

[00:00:00.810] - Jim

Okay, everybody. We're going to get started now. It looks like most people have found a seat, grabbed a snack, signed in. We appreciate that. Thank you all for coming today. This is a fantastic turnout. We really appreciate it. My name is Jim Price, and I'm the borough manager as of a year ago. I've had a chance to meet probably about half of you, so that's great. Thank you very much. This has been a process that we, we got a grant for, and I think we started in earnest in '22. So it was started before me coming on board. But this is a process that's naturally a continuation of a comprehensive plan. We had a comprehensive plan in 2017, and a big part of that comprehensive plan is how do you activate the things that you were looking for in the comprehensive plan? And doing a zoning ordinance is a is a very important way to do that.

And so with that, I'm going to hand it over to Jenni Easton, who is our consultant with Pashek, who is the a sub to our main consultant, which is ZoneCo, an organization that is doing zoning ordinances across the country. And here locally, they've done several in the Pittsburgh area as well. So with that, I'll hand it over to Jenni Easton from Pashek.

[00:01:29.740] - Jenni

Thanks, Jim. Hello, everybody. I know that sounds like layers and layers and layers of consultants. Thank you all for taking time out of your Saturday to help develop this important community project. Your time, we know, is really valuable, and we've asked for it because we want to make sure as many residents as possible are involved in setting the standards for future development and redevelopment in the borough. So we really appreciate that you are here. A few introductions are in order. I'm Jenni Easton with Pashek+MTR. We're based on the north side, and we're part of the consulting team helping to facilitate the project for the boroughs. We worked on the Crafton-Ingram Thrive Comprehensive plan back in 2017. We're assisting ZoneCo, again, a national expert based in Cincinnati. James Bernard from my team is also here. And Amy from zone Co is joining us on zoom. We have a hybrid meeting today.

Borough staff and officials have provided leadership for the project along with the project steering committee. Some or all of those spaces will be familiar to you. So you have been introduced to Jim Price, Crafton's manager. Would other members of the steering committee raise their hands? I see you all hiding here. Yes. Excellent. Thank you so much for your contributions to the project and for being here today. For some of you, we know all of this is new, so we'll start with an overview and background to get everybody up to speed. And for others, this is an update on a project you may have been following for a year or more, maybe attending events in the past, filling out a survey online. The comments that everybody has submitted so far have shaped how the project has developed, and the comments you share with us today will help us refine recommendations as we inch toward the finish line.

This has been a grand circus of technology this morning, so I hope our slides advance. I'll mention while we work that out, a few housekeeping notes. [Question: Will this presentation be available to view later?] Yes. The presentation going to be available to the public after. Okay. It's actually being presented online

right now via zoom. We're recording the live presentation. And we'll have the slides on the project website as a PDF. So the website is CodeCraftonIngram.com, we will have it up on the screen a few more times. For anybody who hasn't happened to notice there are refreshments over on the wall, we'd encourage you to grab a coffee, a decaf, a donut or perhaps a sandwich. Oh, there we go. There's our agenda.

I have an overview presentation. We'll try to keep that pretty brief, keep everybody awake. And then we'll move into comments and answer any questions you may have. I would ask that you please hold your questions and comments until after the overview. That will allow us to lay everything out before we get into discussion. There are multiple ways to provide comments today. We have some time on the agenda for people here to share comments verbally. You'll see a few interactive polling questions come up at the end of the overview. That will be a fun exercise. We have a printed exit survey available at the back door. Please feel free to jot notes and submit them to us that way. We will also have the same survey available online on our project website CodeCraftonIngram.com. And you'll be able to again to review this presentation there afterward and submit comments later if you want to take more time to think things through. We have some folks joining us on zoom. Thank you for tuning in. The zoom today functions mainly as a broadcast of the presentation. That means that our audio setup kind of limits the ability for those in the zoom to speak aloud to those here in the room. I would ask those of you in the zoom to type your comments in the chat. We will monitor those. Or submit them on the website. It may be difficult for those on zoom to hear the comments and questions portion after the presentation, but we'll do our best.

On in terms of the agenda here, here's what we've had lined up. We'll move from the broad to the specific in terms of explaining what the project is about, what we're trying to do, where we're at, what recommendations are starting to take shape, and explaining the thinking behind some of a few of the big topics. After laying out the next steps, we'll get into your comments and questions. The project has been in the works for the for a while. Back in 2017, the two boroughs worked together on a comprehensive plan called Crafton Ingram Thrive. That plan articulated a community vision and action steps for the next ten years based on public engagement. Perhaps some of you participated. The Crafton Ingram Thrive plan recommended a zoning update specifically intended to facilitate vibrancy, to add flexibility where it's appropriate, enhance the public realm through quality design standards that respect the historic fabric of the communities, to ensure compatibility between different, potentially conflicting land uses, protect and enhance natural resources, and facilitate pedestrian and bicycle and transit use.

So this zoning update implements that action step from the 2017 plan. More generally, a zoning update is a chance to take a critical look at the regulations that a borough has on the books and make sure that those are clear, consistent, well organized and effective. The two boroughs are working together on this project because it advances the joint plan. But also there are some real advantages to collaborating on a zoning ordinance. For one, collaborating on the ordinance made the two boroughs more competitive for a state grant, which they won to complete the project. Sharing a zoning map also allows you to jointly meet state requirements, which is easier to do together than separately for smaller communities. The zoning update is a relatively long term project that started way back in summer 2022. Along the way, many people have been involved, or they will be by the time we get to review and adoption. The borough has

appointed an advisory project steering committee that provides direction for the project and helps us plan and interpret the results of public engagement.

The consulting team kind of functions as an add-on to staff, bringing some expertise and planning and zoning projects such as this both locally and nationally. Borough staff help us lead and facilitate the project. The planning commissions will review the draft ordinance. And toward the end of our process, Borough council will hold a public hearing and ultimately decide whether to adopt an updated ordinance. Some of the members of council have been involved along the way. We are grateful. Finally, residents, business owners and others representing the community have been involved throughout to reality check us to provide direction on the community's vision, your priorities, and ensure that what we come up with is the best possible solution for the boroughs.

So a brief primer. What is zoning? To take a kind of a step back. Communities such as Crafton and Ingram have the power to adopt zoning ordinances to control the development and use of land within their borders residential, industrial, commercial, agricultural, etc. These are laws. Property owners and developers have to adhere to those standards or they're subject to citations or fines. Zoning ordinances may be designed to accomplish specific goals, such as promoting health and safety, reserving natural, scenic, or historic value. Preventing blight. Or accommodating reasonable overall community growth. Opportunities for the development of a variety of residential dwelling types or other types of uses. Pennsylvania communities started adopting zoning ordinances about 100 years ago, and at that time, the main purpose was to limit harm by separating incompatible uses from one another. So, for instance, it was the first set of rules that might prevent somebody from building a garbage dump next to someone else's house. Over the years, communities have used zoning as a tool to better address local needs. So today's zoning laws can help a community get the land development and investment that residents want. Local governments and the courts no longer see zoning only as a tool to keep noisy, smelly, dangerous operations from homes. They now recognize that good zoning regulations can create better communities. So we also have this map printed out over there, if any, would like to take a closer look.

There are some ways zoning is limited, mostly by state law. The boroughs cannot decide that any type of land use can't be built here. You cannot ban a land use. The state requires that every community provide for each type of land use. Um, luckily, in this case, because Crafton and Ingram are working together, they can collaborate to account for all land uses across the whole land area of both communities. Let's go back one. So, yeah, I'd like to talk about Shrek, but wait for a moment. The boroughs cannot use zoning to prevent anything further from being developed or redeveloped. Some communities we work with get to a point of thinking they've hit their carrying capacity. There's enough traffic on the roads. Let's put a halt to future development. But the state requires them to account for how future needs will be met. And that includes potential growth.

I want to clarify that updating the zoning standards, putting new rules in place does not compel any immediate changes to existing stuff. Say we decided tomorrow to require everybody to have a front yard that's at least 50 foot deep. That would not mean that everybody has to, of course, demolish their homes and move them back. It does mean that if a new home is built or if a home is substantially rebuilt, that

would have to be the new standard. Everything that exists until the day of adopting a new ordinance is grandfathered in. The borough has to meet fair housing standards. It can't discriminate against people based on familial status, race, age, national origin, or other protected classes. That includes disability, which for fair housing purposes includes people recovering from substance abuse. The boroughs have to be careful in that regard to avoid discrimination or risk being sued. Finally, zoning can't force anyone to invest in their property. Having a good set of updated regulations sets the table for development, but it doesn't necessarily mean that the development is going to happen. That depends, of course, on the market and what an owner wants to do with his or her property.

Since zoning is a really powerful control on how land is used, it's important to update it from time to time to keep pace with changes in society and land uses and demographics with best practices. It's been a minute since either Crafton or Ingram completed a zoning update. For Crafton, this was one full score -- 20 years ago. For Ingram, believe it or not, it's the early 1980s. A lot has changed since then, I think. Time to take a look. So overall, the intent of this update is to ensure that the rules that Crafton and Ingram have on the books are consistent with community values, as expressed in the Crafton Ingram Thrive plan. Built on public engagement, that plan lays out action steps to achieve goals that are important to both communities. Zoning regulations impact a lot of the ways we experience the community. The quality of the natural environment and green space, the availability of housing, the feel of a neighborhood, public health, safety, walkability, opportunities for entrepreneurship, economic stability and the tax base.

