

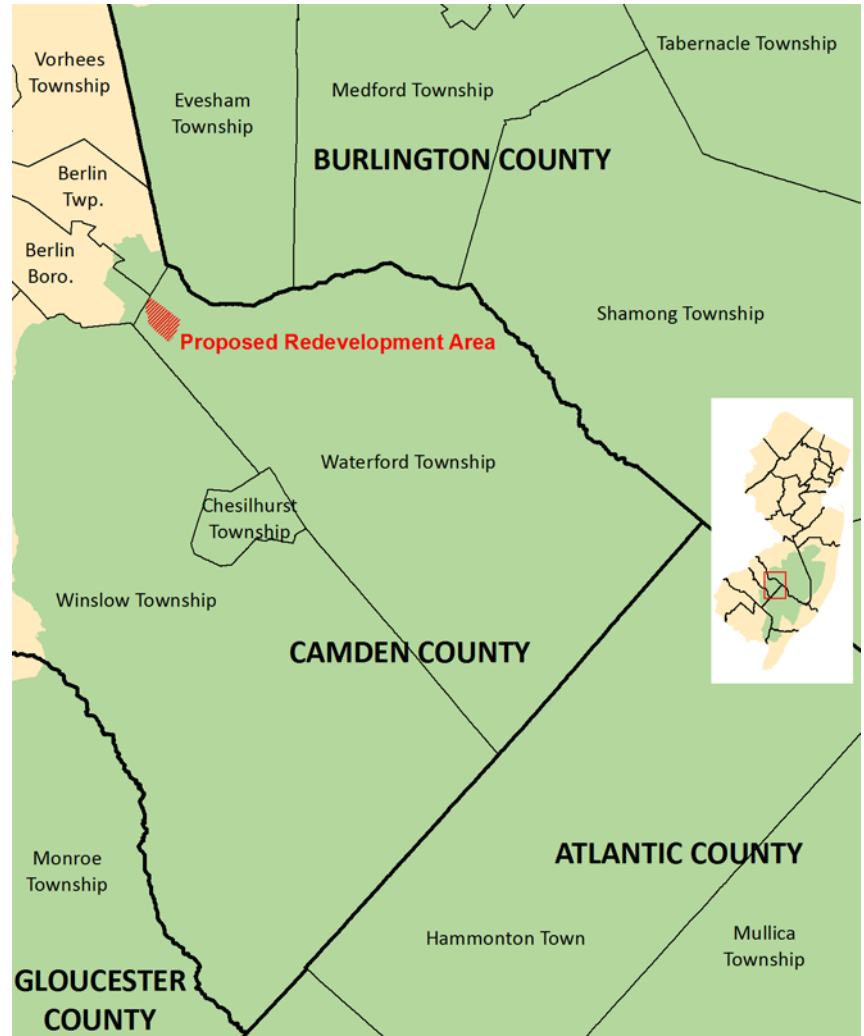


Haines Boulevard Redevelopment Plan

Waterford Township
October 2016 P&I Committee

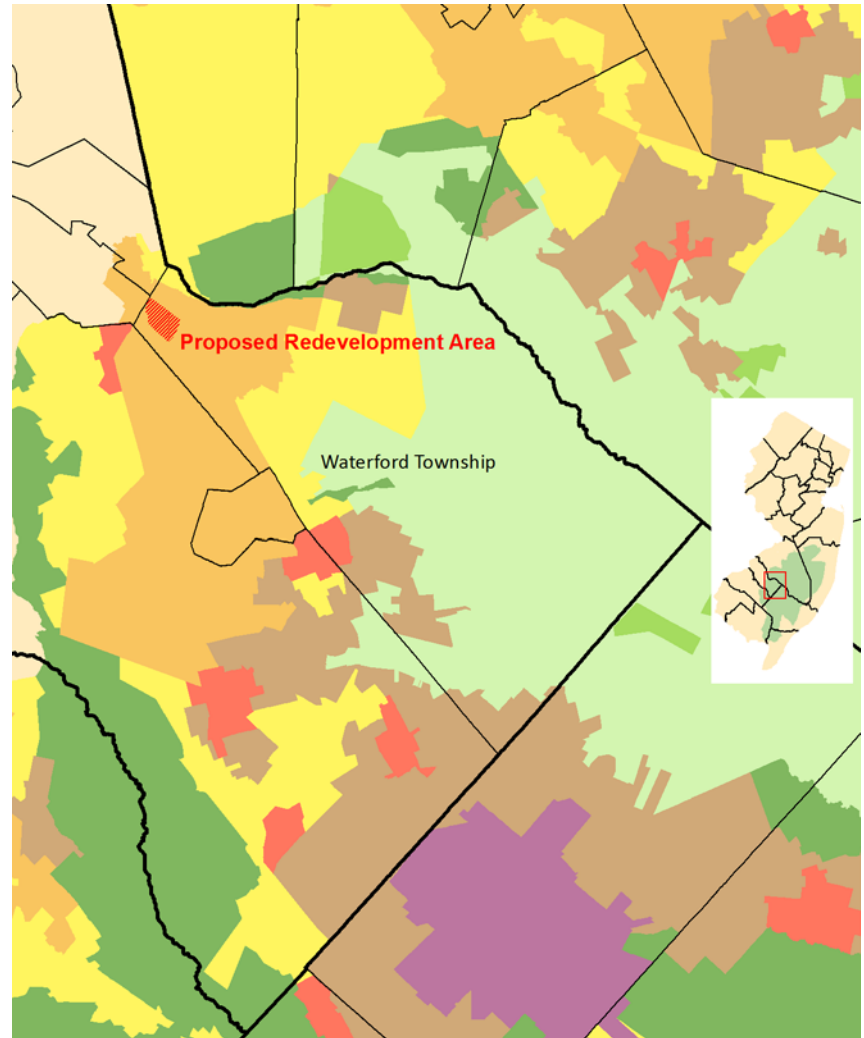
Introduction

- ▶ 146 acres
- ▶ Current redevelopment plan allows only nonresidential uses
