

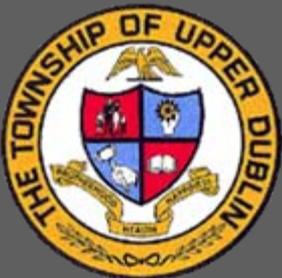
Transfer of Development Rights Ordinance for the Fort Washington Office Park

Upper Dublin Township, PA

Upper Dublin Board of Commissioners

June 11, 2013

URBAN PARTNERS



Project Timeline

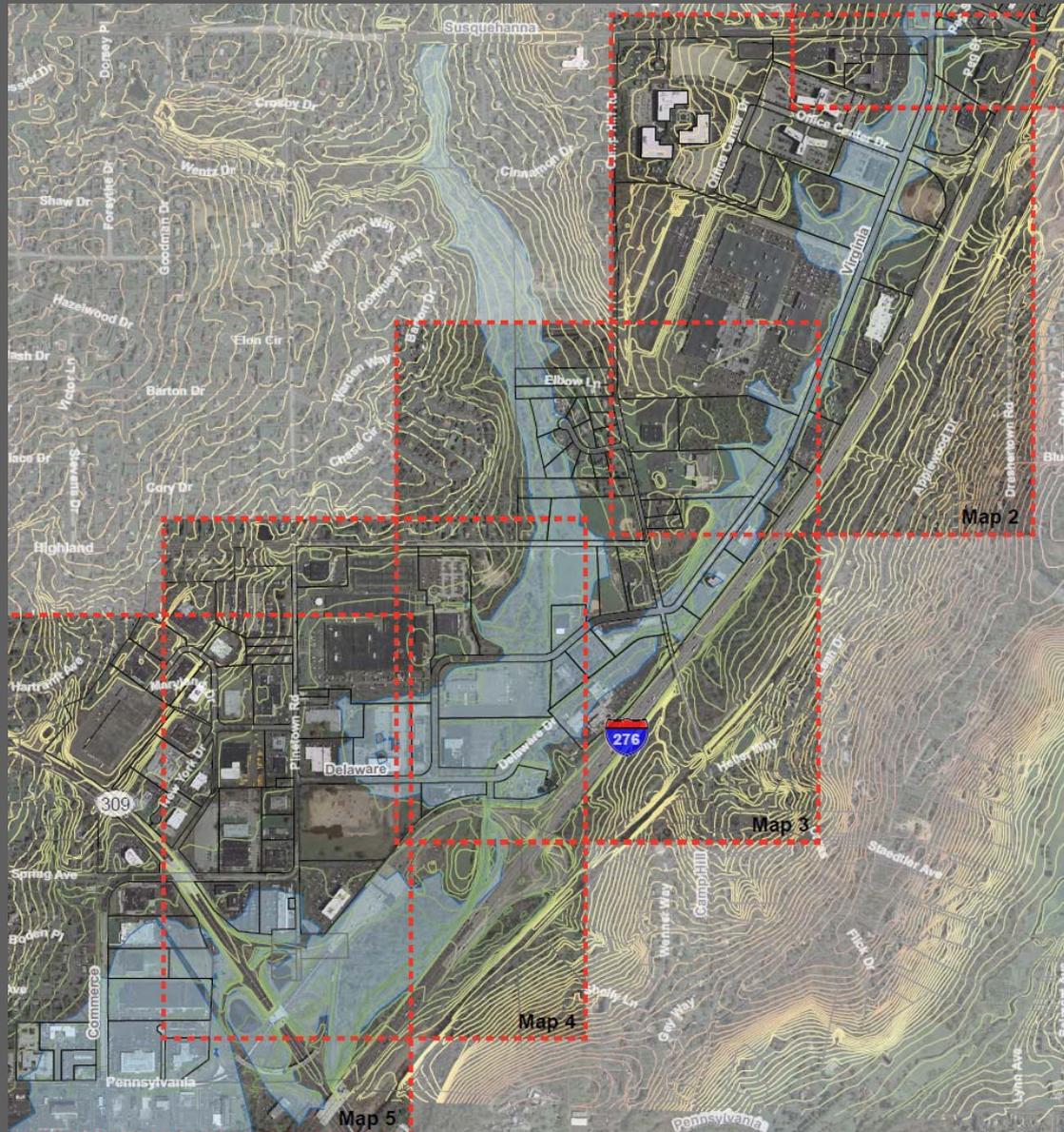
- ▶ Background TDR analysis completed in June 2011
- ▶ Flood-retarding structures approved in 2012; construction underway
- ▶ TDR analysis refined in late 2012 to reflect revised floodplain
- ▶ Draft TDR ordinance completed in early 2013
- ▶ UDT Planning Commission reviewed ordinance in February 2013
- ▶ Several updates made to ordinance throughout Spring 2013
- ▶ Draft ordinance distributed to FWOP property owners in March 2013
- ▶ Property owners contacted to explain TDR and ordinance in March and April 2013
- ▶ **Ordinance refinement continues in May 2013**
- ▶ **PC meeting May 21, 2013**
- ▶ BOC meeting June 11, 2013