It's important stuff. The boroughs undertook this project to make sure the ordinances that you do have on the books work efficiently and effectively toward achieving the communities' desired outcomes.

So the process. To provide an update on what happened so far on the project, back in summer 2022, we kicked off formally, got the project underway. The two boroughs appointed volunteers to a project steering committee and staged a project kickoff. The consulting team joined committee members and staff to evaluate existing conditions and identify issues and opportunities to explore further. Residents attended a visioning workshop later that summer, August 2022, to help inform what the zoning update should accomplish and talk a bit about what should happen at a few targeted locations. The purpose of that stage was to build some engagement in the project, and some expectations for what it could accomplish, and to learn from community members how you all wanted to see investment take shape in some key locations. At Crafton Station, people wanted to create a downtown feel, enhance how easy it is to walk around. People wanted to see empty lots filled in with buildings that offer a mix of storefronts and housing. And to see the highest and best use of the American Legion site. We also talked about Ingram Station, where people wanted to see walkable, convenient, small town shops, something distinctly local. They wanted to fortify a pedestrian connection to Ingram Elementary. And at the shopping center, there was a lot of discussion about the importance of the ball field site. Its potential value as preserved green space, as well as its value is maybe a catalytic bargaining piece to bring about a larger redevelopment. Everybody, I think, pretty much agreed that there is a better use for all of that parking lot space with the shopping center. People wanted to see maybe small scale mixed use with more of a grid block pattern and green space. New housing there could also help shore up the tax base.

ZoneCo completed a diagnostic report in September 2022. That document puts together the context, including a review of the comprehensive plan, and evaluated the existing borough zoning ordinances in detail. It outlines some preliminary recommendations for improving the ordinances, making them user friendly, implementing the plans, vision and objectives. That document is on our plan website if anybody's interested in reading it.

After the steering committee reviewed the diagnostic and started working out concepts for each zoning district, we held a public open house last April to float some initial ideas for how things were shaping up. We really appreciate everybody who came out to keep up to speed on the project and provide feedback on priorities and potential solutions. Since then, the committee and ZoneCo have been hard at work diving into the details to build out the updated ordinances. This is no small task. The group has to understand community values and priorities, then find a way to translate them into the right technical solutions. We're trying to introduce best practices in ways that consider the unique quality of the communities and the problems that are important to solve. So that leads us to today's conversation. As we get farther down the line toward detailed recommendations, we want to get what's developing in front of the community and hear from you to make sure we're getting things right. So I'll highlight some of the most important potential changes.

Crafton currently has two residential districts, R1 and R2, which cover most of its total land area. We are not looking at big changes here. These are settled, stable neighborhoods. What we're considering is opening up additional options, all of which would be on a conditional basis, meaning that each application for this kind of change would require council review and approval. Uh, we're looking at conditions under which townhouses could fit into the fabric of Nr, which is R1. Um, the less dense residential district. For R2, where the neighborhoods are traditionally more dense and diverse in terms of different types of housing, we're looking at multi-family dwellings of appropriate scale. Also in CR, we're looking at whether and how to enable small scale retail. So that would look maybe like a neighborhood coffee shop, with controls for the impact on neighbors in both residential districts. We've been talking a lot about accessory dwelling units, which I'll talk more about in a moment. That is one of our hot topics. Something that was on the table -- I think it's part of committee discussion, but is currently not in the use table -- is conversion apartments, something else we can continue to discuss. Right now, the C2 commercial district traces the busway. This area you see highlighted in purple here, the area that surrounds the busway, it's more or less the traditional commercial district that doesn't fully respond to the busway, meaning that there are a lot of vehicle oriented uses there.

And while it may be technically walkable, it isn't all that inviting. There's a lot of opportunity to focus future development in ways that reinforce a distinctive historic place. So our thinking here is to change the standards to make it a more vibrant, mixed use area, primarily by lifting some dimensional standards that would make it tough to develop that way. Now, if there's a place in Crafton where it makes sense to focus a little density, a little activity, a little mixed use to really grow the tax base, we think it's here. We can use design standards and adjustments in the regulations to make this a more human scaled, walkable place. So to a better explain that: here's what the area looks like now. As you know, you can walk on the

sidewalk here, but it doesn't feel like much of a place. It doesn't feel like you've arrived in Crafton. By contrast, the following few images show features of transit oriented development in other places.

So we're talking about lighting, landscaping, bringing buildings right up to the sidewalk, mixing some interesting uses together in close proximity, prioritizing how a pedestrian experiences the place. Um, that's not to say, of course, the Crafton is any of these other places. I think one of them is West Palm Beach, for instance. But these places have good ideas that would benefit transit oriented element in Crafton. Crafton too deserves nice things.

So finally, especially post-Covid, a lot of communities are considering loosening up regulations regarding home based businesses. So that's something the committee has discussed here. And then finding ways to calibrate, to tweak other sections of the ordinance, to bring it into line with the objectives of the Crafton Ingram Thrive plan. So some more of the details are in the use tables you see up here. We would be here all day, I think, if we broke down everything. But we'll also have this all up on the website for review and comment.

So the hot topics, what everybody's been waiting for. Parking is absolutely always a hot topic everywhere we work. The committee has been talking about this in light of a lot of momentum across communities elsewhere, to reconsider how they regulate parking. We planners are starting to realize that municipalities maybe shouldn't be in the business of dictating how many parking spaces different businesses really need. A lot of times when you see minimum off street parking requirements and zoning ordinances, they might seem arbitrary. Maybe pulled from a textbook 40 years ago, or maybe copied and pasted from a neighboring community. Even the ones from a textbook are kind of a pseudoscience. The actual number of trips that any business generates is going to look different in every case, so a one size fits all number can cause some problems. Such as this.

In an effort to make sure all of the businesses in the Crafton Ingram shopping center had ample parking, the ordinances required an amount of supply that far outpaces demand pretty much every day of the year. Surely this endless sea of asphalt isn't the highest and best use of the land? In suburban locations like Crafton, sometimes parking requirements can end up creating lots larger than the square footage of the buildings they serve, and a string of parking lots can look like kind of a mouthful of missing teeth on the face of a walkable public realm. That has an environmental cost as more pavement needs more surface rainwater runoff, and it has a direct building costs generally in the ballpark of \$5,000 per surface space. That really escalates the cost of real estate development. Sometimes in a historic district, significant parking requirements could motivate developers to acquire and demolish nearby properties to pave enough spaces, which impacts the walkability of a community and kind of the experience you have being in it.

So here's the thinking. Let the market decide what's needed. Adding flexibility to off street parking minimum requirements will not mean that nobody builds parking or the developers won't build parking. Instead, each developer would choose the best use for their space, which might be parking, but might also be more commercial space, more housing, more green space. Developers will still build parking, but

it'll be based on what their business or their residents need, rather than what the borough has decided to require. Specifically, we're thinking about broader categories letting a developer choose how to meet the minimum and adding a maximum to ensure that parking doesn't get overbuilt.

Buildings in the transit oriented development district should be able to apply for a waiver from the minimum in order to promote walkability in that area specifically. This table is tiny and hard to read. We'll add it to the website, but it has the details for reference. So just as a quick highlight. Whereas now every single type of commercial use is broken down with its own minimum -- as you can see here, there's the option for all commercial uses to decide whether to use building size or number of users to determine its minimum, and we institute a maximum.

Accessory dwelling units. Another hot topic. Accessory dwelling units, we may call them ADUs, are smaller, independent living spaces on the same lot as a single family home. The ordinances currently don't have this option. It is something we're considering. ADUs could be attached to the home itself or be separate structures, um, within the owner's property, kind of in the backyard or to the side. For homeowners, ADUs can be a source of extra income using extra space or property to create a new housing unit.

They can also allow homeowners to continue living in or adjacent to homes that might otherwise be unaffordable, perhaps due to rise in taxes or reduction in income after retirement. ADUs are often used to support multi-generational living, hence the granny flats nickname, with young children or aging parents enjoying independent living space. and for local governments, they can be a relatively inexpensive way to allow people to live in affordable housing units in the face of rising costs, kind of shoring up the tax base. There are different types of ADUs. Maybe some are appropriate, maybe some are not. That's a discussion we'll continue having. A backyard granny flat might be the image that immediately comes to mind for everybody, but ADUs could also be attached to the main structure or integrated within. I also wanted to acknowledge some of the concerns we've been discussing at committee meetings that have come up from the public about ADUs, specifically, that adding people or buildings to a settled neighborhood that way might upset the balance. Is there now that this would create increased demand for parking, and that we need to think now through how ADUs would be used in the long term, whether that would create a bunch of transient rental situations and whether how that becomes a problem.

As we continue the conversation, the committee will consider whether we can allow this option for ADUs in a way that would be appropriate. What controls would ensure that that option wouldn't negatively impact existing neighborhoods? A couple of neighboring communities have enabled ADUs in their ordinances and with appropriate controls, it's worth evaluating their rules and their experience.

More briefly, the shopping center. So the mixed use district addresses this area. To address kind of what we heard in the visioning session, the idea there would be to enable infill lot development, to allow for uses other than parking to develop and create a walkable, interesting mixed use space. It's also worth mentioning the last bullet point there, that changing the rules for the shopping center will not necessarily result in an immediate redevelopment, but it sets the table for what the borough would like to see happen.

