

MINUTES
PURCELLVILLE PLANNING COMMISSION MEETING
THURSDAY, MAY 18, 2023, 6:30 PM
TOWN HALL COUNCIL CHAMBERS

Meeting video can be found at the following link: <https://purcellvilleva.new.swagit.com/videos/230585>

COMMISSIONERS PRESENT:

Christopher Bertaut, Town Council Liaison
Ed Neham, Vice Chair/Commissioner (*via remote participation due to medical condition*)
Ron Rise, Commissioner
Brian Green, Commissioner
Nedim Ogelman, Commissioner
Jason Dengler, Commissioner

COMMISSIONERS ABSENT:

Nan Forbes, Chair/Commissioner (*due to personal travel*)

STAFF PRESENT: Planning Operations Coordinator, Jordan Andrews

CALL TO ORDER:

Vice Chair Neham called the meeting to order at 6:33 PM. The Pledge of Allegiance followed.

AGENDA AMENDMENTS:

None.

COMMISSIONER DISCLOSURES:

None.

CITIZEN COMMENTS:

None.

APPROVAL OF MINUTES:

a. March 16, 2023 Meeting Minutes

b. April 06, 2023 Meeting Minutes

Commissioner Dengler made a motion that the Planning Commission approve the minutes from the March 16, 2023 *and* April 06, 2023 meetings and waive reading. The motion was seconded by Liaison Bertaut and carried 6-0-1 absent.

DISCUSSION/INFORMATIONAL ITEMS:

a. Determining form-based parameters

Commissioners worked through the charts prepared by Vice Chair Neham and Commissioner Ogelman depicting various value ranges for the different focus areas and sub areas. These values included acreage, floor area ratio(FAR), impervious surface ratio(ISR), and open space ratio(OSR) with ranges depicted for min/max, lower/upper fence, +/- standard deviation, mean and median, and quartiles(Q1,Q3) for each area and subarea. Vice Chair Neham's suggested selections of parameters were provided in yellow infill.

Commissioners worked through the areas and sub areas of Downtown North 1, Downtown North 2, Downtown South 1, Downtown South 2, Hirst East 1, and Hirst West 1. Commissioner consensus on the ranges for each of these areas is depicted in light green infill in the attached data charts.

PLANNING STAFF REPORT:

Planning Operations Coordinator Jordan Andrews gave a brief update on planning projects including BAR applications, Easement documents coming before Town Council, and new Planning Manager.

COUNCIL REPRESENTATIVE'S REPORT:

None.

COMMISSIONER COMMENTS:

None.

NEXT MEETINGS:

Planning Commission special meeting of Thursday, May 25th, 2023, and regular meetings of June 1st, 2023, and June 15th, 2023.

ADJOURNMENT:

With no further business, Commissioner Ogelman made the motion and the meeting was adjourned 9:50 PM.

Ed Neham, Vice Chair

Jordan Andrews, Planning Operations Coordinator

DETERMINING MAXIMUM AND MINIMUM DESIRED VALUES

Upper End:

If the calculated model value is greater than the maximum value in the data, use the maximum value.

Lower End:

If the calculated model value is negative, use zero.

If the calculated model value is between zero and the minimum value in the data, use the minimum data value.

If the calculated model value is greater than the minimum value in the data, use the calculated value.

NOTE: THESE COMPUTATIONS WERE MADE BASED ON THE 05/13/2023 DATASET

Ed's envelope picks are in yellow.

Planning Commission Consensus on 5.18.23 are in Green

DOWNTOWN NORTH-1 - COMMERCIAL NEIGHBORHOOD SCALE

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0.55	0.55	0.06	-1.01	0.66	0.76	0.77	0.24	1.04	1.49	1.25	1.25	2.74	3.99	1.96	3.52	3.95	4.38	1.96	85,269
FAR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0%	0%	-14%	-6%	0%	0%	5%	3%	11%	12%	9%	18%	20%	29%	36%	22%	24%	26%	26%	22,170
ISR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	0%	0%	-16%	-10%	0%	0%	12%	6%	25%	22%	16%	30%	38%	54%	57%	35%	45%	54%	54%	46,045
OSR	PV:C4	CNS	DOWNTOWN NORTH	DN1	11	46%	46%	44%	46%	56%	65%	71%	62%	75%	78%	16%	89%	94%	110%	116%	100%	100%	100%	100%	39,224

