
PDC STUDY

July 14, 2006

PDC STUDY

- Current Supply
- Current Demand
- Enhancing Demand
- Increasing Supply
- Decreasing Supply
- Other PDC Issues
- Recommendations

CURRENT SUPPLY

Topic	Possible (# of rights)
Current estimate of supply	11,200
Future “losses” - SADC - Green Acres	2,000
Supply after “losses”	9,200

CURRENT SUPPLY

Topic	Possible (# of rights)	More Likely (# of rights)
Current estimate of supply	11,200	9,000
Future “losses” - SADC - Green Acres	2,000	900
Supply after “losses”	9,200	8,100

CURRENT DEMAND

Topic	Possible (# of rights)
Residential zone capacity	11,100
Residential trends	N/A
Committed PDCs not yet redeemed	400
Non-residential	
- Current PDC zoning	600
- Rezoning to residential	1,000
Other uses	
- Variances	300
- Waivers	200
Demand estimates	13,600

CURRENT DEMAND

Topic	Possible (# of rights)	More Likely (# of rights)
Residential zone capacity	11,100	N/A
Residential trends	N/A	3,300
Committed PDCs not yet redeemed	400	400
Non-residential		
- Current PDC zoning	600	0
- Rezoning to residential	1,000	1,000
Other uses		
- Variances	300	300
- Waivers	200	200
Demand estimates	13,600	5,200

ENHANCING DEMAND

Topic	Estimate of Use
<p>Lower the assigned <u>CMP density Rx</u> to drop base densities</p> <ul style="list-style-type: none">- Prevailing development as base + 50% PDCs- Prevailing development as maximum including PDCs- Current CMP Rx base becomes maximum density with PDCs	<p>M</p> <p>H</p> <p>H</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p>Reduce the <u>density thresholds</u> at which PDC use is required</p> <ul style="list-style-type: none">- Require PDC use between 1 to 2 du/acre- Require PDC use between 1 to 3 du/acre- Require 25% PDC use for all residential development	<p>M</p> <p>H</p> <p>H</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p><u>“High intensity” business development</u>: PDC use above some base in both RGA and Town</p> <ul style="list-style-type: none">- <u>Simple FAR</u>: 1 right per 3,000 sq. ft. above base FAR- <u>Type FAR</u>: 1 right per 3,000 sq. ft. above base FAR by scale of development- <u>Cost</u>: 1 right per \$125,000 above an investment of \$220,000 per acre	<p>M</p> <p>M</p> <p>M</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p><u>All business development</u>: PDC use for all in both RGA and Town</p> <ul style="list-style-type: none"> - <u>“Residential” model</u>: 1 right per 7,500 (or 12,000) sq. ft. of non-residential building - <u>Area extent</u>: 1 right per acre for all business development 	<p style="text-align: center;">H</p> <p style="text-align: center;">H</p>
<p><u>Business development sliding scale</u>: Increase PDC obligation as acres increase</p> <ul style="list-style-type: none"> - High intensity - All development 	<p style="text-align: center;">M</p> <p style="text-align: center;">H</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p>Establish base and bonus densities in <u>Pinelands Towns</u> which mirror PDC changes in RGA:</p> <ul style="list-style-type: none">- Require PDC use between 1 to 2 du/acre- Require 25% PDC use for all residential development- Use “prevailing” density in Towns to set a base density above which PDCs are used	<p>M</p> <p>M</p> <p>L</p>

H = 5,000-10,000 rights

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L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p>Tie PDC use to Commission approval of RGA or Pinelands Town <u>expansion</u></p> <ul style="list-style-type: none"> - If traditional offset unavailable - Allow redesignation of RDAs to RGA or Town (if adjacent) <ul style="list-style-type: none"> - Require PDCs for all development over existing RDA density - Require 25% PDC use for all residential development 	<p>L</p> <p>M</p> <p>L-M</p>
<p>Tie PDC use to Commission approval of <u>reduction</u> in size of RGA or Pinelands Town</p>	<p>L</p>

