



**ALLEGHENY
LAND TRUST**

Transfer Development Rights



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ALLEGHENY LAND TRUST

What, Why, Where



Protecting our rich, natural heritage



A nationally accredited, non-profit organization dedicated to helping local people save local land

FOUNDED IN

1993

IN RESPONSE TO
RAPIDLY DISAPPEARING
Greenspace

OPERATING ACROSS
Allegheny County
& SURROUNDING COMMUNITIES

PROTECTING
2,100 Acres IN
27 Municipalities



Strategic priorities



LAND CONSERVATION

Permanently protecting land
from development



STEWARDSHIP

Responsibly caring
for conservation areas



EDUCATION

Teaching environmental
responsibility across generations



URBAN GREENING

Building strong and sustainable
communities through conservation



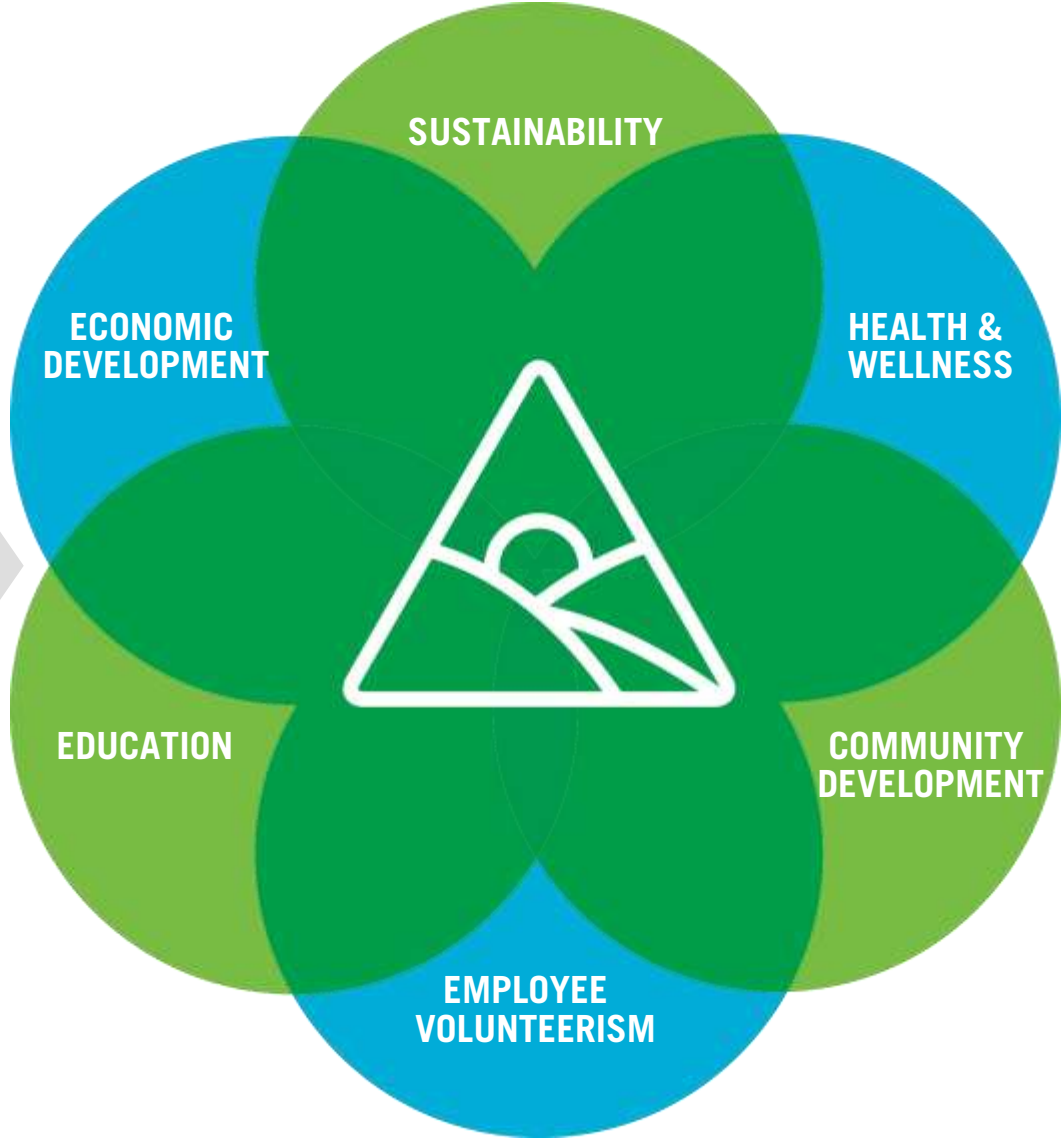
Impacting the region

**LAND
CONSERVATION**

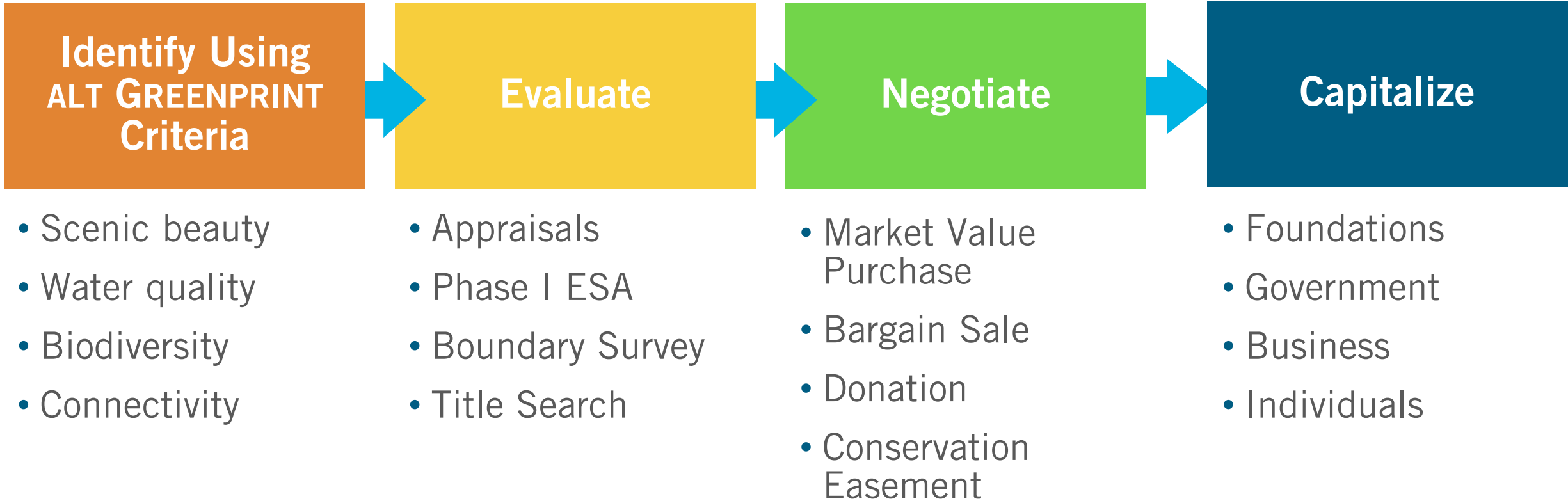
STEWARDSHIP

**URBAN
GREENING**

EDUCATION



2,100 acres and counting: the PROCESS



Southwestern PA is losing 40+ acres per day to development in spite of flat population growth

Brookings Institute Study


We've lost 10,000 acres of tree canopy across the County in the past five years

Tree Pittsburgh

Allegheny County's population decreased by 25% between 1960 and 2014, but developed acreage increased dramatically during the same period

U.S. Census



An aerial photograph showing a sprawling suburban residential development. The houses are arranged in a grid-like pattern with winding streets. A large, irregularly shaped green field is visible in the center of the development. The surrounding area is mostly green, suggesting a mix of residential and natural space.

“Sprawl will move on relentlessly if there isn’t a conscious effort to curtail it. ALT plays a vital role in protecting open space because they are a ‘can-do’ organization.”

- John Oliver III

Retired Secretary of PA Department of Conservation and Natural Resources

Transfer Development Rights

Purpose of this Presentation

- ▲ To show how a Transfer Development Rights (TDR) Program can support protection of green space & create new revenue streams



Transfer Development Rights: About

A TDR Program Can...

- ▲ Permanently protect greenways, gardens, parklets, etc.
- ▲ Virtually generate property tax revenue from green space and tax-delinquent real estate
- ▲ Generate new source of private revenue from developers used to install & maintain Green Infrastructure to reduce flooding and combined sewage overflows (CSOs)
- ▲ Stimulate (re)development where appropriate





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Transfer Development Rights

Background

Transfer Development Rights: Background







▲ Real Estate: A Bundle of Rights

- Hunting
- Timber
- Mineral
- Access
- Agricultural
- Development (as per local zoning)
 - Residential
 - Commercial
 - Etc.



Transfer Development Rights: Background

▲ The Bundle of Rights are Severable

- Hunting 
- Timber 
- Mineral 
- Access 
- Agricultural 
- Development (as per local zoning) 
 - Residential
 - Commercial
 - Etc.



Transfer Development Rights: Background

- ▲ Landowners can't just decide to sell Development Rights like other rights.
- ▲ Under the PA Municipalities Planning Code*, municipalities can create a TDR program with:
 - Sending Areas: Where they want to protect land
 - Receiving Areas: Where they want to have development
- ▲ The municipality can act as a Broker buying and selling the development rights.

* Philadelphia and Pittsburgh are not regulated by the MPC.