DOWNTOWN NORTH-1 - INSTITUTIONAL AND GOVERNMENT - No comptation; only one property

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:IP	IG	DOWNTOWN NORTH	DN1	1	1.87	1.87	1.87	NA	1.87	1.87	1.87	NA	1.87	1.87	NA	1.87	NA	NA	1.87	1.87	1.87	1.87	1.87	81,457
FAR	PV:IP	IG	DOWNTOWN NORTH	DN1	1	14%	14%	14%	NA	14%	14%	14%	NA	14%	14%	NA	14%	NA	NA	14%	14%	14%	14%	14%	11,404
ISR	PV:IP	IG	DOWNTOWN NORTH	DN1	1	63%	63%	63%	NA	63%	63%	63%	NA	63%	63%	NA	63%	NA	NA	63%	63%	63%	63%	63%	51,318
OSR	PV:IP	IG	DOWNTOWN NORTH	DN1	1	37%	37%	37%	NA	37%	37%	37%	NA	37%	37%	NA	37%	NA	NA	37%	37%	37%	37%	37%	30,139

DOWNTOWN NORTH-2 - MIXED-USE NEIGHBORHOOD SCALE

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	MNS	DOWNTOWN NORTH	DN2	7	0.13	0.13	-2.36	-0.91	0.33	0.53	0.80	0.36	0.81	1.63	1.27	2.90	2.90	4.17	6.06	2.97	3.03	3.08	3.08	134,165
FAR	PV:C4	MNS	DOWNTOWN NORTH	DN2	7	0%	0%	-28%	-34%	2%	3%	7%	-5%	14%	25%	29%	31%	54%	83%	66%	59%	71%	83%	66%	88,213
ISR	PV:C4	MNS	DOWNTOWN NORTH	DN2	7	0%	0%	-31%	-37%	2%	5%	10%	-3%	19%	30%	34%	37%	64%	98%	78%	65%	83%	100%	78%	103,978
OSR	PV:C4	MNS	DOWNTOWN NORTH	DN2	7	23%	0%	23%	2%	17%	35%	63%	36%	81%	70%	34%	90%	103%	137%	131%	95%	98%	100%	100%	30,187

DOWNTOWN SOUTH-1 - MIXED-USE NEIGHBORHOOD SCALE

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	MNS	DOWNTOWN SOUTH	DS1	45	0.02	0.02	-0.40	-0.42	0.02	0.02	0.04	-0.09	0.09	0.24	0.33	0.33	0.57	0.90	0.77	0.56	1.13	1.25	0.77	33,323
FAR	PV:C4	MNS	DOWNTOWN SOUTH	DS1	45	6%	6%	-35%	-15%	11%	20%	46%	32%	78%	78%	47%	100%	125%	172%	181%	123%	172%	201%	172%	57,303
ISR	PV:C4	MNS	DOWNTOWN SOUTH	DS1	45	5%	5%	-7%	2%	11%	19%	37%	27%	53%	53%	25%	66%	78%	103%	110%	91%	98%	100%	100%	33,323
OSR	PV:C4	MNS	DOWNTOWN SOUTH	DS1	45	0%	0%	-10%	-3%	2%	9%	34%	22%	47%	47%	25%	63%	73%	98%	107%	81%	89%	95%	95%	0

DOWNTOWN SOUTH-1 - INSTITUTIONAL AND GOVERNMENT - No comptation; only one property

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:IP	IG	DOWNTOWN SOUTH	DS1	1	0.38	0.38	0.38	NA	0.38	0.38	0.38	NA	0.38	0.38	NA	0.38	NA	NA	0.38	0.38	0.38	0.38	0.38	16,553
FAR	PV:IP	IG	DOWNTOWN SOUTH	DS1	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0

Overlay Districts Data-230518

ISR	PV:IP	IG	DOWNTOWN SOUTH	DS1	1	66%	66%	66%	NA	66%	66%	66%	NA	66%	66%	NA	66%	NA	NA	66%	66%	66%	66%	66%	10,925
OSR	PV:IP	IG	DOWNTOWN SOUTH	DS1	1	34%	34%	34%	NA	34%	34%	34%	NA	34%	34%	NA	34%	NA	NA	34%	34%	34%	34%	34%	5,628