Some might be curious how the Crafton and Ingram zoning fits together. Ingram is also looking at removing some of the dimensional requirements that have created nonconformity. The two boroughs share that mixed use district at the shopping center, and the Transit Development District flows from Crafton into Ingram. So this meeting, you'll see, is kind of Crafton focused. But Ingram is continuing progress in the ordinance update on a parallel track.

So, as if we haven't had trouble with technology already, let's just as a brief experiment -- we're going to try to do a poll using your cell phones. I don't know if anybody's tried something like this before, but if you go to the next slide, there's some instructions. Um, you can either use your camera to, uh, check out this QR code or type in menti.com and the code. We have three poll questions for you we thought might be interesting to do as an interactive exercise. We'll give everybody a moment to get set up if you're interested in participating that way of service.

[00:28:14.720] - Jim

Yeah, service is not great here. But yeah, we'll do the best we can. We'll give everybody an extra couple of seconds. We know Verizon is not great here. We apologize.

[00:28:42.650] - Jenni

This should work for those on zoom as well. Feel free to jump in.

[00:30:07.930] - Jim

Good. Good point. Did everybody hear that? If you're not able to get on through your Verizon, you can go to your Wi-Fi settings and log on to the library account, which is directly below us. And you should just have to enter your name. So if you're not able to get in the other way to try that, try that.

[00:34:32.040] - Jenni

Those of us who are able to log in or maybe those on zoom, uh, we do have a few responses. The first question was to rate your agreement with the following idea. The idea being that pedestrians should be more of a priority in the area near the bus station. So strongly disagree is there in blue on the left, strongly agree is there in green on the right. So a mixture of opinions. If anybody else is able to jump in, um that's great. You want to try the second one?

Anybody who is already in will be moved on to the second question, if you haven't already. There again we have a rate your agreement question, with the idea that the borough should add flexibility and its parking requirements. So same scale. Strongly disagree to strongly agree. Of course, these are questions that require a little more nuance. And we're hoping you'll get into that with us in the exit survey or in the online survey with some more specific questions about parking, accessory dwelling units, and other facets of the zoning ordinance.

The third one is open ended. We thought this might be interesting as an interactive exercise. Good. We already have 58 responses. That's tremendous. What issues will be most important to keeping residential neighborhoods strong? So that touches on a few things we've discussed already, in terms of whether or not to expand the housing types that are permitted in a neighborhood, or keep things on lock. What kind of standards would be appropriate to make sure that the fabric and the character of the residential neighborhood stays the way you want it to, redeveloped in ways that you think are ideal. So this is great. We'll have the presentation online, and I think there's probably a way that we can add these responses to that PDF so that you can review what everybody else has submitted. Excellent. So we'll move on with the presentation, but I think you can continue to submit ideas that way if you wish. Um. Thank you for all of those great ideas.

Okay, well, I'll start to review next steps and then we'll get there on the screen in a moment or two. So the results of today's conversation, the exit surveys, the online survey that's live now at codecraftoningram.com. The committee will get together, review those things. The ordinance, I want to emphasize, is not something that's set in stone. We're not proposing to you a draft zoning ordinance. It does not yet exist. We're using today's feedback to help craft what is written in the ordinance, what's included, and the policy solutions that it reflects, as we develop that draft. So the committee will continue its work to help analyze the public feedback we receive. ZoneCo will use that feedback to draft a zoning ordinance. There's still a lot of public input involved at that point. We have a mandated 45 day review period where the county takes a look, the school district and neighboring communities have the chance to weigh in on the draft ordinance.

At that time, we'll also make it available to the public. We'll put everything online and solicit public review and comments. And that will be on the entire draft ordinance, all of its details. If there are any additional changes to this use chart, for instance, based on today's conversation, that would be in the draft that comes out next for public review. The remaining steps in the process after that would be a formal public hearing held by borough council, after which they could consider adopting the update. I think that is about it.

We'll leave this up at the end of the meeting. If you hadn't already seen the website, we have a lot of project materials there and a lot of ways to submit feedback surveys. We'll keep that live and updated as the project continues.

[PUBLIC COMMENT PORTION]

[00:38:54.270] - Jenni

We wanted to make sure we left time for those in attendance to share thoughts with us on how things are developing, about the topics that you've heard about today. Because we have so many in attendance, we wanted to lay some quick ground rules. We want to hear from as many people as possible. I'm hoping members of our steering committee elected officials will join in and helping field questions and respond to comments, especially about how things have developed. And, you know, why the committee is considering things the way that they are. But I would ask that anybody who wants to start with a question or comment be recognized before speaking. We have the microphone. We'd like to pass the microphone around so that everybody can hear. And yes, respect one another. Keep your comments brief if you can, so that everybody here has a chance to participate.

[00:39:51.150] - Jim

We are going to use the mic, and we want people to use the mic. This is an equity issue, actually. If you are at a big event like this and you don't use a mic, well, now we're going to have problems, right? If you don't use the mic, people who are hard of hearing will never tell you that they're hard of hearing. So you always want to use a mic at a public event to make sure that everybody can hear. Even if you think you're loud.

[00:40:46.190] - Jenni

We're interested in any initial thoughts you have or things you want to make sure the committee considers as this conversation continues, about kind of the main topics that were in the presentation today or anything else related to zoning and land development that may be on your mind.

[00:41:11.410] - Speaker 3

[Question about **road project**]

It was announced the other day, upcoming project on Union Avenue with Pennsylvania American Water. I can say that it is not on the portion that was just paved, that is, on the portion from Steuben south. It is on Union, but it's on the side that was not paved. It's on the other side, but still brick.

[00:41:57.670] - Speaker 2

Great. Hi. Thank you for having us. I really appreciate it. This has been on my mind quite some time. I live in third ward. I have a really bad problem. Anyone who would like to help, I would greatly appreciate it. As you know, I've lived there for four years and sometimes, and often quite nice to hear the kids, you know, playing at a ball field. That kind of stuff. But it's really not nice with the noise coming from Pittsburgh, the ballpark. I've had, you know, peace in my yard for quite a long time. Couple years now. I don't even want

to go outside. The **gunshots and sirens** are amplified on the loudspeaker system at all hours of the day. I've been told there's nothing I can do about it because it's coming from the city of Pittsburgh. And I would like to know if there's any other third ward residents here today that would like to go with me. I don't know if I'm going to have to file some kind of a lawsuit or somebody will maybe actually finally help me. They practically said that they can't help the noise because it's coming from the city of Pittsburgh, which is kind of absurd. Yeah. Well, yeah. I mean, thank you.

[00:43:18.470] - Jim

Thank you. I this is the first time I'm hearing about this, so I apologize that that that's the case. I will work on it. We'll contact Theresa Smith. There are two ordinances, and so the city should be adhering to those. So maybe we just call the city. Let's reach out. I'll take your information. Could you mark an ex by your name on the list? And I'll get in touch with you and we'll see if we can contact Theresa and do anything with that.

[00:44:05.220] - Speaker 2

Thank you. My name is Crystal Kim and I have been working here for nine years. I love Crafton. Well, um, I guess I'd like to know how large was the **grant** and what was the **driving force behind the considered zoning changes**? Did we create a need for all of these changes? And I do believe that communities need to evolve and to improve. But I guess I'm fearful. I'd like to start things with zero based ideas. I like to start with the scratch piece of paper and not take ideas from other communities and try to retrofit them. So I think what I'm concerned about is that we're trying to do all these wonderful things that might be fads. They might be great ideas. And with them come challenges and opportunities. And I'd like to see what is the size of the grant and what drove the need for these changes today? Because typically we make changes to solve problems. So I'd like to identify what the problems are.

[00:45:20.230] - Kirsten

Hi. I'm Kirsten. I'm one of the council members who's been involved with this project since it started. And my understanding about the initial source of this actually started before my time on council as well. It did come up in the 2017 comprehensive plan process that Jenni referenced earlier. The community did the 2017 Comprehensive Plan, Crafton Ingram Thrive, that was completed in 2017. And one of the things that was identified throughout that process was some updated, need for outdated zoning and outdated policies that needed to be revised. Things do change over time. Jenni had talked earlier in the presentation about the things that zoning can and can't do. It can through what is permitted, make it easier for people to make the changes that they might like to make on their properties or to expand small things – to fill in vacant lots, and there's been a lot of demand for more small businesses. Some of our zoning codes didn't make that very easy for small businesses to come in here. But some of the other issues that came up then -- and again, this was before my time on council -- but some of the other things that came up then were that there are also just changes that happen over time external to this community. Some of our code within was not compliant with current standards and best practices. So it

was those two issues, um, from my understanding, that had come up out of that 2017 process, that we needed some updates to make it easier for the changes and enhancements and improvements that you will want to see in the drive process to happen. And then also to make sure that we were in compliance with other current best practices and standards. The grant that we got came from the state, and it was also acquired because we had recently completed that comprehensive planning process that put us in line for a grant from the state to implement some of the recommendations from that plan.

