptions (variances)
- Other

**Section 8 - Design considerations (G/FLRPC lead/contributor, PLNYS reviewer)**

This section will include details pertaining to the different methods of building revitalization in terms of design such as preservation, restoration, rehabilitation, and reconstruction. It will also investigate the implementation of design guidelines, and other methods that could be used to shape revitalization.

**Section 9 Funding sources (PLNYS lead on Federal/State Rehabilitation Tax Credits, G/FLRPC reviewer)(G/FLRPC lead on other sources, PLNYS reviewer)**

This section will investigate and describe available grants and other funding sources available for upper floor revitalization.

- Federal, state, local sources
- Tax credits
- Tax exemptions
- Façade grants
- Housing grants
- Preservation grants
- Other