DOWNTOWN SOUTH-2 - MIXED-USE NEIGHBORHOOD SCALE

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	0.04	0.04	-0.27	-0.10	0.04	0.05	0.10	0.08	0.25	0.26	0.18	0.35	0.43	0.61	0.71	0.44	0.47	0.92	0.61	26,681
FAR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	8%	8%	-39%	-15%	10%	11%	12%	10%	31%	35%	25%	47%	60%	85%	97%	75%	86%	95%	85%	22,574
ISR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	6%	6%	-17%	-1%	9%	10%	14%	13%	24%	27%	14%	35%	41%	55%	65%	48%	50%	55%	55%	14,638
OSR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	45%	45%	35%	45%	50%	53%	66%	59%	77%	73%	14%	87%	87%	101%	117%	90%	92%	94%	94%	12,043

DOWNTOWN SOUTH-2 - INSTITUTIONAL AND GOVERNMENT - Only two properties

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:IP	IG	DOWNTOWN SOUTH	DS2	2	0.55	0.55	-0.67	-0.93	0.63	0.71	0.55	0.21	1.36	1.36	1.15	2.17	2.51	3.65	3.39	2.01	2.09	2.17	2.17	94,525
FAR	PV:IP	IG	DOWNTOWN SOUTH	DS2	2	20%	20%	4%	1%	21%	22%	20%	16%	31%	31%	15%	41%	45%	60%	57%	39%	40%	41%	41%	38,755
ISR	PV:IP	IG	DOWNTOWN SOUTH	DS2	2	21%	21%	13%	11%	22%	22%	21%	19%	27%	27%	8%	32%	34%	42%	40%	31%	31%	32%	32%	30,248
OSR	PV:IP	IG	DOWNTOWN SOUTH	DS2	2	68%	68%	60%	58%	69%	69%	68%	66%	74%	74%	8%	79%	81%	89%	87%	78%	78%	79%	79%	64,277

EAST END - COMMERCIAL MEDIUM SCALE - COMBINE EE1 WITH EE1b?

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:MC	CMS	EAST END	EE1	9	10.85	0.71	10.85	-0.20	0.81	0.92	10.85	4.21	10.85	8.63	4.41	10.85	13.04	17.45	10.85	10.85	10.85	10.85	10.85	472,626
ACRES	PV:MC	CMS	EAST END	EE1b	6	6.53	6.53	6.53	6.53	6.53	6.53	6.53	6.53	6.53	6.53	0.00	6.53	6.53	6.53	6.53	6.53	6.53	6.53	6.53	284,447
FAR	PV:MC	CMS	EAST END	EE1	9	18%	10%	18%	10%	11%	12%	18%	13%	18%	16%	3%	18%	20%	23%	18%	18%	18%	18%	18%	85,073
FAR	PV:MC	CMS	EAST END	EE1b	6	0%	0%	-1%	0%	0%	1%	1%	1%	2%	1%	1%	2%	2%	3%	4%	2%	2%	2%	2%	5,689
ISR	PV:MC	CMS	EAST END	EE1	9	63%	10%	63%	21%	30%	49%	64%	40%	64%	59%	19%	65%	78%	97%	67%	68%	71%	75%	67%	314,296
ISR	PV:MC	CMS	EAST END	EE1b	6	2%	2%	2%	2%	2%	3%	3%	3%	4%	3%	1%	4%	4%	5%	6%	4%	4%	4%	4%	11,378
OSR	PV:MC	CMS	EAST END	EE1	9	34%	25%	34%	3%	29%	32%	35%	22%	36%	41%	19%	36%	60%	79%	38%	51%	70%	90%	38%	158,330
OSR	PV:MC	CMS	EAST END	EE1b	6	96%	96%	95%	95%	96%	96%	96%	96%	97%	97%	1%	97%	97%	98%	99%	98%	98%	98%	98%	273,069

EAST END - AGRICULTURE TOURISM COMMERCIAL - DATA TOO SPARSE AND FRAGMENTED ; COMBINE ALL?