Transfer Development Rights: Background

- ▲ The TDR tool has been available for use by Pennsylvania municipalities for more than two decades. Provisions for a Transfer Development Rights program are authorized in Sections 603 (c) (2.2) and 619.1 of the PA Municipalities Planning Code.
 - *The City of Pittsburgh is subject to a different legal code which authorizes TDR
- ▲ Approximately 33 municipalities in the Commonwealth had the TDR tool incorporated into their zoning ordinances as of 2008. Warwick Township, Lancaster County, has the most active TDR program that has helped to protect more than 1,500 acres of prime farmland.
- ▲ Pittsburgh Cultural District to protect Historic Buildings (Benedum Theater)



Transfer Development Rights: Background

- ▲ If the municipality acts as a broker buying and selling the development rights
 - TDR Program could generate a new source of private revenue from developers who buy the rights
- ▲ Revenue generated from the sale of rights could be dedicated to install and maintain Grey or Green Infrastructure or other community green space amenities





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Transfer Development Rights

How it Works

Transfer Development Rights: How it Works

An Illustration:

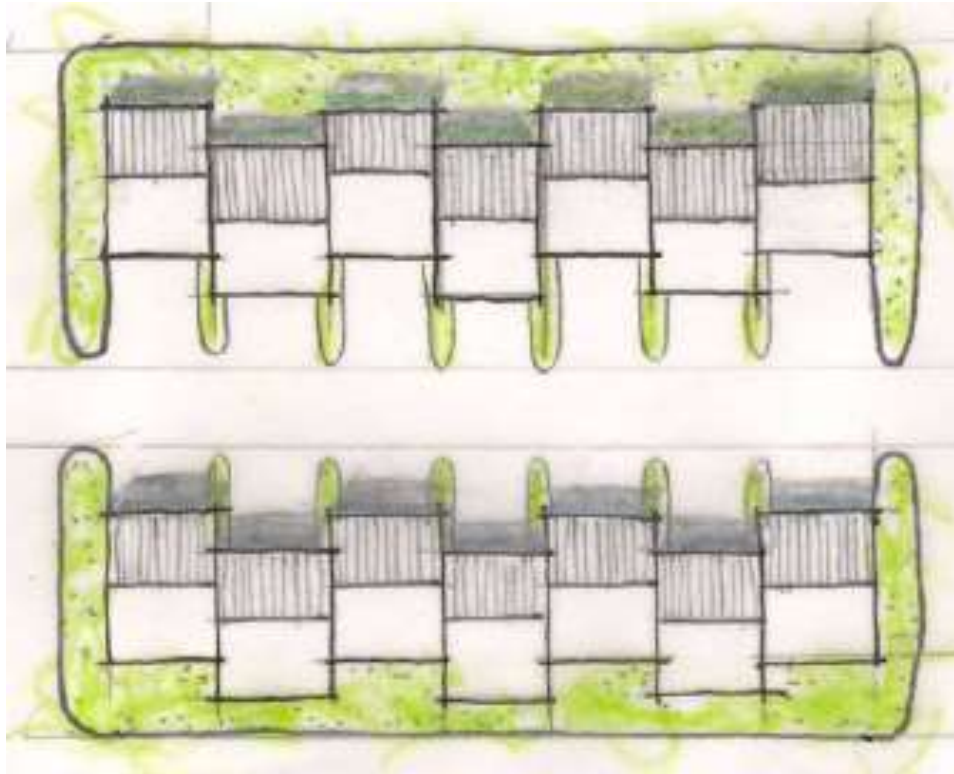


Typical Scenario: double loaded street with no green space

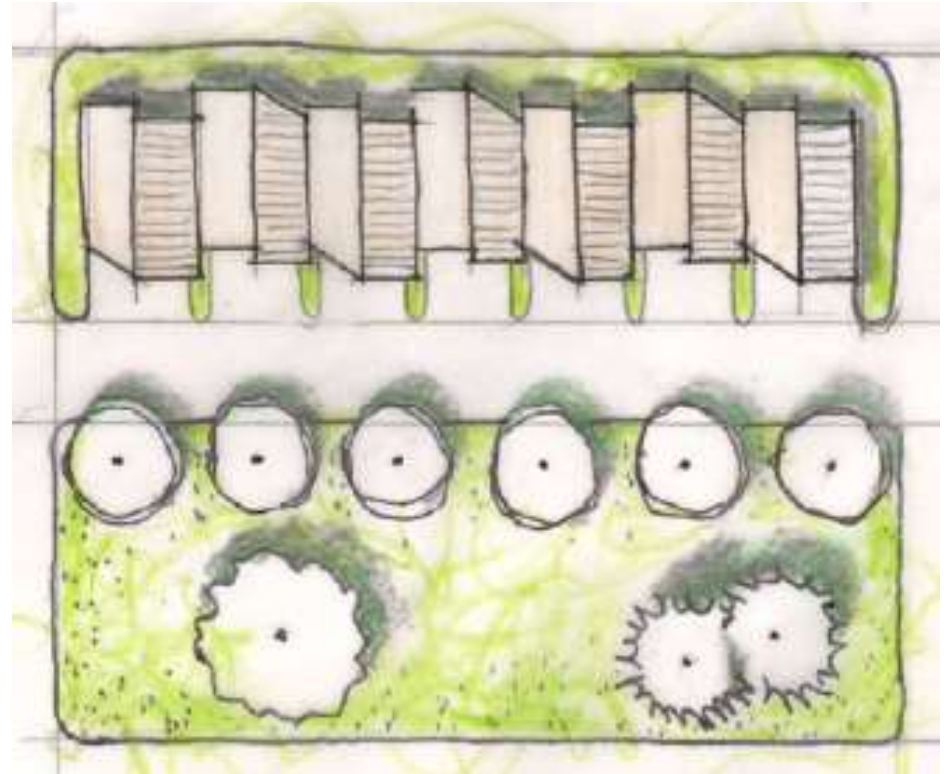


Transfer Development Rights: How it Works

Typical Development 7 units each side of street

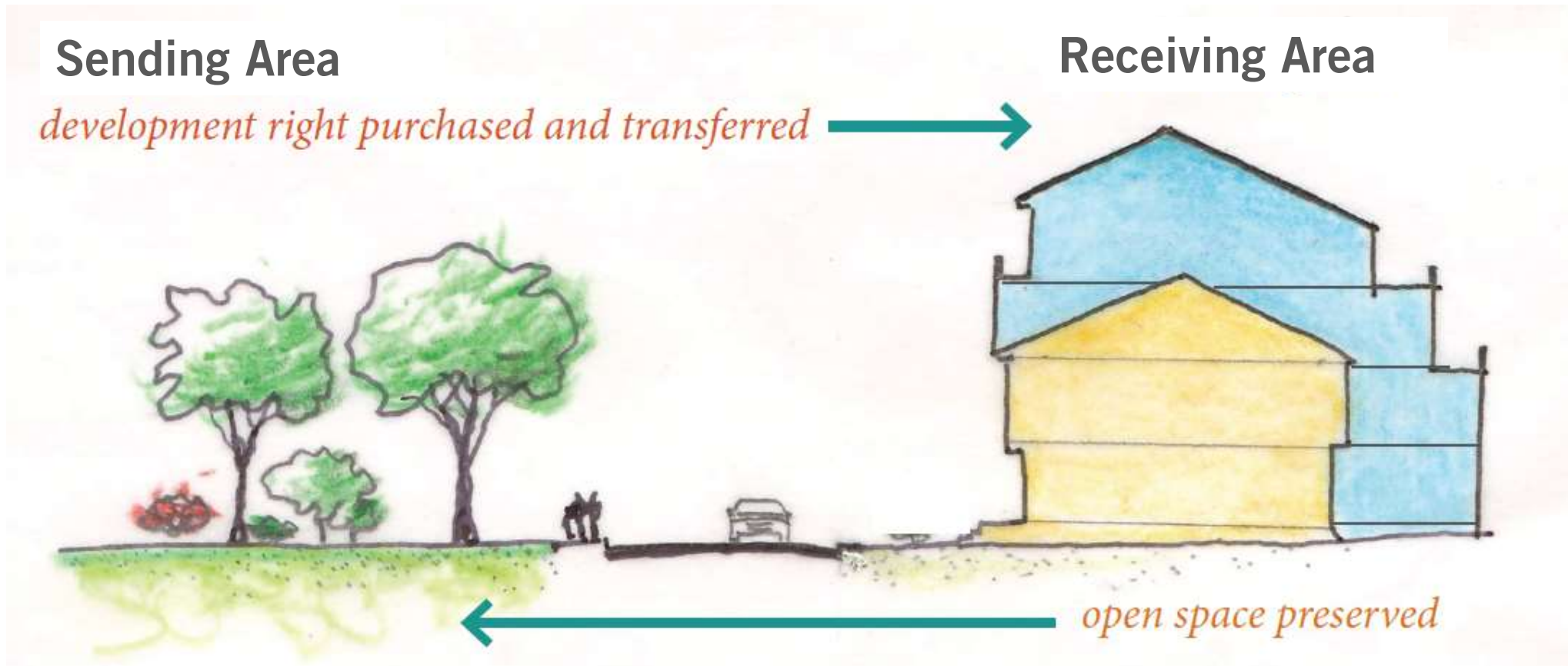


TDR Development with Dedicated Open Space (14 Units One-side)

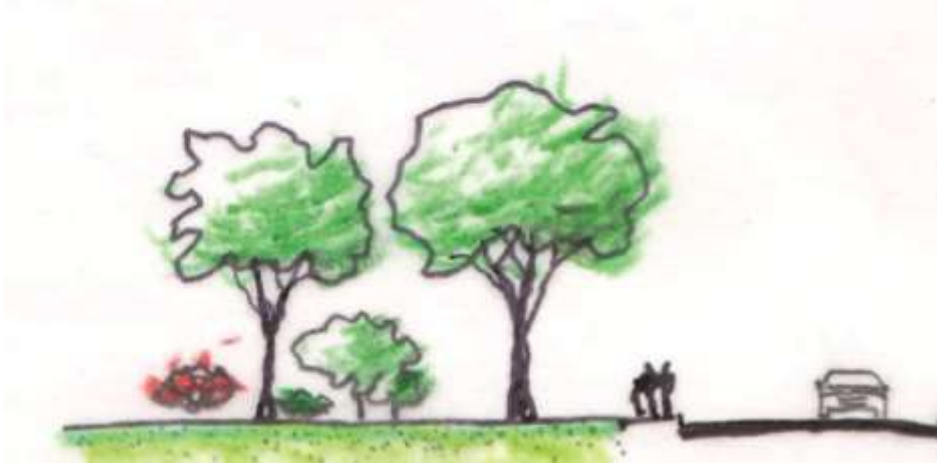


Transfer Development Rights: Terminology

TDR Development: Same overall density with green space protected for public use and benefit.