H = 5,000-10,000 rights

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L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND (cont'd)

Topic	Estimate of Use
<p>Permit the expansion of <u>non-conforming uses</u> only when PDCs are used</p> <ul style="list-style-type: none">- Require PDC use for expansion- Permit PDC use to contribute to meeting 2 ppm "offsite"	<p>L</p> <p>L</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND – NEW IDEAS

Topic	Estimate of Impact
<p>Require PDC use for lost units if projects are built at less than <u>minimum densities</u> in RGAs and Towns</p> <ul style="list-style-type: none">- Below an absolute level (e.g., if less than 2 du/acre)- Below a proportion of zone density (e.g., if less than 75% of zone density)	<p>M</p> <p>M-H</p>
<p>Require PDC use if projects are built using <u>septic systems in sewer service areas</u> in RGAs, Towns and Villages</p> <ul style="list-style-type: none">- 1 right for each septic system	<p>M</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND – NEW IDEAS *(cont'd)*

Topic	Estimate of Use
<p>Require PDCs for <u>loss of habitat</u> in RGA, Town, Village and RDA</p> <ul style="list-style-type: none">- 1 right for per 3 acres of impact- Reduced obligation if land used efficiently (high density; mix of housing types, etc.)	<p>M-H</p> <p>M</p>
<p><u>Wetlands crossings</u> by linear development</p> <ul style="list-style-type: none">- 1 right per ½ acre of disturbance	<p>Information not available</p>

H = 5,000-10,000 rights

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L = 100-1,000 rights

VL = <100 rights

ENHANCING DEMAND – NEW IDEAS *(cont'd)*

Topic	Estimate of Impact
<p><u>Violations:</u> Require PDC use as part of any restoration plan</p> <ul style="list-style-type: none"> - 1 right per ½ acre of impact and/or - 1 right per 3 acres of habitat impacted by violation 	<p>M</p> <p>L</p>
<p><u>Cell towers:</u> Require PDCs for towers in PAD, FA, SAPA and select Villages:</p> <ul style="list-style-type: none"> - 1 right per certified “nonconforming” need - 1 right per certified need/gap - By heights over tree line 	<p>VL</p> <p>VL</p> <p>L</p>

H = 5,000-10,000 rights

M = 1,000-5,000 rights

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VL = <100 rights

ENHANCING DEMAND — OTHER DENSITY INCREASES

Topic	Estimate of Use
<p>Allow <u>increased densities in RDAs</u> (e.g., 1 du/acre) with the use of PDCs</p> <ul style="list-style-type: none"> - All RDAs - Select RDAs (e.g., adjacent to RGAs) 	<p style="text-align: center;">M</p> <p style="text-align: center;">L</p>
<p>Allow <u>increased densities in Villages</u> (i.e., exceed “doubling” rule) with the use of PDCs</p> <ul style="list-style-type: none"> - All development - 25% of all development 	<p style="text-align: center;">M</p> <p style="text-align: center;">L-M</p>

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ENHANCING DEMAND — *OTHER CONSIDERATIONS*

- HTF
- COAH
- Cross-sensitivity of the possibilities: which double count, or work in opposite directions

INCREASING SUPPLY

Topic	Estimate of Impact
<p>Allocate PDCs to <u>sensitive Forest Areas</u> according to specific criteria</p> <ul style="list-style-type: none">- Commission designates areas- Municipalities designate areas <p>Allocate PDCs to all private lands in the FA</p> <p>Allocate PDCs only to large parcels in the FA (as an incentive to consolidation)</p>	<p>M</p> <p>L</p> <p>H</p> <p>M</p>
<p>Allocate PDCs to <u>sensitive RDAs</u></p> <ul style="list-style-type: none">- Same options as FA	<p>L</p>

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INCREASING SUPPLY

Topic	Estimate of Impact
Increase APA allocations as per SADC formula	H
Provide bonus allocations for establishment of 300' wetland buffers where none now exist	M