- ▶ Atco Train Station provides a unique opportunity for TOD
- ▶ Proposed mix of residential, commercial, and institutional uses
- ▶ Accommodates affordable housing



Introduction

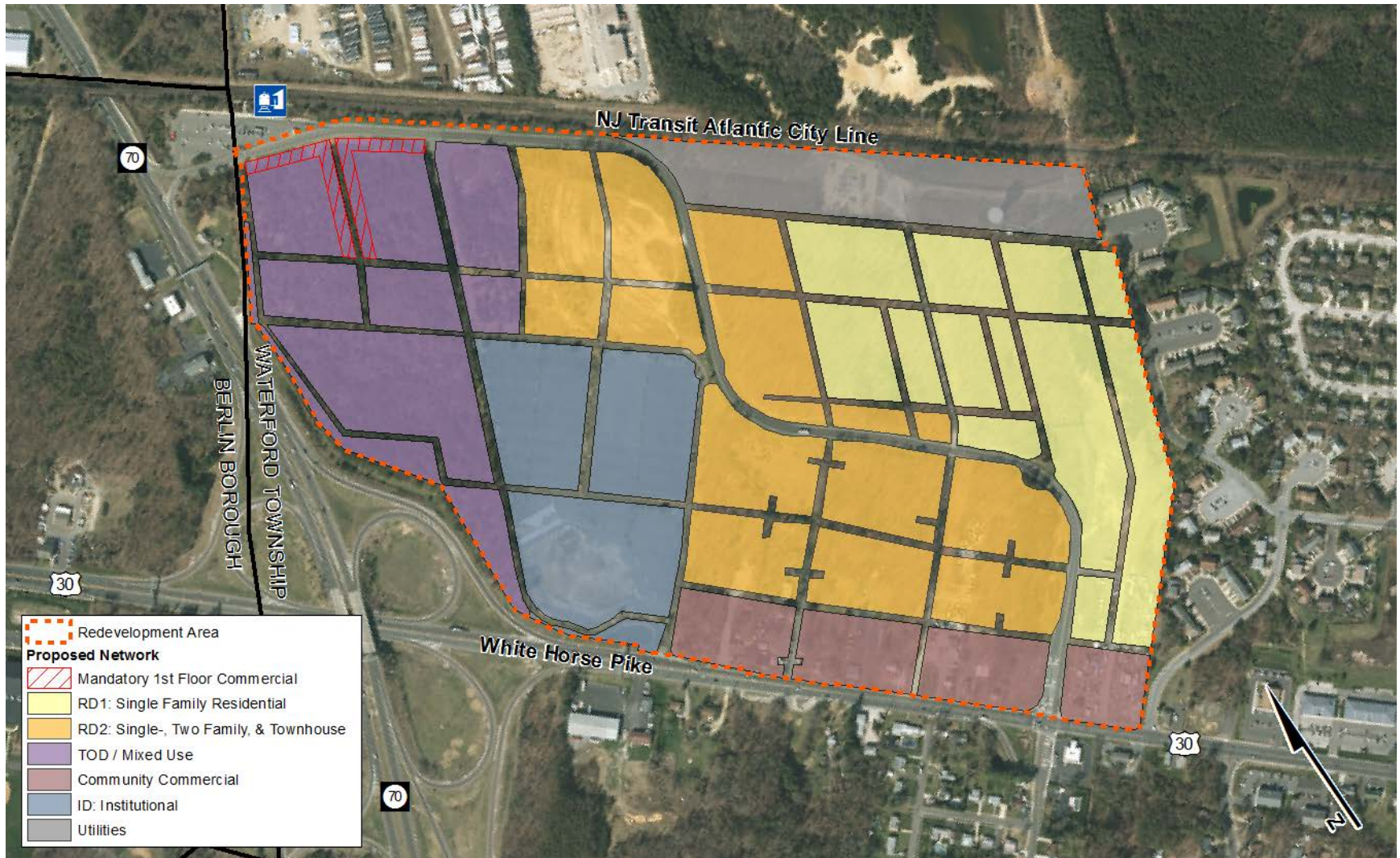
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Haines Blvd. Redevelopment Area