Study Purpose

Identify ways to:

- ▶ Prohibit new development in the floodplain
- ▶ Relocate existing development out of the floodplain
- ▶ Follow best practices for environmental sustainability
- ▶ Create greater employment opportunities
- ▶ Revitalize the FWOP per the new Upper Dublin Comprehensive Plan
- ▶ Create desirable and exciting new mixed-use amenities in the FWOP
- ▶ Increase the tax base for Upper Dublin

Flood-Prone Areas: 100-year Floodplain with Structures



Legislative Framework for TDR in the FWOP

- ▶ TDR program is voluntary
- ▶ Sending Areas: floodplain/land designated for conservation
- ▶ Receiving Areas: land designated to receive development credits for additional development
- ▶ Development credits are a separate estate in land; may be severable from Sending Parcel
- ▶ Development credits are assigned based on current value or development potential of property; credit assignment may be appealed
- ▶ Price of credits will be determined by fair market value
- ▶ Sending Area parcels can be subdivided

Character of Development Credits

- ▶ Development credits are real property when attached to a Sending Parcel
- ▶ Credits may be severed from Sending Parcel when registered with the Township and Sending Parcel is transferred
- ▶ Registered credits may be held, sold, and/or retired by registering transfer with Township and recording deed of transfer with County
- ▶ Credits may be assigned to and used as part of an approved development plan on a Receiving Parcel

Sending Area

Street #	Street	Block/ Unit #	Building Category	Existing Building (SF)				Potential Incremental Development (SF)				Credits
				Industrial/ Warehouse	Hotel	Office	Retail	Industrial/ Warehouse	Hotel	Office	Retail	
135	Commerce Dr.	Block 50/ Unit 30	Industrial/ Warehouse	144,908								14.50
155	Commerce Dr.	Block 50/ Unit 58	Industrial/ Warehouse	25,088				16,700				3.00
175	Commerce Dr.	Block 50/ Unit 35	Industrial/ Warehouse	42,990				20,700				5.00
285	Commerce Dr.	Block 50/ Unit 26	Hotel		76,343							15.25
425	Delaware Ave.	Block 50/ Unit 48	Office			21,058				6,400		2.25
165	Indiana Ave.	Block 50/ Unit 33	Office			10,189						2.00
455	Pennsylvania Ave.	Block 43 Unit 24	Office			36,860						7.25
467	Pennsylvania Ave.	Block 43 Unit 23	Office			32,464						6.50
471	Pennsylvania Ave.	Block 43/ Unit 15	Retail				4,720				1,300	2.00
475	Pennsylvania Ave.	Block 43 Unit 21	Retail				1,392				2,800	0.75
515	Pennsylvania Ave.	Block 50/ Lot 37	Office			83,998						16.75