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L = 100-1,000 rights

VL = <100 rights

DECREASING SUPPLY

Topic	Estimate of Impact
Eliminate (or reduce) PDCs awarded to <u>small lots</u>	L
Eliminate (or reduce) PDCs awarded to <u>non-berry agriculture in wetlands</u> <ul style="list-style-type: none"> - After 25 years - Other date 	M M
Increase <u>state purchases</u> of lands with PDCs <ul style="list-style-type: none"> - SADC - Green Acres - PCF funds 	M M L
Eliminate (or reduce) PDCs awarded to <u>non-state public lands</u> purchases since 1980	L

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L = 100-1,000 rights

OTHER PDC ISSUES

Topic	Estimate of Impact
Improve current regulations <ul style="list-style-type: none">- Rounding of allocations- Common ownership (“sum of parts” problem)	VL VL

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L = 100-1,000 rights

VL = <100 rights

OTHER PDC ISSUES (cont'd)

Topic	Estimate of Impact
<p>Permit additional <u>TDR after use of PDCs</u> (e.g. to protect open space)</p> <ul style="list-style-type: none">- Permit if all PDCs on both receiving site and sending site used first- Permit as above but only if good PDC track record	L
<p><u>Affordable Housing relief:</u></p> <ul style="list-style-type: none">- Apply PDC obligation only to market rate units in projects with affordable housing component	L

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L = 100-1,000 rights

VL = <100 rights

OTHER PDC ISSUES (cont'd)

Topic	Estimate of Impact
<p>Require PDC use for <u>public development</u> in PDC receiving zones</p> <ul style="list-style-type: none">- All public development not on official map<ul style="list-style-type: none">- all lost PDC opportunities- lost PDC opportunities per variance formula in CMP (50% if lot is 10 acres or smaller, etc.) or other lesser percentage- 25% of maximum permitted density- “Non-essential” public development<ul style="list-style-type: none">- same options as above	L

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VL = <100 rights

PRELIMINARY RECOMMENDATIONS

	Possible (# of rights)	More Likely (# of rights)
<u>Supply Enhancements</u> - FA allocations (select areas) - RDA allocations (select areas)	L VL	L VL
<u>Supply Decreases:</u> none	N/A	N/A
<u>Current Supply</u>	9,200	8,100

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VL = <100 rights

PRELIMINARY RECOMMENDATIONS

	Possible (# of rights)	More Likely (# of rights)
<u>Demand Enhancements</u>		
- RGA residential: 25% PDCs	H	H
- Town residential: 25% PDCs	M	M
- Commercial: RGA + Town; high intensity	M	M
- Loss of habitat: w/reduction for eff. Use	M	M
- Increased Village densities: 25% PDCs	L-M	L-M
- Minimum densities: 75% of zone density	M-H	M-H
- Cell towers: height above trees	VL	VL
<u>Current Demand</u>	13,600	5,200

H = 5,000-10,000 rights

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VL = <100 rights

OTHER PRELIMINARY RECOMMENDATIONS

- Specifically permit:
 - rounding of PDC allocations; and
 - eliminate common ownership criteria
- Specifically permit TDR after use of PDCs
- Provide for affordable housing relief
- Require PDC use for public development not on official map in PDC receiving areas

OTHER IDEAS CONSIDERED

“New” Ideas: behavior enhancements resulting in increased PDC obligation

- Less than 300’ buffer (non-waiver)
- Parking in front of commercial
- “McMansions”
- Insufficient mix of housing types
- Insufficient road linkage
- Excessive impervious coverage
- Sprinklers
- Excessive lawns
- Wetlands uses
- Excessive clearing for homes
- Non-clustered FA/RDA development

OTHER IDEAS CONSIDERED

“New” Ideas: behavior enhancements resulting in decreased PDC obligation

- Reward good design
- Reward clustering
- Reward mixed use development