



**Preliminary Front Elevation - Units 6-8: OPTION 1
McIntyre Commons - Fayetteville, NY**

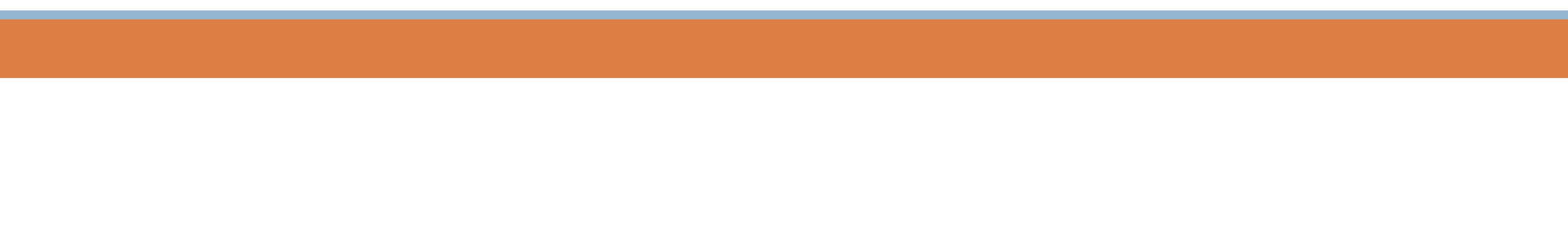
McIntyre Commons

A CASE STUDY IN

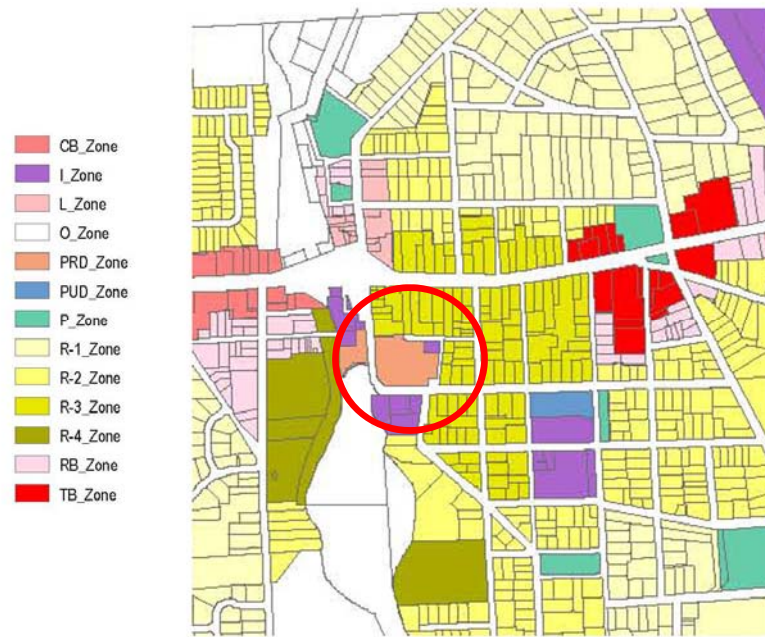
BROWNFIELD REDEVELOPMENT, COMMUNITY CHARACTER, AND ENVIRONMENTAL INTEGRITY.