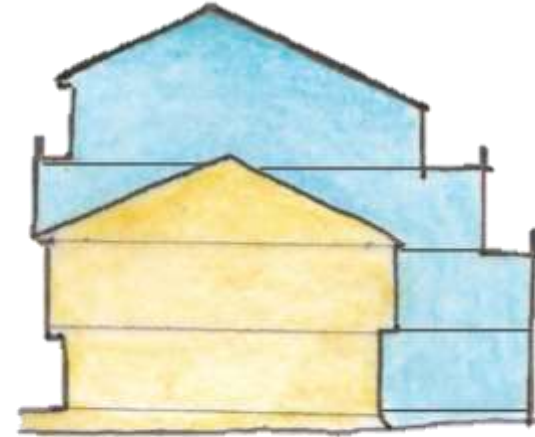


Transfer Development Rights: Benefits



TDR Sending Area

- ▲ Land dedicated for a public purpose:
 - Park/Gardens
 - Stormwater Management
 - Greenway
 - Agriculture
 - Floodplains/ Wetlands



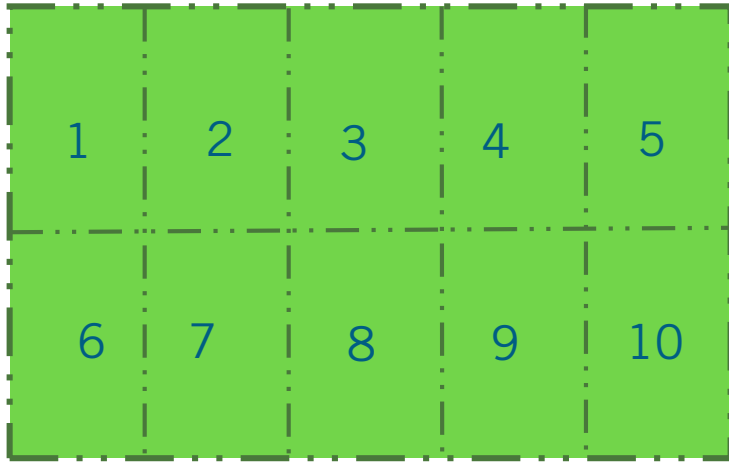
TDR Receiving Area

- ▲ Assessed value and tax revenue increased
- ▲ Development Rights can be translated into:
 - Increased density
 - Reduced Setbacks
 - Increased square footage
 - Other incentives create by municipality



Transfer Development Rights: Hypothetical Transfer

10 1-acre parcels located in the Sending Area

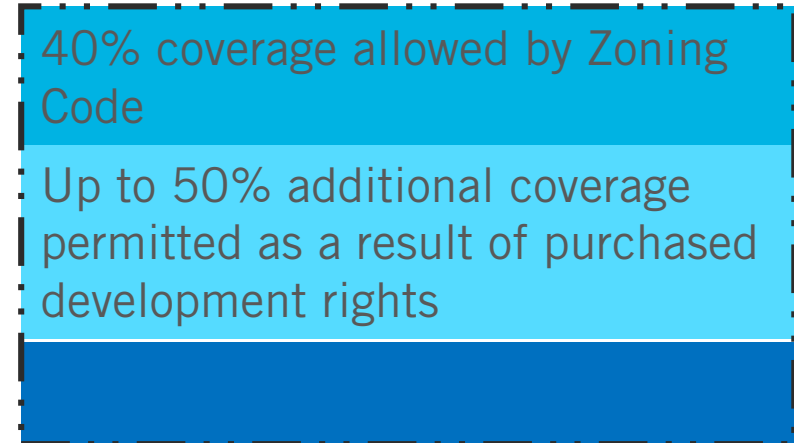


(10) 1-acre residential house lots allowed by Zoning Code

Developer negotiates to purchase all 10 development rights from owner for \$10,000



Commercial Parcel in Receiving Area



Schedule of Benefits for purchasing Development Rights

1 DR = 5% additional lot coverage

10 DRS = 50% additional lot coverage



Transfer Development Rights: Hypothetical Transfer

Development Right Valuation

- ▲ Conversion value of Development Rights
 - What the developer receives for purchasing ## of development rights

- ▲ In the previous example
 - 10 DRs converts to an additional 50% lot coverage

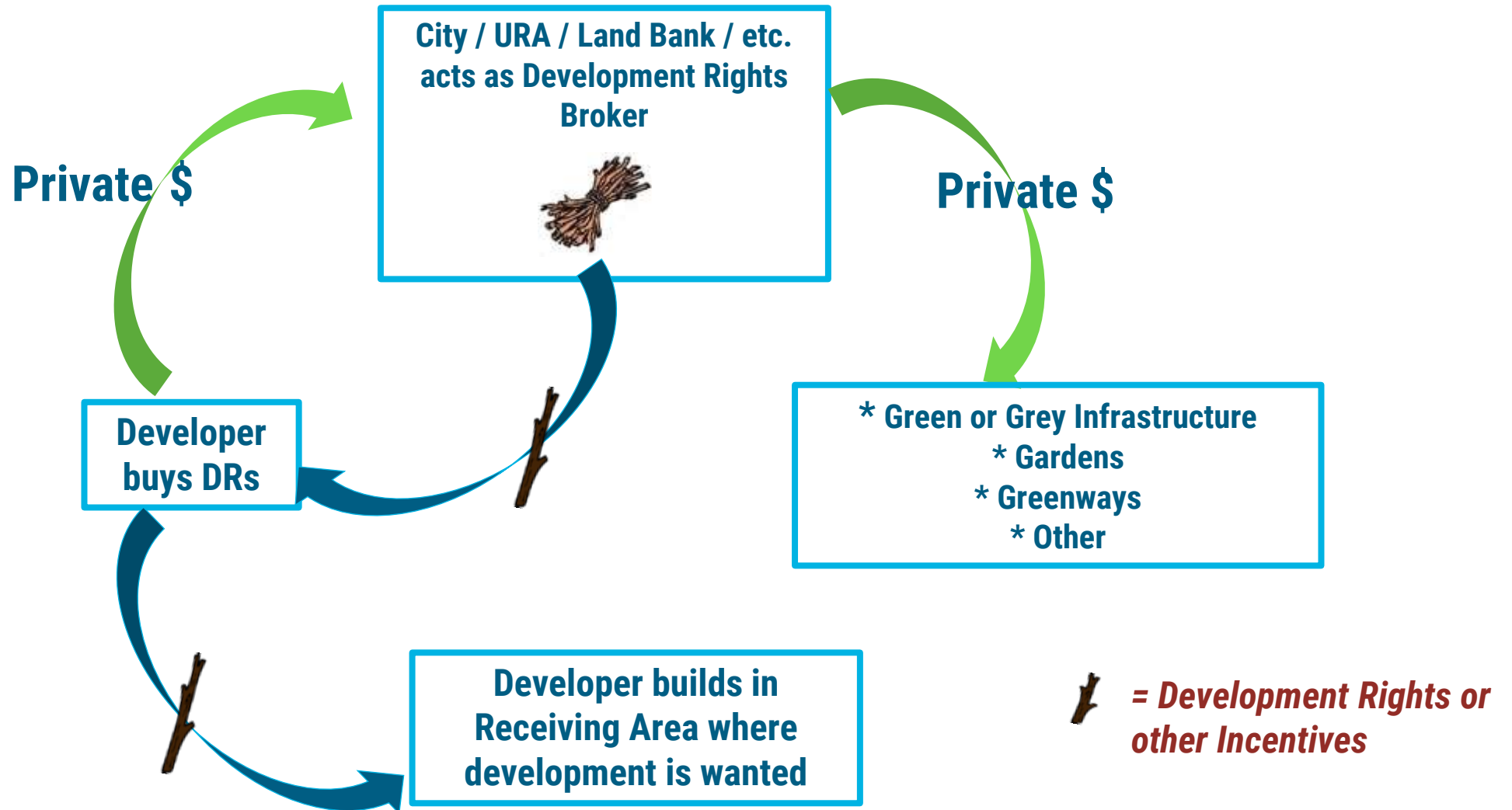
Transaction Valuation

- ▲ Market Value of Development Rights
 - What the developer pays for the ## of development rights

- ▲ In the previous example
 - Developer agreed to pay \$10,000 for 10 rights
 - Seller agreed to sell 10 rights for \$10,000