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:X	ATC	EAST END	EE2	1	3.00	3.00	3.00	NA	3.00	3.00	3.00	NA	3.00	3.00	NA	3.00	NA	NA	3.00	3.00	3.00	3.00	3.00	130,680
ACRES	PV:X	ATC	EAST END	EE3	1	9.62	9.62	9.62	NA	9.62	9.62	9.62	NA	9.62	9.62	NA	9.62	NA	NA	9.62	9.62	9.62	9.62	9.62	419,047
ACRES	PV:AC	ATC	EAST END	EE4	2	10.21	10.21	-12.87	-17.92	11.75	13.29	10.21	3.84	25.60	25.60	21.76	40.98	47.35	69.11	64.06	37.90	39.44	40.98	40.98	1,785,089
FAR	PV:X	ATC	EAST END	EE2	1	3%	3%	3%	NA	3%	3%	3%	NA	3%	3%	NA	3%	NA	NA	3%	3%	3%	3%	3%	3,920
FAR	PV:X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0
FAR	PV:AC	ATC	EAST END	EE4	1	1%	1%	1%	NA	1%	1%	1%	NA	1%	1%	NA	1%	NA	NA	1%	1%	1%	1%	1%	17,851
ISR	PV:X	ATC	EAST END	EE2	1	2%	2%	2%	NA	2%	2%	2%	NA	2%	2%	NA	2%	NA	NA	2%	2%	2%	2%	2%	2,614
ISR	PV:X	ATC	EAST END	EE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0
ISR	PV:AC	ATC	EAST END	EE4	2	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0
OSR	PV:X	ATC	EAST END	EE2	1	98%	98%	98%	NA	98%	98%	98%	NA	98%	98%	NA	98%	NA	NA	98%	98%	98%	98%	98%	128,066
OSR	PV:X	ATC	EAST END	EE3	1	100%	100%	100%	NA	100%	100%	100%	NA	100%	100%	NA	100%	NA	NA	100%	100%	100%	100%	100%	419,047
OSR	PV:AC	ATC	EAST END	EE4	2	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	0%	100%	100%	100%	100%	100%	100%	100%	100%	1,785,089

EAST MAIN - COMMERCIAL MEDIUM SCALE - 13 PROPERTIES; TOO FRAGMENTED; COMBINE ALL?

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:MC	CMS	EAST MAIN	EM6	10	0.40	0.40	-14.13	-4.36	0.43	0.45	0.51	0.70	6.25	5.76	5.06	10.54	10.82	15.88	25.18	10.54	10.54	10.54	10.54	459,122
ACRES	PV:MC	CMS	EAST MAIN	EM7	3	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	0.00	8.91	8.91	8.91	8.91	8.91	8.91	8.91	8.91	388,120

Overlay Districts Data-230518

FAR	PV:MC	CMS	EAST MAIN	EM6	10	0%	0%	-23%	-14%	1%	2%	2%	-1%	6%	12%	13%	21%	25%	38%	46%	27%	33%	39%	38%	172,864
FAR	PV:MC	CMS	EAST MAIN	EM7	3	1%	1%	-7%	-7%	1%	2%	3%	0%	5%	7%	7%	10%	13%	20%	19%	12%	13%	14%	14%	54,337
ISR	PV:MC	CMS	EAST MAIN	EM6	10	44%	13%	44%	12%	29%	45%	50%	33%	52%	54%	21%	55%	75%	97%	61%	71%	86%	100%	61%	281,786
ISR	PV:MC	CMS	EAST MAIN	EM7	3	76%	76%	68%	68%	76%	77%	78%	75%	80%	82%	7%	85%	89%	96%	96%	88%	89%	90%	90%	349,308
OSR	PV:MC	CMS	EAST MAIN	EM6	10	39%	0%	39%	3%	14%	29%	45%	25%	49%	46%	21%	50%	67%	88%	56%	55%	71%	87%	56%	177,336
OSR	PV:MC	CMS	EAST MAIN	EM7	3	10%	10%	5%	4%	11%	12%	15%	11%	20%	18%	7%	22%	25%	32%	33%	23%	24%	24%	24%	38,812

