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
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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
  - Retail stores, shops, restaurants
  - Personal service businesses
  - Instructional facilities
  - Banks and finance institutions
  - 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

<table>
<thead>
<tr>
<th></th>
<th>CMP Requirements</th>
<th>Proposed Redevelopment Plan</th>
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<tbody>
<tr>
<td>Permitted Density</td>
<td>3.375</td>
<td>5.42</td>
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<tr>
<td>Total Units</td>
<td>492</td>
<td>792</td>
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<tr>
<td>PDC Units</td>
<td>164</td>
<td>165</td>
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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