Sending Area

Street #	Street	Block/ Unit #	Building Category	Existing Building (SF)				Potential Incremental Development (SF)				Credits
				Industrial/ Warehouse	Hotel	Office	Retail	Industrial/ Warehouse	Hotel	Office	Retail	
535	Pennsylvania Ave.	Block 50/ Unit 36	Office			30,160						6.00
440	Virginia Dr.	Block 50/ Unit 49	Office			17,436					14,500	4.00
475	Virginia Dr.	Block 50/ Unit 51	Office			76,008						15.25
525	Virginia Dr.	Block 50/ Unit 46	Industrial/ Warehouse	129,704				27,800				14.00
550	Virginia Dr.	Block 50/ Unit 47	Industrial/ Warehouse	16,944				12,700				2.00
555	Virginia Dr.	Block 50/ Unit 45	Industrial/ Warehouse	10,864				17,100				1.75
565	Virginia Dr.	Block 50/ Unit 44	Office			14,868				8,000		3.25
575	Virginia Dr.	Block 50/ Unit 54	Industrial/ Warehouse	21,976				7,200				2.50
1005	Virginia Dr.	Block 50/ Unit 42	Office			87,000				8,800		17.75
1015	Virginia Dr.	Block 52/ Unit 20	Office			19,920				5,300		4.25
1035	Virginia Dr.	Block 52/ Unit 25	Office			30,720						6.25
1250	Virginia Dr.	Block 52/ Unit 17	Office			45,252						9.00

Sending Area

Assignment of Development Credits

- ▶ 1 development credit per 5,000 SF of existing office or hotel building area
 - ▶ 1/5 development credit per 5,000 SF of potential office or hotel building area
- ▶ 1 development credit per 10,000 SF of existing industrial building area
 - ▶ 1/3 development credit per 10,000 SF of potential industrial building area
- ▶ 1 development credit per 3,500 SF of existing retail building area
 - ▶ 1/2 development credit per 3,500 SF of potential retail building area
- ▶ Development credits rounded to nearest 1/4th credit

- ▶ For the **23** parcels, there would be a total of **161.25** development credits

Sending Area

Rules for Subdividing Parcels

- ▶ 10 Sending Area parcels contain some land outside of floodplain
- ▶ These partially dry Sending Area parcels may be subdivided
- ▶ Wet portion must be at least 1.5 acres and transferred to Township
- ▶ Remaining dry portion must be at least 2 acres
- ▶ Developable portion must meet building and setback standards
- ▶ Parking is allowed in floodplain as long as it meets required environmental standards

Sending Area

Requirements for Participating in TDR

- ▶ All credits must be acquired from specific parcel at one time
- ▶ Vacate entire buildings on fully wet parcels or partially-wet parcels smaller than 3.5 acres
- ▶ Vacate wet portions of buildings on partially wet parcels that are larger than 3.5 acres
- ▶ Demolish and remediate all improvements on fully wet or wet portions of partially-wet parcels (returning parcel to fully pervious state)
- ▶ Transfer fully wet or wet portions of partially-wet parcels to the Township as open space at no cost
- ▶ Provide \$30,000 per development credit to Township for ongoing maintenance of open space

