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
Study Area Location
Flood-Prone Areas: 100-year Floodplain with Structures
TDR Ordinance for the Fort Washington Office Park

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
<table>
<thead>
<tr>
<th>Street #</th>
<th>Street</th>
<th>Block/Unit #</th>
<th>Building Category</th>
<th>Existing Building (SF)</th>
<th>Potential Incremental Development (SF)</th>
<th>Credits</th>
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</table>
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
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
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

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
Discussion