We received the grant together with Ingram. It was a \$100,000 grant, but that was split between communities. So we received a \$50,000 grant. We did put in a little bit of additional borough funding, primarily to cover the more expanded public engagement that we wanted to see in Crafton. And we knew that we had a lot of interest from residents. And we did have some level of engagement permitted within the grant. But we knew in looking over the scope of work that we wanted a little bit more robust process. So the borough had allocated a little bit of additional funding, and I think the total came to maybe \$65,000 or so. I would have to check the exact numbers. But most of the process is covered by the grant.

[00:48:20.060] - Jim

And I'll just say one thing. We are moving to form based zoning, where we were on Euclidean zoning. And what that means is -- form based zone is you're designing on a given street, and it's especially useful for traffic because we have streets with five different designs on the street or, you know, all these different esthetics and setbacks, like one house might be right on the street, the next house might be 20ft back. And that's because when you when you have a very simple zoning ordinance, which we did in the past, it doesn't address any of that. So if you are in a house that's 20ft back and that's the norm and your next door, you're only five feet back and you want to redo your house, you can only do it to a certain degree because you're a non-conforming use. This form based zoning actually asks that you compare your house to your neighbors. And so if everybody on the street is five feet back, you can still build the five feet back, even if you build a brand new house, as everybody else is at five feet.

[00:49:23.200] - Kirsten

We have two residential districts. Like Jenni said, we're not making major changes to those. We have very well established residential districts. We're making some minor changes to specific requirements, minor changes to borders. But we will continue to have those two residential districts. That being said, we have very different character along different streets. We have different setbacks along different streets, and it becomes really complicated for residents to know what's permissible if we have the different districts with completely different requirements for every single street. We didn't want to do that. So we're keeping those two residential districts. But the move towards more of a form based code allows the context of each individual setting of a street or a given block to be more reflected in what's permitted on that block, rather than having a rigid standard that applies across an entire district with no flexibility, that acknowledges that people are our blocks and our streets are different, even within the same district.

[00:50:45.800] - Speaker 3

Okay. I have two questions. What do you mean by flexibility in parking? And the second question is -- the shopping center, that's privately owned. So how will that be changed?

[00:51:09.080] - Speaker 3

That is a great question. Making the zoning change might not affect it immediately, or even maybe for 15 years. It will affect it if other people want to start doing a project or the owner decides to change or do other things. There are other ways that we're going to be working on that type of thing, trying to fight blight and other things for rental inspections and others. So this isn't going to change that. And we don't have any power to change that. There are things we can do to kind of push you in that direction, maybe do development around it to help encourage that.

[00:51:54.220] - Speaker 2

When I said flexibility and parking, I didn't just mean the shopping center.

[00:52:03.490] - Jim

Yeah, I was going to answer that part next. Flexibility and parking is mostly for the commercial districts, because right now when you build a given thing, like if you build a grocery store, you have to provide a ridiculous amount of parking. And right now, because of this, every car in the US has nine parking spots available -- because every single business is required to build it. And so you build businesses next to each other and you all have your own parking lot. You all have your own parking requirements. We're trying to limit that so that you don't have the next person who buys the shopping center. Or the shopping center says, oh, I have to build you right now. The owner of it provides 60 spots for every single business, and there's no way you can accommodate that. So that's what we need. It will have limited effect on residential.

[00:52:56.060] - Speaker 2

Yes. This is a quick question. What is the difference between neighborhood residential zone and community residential?

[00:53:03.030] - Jim

Neighborhood residential is more the single family. There are some duplexes and apartment buildings in those, but they're very limited. There's only a few. The other district community residential, lots of apartment buildings, lots of, uh, multi-use. So neighborhood residential is just regular single family and community residential has more, uh, people that we call community.

[00:53:26.460] - Kirsten

You have two residential districts now, R1 and R2. We are simply renaming those to neighborhood and community residential. You can see districts because people understand this neighborhood in the community better than the abstract numbers. You mentioned there are some townhouses, some apartments in the R1, the neighborhood residential district. Also, we actually did quite a lot of looking at what is in those two districts, and there is a substantial amount of very similar housing types in both of them. But we didn't want to completely make major changes to the existing districts that are there. And so we've retained the two districts. The community residential will allow slightly more density in terms of allowing a little bit more in terms of triplexes and townhouses and apartments, and we are limiting that a bit more in the neighborhood residential.

But there are not substantial differences, and we're happy to talk through the maps that exist. There are already all of those housing types in both of those districts. I just don't want it to be understood as though there are these vast differences between the two, because there are already not vast differences between the two, and we're trying to maintain and strengthen what's already there.

[00:55:06.180] - Speaker 3

I want to go back to what Kirsten was saying about where this all started and all that. We keep talking about this being based on the Thrive plan. But actually, zoning shows up in the additional topics in Thrive. It's not a big part of the plan. It's just one, one page of the Thrive plan. And so I don't want it to sound like the community has already been pushing for zoning through the plan. They have not been. It shows up in this plan as an additional topic. In fact, the Thrive plan itself says the public input component of this plan did not unearth a strong desire to redo our zoning. So just to put things in context, **we keep hearing that the Thrive plan is what's driving this, but in the Thrive plan, zoning is not a big part** – that is on page 77.

[00:56:22.540] - Speaker 2

My question is about the **granny flats**. I'm a person that really wants this community to be very peaceful. The yards seem different for a granny flat. And I'm just curious about you said there'd be ADUs -- there would be criteria. And I'm very interested, like, what would **the criteria** be?

[00:56:46.360] - Jim

So just to give you an example, in Dormont you have to have at least 800ft². And it has to be an owner occupied building. You cannot apply for a permit to build an ADU unless the owner occupied. There are some other limits that are suggested, but they haven't been written yet. So if you know there are concerns about them, that can be obviously discussed in the details, but I don't know if you have any other type.

[00:57:23.050] - Jenni

We have also discussed some options that are in the exit survey. If you want to provide feedback specifically on those, there are some ideas and space for you to make suggestions. We've also talked

about requiring that the owner reside on site, either in the accessory unit or in the main unit, which would discourage, there from being, you know, speculative rental properties or somebody owning a raft of ADUs. And the lot has to be of sufficient size. So if you have a postage stamp of a lot where it's not feasible to put an additional dwelling unit, then you would not be able to.

[00:57:55.430] - Speaker 3

And I think parking was one of the things too. For every unit, there has to be at least one space.

[00:58:02.300] - Speaker 2

I think that it's safe to say that everybody here is aware that Crafton is about 1.1 square miles, 1.14 is the exact square miles. I did a just a general assessment last night. I came up with four pages of apartment buildings, townhouses, homes that have been previously cut up into apartments. And it was just a quick synopsis. I guess I'd like them for the committee to please consider -- I don't know what the average square foot of a house is in Crafton. And mine is almost 5,000 square foot, which is larger than most of the homes. And I know there's a few people here today that have homes that are even larger. But all things considered, if I were to take my house and, you know, my husband is of voting age as I am, and if I were to **break my home up** and say, 5000ft² and say, okay, well, I'm going to own or occupy and I'm going to live here and I'm going to take 2000ft² of that because I don't have the need anymore -- my kids have grown and they've moved on -- so I broke my house off of living there. How much of a demand is there? And the average house here, I would say, is probably closer to 2500 to 3000ft². And I'd like to ask if everybody would agree that their house is probably in that area. Could you imagine breaking that up into thirds?

[00:59:24.680] - Jim

So let's clarify what you're asking. That is not what we're recommending. That is a conversion. Okay. Conversion is very different. No, an ADU is an accessory dwelling unit separate from the main unit. You are not, like, breaking up a large house and multiple buildings. You can only have one ADU per home, and it's got to have a separate entrance. Most of them are built on top of a garage or in a garage in your backyard. And we can control, you know, if it is a separate building or if it is an attached thing, but it's a new building. It's not breaking up. That is what you're talking about. Is a conversion apartment that way or not? That is already allowed in your district. We haven't changed that. That's just what it was. That's how it is now. And that's in the R-2 or the CR district or community residential.

[01:00:23.450] - Speaker 2

Okay. Yeah, it does. But I mean, I'm, I'm very concerned that a lot of these homes are going to be permitted to break up again, particularly in R2. Can you assure us that that's not going to happen?

[01:00:36.890] - Speaker 3

Well, it is currently permitted, and it has been for years in R-2. That is something for which there's a process. They have to have all the space. There's the conditional use. So it has to go before council if someone is going to do it. I don't know the last time that someone has applied to do that. But yes, it is. I mean, and if that's something that the community wants to take out of the R-2 district, that's a possibility. That's a possibility too, that can be open for discussion, but currently it is permitted. As a condition.

[01:01:08.560] - Speaker 2

[On the proposed use table] Some of the letters are in red. Some of the letters are in black. Why? Is there a difference?

[01:01:13.810] - Jim

The letters in red are the proposed changes. The ones that are highlighted in blue with red letter, those are the ones that are changed there -- either a new use that has never been considered before or they're a slight change. Everything else on that list is what exists now.

When you look at the use, there's three types of three types of permitting that happen when you're doing zoning. One is permitted by right. That means that if you come in, apply for the permit, and you meet all of the requirements, you automatically are given that zoning for it. Like, I want to build a single family house. Conditional permit means that there's additional conditions -- like, you might have to add an extra parking pad. You might have to be the owner of it. You have to not only meet those conditions, you have to have to come before council and present it, and so you have to have a public hearing in front of everybody. Your neighbors would be able to come and argue against it or for it. And then you get approved or denied. And then the most difficult way to get approved is through special exception -- only a few uses right now are as special exception. And that would have to go to the zoning hearing board, a totally separate adjudicating body.