Transfer Development Rights: Revenue Generation



Transfer Development Rights: Cost Benefits

Zoning Change

- ▲ Cost in time and money on developer
 - Municipality receives fees (Process dependent)

- ▲ Assuming density or taxing zoning increase
 - Increase in taxing revenue

VERSUS

Transfer Development Rights

- ▲ Re-zoning request not needed- Developer saves time and money
 - Developer buys Development Rights- Municipality receives revenue

- ▲ Density increase
 - Increase in taxing revenue



Transfer Development Rights: Implementation

- ▲ To develop and implement a program for your community:
 1. Begin to identify Sending and Receiving Area Zoning Overlays
 1. Clarity is key to an effective program
 2. Determine Development Right Category Uses
 1. Are there priority greenspaces that will carry more weight?
 2. Will there be conversion factors from Residential to Commercial?
 3. Draft Ordinance
 1. ALT can assist with this, we have examples
 4. Follow requirements to pass Ordinance and Zoning Updates





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Transfer Development Rights

In Pittsburgh

Transfer Development Rights: Pittsburgh

- ▲ Program Currently Exists for the City of Pittsburgh
- ▲ ALT recommends expansion of current program outside of Golden Triangle and Riverfront Districts
- ▲ *Current transfer value is +20% over base floor allowance**

- *with restrictions

City of Pittsburgh Zoning Code

910.01.D.1 Density and Intensity Transfers (Golden Triangle)

An increase in the number of dwelling units and allowable gross floor area of buildings and structures through the transfer of such development rights from zoning lots within the GT Districts having unused development rights to other zoning lots within the GT Districts in conformity with the official master plans of the City, [...]

910.02.D.1 Density and Intensity Transfers (Riverfront District)

An increase in the number of dwelling units and allowable gross floor area of buildings and structures through the transfer of such development rights from zoning lots within two (2) adjacent DR Districts from zoning lots having unused development rights to other zoning lots within the adjacent DR Districts, in conformity with the official master plans of the City, [...]



Transfer Development Rights: Pittsburgh

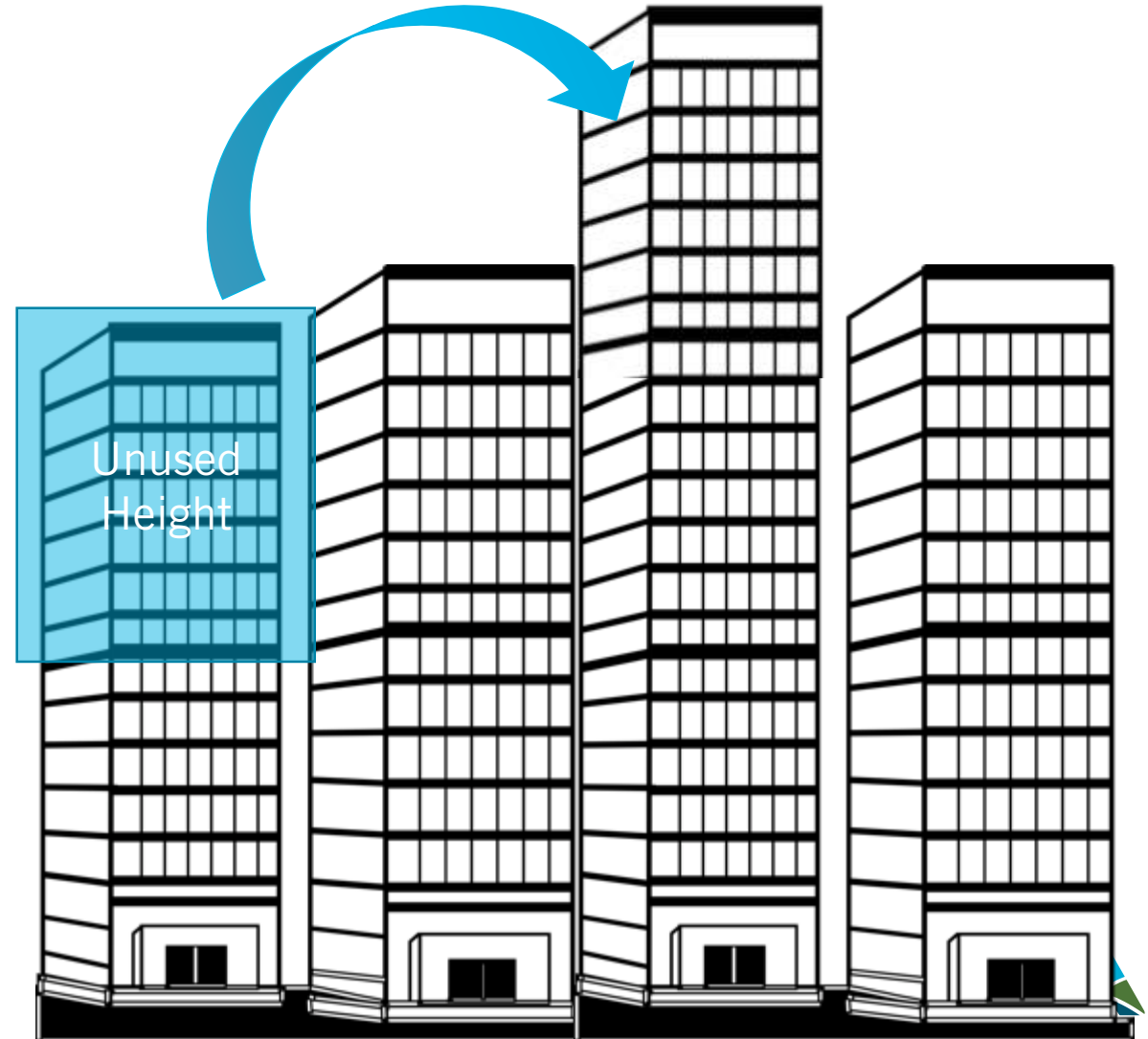


- TDR allowed for areas in Blue Overlay Districts
 - Golden Triangle
 - Riverfront District



Transfer Development Rights: Pittsburgh

- ▲ Used in Pittsburgh Cultural District to protect Historic Buildings such as Benedum Theater
 - Pittsburgh Code Section 1007.2 (Section 513.0)



Transfer Development Rights: Pittsburgh

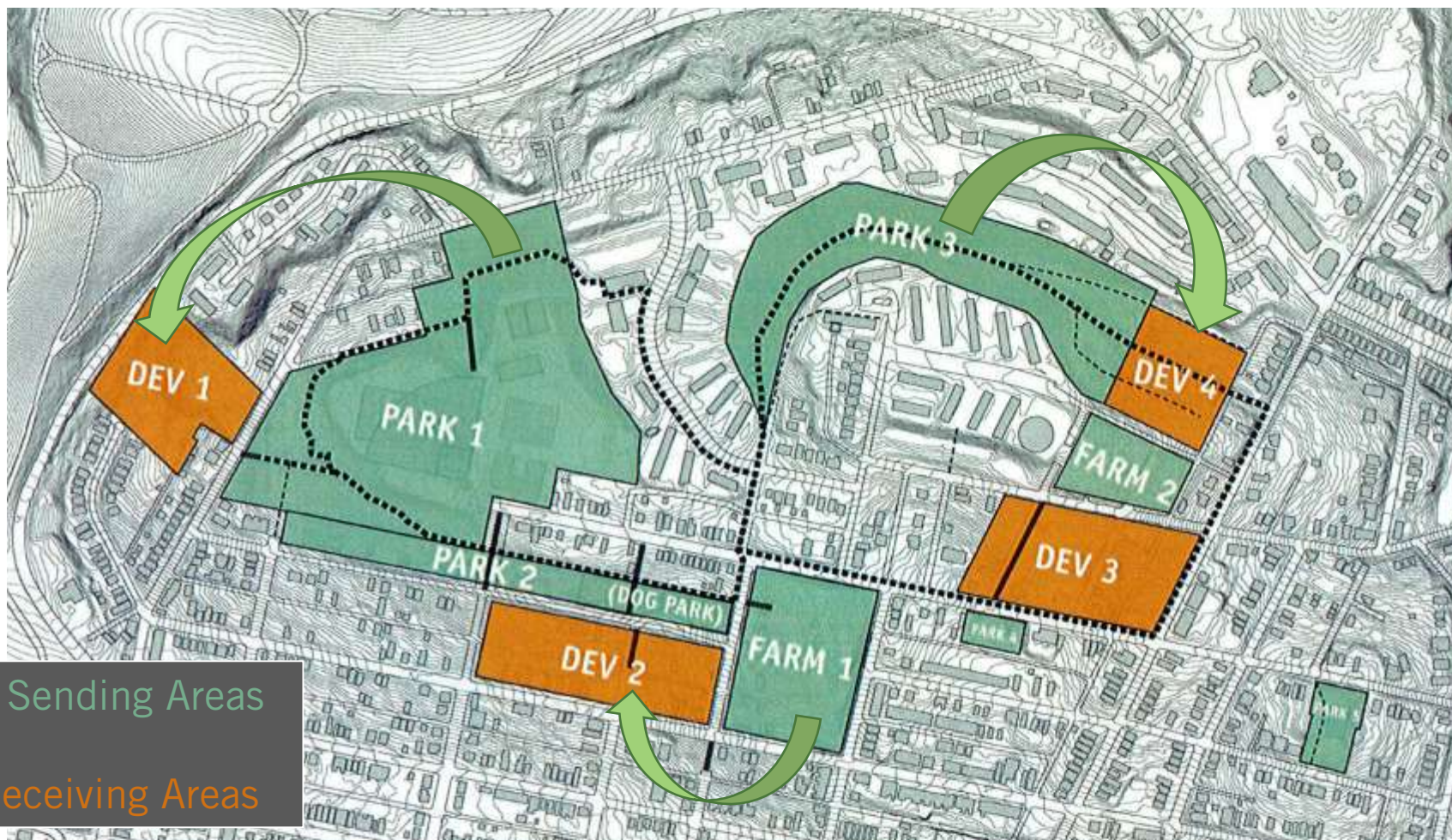
Unique Opportunity for the City of Pittsburgh