Points of Interest

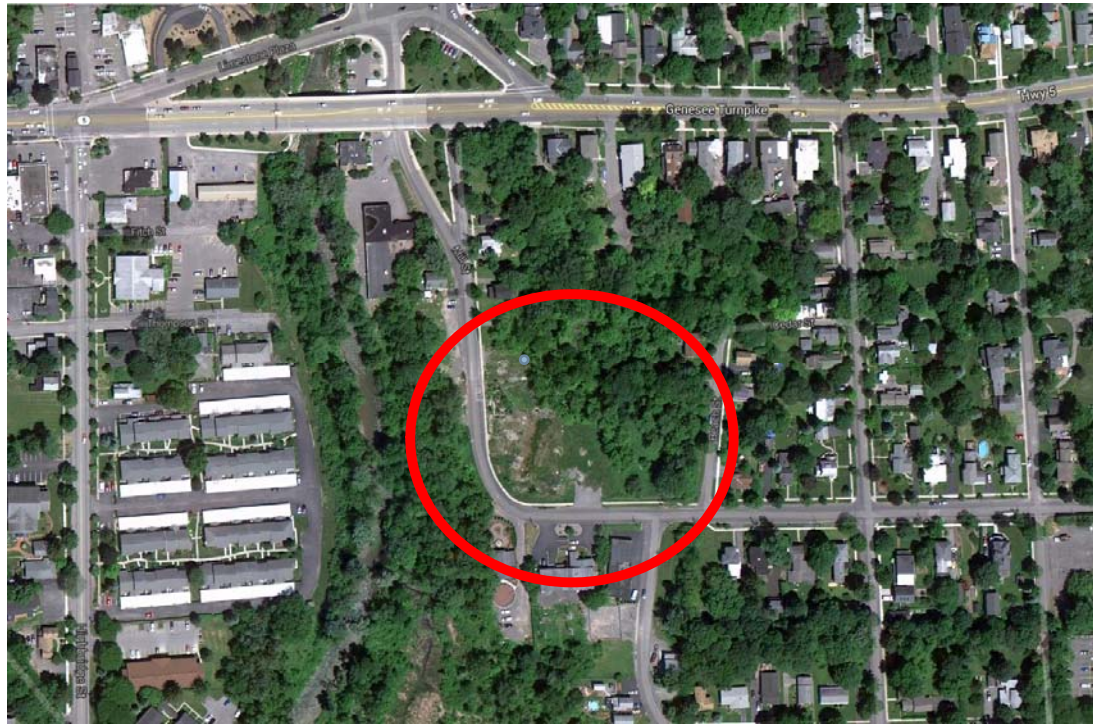
Agenda

- **McIntyre Commons:** mixed housing development in the village
 - **Site Conditions:** environmental, cultural, and historic
 - **Site Development Process:** Planned Unit Development Zoning & Subdivision
 - **Smart Growth Principles:** mixed land use, compact building design, range of housing opportunities and choices, walkable neighborhood
 - **Lessons Learned:** process, compromise, and change
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Village of Fayetteville



Site of Future McIntyre Commons



Planned Unit Development District (PUD)

- PUD Intent

“...to promote site design and land use flexibility not feasible in other zoning districts, such as where a project combines multiple uses that could not permissibly coexist in any other single zoning district...where the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect that could not be achieved under any other district.”

- PUD Objectives

“...create a land use and development pattern consistent with the goals, objectives and policies of the Village Comprehensive Plan;...”

Planned Unit Development District (PUD)

- PUD General Requirements
 1. No area less than **3 contiguous acres**
 2. The entire area must be **owned or controlled by same entity**...and shall be binding on all owners and future owners and tenants
 3. Allowed uses, density, dimensional requirements shall be determined and specified by the **Planning Board**

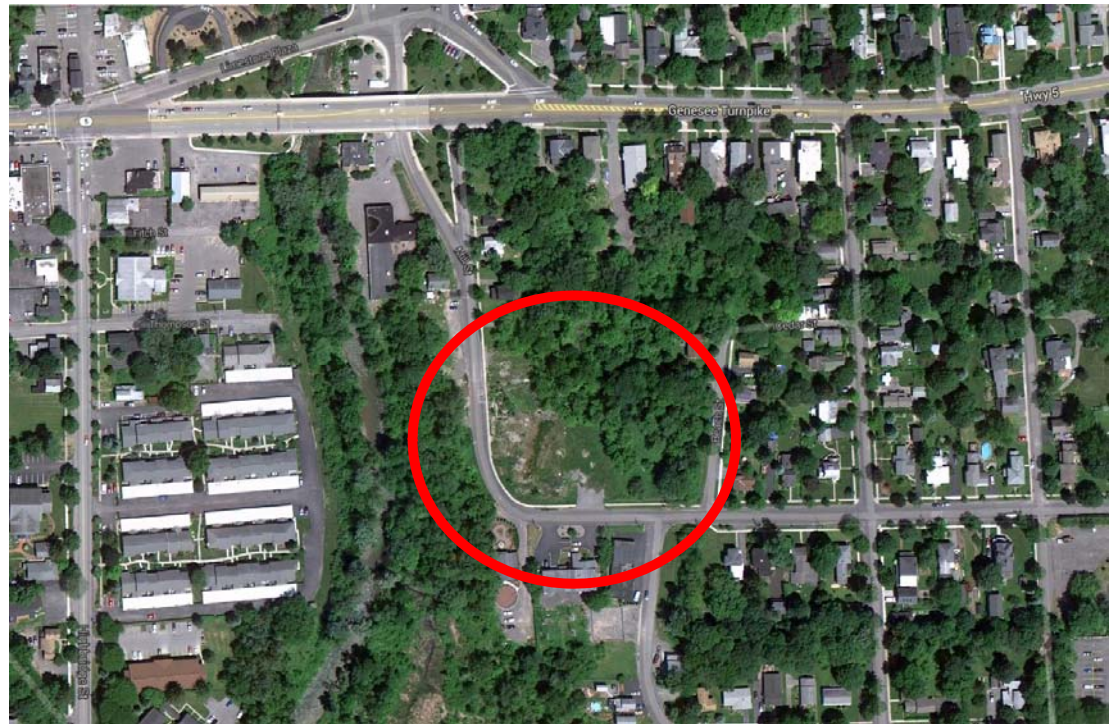
Planned Unit Development District (PUD)