[01:02:59.930] - Speaker 2

Yeah. I have two questions. First, what is the ordinance for a multi dwelling unit? This is referring specifically to the R2 region. Say someone who has a house single dwelling, even years ago is divided into multiple. And one of the apartments would be designated as an apartment. Is it required to have a fire escape?

One more. In R2, are there any tentative schedule projects for either major renovations of community housing or even demolition there?

[01:04:15.160] - Jim

Those are two great questions. The answer to the first question is yes. Any rental unit has to have two modes of egress. We have not been able to inspect everyone in the community. We're in the process of talking about changing the rental inspection process.

We instituted the rental inspection process a few years ago. And one of the things that we kind of saddled ourselves with when we passed that was requiring that the rental inspections happen when the tenants change. The problem is the bad owners, the owners that don't want us to inspect the apartments, don't tell us when the renters change. So we're going to switch the process so that it's on a set schedule every 2 to 3 years so that we can hit every apartment, regardless of whether they're switching. The goal is to inspect every rental unit in the borough once every 2 to 3 years.

[01:05:17.650] - Jim

Currently it's set up so that when it when it flips, as I mentioned. As far as inspections and other things, we do require inspections for businesses. We do fire inspections for any multi-unit houses, but we don't do inspections on individual houses just any time. We only do that when there's a sale, we do an occupancy inspection. So there are no, in the near future, scheduled inspections of houses.

[01:06:22.670] - Speaker 2

I was wondering if you could speak to the **relationship between small business development and zoning**, and the importance or, you know, just the relationship there.

[01:06:33.020] - Jim

Sure. So one of the, one of the big things is, when you have a shopping center, two of the most important things that you can do as a borough to encourage shopping is one: Get more residents. And the best way to get more residents is to attract young couples with kids. Those are the most likely people to move, and they're the most likely people to spend money in the community. The second is -- so we want to encourage housing that will encourage them to move. The other thing is to encourage walkability, getting people out of their car. If you walk to a store or you ride a bike to a store, you are 85% likely to spend money in your community. If you get in your car, 85% of your money leaves the community. That's because you're not trapped by the area. So you really want to encourage walkability. This also creates energy and excitement. When you have more people out of walking, it makes people feel safer. And it encourages them. So those are a couple ways.

[01:07:42.000] - Kirsten

Great start, thanks. And Jenni might be able to expand on that, too. We continue to come back to that if there are more questions, because I know there's a lot of questions, too. There are many reasons zoning supports small business development.

And to Greg's point earlier, I know that zoning didn't specifically come up heavily in the Crafton Ingram Thrive plan. But that's fairly common because it's a policy tool. We hear what people are asking for. And again, that that plan actually happened before my time. But can you hear what people are asking for, a lot of these small businesses? Zoning is one of the ways that the borough can make that more viable and likely to happen. In addition to attracting more residents and making places more walkable and desirable for people to want to go and stay and spend time and go not just to one business, but to have stopped by multiple businesses while there.

Zoning also is what makes potential small businesses more viable here in the borough. There's a small lot that's available for redevelopment under our current zoning code. There may be really arduous requirements that limit what can be built there. We have a fairly small community. It's just over a mile wide. There are a lot of people who will walk to businesses if they are there, they are in place. You've heard a lot of interest in things like local grocery store, coffee shops, bakery, community spaces, yoga spaces -- active kinds of shops and locally owned shops. It can be very hard to build those here because the spatial requirements laid out by zoning may require that somebody build a much larger building than they need, or build a lot more parking than they need, and that may not fit on the site that they can find it. So they're not able to open their business. That is one of the ways that changing the requirements of zoning allows more smaller businesses and locally owned businesses to be able to occupy available smaller sites without major expenses that may exceed what they can afford.

And then I just want to highlight again, we have a very strong community here, but we do struggle to keep businesses, to keep especially the smaller, more locally owned businesses because there's not enough traffic. And I don't mean car traffic. I mean enough people there. Not enough people. We've heard this from businesses that are interested in Crafton. So to be able to attract more businesses and have them stay open and be successful, we need a little bit more critical mass of people coming to shop here. Allowing a little bit of growth and this gentle density with infill of some of our existing lots attracting just a few more residents, as well as making it more walkable all around to attract people from our neighboring communities to want to come shop here. All of that would help small businesses be able to actually keep their doors open.

[01:10:47.360] - Speaker 2

Thank you. 20 years ago, there was **land taken by eminent domain down on Ewing Road**. It was the old radio station, and it was based on the residents life expectancy. And then it was turned over to the borough. When I look at these maps, it looks like it's changed to industrial. Like what happened? And what's that?

[01:11:08.450] - Jim

That's a good question. You're talking about right down here. It was changed to industrial because that whole area is industrial. Beyond that, I don't know why that particular lot changed and didn't stay residential.

[01:11:38.900] - Jim

We can change it to Passive Park. I don't think it was changed for industrial for any serious reason. I think it probably just got linked in with the other properties were right next to it. We can we can look at changing that. That's a good note. I think it actually might be part of our property, which is why I don't know exactly where it's on the map. We'll figure it out -- leave your number, I'll get back to you.

[01:12:30.900] - Speaker 2

Just like you said: How many young families with kids coming in, it's one of the best things that we can have here. But then you're saying we want to build ADUs and we want rental property. And I just think you need to **preserve the single family community that we've bought into**. I've lived here 30 years.

[01:13:02.380] - Jim

Thank you. I think that most of the residential districts are not changing that. They're talking about the, you know, except for the ADUs is the only addition to that. And townhouses. But the main density is meant in the transit oriented development area, where you need it. And also one thing to keep in mind is that when this when this community was built out, you had 4 to 5 people per house. Now the average is two or less. And so it's more difficult to keep the money, you know, to keep a borough going without some additional.

[01:13:45.480] - Speaker 2

I just don't think having **ADUs** in my neighbor's backyard is going to help the **value of my house**. The more rental people that live around you, the value of your house goes down. I mean, you get transients. I mean, I grew up not far from the city, and we have those apartments that aren't part of Crafton, but God knows what's going on. I like that single family community, like you keep it that way as much as you can.

[01:14:21.460] - Jim

I want to note that we're currently 50/50, pretty much renter versus a single parent. Every community is different. Some communities have none. Some communities have 30%.

[01:14:37.350] - Speaker 4

Thank you. And just to address my comment a moment ago, it had to do with the large number of vacant retail spaces and historic downtown. My comment was, why not incentivize prioritizing filling those spaces and encouraging potentially co-ops for really small businesses? So sort of changing the focus and having said that, my question is, could you explain a little bit more about what the limited scale, appropriate neighborhood retail in residential areas is?

[01:15:17.520] - Jim

Yeah, I think so. Small shops. Again, the idea is that that encourages walkability. You would have the shops be very limited space so they, you prevent hours, extended hours. So they would only have limited hours maybe, maybe 7 a.m. to 7 p.m.. So they couldn't be open past that. They only have a very small footprint. And you can also require that one isn't built within a certain distance from another one. So you don't have a flood of these coming in. And typically when these are allowed you get 1 or 2 shops to come in. It just makes something a little walkable. But again, these are just proposals. You know, this isn't written in stone.

[01:16:01.010] – Coletta

A couple of things that I'd like to say along that line. One of them is that there is really a distinction between single family, whether they're rental or whether they're homes, single families. And you're going I believe and from the research that. When you have **single family homes or rentals, they're taken care of.** Also, the reality is in the economics of our times, that for growing families, individuals and couples, home ownership is becoming further and further out of their ability, out of their reach, and having good stock available at reasonable prices encourages good in infill -- to use a, you know, impersonal term. I think that's a really important thing.

The other thing is that the **ADUs** that we talking about, I know everyone is worried that "my backyard is too small." The reality is that once these zoning rules are worked out, the truth of the matter is, is there might be 5% of our properties that qualify for it. And that's a reality. It's not like what we're talking about is that tomorrow we're going to have it everywhere. It was similar when council had to deal with the fireworks ordinance. The truth of the matter is that it's based on the state. We only had like 2 or 3 properties that could even qualify, within a matter of what we did. And then as a lifelong entrepreneur and business owner, one of the things is we can all say that we want to have more small businesses, more businesses in here, but the ability to make a business go within a community like this is almost impossible. So we're lucky that we have [?]. And often what we do get are people who aren't counting on the income they make on this business. So we need to understand the dynamics of work.

[01:18:25.180] - Jim

Thank you. And I just wanted to make one statement. Someone said something about desiring young people to live here. And the reason I say that is if you want anybody to move to a move to a town, you want to encourage development at all, the people that move and move with their entire family, are most likely are young. That's all I'm saying. I'm not saying they're the best people, but you want to encourage people to move. That's really, if you think about it -- a lot of you have lived here a long time, right? Most people, when you get older, tend to lock in and stay in their state where they live because they have developed that network, they have friends that they've developed, that when you're younger, you haven't

done that, you're much more willing to move. So that's why I say: If you want to keep a community solid and healthy, you need to encourage people to continue to move there.

[01:19:15.520] - Speaker 3

A quick question. You mentioned, um, something about one of the requirements for the ADUs. You said minimum 800ft². What were you referring to? Was that the size of the lot? The building is living within.