- ▲ 1,255 acres (8713 parcels) owned by the City and URA suitable for community garden or stormwater management
 - (Source: Appendix B, Suitability Analysis Summary Matrix, OpenSpace Pgh Adopted 07/09/2013)
- ▲ Parcels could become TDR Sending Areas
- ▲ If Development Rights were sold for \$500 each, \$4,356,500 in private revenue could be generated if a robust TDR program were created
 - Warwick Twp. Lancaster Co. currently sells Development Rights for \$4,000 each



Transfer Development Rights: Garfield

- ▲ How a TDR Program could support the Garfield Neighborhood Plan



Transfer Development Rights: Larimer

Examples: Larimer, From Blight to Green

- ▲ The following slides illustrate how 48 parcels in a section of Larimer
 - look today;
 - what the community envisions for the same block;
 - a buildout under existing zoning;
 - and an alternative buildout scenario using a transfer development rights program.
- ▲ The overall density remains the same
- ▲ A transfer development rights program could generate higher assessed values and additional tax revenue
- ▲ The sale of development rights can generate a new source of private revenue



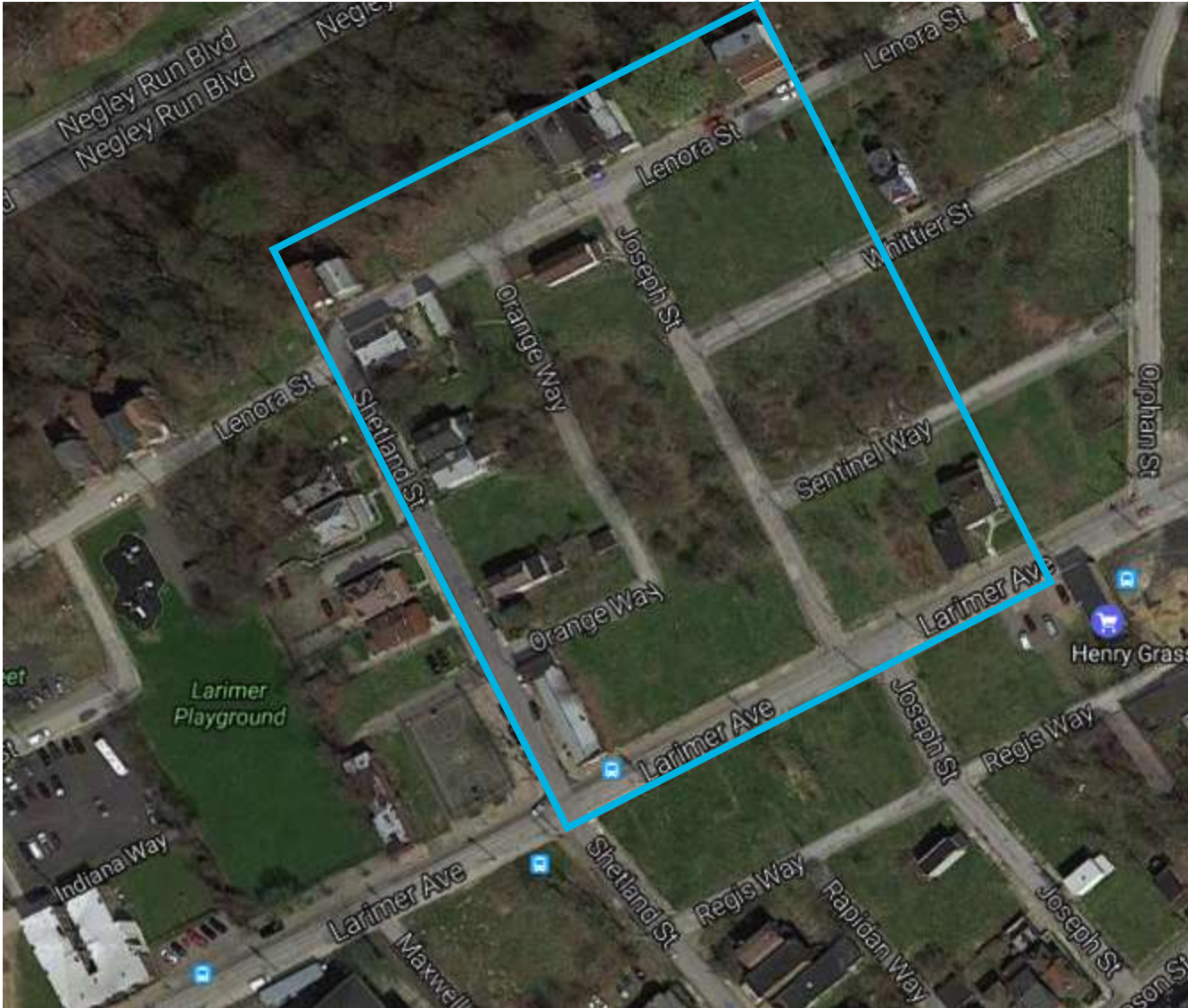
Transfer Development Rights: Larimer



▲ This demonstration (boxed area) supports the Larimer Vision to Action Plan



Transfer Development Rights: Larimer



- ▲ TDR Analysis Area - Current Conditions



Transfer Development Rights: Larimer

▲ Existing Conditions of Lenora & Shetland



- ▲ (48) parcels are city-owned
- ▲ The rest will be purchased by the city when available



Transfer Development Rights: Larimer

- ▲ Existing Conditions of Lenora & Shetland
- ▲ (48) parcels are city-owned



Receiving- Multi-Family
Housing

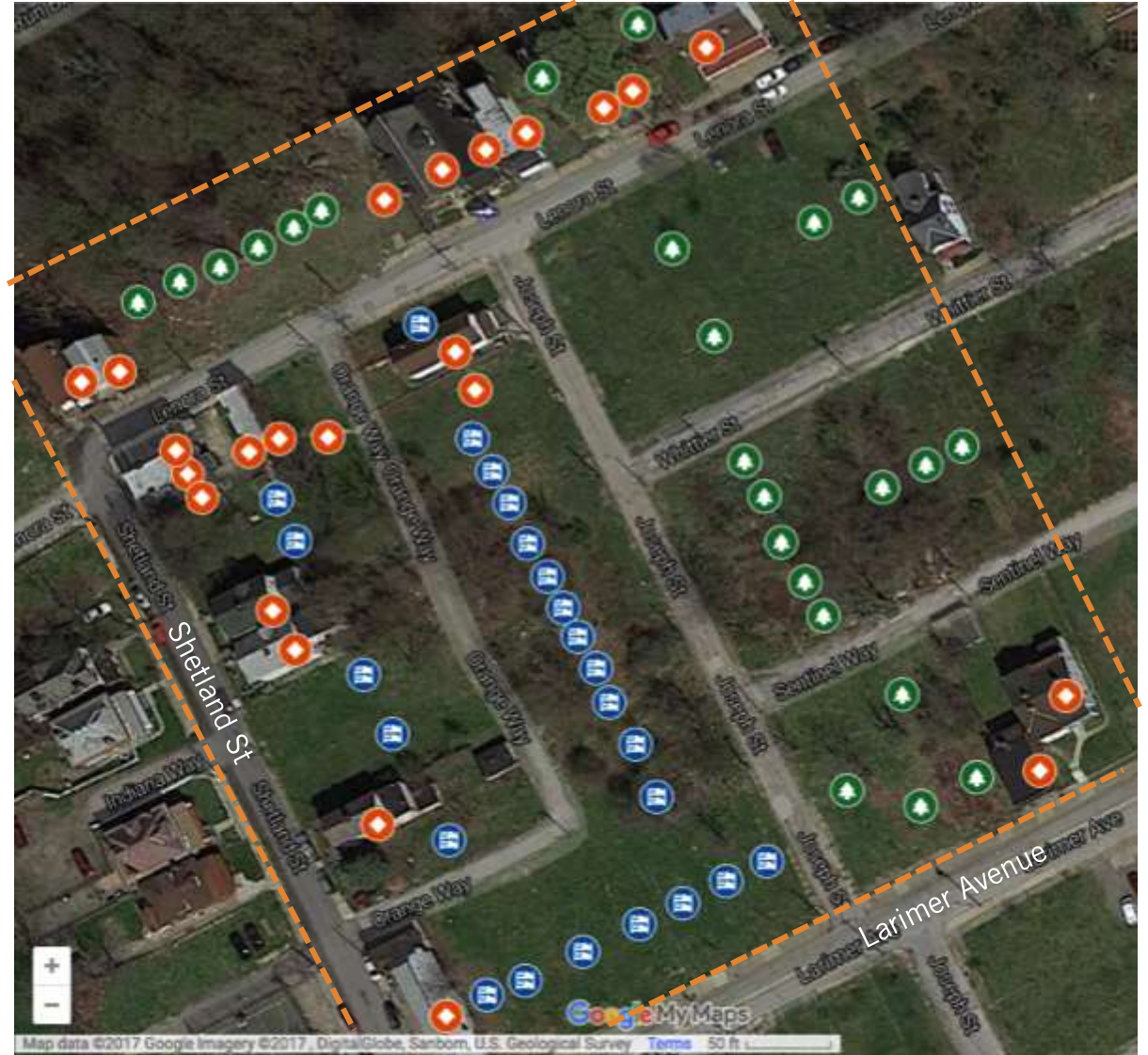


Sending



No Change

- ▲ The rest will be purchased by the city when available



Transfer Development Rights: Larimer

▲ Community Aspirations of Lenora & Shetland

STEEP LANDSLIDE-PRONE SLOPE
THAT SHOULD BE GREEN
SPACE RATHER THAN REDEVELOPED

MULTIPLE CITY-OWNED PARCELS
THAT ARE PLANNED TO BECOME
A FUTURE PARK, NOT DEVELOPMENT



EXISTING OWNER-OCCUPIED HOUSING THAT
SHOULD BENEFIT FROM AND BE SUPPORTED
BY NEW DEVELOPMENT INITIATIVES

- Larimer avenue is a main thoroughfare
 - It should have higher-density development than the zoning code allows
 - This would create an urban corridor similar to others in area