- PUD Process

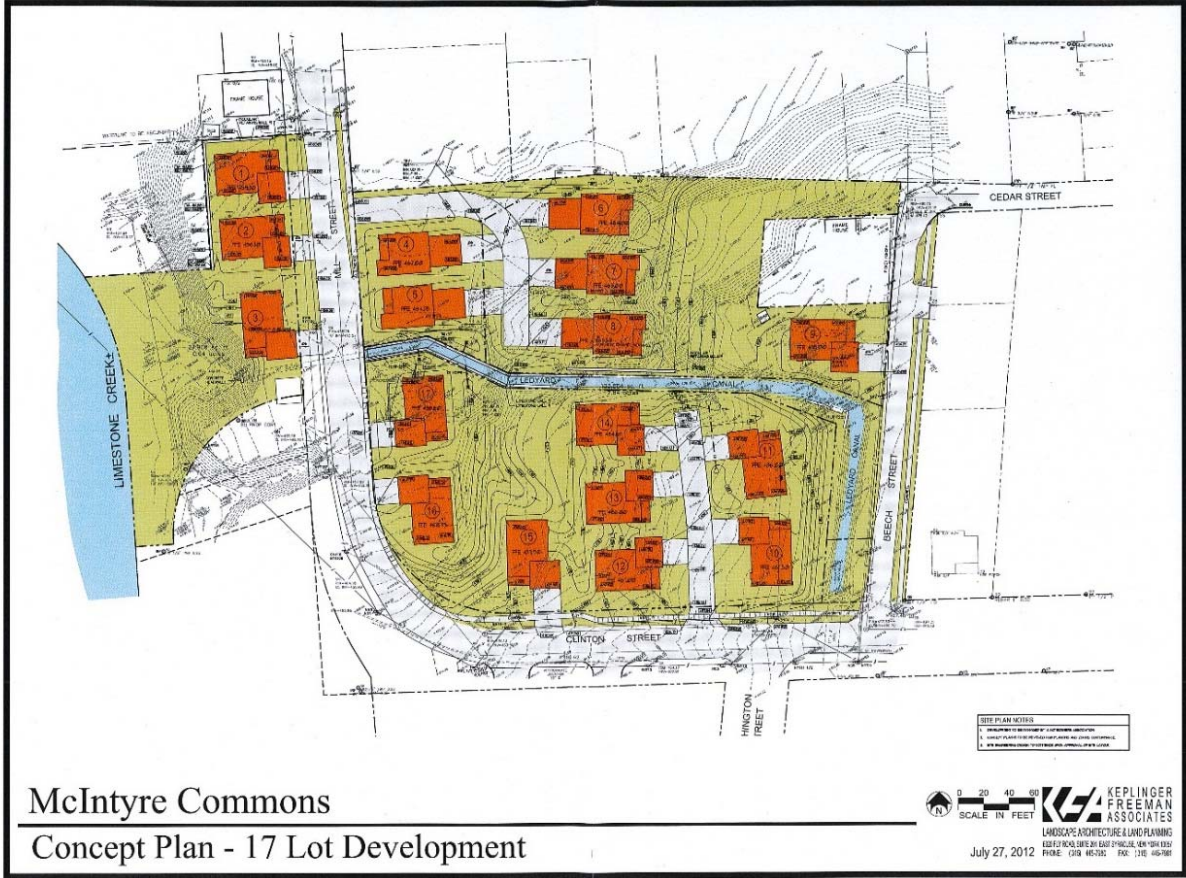
1. Pre-application Conference (informal meeting)
2. Application to Village Board and if accepted,
3. Referred to Planning Board for full review or plan
4. Planning Board must make recommendations back to the Village Board
 - a) Consistency of Plan with Village Comprehensive Plan
 - b) Consistency of Plan with PUD purpose and objectives
 - c) General requirements are met
 - d) Is plan conceptually sound, adequate services and utilities
5. Village Board makes final decision whether to establish a PUD District
6. If approved, Planning Board will undertake final site plan approval

Site Conditions

- Ledyard Canal
- Flooding
- Brownfield remediation
- Traffic
- Steep slopes
- ~3 acres