[01:19:36.400] - Speaker 2

It's a maximum for the size of the ADU.

[01:19:46.960] - Speaker 3

I have a little old lady, my mother in law who goes back to my house, you know. She's in 400ft², bedroom, living room, bathroom, you know. So just to give you an idea. And then I wanted to ask you a question. What's more important to increase tax revenue for our town? Is it more residents or more small businesses?

[01:20:11.510] - Jim

Yes. There is no – that's the answer. One does not come without the other. You can't build one without the other.

[01:20:25.710] - Speaker 2

You talked about the young people moving to this community. I have two children that live out of state. My one son is moving back to Pittsburgh, and he will not move to Crafton because the school district quality is so low.

[01:20:49.470] – Matt

I need to answer that question. Okay. Or at least comment. I apologize. My name is Matt Greiner, resident 56 years. I have five children. All five children have gone to Carlynton. My oldest child graduated from University of South Carolina. My second child graduated from college. My next child graduated from Penn State. My fourth child is at Duquesne, and my fifth child is still at high school. I have to disagree with your son, and I disagree with anybody that says it is not a good school district. Any school, any school district -- but I can say this about Carlynton -- It's what the parents and the child want to put into it. It's 100% all the time. All the tools are there. That's all right.

[01:22:05.360] - Speaker 2

[audio scrambled] me and my husband. Because we're here and we really don't want to move. We love Crafton, but we have like our young family, young kids. We're in the district. We're friends with a lot of young families, young kids, and we're constantly telling them, oh, you know, house is up for sale. You should come to Crafton. They **don't want to come to Crafton**. They have their reasons and need to tell you. Well, you know, you can make a decision what you will. That's not a reason enough for them to want to come to Crafton. And I look at the idea of like **50% rentals**. We used to be renters and we were great tenants. Our landlord was not in the area we were in. We were not committed to that area. Care of the house, the minimum. The people who moved in after us trashed the place, the landlord didn't really care because he was not in that district. He didn't really didn't have an investment in his future.

So you can you put rentals about 50%, or if that is, more than 50% of residents who don't have a committed investment in the community or its future. We live next to renters and it's it's 50/50, what we get: People who are decent tenants and people who, you know, break into our house and bring down our our little neighborhood. Now, the residents who've been there, you know, 30-some years were in single unit homes. We have a fantastic area up there, I call It Upper St. Crafton. But, you know, when you have the police coming to up to this area, they're going to the rental places. That's where we're seeing issues. Now, I again, I have nothing against renters. We were there. We were once there. But, you know, we wanted to move to a place. We wanted to be there, committed to the future. So **how does going above 50% rentals, how does that enhance the future?**

I'm not looking at them now. I'm looking at what is this going to do for Crafton's future, and I'm not hearing an answer that sounds like this is going to enhance. I mean you get people, again more than 50% of the community not committed to its future landlords who aren't living there. **What happens in an ADU, the owner who must reside on property, decides to move out?** So are they allowed to? Then you rent instead.

[01:24:37.000] - Kirsten

This is a big question, and we've been talking a lot about it. And we hear you. We can put restrictions on what kinds of uses are allowed, whether a permit is required, how often they're inspected. But I also want to be very clear. We have two different policy tools that we are working towards right now. With zoning, we cannot -- legally we cannot -- differentiate between what is owner and what is renter. So through the zoning, we have no way whatsoever to control the level of renters. We can only control what can be built where it can be built. That that is all. We cannot have any control through zoning over ownership versus renters.

We also, however, do know that there are a lot of concerns and a lot of issues with the quality of the standards and the maintenance of many of our rental units. And Jim has been working a lot over the past year to develop an an upgraded and enhanced reworking of our rental inspection ordinance. I know that that's not gone into effect yet, but we're hoping that will be finalized and we'll go to council. Really, it will go into effect soon. That is another tool that we have that we are actively working to pursue. Because that is how we can control what is possible with renters and make sure we're inspecting more.

[01:26:04.100] - Jim

Yeah, I'll go in deeper on that. So just so you understand, rental inspections are a relatively new thing within the last 10 to 15 years. Over the years, a lot of times renters and landlords have been able to get away with murder. The situations where people have lived, have absolutely been deteriorated. Currently, we maybe inspect 8% of our rentals. The way that the current system is set up, we are hoping that we will be able to all 100% of the known ones. There are about 2000 units in the borough. And the evidence is very clear when a rental inspection program goes into place, the landlords that are abusive and take advantage of people sell their homes because they don't want the onerous process, to live up to a new standard.

So yes, we are actively working on improving that, and that is one way that we can positively affect that. We can't guarantee that you won't get a bad neighbor every now and then, but -- you've been waiting for a long time, so I will come back here.

[01:27:20.850] - Speaker 2

To those of you who don't know me, I'm Carol Hanna[?]. My husband and I live on [?]. We moved to Crafton in 2003, so a long time ago now. I grew up in Stone Mountain. When I lived in that town when I was a child, it was great. We didn't have a lot of rental properties. It was walkable. We had a lot of businesses. And then, you know, I don't know the details because I was a child then, but I'm sure there were meetings like this, and **housing projects** popped up everywhere. So part of my question is, when we talk about townhouses, are we talking about townhouses or are we talking about housing projects like townhouses that really are going to do nothing for our property?

Also I just want to address this notion, you know, less people live in houses now. Yeah, there are only two of us in our house, but **we pay the same taxes as a family that has five** people in their house. We may not have more people to shop, but kids aren't going to the coffee houses and shopping or going to the grocery store. So now the parents are spending more money. But I would argue that taxes is the same for our house as somebody else's. And then just saying, you know, long term before talking about what could be the **ramifications of drawing more people in**, either in townhouses or ADUs, still transient people, you want to grow the community. I've watched my hometown of [?] go down the toilet. Businesses closed. It's not walkable anymore. It's not safe anymore. And when I hear all this discussion, I think Crafton is going to be next.

[01:28:52.460] - Jim

Yeah. Let me clarify one thing about that. And that is the tax base is very minimal. Because when you have multiple people, we get sales tax from everybody as well. And we also get EIT.

[01:29:06.200] - Speaker 4

The property taxes are the same.

[01:29:07.790] - Jim

Yep. The property taxes the same. But they do affect other taxes. So the overall tax base more people that need.

[01:29:07.790] – Speaker 2

I have a question about the zoning. Right now we are at, according to the slide, we are at 40 to 65% rentals. Is the zoning changes trying to influence more rentals? Or if the zoning changes, try to keep things steady or have zoning changes trying to reduce rentals.

[01:29:07.790] - Jim

Again, we can't control whether a thing is a rental or not. Zoning is encouraging more people to move, and that might mean more rentals, but that might be more owners making more investment. There's no clear ... It's just trying to encourage more people and more businesses.

[01:30:08.150] - Speaker 2

So yeah, that happens to be in townhouse projects versus upscale homes.

[01:30:17.600] - Speaker 3

That's a great question. Well, let me let me answer one part of that. When we suggested it as a conditional use in the survey online, we said only on the small lots where you couldn't build something else, where you can build small units. It's not large enough for large units. But again, it just conditional. That could be that's a change that could be brought up.

[01:30:44.600] - Kirsten

Well, I wanted to highlight too -- this is a really good question, and this is one of the things that we can control a bit better. For the form-based zoning that Jim mentioned earlier. Zoning doesn't determine the final product that is going to be built. It's very much an ambitious goal. So we can't know whether the owner of a particular property is going to build this type of housing, that type of housing, etc. But we are looking at some form-based guidelines that can dictate some of the look and appeal of what that building might look like, where it has to sit on the site. And we had talked about some precedents. For example, there is a number of townhouses that have been built in Bridgeville, and they are all owner occupied. They're for sale. They've been very effective. They've been gathering a lot of interest and are really nicely built. And that is a type that we could allow here. That is one of the those many examples we looked at, so we could share more information about that. But, ideas for what you all would like to see can all be built into those form based guidelines that we are working through.

[01:31:58.630] - Speaker 3

Can be the ownership site be controlled by the zoning? In other words, a townhouse is a type of building, but a condo is owned by the person who lives in it. An apartment is a rental. Can you say in the zoning -- okay, so -- if you build something, we could recommend things be purchased and owned and lived in by the resident, not like a set of things that are just apartments. That's what people want.

[01:32:58.780] - Jim

We could probably try to. I'm not exactly sure what that would be, what that would look like. But I can say, keep in mind if you feel that if you rent a single family house, you can rent a whole street and you can buy a whole street in single family houses and rent it. You could even build ten little ten units and sell each one of those as houses. I don't know that there is a way to encourage townhouses that are owned over townhouses that are not.

[01:33:14.140] - Jenni

I have a quick follow up regarding the concern about the projects. The good news is the federal government is no longer really in the business of building "the projects." They realized maybe a decade or two ago that warehousing the poor and these large concentrations was maybe not the best policy outcome for anybody involved. So the borough doesn't have control over whether any housing unit receives a subsidy from the federal government, or any landlord accepts a section eight voucher. But I'm thinking that the standards the borough is working to put in place would discourage the development of any large things that might resemble what you're thinking of as the projects.