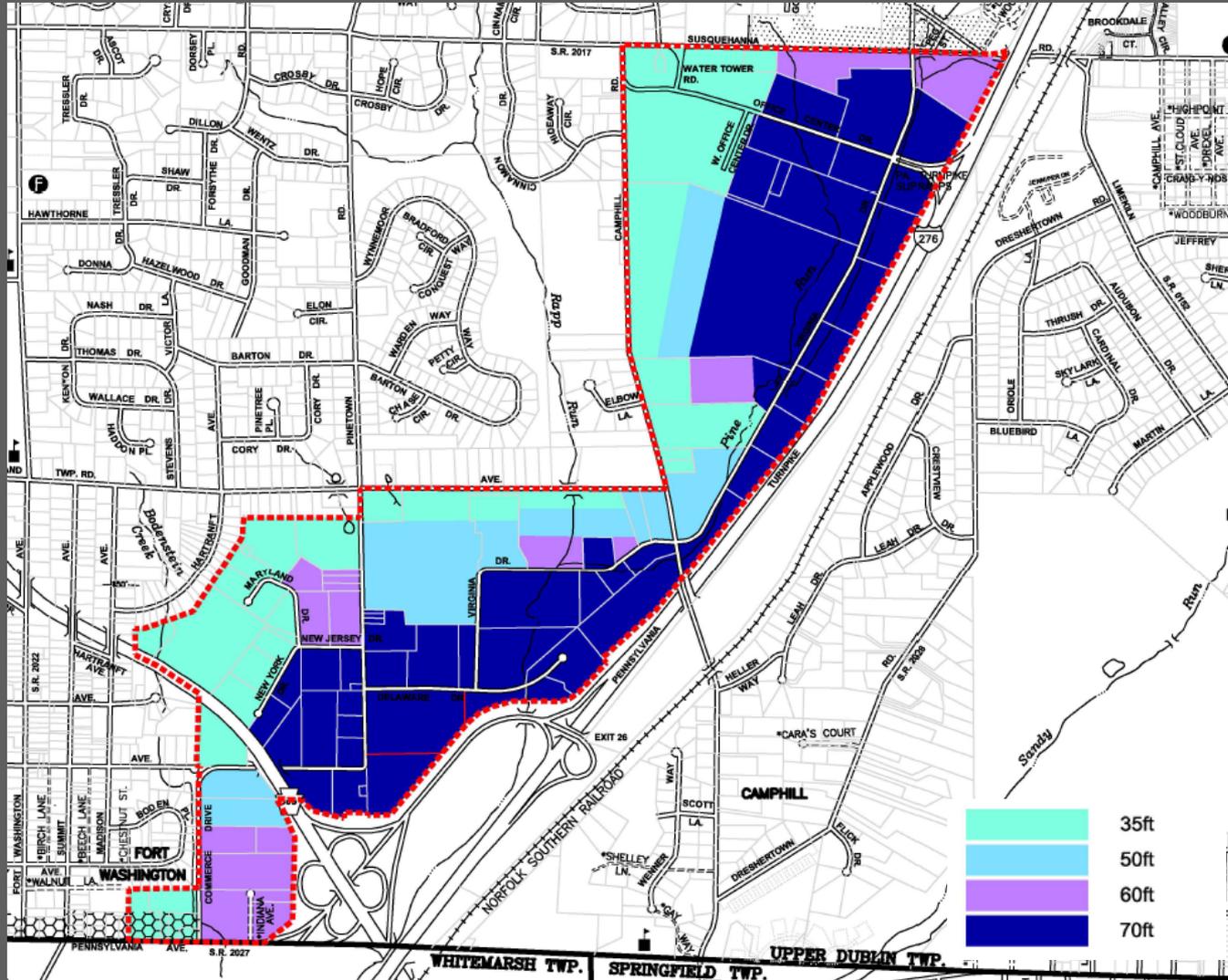
Receiving Area

Standards for Use of Development Credits

- ▶ Office: may construct additional office space beyond the .25 FAR under current zoning to as much as .55 FAR
- ▶ Hotel: may construct additional hotel space beyond the .60 FAR under current zoning to as much as .85 FAR
- ▶ Retail: may incorporate retail uses larger than 750 SF (up to 10,000 SF) on first floor of multi-story buildings; retail use is 50% or less of building SF
- ▶ Residential: may construct multi-family residential buildings of 4 to 7 stories
 - ▶ Minimum residential FAR: 1.0
 - ▶ Maximum residential FAR: 1.65 at 7 stories; 1.60 at 6 stories; 1.55 at 5 stories
 - ▶ Minimum density: 30 dwelling units per acre
 - ▶ Maximum density: 65 dwelling units per acre at 7 stories; 60 per acre at 6 stories; 55 per acre at 5 stories