Examples: Larimer, Typical Buildout Under Existing Zoning of Lenora & Shetland

▲ Typical Buildout*

STEEP LANDSLIDE-PRONE SLOPE COVERED WITH NEW HOUSING

REDEVELOPMENT ON LAND THAT COMMUNITY WOULD RATHER SEE AS PARK LAND



(48) PARCELS REDEVELOPED AS SINGLE FAMILY HOUSING

LARIMER AVENUE NOT DEVELOPED IN A PATTERN DESIRED BY COMMUNITY

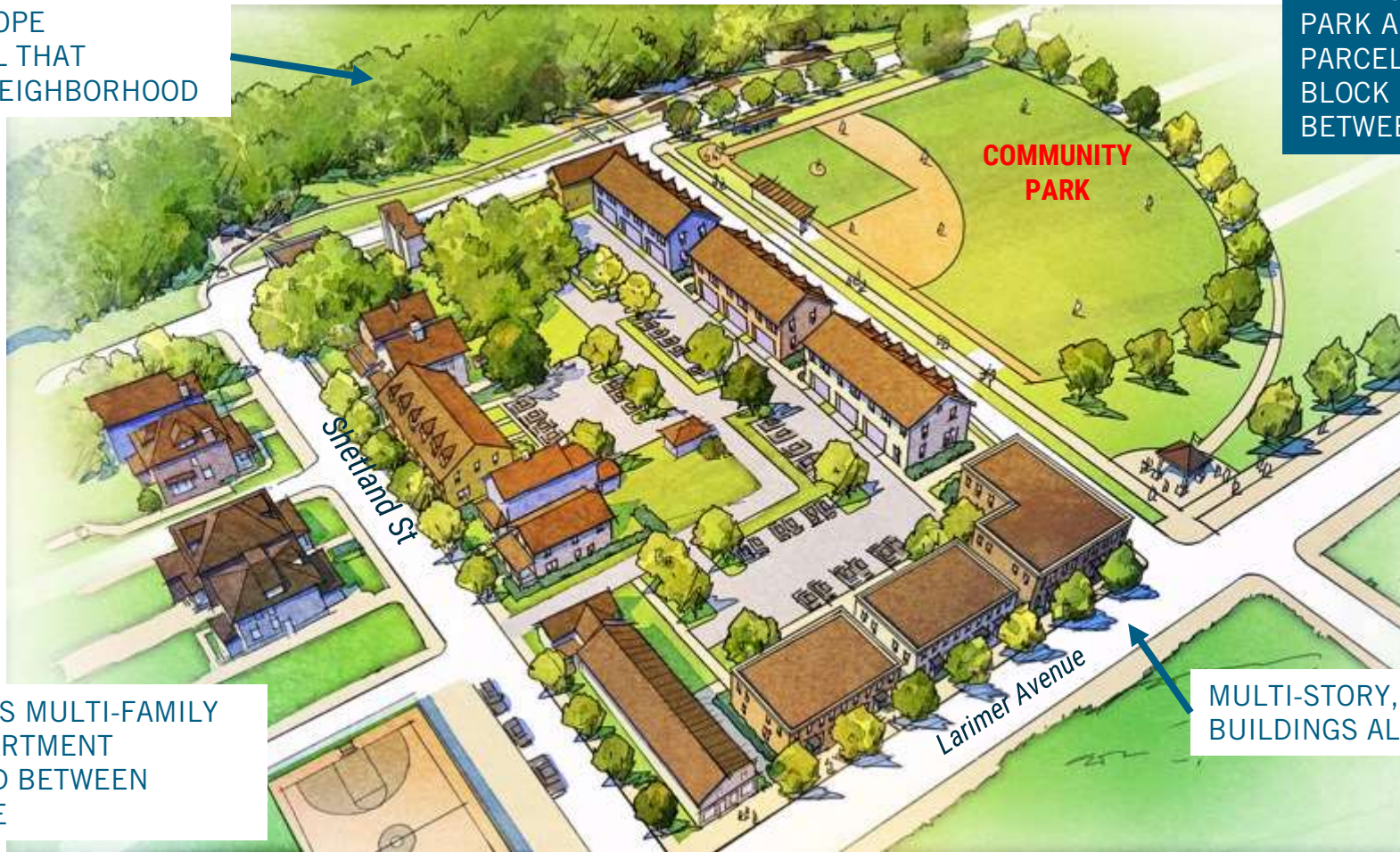


Transfer Development Rights: Larimer

Quality of Life Implications

▲ Alternative TDR Buildout of Lenora & Shetland

STEEP LANDSLIDE-PRONE SLOPE BECOMES LINEAR PARK/TRAIL THAT CONNECTS TO THE LARGER NEIGHBORHOOD



DEVELOPMENT RIGHTS FROM PARK AREA PARCELS TRANSFERRED TO BLOCK BETWEEN LENORA/LARIMER

(24) PARCELS REDEVELOPED AS MULTI-FAMILY TOWNHOUSES AND SMALL APARTMENT BUILDINGS, ALL CONSTRUCTED BETWEEN LENORA AND LARIMER AVENUE

MULTI-STORY, HIGHER DENSITY OR MIXED USE BUILDINGS ALONG LARIMER AVENUE



Transfer Development Rights: Larimer

Property tax revenue implications

Sending Area

- ▲ 24 Parcels
- ▲ Total assessed land value \$72,700*
 - Average Parcel Assessed Value is \$3,029
 - HOWEVER, The city is **not** receiving taxes on those parcels, so **\$0 tax revenue** is currently generated by those parcels

Receiving Area

- ▲ 24 parcels
- ▲ Average increase in assessed value from single family to two family
 - ~70%
- ▲ Average increase in assessed value from single family to three family
 - ~170%

*County assessed values are typically lower than market value





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Transfer Development Rights

Established Programs

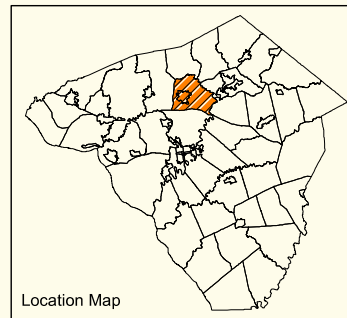
Transfer Development Rights: Warwick Twp, PA

February 2013



JOINT
COMPREHENSIVE
PLAN UPDATE
ELIZABETH TOWNSHIP
WARWICK TOWNSHIP
LITIZ BOROUGH
2017

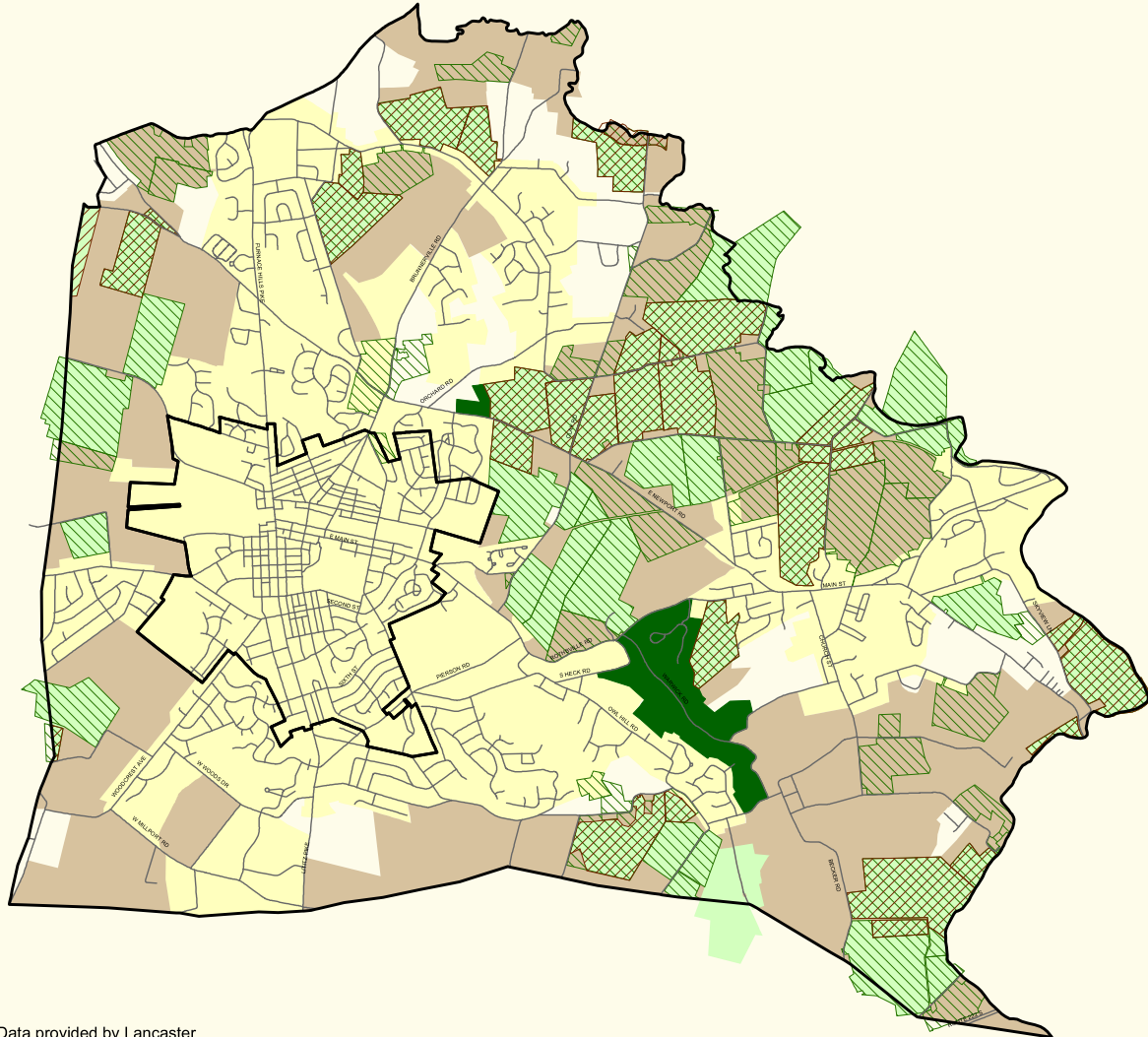
Lititz Borough / Warwick Township
Farmland Preservation