EAST MAIN - COMMERCIAL NEIGHBORHOOD SCALE - *COMBINE THESE 39 PROPERTIES IN SIX SUBAREAS INTO ONE SET?*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.	REVISIT
ACRES	PV:MC	CNS	EAST MAIN	EM1	6	0.12	0.12	-6.94	-3.04	0.29	0.46	0.80	0.17	2.34	3.39	3.22	7.37	6.61	9.82	15.11	7.37	7.37	7.37	7.37	321,037	
ACRES	PV:MC	CNS	EAST MAIN	EM2	10	0.39	0.39	-0.94	-0.12	0.44	0.48	0.57	0.51	1.14	1.15	0.64	1.59	1.78	2.42	3.10	1.97	1.97	1.97	1.97	85,813	
ACRES	PV:MC	CNS	EAST MAIN	EM3	7	0.55	0.55	0.53	0.52	0.83	1.10	1.47	1.11	2.10	1.70	0.59	2.10	2.29	2.87	3.05	2.10	2.10	2.10	2.10	91,476	
ACRES	PV:MC	CNS	EAST MAIN	EM4	11	0.11	0.11	-0.55	-0.16	0.11	0.11	0.11	0.08	0.17	0.31	0.23	0.55	0.55	0.78	1.21	0.58	0.65	0.71	0.71	30,928	
ACRES	PV:MC	CNS	EAST MAIN	EM8	2	0.53	0.53	0.13	0.05	0.56	0.58	0.53	0.42	0.80	0.80	0.37	1.06	1.17	1.54	1.46	1.01	1.03	1.06	1.06	46,174	
ACRES	PV:MC	CNS	EAST MAIN	EM9	3	0.35	0.35	0.19	0.11	0.40	0.44	0.58	0.39	0.80	0.67	0.28	0.84	0.96	1.24	1.23	0.86	0.86	0.87	0.87	37,897	
FAR	PV:MC	CNS	EAST MAIN	EM1	6	2%	2%	-28%	-25%	4%	7%	11%	1%	18%	27%	26%	42%	53%	79%	81%	57%	65%	72%	72%	231,147	
FAR	PV:MC	CNS	EAST MAIN	EM2	10	3%	3%	-10%	-23%	4%	5%	7%	-3%	12%	18%	21%	19%	39%	59%	36%	33%	53%	73%	36%	30,464	
FAR	PV:MC	CNS	EAST MAIN	EM3	7	3%	3%	-1%	-16%	4%	5%	7%	-1%	10%	14%	15%	12%	29%	44%	20%	26%	37%	47%	20%	17,838	
FAR	PV:MC	CNS	EAST MAIN	EM4	9	0%	0%	-6%	-40%	4%	9%	12%	-6%	18%	29%	34%	24%	63%	98%	42%	55%	86%	116%	42%	12,990	
FAR	PV:MC	CNS	EAST MAIN	EM8	2	11%	11%	3%	1%	12%	12%	11%	9%	17%	17%	8%	22%	24%	32%	30%	21%	21%	22%	22%	10,158	
FAR	PV:MC	CNS	EAST MAIN	EM9	3	18%	18%	10%	8%	20%	21%	26%	19%	34%	30%	11%	37%	41%	52%	52%	38%	39%	39%	39%	14,780	
ISR	PV:MC	CNS	EAST MAIN	EM1	6	21%	21%	-44%	-6%	24%	27%	33%	26%	55%	59%	33%	91%	92%	124%	168%	96%	98%	100%	100%	321,037	
ISR	PV:MC	CNS	EAST MAIN	EM2	10	3%	3%	-29%	-4%	5%	7%	13%	15%	45%	35%	19%	47%	54%	74%	89%	51%	53%	55%	55%	47,197	
ISR	PV:MC	CNS	EAST MAIN	EM3	7	3%	3%	-78%	-32%	4%	5%	8%	1%	12%	34%	33%	65%	67%	100%	151%	71%	74%	77%	77%	70,437	
ISR	PV:MC	CNS	EAST MAIN	EM4	11	0%	0%	-45%	-23%	0%	0%	22%	11%	45%	45%	34%	66%	78%	112%	132%	85%	93%	100%	100%	30,928	
ISR	PV:MC	CNS	EAST MAIN	EM8	2	76%	76%	76%	76%	76%	76%	76%	76%	76%	76%	0%	76%	76%	76%	76%	76%	76%	76%	76%	35,092	
ISR	PV:MC	CNS	EAST MAIN	EM9	3	39%	39%	33%	32%	40%	41%	45%	40%	50%	48%	8%	52%	55%	63%	63%	53%	54%	54%	54%	20,464	
OSR	PV:MC	CNS	EAST MAIN	EM1	6	0%	0%	-68%	-24%	2%	5%	9%	8%	46%	41%	33%	67%	74%	106%	144%	73%	76%	79%	79%	253,619	
OSR	PV:MC	CNS	EAST MAIN	EM2	10	45%	45%	11%	26%	47%	50%	53%	46%	56%	65%	19%	87%	85%	104%	129%	93%	95%	97%	97%	83,239	
OSR	PV:MC	CNS	EAST MAIN	EM3	7	23%	23%	-51%	0%	26%	29%	35%	33%	88%	66%	33%	92%	99%	132%	178%	95%	96%	97%	97%	88,732	
OSR	PV:MC	CNS	EAST MAIN	EM4	11	0%	0%	-32%	-12%	8%	15%	35%	22%	55%	55%	34%	79%	89%	123%	145%	100%	100%	100%	100%	30,928	
OSR	PV:MC	CNS	EAST MAIN	EM8	2	24%	24%	24%	24%	24%	24%	24%	24%	24%	24%	0%	24%	24%	24%	24%	24%	24%	24%	24%	11,082	
OSR	PV:MC	CNS	EAST MAIN	EM9	3	46%	46%	37%	37%	46%	47%	48%	45%	50%	52%	8%	56%	60%	68%	67%	59%	60%	61%	61%	23,117	