[01:33:49.990] - Jim

Yeah. And as a matter of fact, when the federal government or even a county invests in those types of projects, they're typically less 10% or 20% of a development. So if you do get a development with a lot of apartments, only a few of them typically are going to [be subsidized].

[01:34:08.230] - Speaker 2

Several years ago, my husband [audio jumbled, talk about a committee] and I spent a lot of time writing up houses and buildings within months and within one month, and then all of a sudden there was nothing, no continuation. Do you have any plans to get back together?

[01:34:28.690] - Jim

Yes, yes, that is a big part of it. So we are currently hiring a community and economic development director who will be focused on that work. That person will also be overseeing the code department. Code department is really one of the best ways we have to mitigate delay. Having good code department and

enforcement and rental inspections and all that is one of the best ways to start that. The other thing that we're seeking information on right now, that we're going after a property right now for conservatorship. This is the first time we've done this. A conservatorship is when you take over ownership of a blighted property that has not paid taxes, and it's more than three years, but there's another set of limits. Then we take ownership of the property, we fix it up, sell it. Money comes back to the taxpayer first and then the owner. If they're still around, they get whatever is going in the bank or whoever is left the property gets whatever left, but then you're left with a house.

In the past, it has been a lot of times it's trying to knock down these houses. We're going to try to prevent that, because I don't want to continue putting -- what they're called, a missing gap -- we don't want the missing teeth in the neighborhoods. And we have that right now. And so we're trying to prevent from just continuing to demo properties. I'm testing this right now. We should know more within 6 months or so. And then if it works well we're going to keep doing it. And that's one process.

[01:36:24] - Speaker 1

Actually, a different question. I've been here 26 years. And first of all, thank you for your work. And a question relative to how this zoning work is used as a tool apart from the whole development process and development outcome, you know, typically. My perspective as a professional -- oftentimes the things that tie in together, it's the urban fabric, right? So if I understand you correctly, you indicated the projected or assumed increase in density of commercial. [Jim: In commercial district, whether that's commercial or residential density.] In communities like Crafton, you have people that live here, people that pass through and people that just temporarily stay here. So if the things that connect those little areas, little things we look at on the screen. So is it anticipated that this **zoning will work as a tool to refine the other requirements**, for example, movement of roads that increase density of people moving through? Is it a vehicle to use as a tool for planning or redevelopment? How do you anticipate ... obviously it's going to have some ripple effects in the development process.

[01:38:00] - Jim

Yeah, absolutely. We are continuing to work on -- I don't know necessarily that this will be a tool to move that forward. But we are all very aware that we need to invest in our in our central business district, make it more friendly, make it more walkable, make it light and at night maybe have some decorative lights. I know that we've talked about that several times. And so yes, I don't know that it's necessarily going to be driven by this, except for if we get a new property that comes in. For one thing we want to do is when you have things in this, in this code, we want to have things that we want to have businesses that are fronted along the street as opposed to a parking lot.

And then what you're allowed to do now so that you have a more walkable feel, so that when you walk along the street, you're like, oh, I want to walk in this business. It's very easy to do that. So we're doing things like that. But as far as reinvestment in this, I really think that's more just the other work that we're doing to try new things, and we are actively doing that. We're setting up a five year paving program and

improving the paving process. But you're really talking about like reinvestment in sidewalks and like beautification of a downtown area that.

[01:38:00] – Speaker 1

What I'm talking about is development areas, whether they're new -- or maybe mostly in Pennsylvania redevelopment of areas that have gone through hard times or whatever. So in that particular case, you have some certain basic economics, you have the development of those. And I apologize for getting off of discussion of zoning per se, because I hear a lot of conversation about development savings. So the question is in development of those areas whether renovation or new you have these sort of ancillary kind of things that happen when you increase the density of a neighborhood or of an area.

So if you add a user, we add additional commercial. The question becomes then: How do you get more people in and out of those spaces, and the fire trucks, and all of the utilitarian kinds of things. And ultimately, there's other areas, other economic things -- how do you pay for all this stuff? But on that, my question is then that question, I assume, please correct me that this zoning work will be used as a tool for future development where the developer, so to speak, pays for those improvements or, you know, has a vested interest in that kind of thing. I'm just trying to figure out how the tool is used.

[01:39:50.000] - Jim

That's a good question. I'm not entirely clear how to answer.

[01:40.060] - Matt

So I do come from a development background, and often you go to another township -- let's just use Collier Township, for example. Whenever you go there and all of a sudden you're going to be put in 40, 50 homes, which all that happened here. In that same vein, part of the whole process, which is geared by their ordinances and their zoning has to do with requirements that you have to do. It could be everything from and it's on the development -- access, the roads, a lot of times they make you do a traffic study from PennDOT, you know, all these different things that help to facilitate, to make sure that fire trucks can get through, speed limits are being addressed, pedestrians -- you see a lot of times about different sidewalk requirements. Is everybody familiar with Rollier's in Mt. Lebanon, how they're set up? And okay, so as Jim was just mentioning, we're now potentially allowing the store to be put up closer to the street, but there's going to be a requirement that maybe it's ten foot sidewalk or 12 foot sidewalk. It has to have this, that and the other thing. So all these rules are part of what we're doing to make sure that's part of the rewrite of this thing -- to make sure that with any new development that's going on, that it adheres and it's community friendly.

[01:41:47.260] - Kirsten

The word “development” can mean a lot of different things, right? And what you are talking about is more likely accomplished by larger developments, which are not very likely in this community. This is a fairly built out community. You do have some parcels. I know a lot of people have been following various conversations that have been had around the Linden site for the past several years. There are some parcels that may get to that level. But mostly what we are talking about here is zoning parcel by parcel.

So unless somebody were to amass a large quantity of parcels at once, most likely what we're talking about, in a fairly built out community like this is what is available on one given parcel. If you acquire a property where the previous building has burned down or is now vacant and you'd like to upgrade it, one of our currently vacant parcels, or you would like to improve upon the property that you have or do have a lot of aging housing -- I own one of those houses, too. I know a lot of people are putting a lot of effort into keeping them up, but at some point, everything does have a lifecycle. We have a lot of housing that's over 100 years old.

Mostly in a community like this what zoning does -- and in most communities -- it will tell you what is possible on a given parcel. And if a shop, for example, purchases one of the parcels in our downtown district, our new CTOD district, wants to build a shop there. What this allows us to do is we already have standards that say what you can build. But those standards didn't necessarily reflect the vision of the community for walkable shops and small owners, community oriented types of shops and walkable shops. They were more geared towards allowing things that have big parking lots in front and were suited to things like laundromats. And, you know, I've used many laundromats in my time. They're really useful to have in the community. But it's come up several times: **What sort of controls do we have to encourage more local investment and more ownership.** And we cannot write ownership versus rental requirements into a zoning code. But we can use our form based standards to have requirements for where buildings can be, what kind of size they can be, what scale can they be, that are going to be less attractive to a vacant or slumlord type of type of entity. They are going to be more attractive to the type of tenant that wants to be invested in the community. So those are those are small changes we're making. That's a lot of roundabout responses to your question, but I think it was important to understand that when we say development and redevelopment, we're primarily in this community talking about one vacant lot at a time.

[01:45:02.250] - Jenni

Just because we have a few people trickling out -- if there's anyone who's not planning to spend the *entire* afternoon with us, I wanted to note that the exit survey is available here on paper. It's also online at this moment. You only need to fill it out once, but we would appreciate any additional thoughts you have. We will at some point by Monday upload the recording and the presentation. It may be helpful to review the slides.

[01:45:28.540] - Speaker 3

Matt, I appreciate your comments about the Carlynton school district and the other views -- you have experience and other people have a perception. I think that until things can change with testing and things

like that, that just and that's what people see. I want to know if there's any plans, maybe from this community and economic development person, to **help Crafton promote itself** for all the positive things and help overcome the negatives that may be perceived. So somebody looks at it. If you have a couple who doesn't have any children, they may not think about Crafton, but they would think of it because we say, you know, there's a campaign, there's a digital campaign out there, something that is reaching out to that age group who are looking to buy and pointing out all the great things to help them overcome any of the negative, just like any advertising does.

[01:46:43.160] - Jim

Absolutely. That's basically a third position is marketing, communications, social media, which really doesn't have a presence now. So that is absolutely a big part of their work that they're part of, very important.

[01:46:54.620] - Speaker 3

I was just asking: Is there a **commitment by the board to adhere to what we hear in public comment**? So if the public says that they don't want conversion apartments -- which right now they don't want conversion apartments ...? How's the public comments going to be shared with the public, and what's the commitment that the borough will be doing the public's wishes?

[01:47:19.490] - Jim

In R-2, they're already permitted, on the books already.

I can't speak for the council members, but we will be sharing all of these comments on the website. [audio garbled]

[01:48:27.990] - Speaker 4

You know, there is a flip side to the rentals, the ones that are in place. There are a number of people who are very responsible and they make sure that the properties are maintained. The unfortunate -- and I'm glad to hear that the borough is going to be making a more conscientious effort, and hopefully that gets expedited -- is that I am surrounded by several who are not, and it's a train wreck in my backyard.

I think we need to look at -- yes, we do have people who are **responsible owners of rental properties**, but we need to really enforce those too. And that would make a better light and better impression for those of us who are really not excited about it. It could help smooth that if it was better managed. Should we increase that number? I think renters would be great, you know, as it was mentioned by Coletta, not everybody can afford to own a home, especially given some of the prices I'm seeing right now, which blows my mind. You know, but we've got to maintain that single family, that responsible practice. And we are not doing that, have not done that in the 23 years that I've seen.