Location Map

Legend

- Municipal Boundary
- Roads
- Transfer of Development Rights Farms (TDRs)
- Agricultural Security Area
- Preserved Farms
- Conservation Areas
- Zoned for Agriculture
- Urban and Village Growth Areas

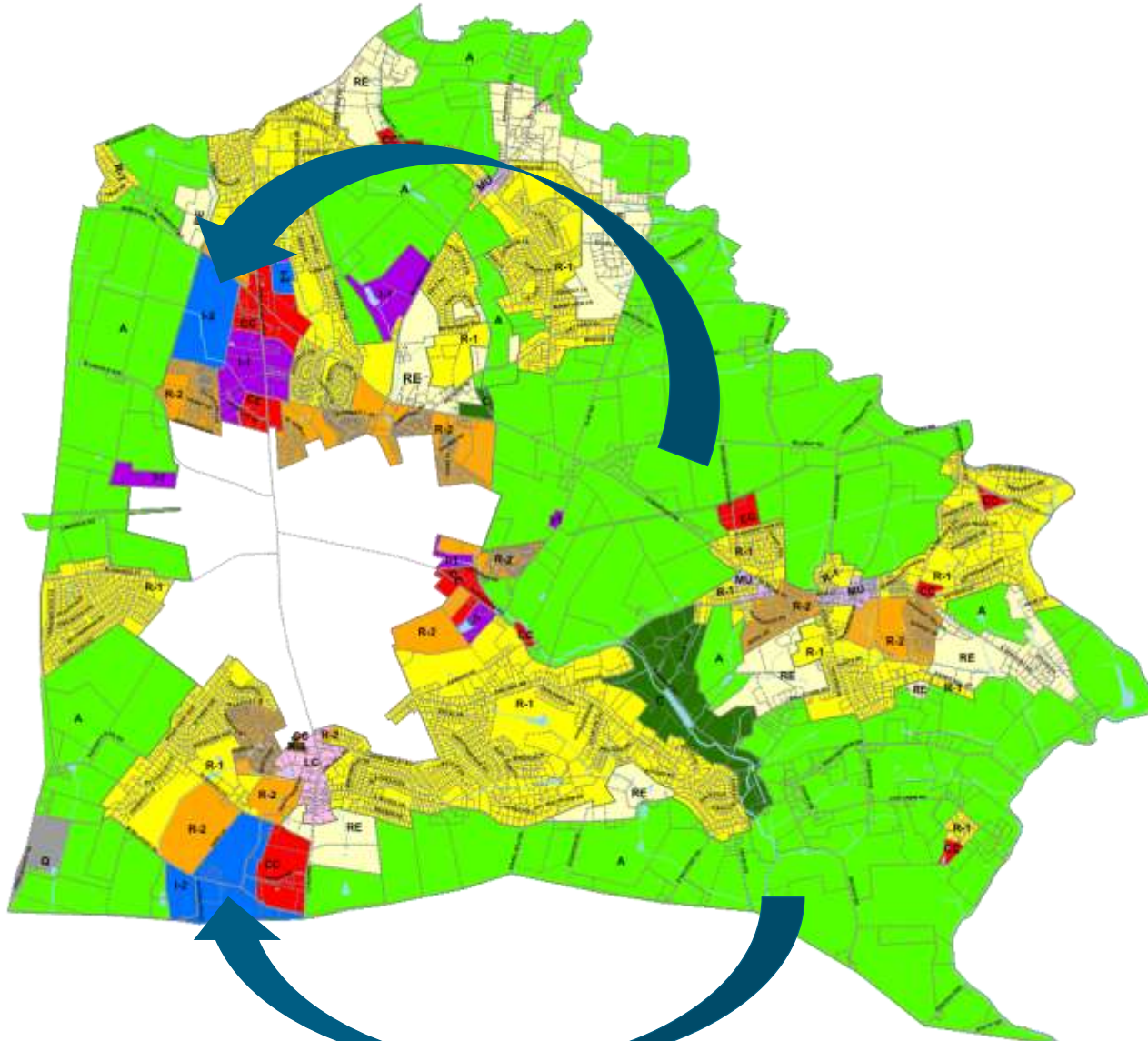


Warwick Township-
Lancaster County

Primary Focus is
Farmland Preservation



Transfer Development Rights: Warwick Twp, PA



WARWICK TOWNSHIP ZONING MAP

Map Legend

- Agricultural Zone (A)
- Rural Estate Zone (RE)
- Conservation Zone (C)
- R-1 Residential Zone (R-1)
- R-2 Residential Zone (R-2)
- R-3 Residential Zone (R-3)
- Mixed Use Zone (MU)
- Community Commercial Zone (CC)
- Local Commercial Zone (LC)
- Industrial-1 Zone (I-1)
- Campus Industrial Zone (I-2)
- Quarry Zone (Q)
- Rivers, Streams, Ponds
- Roads
- Municipal Boundaries
- Parcels
- UGB
- State Roads

NOTICE:

This planning was prepared and is intended to be used for reference and planning purposes only. This planning is not a legally recorded plan, zoning ordinance map or engineering document and is not intended to be used as such. The drawings are a compilation of records, information and data developed and maintained in various Lancaster County offices. Map data were compiled from different sources at different times, and the actual or relative geographic position of any feature is only as accurate as the source information. Provided, however, that zoning that involves a significant degree of accuracy to determine the location of zone boundary lines.

LIMITATION OF LIABILITY:

While Warwick Township has no intention or desire to believe that there are any inaccuracies or errors in information incorporated in this work, the Township makes NO REPRESENTATIONS OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE, NOW AND ANY SUCH WARRANTIES TO BE IMPLIED OR OTHERWISE, WITH RESPECT TO THE INFORMATION OR DATA FURNISHED HERETO.