HIRST EAST - 1 COMMERCIAL NEIGHBORHOOD SCALE, 2 INDUSTRIAL BUSINESS & 1 PROFESSIONAL OFFICE - *DATA TOO SPARSE AND FRAGMENTED*

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.	1.54
ACRES	PV:C1	CNS	HIRST EAST	HE1	2	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	0.00	3.55	3.55	3.55	3.55	3.55	3.55	3.55	3.55	154,638	
ACRES	PV:C1	IB	HIRST EAST	HE2	1	2.00	2.00	2.00	NA	2.00	2.00	2.00	NA	2.00	2.00	NA	2.00	NA	NA	2.00	2.00	2.00	2.00	2.00	87,120	
ACRES	PV:CM1	IB	HIRST EAST	HE2	1	10.00	10.00	10.00	NA	10.00	10.00	10.00	NA	10.00	10.00	NA	10.00	NA	NA	10.00	10.00	10.00	10.00	10.00	435,600	
ACRES	PV:C1	PO	HIRST EAST	HE3	1	4.99	4.99	4.99	NA	4.99	4.99	4.99	NA	4.99	4.99	NA	4.99	NA	NA	4.99	4.99	4.99	4.99	4.99	217,364	45%
FAR	PV:C1	CNS	HIRST EAST	HE1	2	1%	1%	-4%	-5%	1%	2%	1%	0%	5%	5%	5%	8%	9%	14%	13%	7%	8%	8%	8%	12,371	
FAR	PV:C1	IB	HIRST EAST	HE2	1	9%	9%	9%	NA	9%	9%	9%	NA	9%	9%	NA	9%	NA	NA	9%	9%	9%	9%	9%	7,841	
FAR	PV:CM1	IB	HIRST EAST	HE2	1	5%	5%	5%	NA	5%	5%	5%	NA	5%	5%	NA	5%	NA	NA	5%	5%	5%	5%	5%	21,780	
FAR	PV:C1	PO	HIRST EAST	HE3	1																					79%
ISR	PV:C1	CNS	HIRST EAST	HE1	2	1%	1%	-5%	-6%	1%	2%	1%	-1%	5%	5%	6%	9%	11%	16%	15%	8%	9%	9%	9%	13,917	
ISR	PV:C1	IB	HIRST EAST	HE2	1	11%	11%	11%	NA	11%	11%	11%	NA	11%	11%	NA	11%	NA	NA	11%	11%	11%	11%	11%	9,583	
ISR	PV:CM1	IB	HIRST EAST	HE2	1	8%	8%	8%	NA	8%	8%	8%	NA	8%	8%	NA	8%	NA	NA	8%	8%	8%	8%	8%	34,848	
ISR	PV:C1	PO	HIRST EAST	HE3	1	0%	0%	0%	NA	0%	0%	0%	NA	0%	0%	NA	0%	NA	NA	0%	0%	0%	0%	0%	0	21%
OSR	PV:C1	CNS	HIRST EAST	HE1	2	91%	91%	85%	84%	91%	92%	91%	89%	95%	95%	6%	99%	101%	106%	105%	98%	99%	99%	99%	153,092	
OSR	PV:C1	IB	HIRST EAST	HE2	1	89%	89%	89%	NA	89%	89%	89%	NA	89%	89%	NA	89%	NA	NA	89%	89%	89%	89%	89%	77,537	
OSR	PV:CM1	IB	HIRST EAST	HE2	1	92%	92%	92%	NA	92%	92%	92%	NA	92%	92%	NA	92%	NA	NA	92%	92%	92%	92%	92%	400,752	