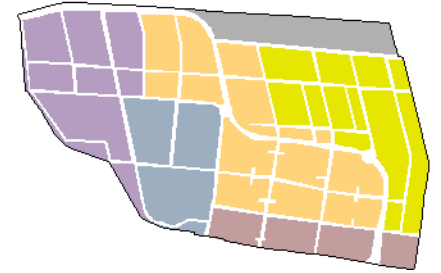


Haines Blvd. Redevelopment Area

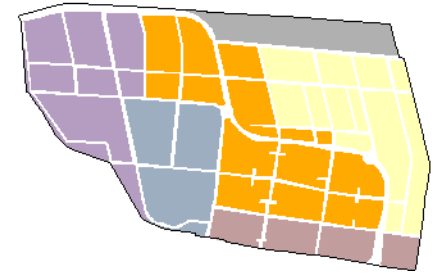


RD-1 Residential District

- ▶ **Principal Permitted Uses**
 - ▶ Detached single-family dwellings
 - ▶ 5 units per acre



RD-2 Residential District



▶ Principal Permitted Uses

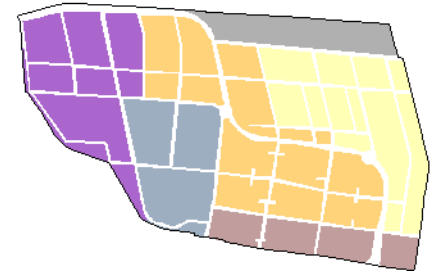
- ▶ Detached single-family dwellings
- ▶ Two-family dwellings
- ▶ Attached single-family dwellings (townhouses)
- ▶ 6 units per acre



TOD / Mixed Use

▶ Principal Permitted Uses

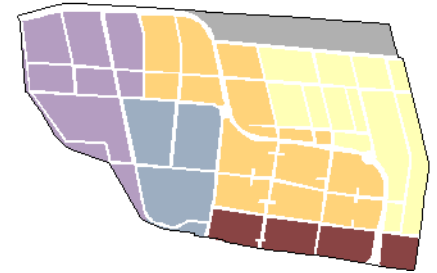
- ▶ Retail stores, shops, restaurants
- ▶ Personal service businesses
- ▶ Instructional facilities
- ▶ Banks and finance institutions
- ▶ Child care centers
- ▶ Professional offices
- ▶ Two-family dwellings and townhomes
- ▶ Mixed-use development w/ dwelling units on upper floors
- ▶ Multi-family units
- ▶ 12 units per acre



Community Commercial

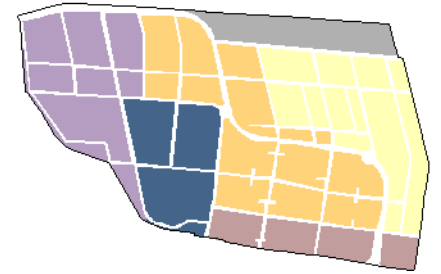
▶ Principal Permitted Uses

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- ▶ Child care centers
- ▶ Professional offices
- ▶ Mixed-use development w/dwelling units on upper floors
- ▶ 5 units per acre



ID Institutional

- ▶ **Principal Permitted Uses**
 - ▶ Retail stores, shops, restaurants
 - ▶ Educational facilities
 - ▶ Health care facilities
 - ▶ Libraries
 - ▶ Assisted living facilities
 - ▶ Community centers
 - ▶ Hotels/conference centers
 - ▶ Two-family dwellings and townhomes
 - ▶ 6 units per acre



Summary of Redevelopment Plan

- ▶ Maximum of 792 units permitted
- ▶ Affordable housing permitted
 - ▶ Inclusionary developments (20%)
 - ▶ 100% affordable projects at 8 units per acre
- ▶ 30% PDC requirement for all residential units
 - ▶ Exemption for up to 240 affordable units



Density and PDC Requirements

	CMP Requirements	Proposed Redevelopment Plan
Permitted Density	3.375	5.42
Total Units	492	792
PDC Units	164	165



Justification for Increased Density

- ▶ The CMP allows municipalities to zone for increased residential zoning capacity and provide additional density bonuses in RGAs if:
 - ▶ The site is appropriate for higher intensity development
 - ▶ 146 acres in RGA with no environmental limitations
 - ▶ Sufficient PDC opportunities are provided
 - ▶ 30% mandatory PDC requirement
 - ▶ Sufficient infrastructure exists or can be provided
 - ▶ Non-K/C water source required when 70% of capacity is allocated