Initial Concept Plan



McIntyre Commons: Initial Concept Plan

- Initial concept shared with Village Board in May 2012
 - Informal presentation
 - Referred to Planning Board (PB)
- Initial concept plan
 - Houses did not front the street; front doors did not face the street; cul-de-sacs were proposed; all single family homes; 17 individual lots/homes; property ownership issues; responsibility to structurally repair the canal
- Applicant wanted to be assured a maximum number of units – 17
- PB wanted to be assured that the preferred number could reasonably fit on the site

Issues

- Structural integrity of canal
 - Responsibility for maintenance
 - Access
- Brownfield cleanup
 - Phase I & II had to be completed
- Floodplain/wetland
 - Limestone Creek at base of slope
 - Wet at base of Ledyard Canal
- Slope erosion
- Stormwater drainage
 - Ledyard Canal: asset / liability
 - Structural integrity of canal walls

Issues

- Structural integrity of canal
 - Responsibility for maintenance
 - Access
- Brownfield cleanup
 - Phase I & II had to be completed
- Floodplain & wetland & slope erosion
 - Limestone Creek at base of slope
 - Wet at base of Ledyard Canal
- Property Ownership
 - Individual homeowners with a deed to house and few feet surrounding the house + Home Owners Association with common green space

Issues

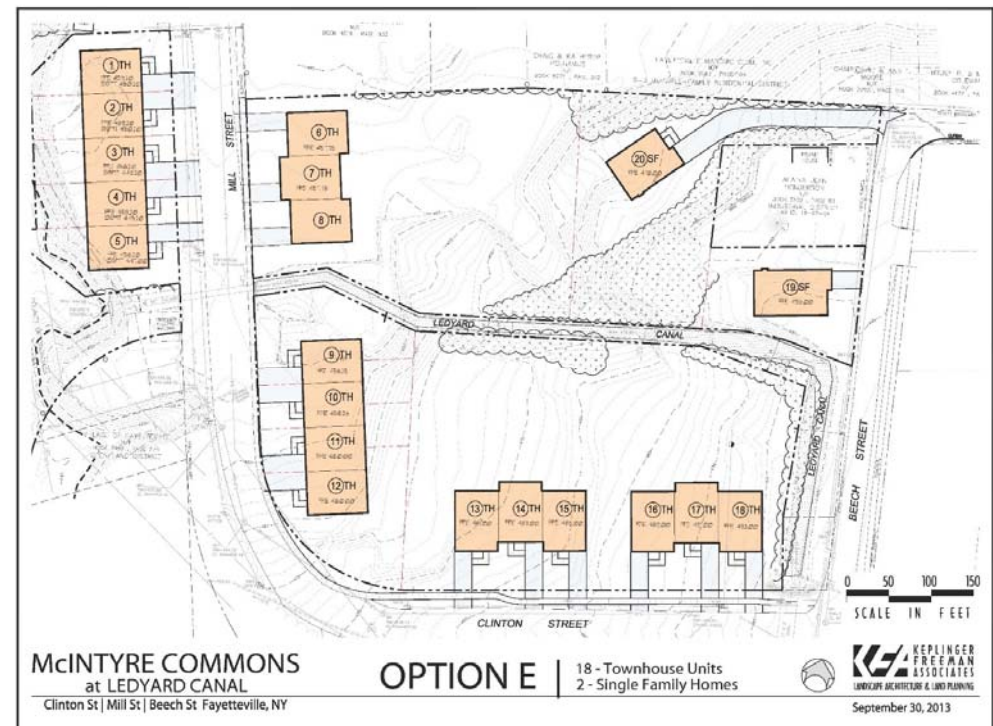
- Stormwater drainage
 - Ledyard Canal: asset / liability
 - Structural integrity of canal walls
 - Ownership of canalway: maintenance and access
- Neighborhood Character
 - Potential increase in traffic: led to new stop sign on street
 - New driveways; should the existing roadway be straightened out with a stop sign
 - Continuation and improvement of existing sidewalks
- Property Ownership
 - Individual homeowners with a deed to house and few feet surrounding the house + Home Owners Association with common green space

Preliminary Site Plan (#2)



Townhomes and single family houses

- Neighborhood character complimented
- Traffic concerns addressed
- Stormwater drainage improved
- Canal ownership/access addressed



Lessons Learned

- Walk the site more than once
- Communicate, communicate, communicate
- Difficult sites can be redeveloped. Stay on track, if possible
- Work sessions, be ready to debate with the goal of reaching a solution
- Identify the critical elements
 - Safety
 - Neighborhood Character
 - Stormwater management

Final Site Plan