Overlay Districts Data-230518

OSR	PV:C1	PO	HIRST EAST	HE3	1	100%	100%	100%	NA	100%	100%	100%	NA	100%	100%	NA	100%	NA	NA	100%	100%	100%	100%	100%	217,364
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HIRST WEST-1 - INDUSTRIAL BUSINESS

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:CM1	IB	HIRST WEST	HW1	26	0.71	0.71	-1.57	-0.28	0.74	0.76	0.85	0.74	1.42	1.75	1.02	2.47	2.77	3.78	4.89	3.17	3.63	3.94	3.78	164,772
FAR	PV:CM1	IB	HIRST WEST	HW1	26	0%	0%	-22%	-13%	0%	0%	4%	0%	9%	14%	13%	22%	27%	40%	48%	30%	40%	48%	40%	66,686
ISR	PV:CM1	IB	HIRST WEST	HW1	26	5%	5%	-22%	0%	7%	9%	29%	25%	56%	50%	25%	66%	75%	100%	117%	79%	83%	85%	85%	140,056
OSR	PV:CM1	IB	HIRST WEST	HW1	26	15%	15%	-17%	0%	17%	22%	34%	25%	45%	50%	25%	71%	75%	100%	122%	91%	93%	95%	95%	24,716

HIRST WEST-2 - COMMERCIAL NEIGHBORHOOD SCALE - DATA TOO SPARSE AND INDETERMINATE; COMBINE INTO ONE?

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C1	CNS	HIRST WEST	HW2	3	0.67	0.67	-0.63	-0.66	0.70	0.73	0.83	0.38	0.99	1.43	1.05	1.81	2.47	3.52	3.27	2.29	2.46	2.62	2.62	114,127
ACRES	PV:CM1	CNS	HIRST WEST	HW2	1	1.68	1.68	1.68	NA	1.68	1.68	1.68	NA	1.68	1.68	NA	1.68	NA	NA	1.68	1.68	1.68	1.68	1.68	73,181
FAR	PV:C1	CNS	HIRST WEST	HW2	3	8%	8%	-15%	-16%	8%	9%	10%	2%	11%	20%	18%	26%	38%	56%	51%	35%	38%	41%	41%	46,792
FAR	PV:CM1	CNS	HIRST WEST	HW2	1	39%	39%	39%	NA	39%	39%	39%	NA	39%	39%	NA	39%	NA	NA	39%	39%	39%	39%	39%	28,541
ISR	PV:C1	CNS	HIRST WEST	HW2	3	22%	22%	15%	10%	24%	27%	34%	24%	46%	38%	14%	47%	52%	67%	65%	47%	47%	47%	47%	53,640
ISR	PV:CM1	CNS	HIRST WEST	HW2	1	69%	69%	69%	NA	69%	69%	69%	NA	69%	69%	NA	69%	NA	NA	69%	69%	69%	69%	69%	50,495
OSR	PV:C1	CNS	HIRST WEST	HW2	3	53%	53%	35%	33%	53%	53%	54%	48%	54%	62%	14%	66%	76%	90%	85%	73%	76%	78%	78%	60,487
OSR	PV:CM1	CNS	HIRST WEST	HW2	1	31%	31%	31%	NA	31%	31%	31%	NA	31%	31%	NA	31%	NA	NA	31%	31%	31%	31%	31%	22,686

CM1 to HW1

WEST END - SEE DOWNTOWN SOUTH-2 - MIXED-USE NEIGHBORHOOD SCALE ABOVE,
PLUS EXISTING WEST END HISTORIC HOUSES AND OPTIONALLY THE PROPERTIES ON THE SOUTH SIDE OF MAIN STREET TO BE ADDED

- Assumptions:
- Downtown South-2 [CMS-Commercial Medium Scale and C-4 zoning] is a model for our aspirations for the West End.
 - Mean and standard deviation model suits this data better than the median and quartile model.