[01:50:02.570] - Jim

Yeah absolutely. Call the office and let us know if you have complaints. We have code officers who take that down. We actually got a service request on the website. If you want to just send us a comment about something, we will absolutely help. I want to talk to -- we have a process, because just because somebody has long grass and puts their trash out, we can't remove it for them or go there and, you know, beat them into submission. We basically have to we have a whole process and it takes time. So you might see long grass for months because we have to go post it and then we have to post it again. And then we have to post a citation. And then we have to take it to the magistrate. And the magistrate might not agree. You might say, well, they've mowed it now, so we're good. And because the goal is compliance. So I'll just let you know that the process to get a lot of these things done does take time. But everybody has legal protections. But we clearly haven't been able to [address everything], and we're aware of that. And we've heard that from multiple people, including members of the steering committee.

[01:51:15.000] - Speaker 2

What spawned the need -- is there a certain population density that this is set to [achieve]?. And second part of this we talk about walkability, accessibility. Is there any engagement with the town, with the county as far as West Busway -- [comment about routes being limited, unclear audio]

[01:52:36.290] - Jim

You are on Savvy Citizen? That's not the county, that's PRT. And PRT is actively [evaluating] your services. Go to your Savvy Citizen, we have links to that survey right now.

[01:52:36.290] - Kirsten

Highly, highly second that. PRT is cutting service on the T. Go tell them! They are in a process of busway redesign right now, and the more we can say we need service to Crafton and along our bus line, please do that. That is not within Crafton's control, but it is open.

[01:52:56.210] - Jim

Yeah we are and we are actively participating in that. But we put it out. It's really for the public. So we put it out to the public because we, you know, we don't have much more choice.

[01:53:19.790] - Jim

Oh, the population density question. There is no goal. But just keep in mind, Crafton at its peak had 8500 people, we now have 6000. So this idea that our infrastructure couldn't handle more people without major changes -- we really can handle significantly, significantly more people. And we have in the past.

[01:53:46.000] - Speaker

How does the borough define **short-term rental** -- what is the definition, 64 days versus 365 days and 180 days?

[01:54:03.000] - Jim

The short term rentals, like Airbnb, for instance -- less than 30 days. And actually one of the reasons that's good is, well, it prevents -- Airbnb, you can't be on their system unless you rent for less than 30 days, which is why it's set up that way.

[01:54:32.550] - Speaker 2

I have a picture to show you. And this is the view from my back deck. There are **ladders up against the house**. As you can see, the ladders have been up against the house at least [five years?]. When I called and ask about this. [audio jumbled, question generally about what type of violation this would be]

[01:55:33.950] - Speaker 3

Okay. The the way the ordinance is written, it requires an accumulation of construction materials. So there is one ladder sitting. But we already took it to the magistrate. And the magistrate is there now, so we don't have any option. That's all we can do.

[In response to how to contact code official] I'll make sure we get the email, but I'm pretty sure it's on the website. Yeah, it's on the website.

[01:56:28.210] - Speaker 4

To piggyback on that gentleman's **concern about short term rentals**. So I was had been off sick. I was I had surgery, so I was on Facebook recovering. And somewhere there was a conversation about Airbnb rentals in Crafton and that certain parts of the town, people were going to be permitted to do their rentals in other parts there weren't. Why? It should be all or none. Like why is there a difference?

[01:56:52.910] - Jim

Correct. So we don't want to encourage transient living in neighborhoods, in regular neighborhoods where people are moving in and out like a hotel. That would be more natural to a commercial district, which is why they will be permitted by right in the two commercial districts. We already have one. In fact, right next to the building. There's an Airbnb right there. It's rented all the time. It's very successful, never gets complaints because it's in the commercial district. When they're in residential districts, they are very difficult because one weekend you might have a full house party at one where they have where they sign up for eight people, but they invite 30 of their friends to come to them and they're very disruptive. So we don't want them in. We only way we put them in regular neighborhoods is limited as a conditional use, if you are only doing it for less than 25% of the year. And really, what that is for is if you

go away, like you're snowbird and you want to rent your your own house for that 25% for a couple of months, you can do that, but you can't run an Airbnb out of it because Airbnb requires that you have it open the entire year for rental, or portions.

[01:58:03.260] - Speaker 4

Yeah, the new purple section, CTOD -- It's not color coded properly. It needs to be purple. It's still turquoise.

[01:58:16.070] - Speaker 3

Oh. Thank you. Yes..

[01:58:21.020] - Speaker 2

There's been a lot of information today, and my questions are changing. As I'm sure many of you have had questions, and, you know, they changed. I have to say that I do own property outside of the community, and there are **processes and protocols in place, being a landlord**. I do pay an ingress and egress fee. I have regular inspections, and the community is wonderful. So having been a property owner for 19 years with my husband, for many years, five years before that as a single woman and many years before that as a tenant. I understand the challenges that come with it, but I will say that if we put the proper processes in place to vet the people that come in and purchase the properties or the current property owners, and the protocols are there to not have a process of posting notices over and over and over again, because we can eliminate the problem and not have to deal with it.

So I just like to say let's do due diligence in the 47% that's out there of rental properties and make sure that we do our best to ensure that the protocols will prevent transients that maybe don't even bring their tax dollars into the community because they haven't transferred properly. And I want to entertain a gentleman that I heard speak at a council meeting many years ago, Mark Shuster. He did a lot of background research on the community and the people that were coming here that weren't paying taxes into the community. And I'm sure that that still exists today. So I think with the proper protocols and best practices in place, we can really make for that tenant or that transient to be the type of person that you can go and knock on their door when you need baking soda and you're making chocolate chip cookies.

But I want to give some statistics here to kind of make everybody feel good because I'm a property owner here. Where else can you get \$1 million home for a quarter of the price?

I'm going to give you some statistics here that in the last two years, residential sales in the MLS and Crafton, we have 24 homes. Okay, 24 at \$300,000. It's a pretty good quarter of \$1 million home, the highest price being \$450,000. And I'm proud to be here. I really am proud to be a resident of Crafton. And I love this town. For those of you who don't know me, I am kind of a local historian. Crafton goes back a lot of years. Harry Meredith describes the community as the place of homes for home. Home loving

people. I'm one of them. So let me give you some more statistics. We have 17 homes between \$200,000 and \$300,000. We're still in that quarter million dollar mark again. These homes, if you put them in Sewickley, you take that quarter of \$1 million home -- It's totally worth \$1 million or a million plus. So it's a privilege to own a home here in Crafton.

These are beautiful. So let me move on to 47 homes at 100 to \$200,000. Pretty impressive, huh? Um, so multi-unit sales. Okay, so this is where a lot of the concern is, um, five homes in the last two years have sold between. Multiple units have sold between 300,000 and \$429,000. Again pretty impressive. Divide that by four, which is the average multi-unit here in Crafton, 16 had sold between 100 and \$300,000. Basically everything I've discussed is of the \$100,000 mark. Again, I'm privileged to live in this community and I love it. Um, but I'm going to talk about, uh, 111 West Street. It was built as a four unit, and it just recently sold for \$425,000. Now, some of you probably wonder where I get my information. My husband's in real estate long, and I know real estate agents. Um, and these are facts. So I'm not just pulling this out of midair. Um, 180 noble was built also as a four units.

Sold for \$355,500. So with that, I'd like to see that 40% that you mentioned earlier. I think that we're a three legged table, and I want to see Crafton become a four legged table. I want to see a solid foundation. And I want to see that the proper procedures are in place to make sure that the people that don't live in this community, that own our rentals, and those that maybe live in the rental and rent out the other three of a four unit, um, you know, aren't being affected and pay for rent. I pay \$100 per unit fee. Outside of the community, I pay a \$85 fee. Every time somebody has to come in and say, yeah, you're good. Oh, no, you need to replace that handrail. We have some rentals on our street on Belvedere as well, where I live.

I'd just like to say that we need to focus on fixing what's broken before we want to build bigger and better. I'm all for change. Again, I love to see Brooks Streets, one of my favorite areas in the country is Carmel, Indiana. Um, they're a landlord to a gridlock, and they have taken a community and these wonderful things. Okay, we need to get some some getting shut down. And I just want to say it's wonderful. If we can fix what's broken, I think then a lot of these zoning things that are going to be put in place will lead us in the right direction. But thank you for your time.

[02:04:04.990] - Jim

Thank you. Okay. I think we're going to be moving to wrapping up because about half the room has left. If you can, don't forget to grab that exit survey. That's very important. That is how we're going to get information from you. Please do that. It'll also be on the website. You can scan that code and make more comments if you are so inclined.

[02:04:48.900] - Jenni

We'll have updated the results of the survey online. There's a box on the website where you can enter your email address to join the project update list. At the beginning of the 45 day period comment period when the draft ordinance is ready, anybody on the email list will receive a notification. When that

happens, you'll be the first to know. That goes for the public hearing as well at the end of this process. So if you'd like to be kept in a loop as these conversations continue, please join us on the project email list by visiting the project website here, up on the screen.

[02:05:16.740] - Speaker 3

Thank you so much. I really appreciate it. Thank you.