Receiving Area

Height Restrictions



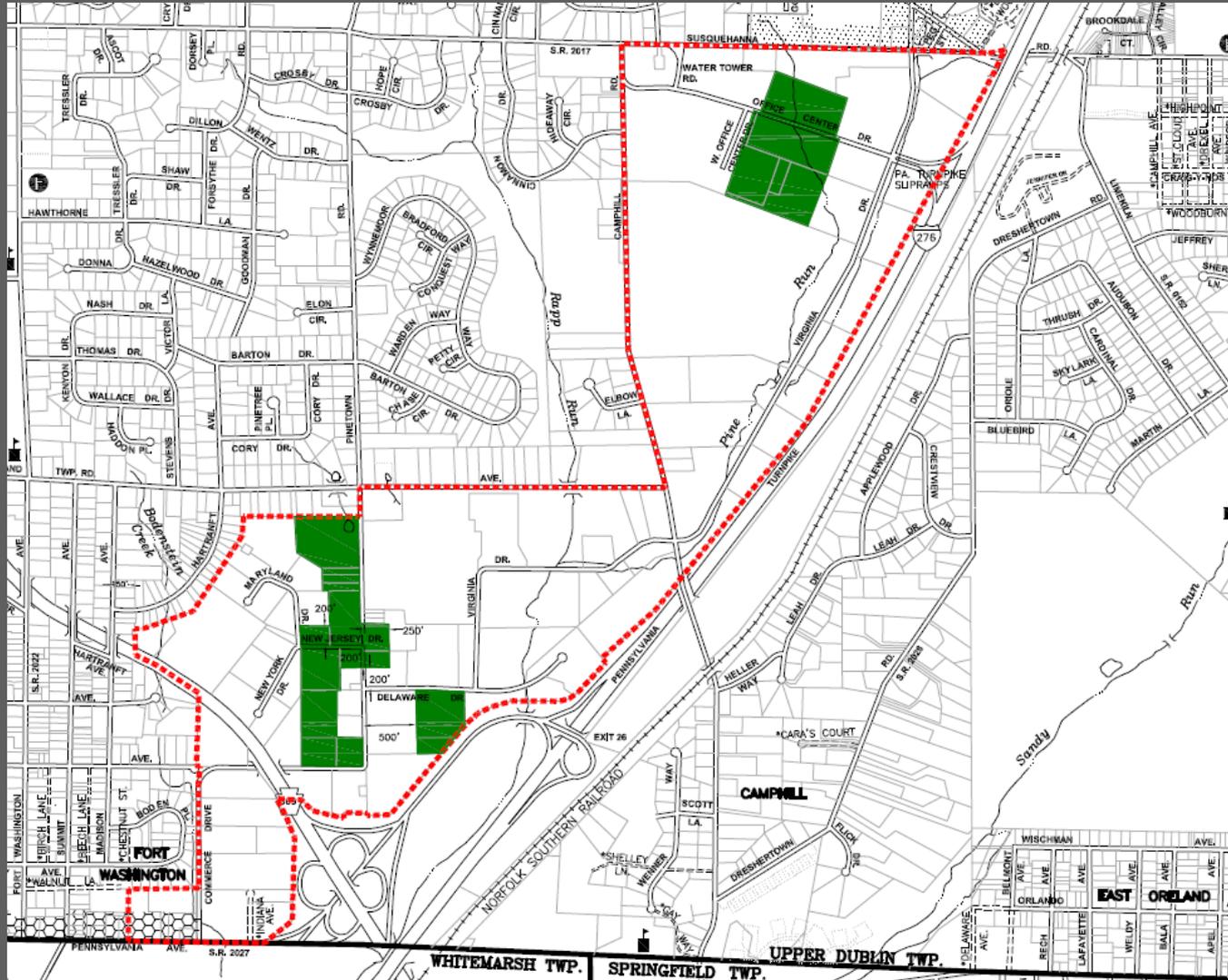
Receiving Area

Permitted Increments of TDR

- ▶ Office/hotel: Up to 10,000 SF of additional floor area allowed for each .25 development credit
- ▶ Retail: Up to 2,500 SF of retail use not otherwise allowed can be incorporated in first floor of multi-story buildings for each .25 development credit
- ▶ Residential: Up to 12,500 SF of residential allowed for each .25 development credit
 - ▶ No more than 24 credits may be used for residential development
 - ▶ Residential development limited to certain locations

Receiving Area

Restrictions for Residential Use



Receiving Area

Other Design Standards Required/Permitted by TDR

- ▶ A building with more than 3,500 SF of retail may not front Highland Avenue and Camp Hill Road
- ▶ Parking ratios shall be reduced from 5 spaces/1,000 SF to 3.8 spaces for non-residential buildings
- ▶ Parking ratios for residential buildings shall be 1.5 spaces/unit
- ▶ Impervious surface limits shall be increased to 85%
- ▶ Architectural design standards: massing/articulation, glass, roofs, walls

FWOP Town Center Concept



Discussion