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	0.04	0.04	-0.27	-0.10	0.04	0.05	0.10	0.08	0.25	0.26	0.18	0.35	0.43	0.61	0.71	0.44	0.47	0.92	0.61	26,681
FAR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	8%	8%	-39%	-15%	10%	11%	12%	10%	31%	35%	25%	47%	60%	85%	97%	75%	86%	95%	85%	22,574
ISR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	6%	6%	-17%	-1%	9%	10%	14%	13%	24%	27%	14%	35%	41%	55%	65%	48%	50%	55%	55%	14,638
OSR	PV:C4	MNS	DOWNTOWN SOUTH	DS2	36	45%	45%	35%	45%	50%	53%	66%	59%	77%	73%	14%	87%	87%	101%	117%	90%	92%	94%	94%	12,043

SINGLE FAMILY ATTACHED

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R2	SFA	Sustain	Sustain	32	0.05	0.05	-0.25	-0.17	0.05	0.05	0.05	-0.01	0.07	0.16	0.17	0.25	0.33	0.50	0.55	0.31	0.59	0.61	0.50	21,622
FAR	PV:R2	SFA	Sustain	Sustain	32	6%	6%	-49%	-6%	7%	8%	17%	16%	43%	38%	22%	61%	60%	82%	127%	61%	61%	61%	61%	13,189
ISR	PV:R2	SFA	Sustain	Sustain	32	3%	3%	-25%	-2%	4%	5%	10%	9%	24%	21%	12%	33%	33%	44%	68%	33%	33%	33%	33%	7,135
OSR	PV:R2	SFA	Sustain	Sustain	32	67%	67%	32%	56%	67%	67%	67%	67%	76%	79%	12%	91%	91%	102%	125%	95%	96%	97%	97%	14,487

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R3	SFA	Sustain	Sustain	3	0.17	0.17	0.13	0.12	0.17	0.17	0.17	0.16	0.17	0.19	0.03	0.20	0.22	0.26	0.25	0.22	0.22	0.23	0.23	10,019
FAR	PV:R3	SFA	Sustain	Sustain	3	12%	12%	11%	11%	12%	13%	14%	12%	15%	14%	2%	15%	16%	17%	17%	15%	15%	15%	15%	1,503
ISR	PV:R3	SFA	Sustain	Sustain	3	7%	7%	6%	6%	7%	7%	8%	7%	8%	8%	1%	9%	9%	10%	10%	9%	9%	9%	9%	902
OSR	PV:R3	SFA	Sustain	Sustain	3	91%	91%	90%	90%	91%	91%	92%	91%	92%	92%	1%	93%	93%	94%	94%	93%	93%	93%	93%	9,117

Measure	Zoning	CPLUCat	FocusArea	SubArea	n	LOW	min	lwrfence	-2 sd	@ 5 Pct	@ 10 Pct	Q1	-1 sd	median	mean	std dev	Q3	+1 sd	+2 sd	uprfence	@ 90 Pct	@ 95 Pct	max	HIGH	SQ.FT.
ACRES	PV:R8	SFA	Sustain	Sustain	469	0.04	0.04	0.01	-0.37	0.04	0.04	0.05	-0.15	0.06	0.07	0.22	0.08	0.30	0.52	0.13	0.10	0.11	4.88	0.13	5,445
FAR	PV:R8	SFA	Sustain	Sustain	469	33%	0%	10%	33%	29%	49%	52%	50%	76%	67%	17%	80%	84%	101%	122%	85%	86%	92%	92%	5,009
ISR	PV:R8	SFA	Sustain	Sustain	469	20%	1%	10%	20%	25%	26%	28%	27%	38%	34%	7%	40%	42%	49%	58%	43%	43%	53%	49%	2,659
OSR	PV:R8	SFA	Sustain	Sustain	469	51%	47%	42%	51%	57%	57%	60%	58%	62%	66%	7%	72%	73%	80%	90%	74%	75%	99%	80%	2,786