Zoning Map prepared by:
Warwick Township
Prepared 2/2016



Sending Area- Green
Agricultural

Receiving Areas- Blue
Campus Industrial



Transfer Development Rights: Warwick Twp, PA

Sending Area- Agricultural Zone

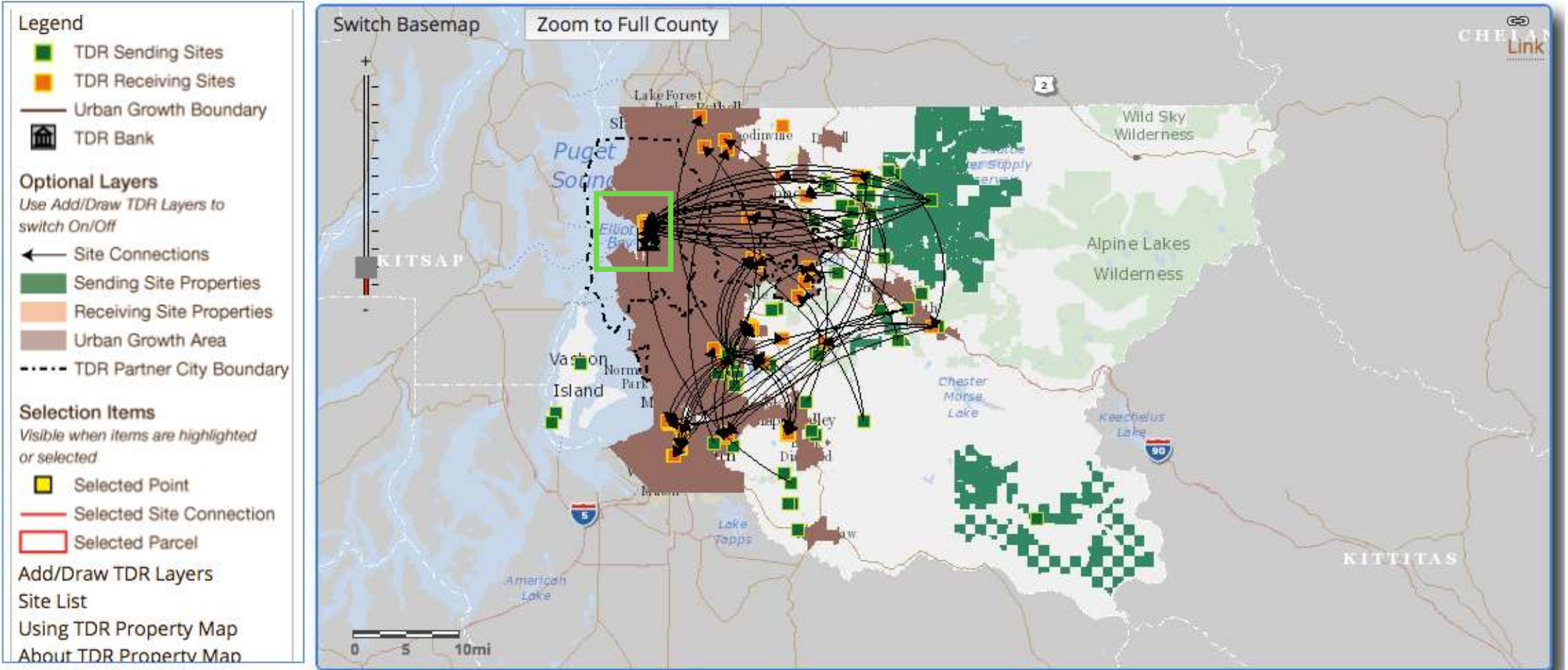
- ▲ The township buys development rights from farmland preservation area
- ▲ Township sells DRs to developers
- ▲ Revenue generated from sales are reinvested into a fund to preserve more farmland in Warwick Township
 - Through Lancaster County Agricultural Board and/or Lancaster Farmland Trust

Receiving Area- Campus Industrial Zone

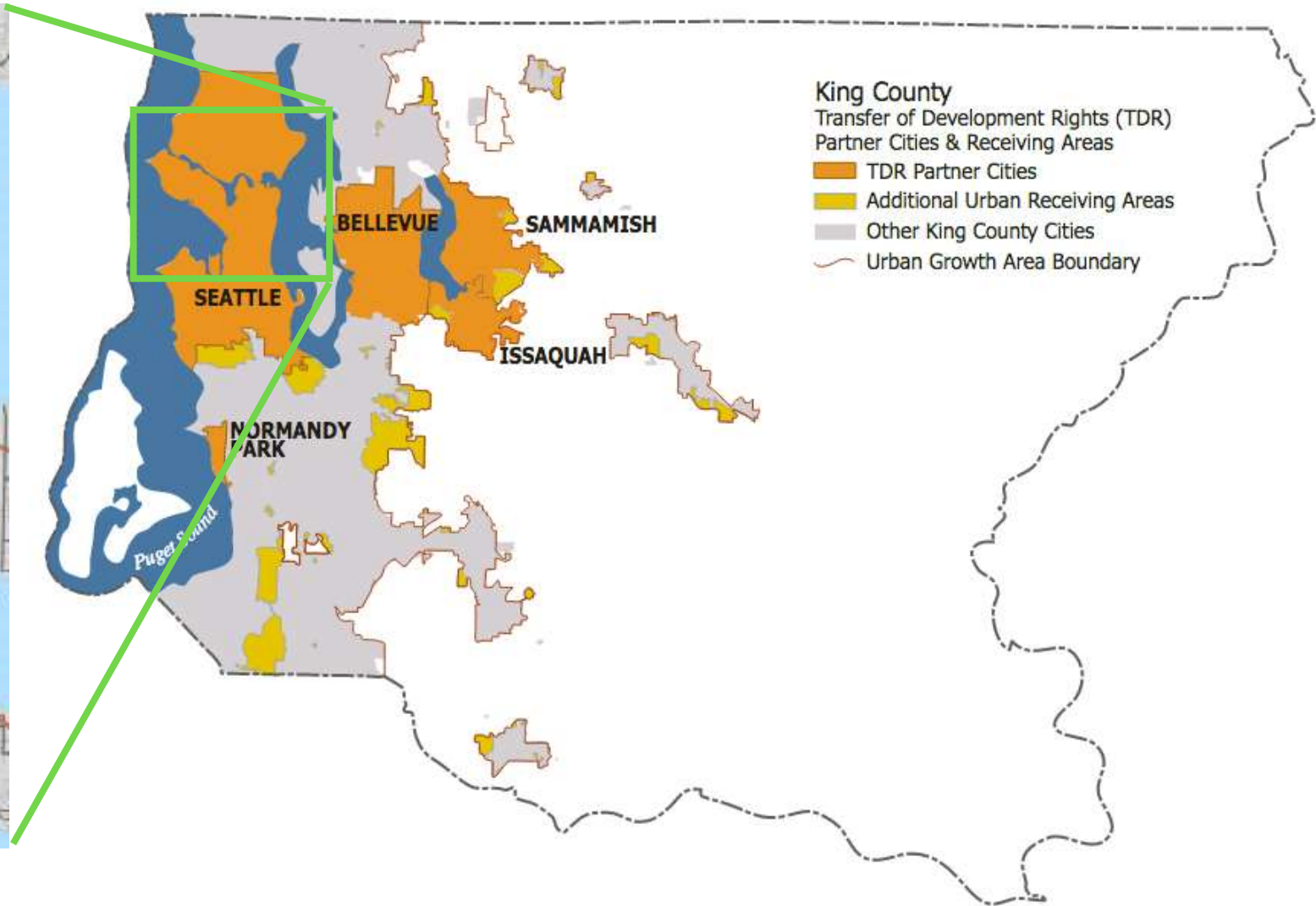
- ▲ Current Zoning
 - ▲ Maximum Lot coverage is 10% (without TDRs)
- ▲ Each TDR purchased and transferred increases lot coverage allowance by 4,000 ft²
 - Up to maximum lot coverage of 70%
- ▲ Township partners with the developer to determine correct # of TDRs for each project



Transfer Development Rights: Seattle, King County, WA



Transfer Development Rights: Seattle, King County, WA



Transfer Development Rights: Seattle, King County, WA

2013 Transfer of Development Rights (TDR) Agreement



- ▲ In exchange for the Seattle accepting 800 TDRs:
 - King County agreed to share a portion of future receiving area property tax revenue
 - For Seattle to create infrastructure and amenities
- ▲ Preference is given to:
 - TDR credits from farmlands
 - Regional TDR credits
 - Where the proceeds from that sale will be directly used to purchase agricultural land that supports the local food system and the availability of fresh and healthy produce



Transfer Development Rights: King County, WA

King County is a fully market-driven pricing structure

The market price of TDRs is set by **five factors**:

1. **The strength of the local and regional real estate markets** – i.e. the development industry’s interest in buying additional density in King County; and
2. **The locations** where TDRs can be used for additional density and the geographic land areas from where TDRs can be purchased - i.e. TDRs can only be used in certain cities and areas of King County, and only TDRs from certain areas can be used in these areas; and
3. **The price individual developers are willing to pay** for an increment of density provided by a TDR (e.g. additional unit/house or additional square footage), given the location and unique set of costs associated with the development project; and
4. **The price at which individual rural landowners are willing to sell** their transferable development rights; and
5. **The amount of TDRs readily available in King County’s Program** (i.e. the supply of TDR); TDR prices will vary depending on whether the TDRs are used inside partner cities or within unincorporated King County, and the amount of development capacity each TDR provides a developer.



Transfer Development Rights: Seattle, King County, WA

- City of Seattle TDR Activity Area
 - South Lake Union, Denny Triangle and Commercial Core
- The Seattle TDR Program operates on multiple Exchange Ratios
- The Denny Triangle and Commercial Core use the Table at the Right to calculate Floor Area Ratio Increase
- *For example: Developer Purchases Agricultural Credits for Downtown Office Core 2*
 - *1,030 sf * 9 TDRs = 9,270 total sf increase*

Square Feet per TDR Credit		
	Agricultural	Forest/Rural
Residential Exchange	1,640	1,500
Non-Residential Exchange	1,120	1,030

Area	Base Floor Area Ratio	Maximum Floor Area Ratio	Bonus obtained w/TDR
Downtown Office Core 1	6	20	1
Downtown Office Core 2	5	14	0.75
DMC 340/290-400	5	10	0.5
DMC 125, 160, 240, 290-400	5	7	0.25



Transfer Development Rights: Seattle, King County, WA

King County TDR Sales Data- All Rural TDR Transactions

Transaction Date	Credit Type	# of Development Rights Sold/Bought	Price Per TDR	Receiving Site Jurisdiction	Price Per Square Foot or Unit	Use of TDR (Additional square footage developer gets for purchasing 1 TDR)
7/15/2016	Rural/Forest ⁽¹⁾	7	\$22,660	City of Seattle	\$22/sf	+1,030 commercial sf/TDR inside Downtown
6/21/2016	Rural/Agricultural ⁽¹⁾	14	\$22,660	City of Seattle	\$22/sf	+1,030 commercial sf/TDR inside S. Lake Union
6/7/2016	Rural/Forest ⁽¹⁾	6	\$24,640	City of Seattle	\$22/sf	+1,120 commercial sf/TDR inside Denny Triangle
6/7/2016	Rural/Forest ⁽¹⁾	4	\$22,660	City of Seattle	\$22/sf	+1,030 commercial sf/TDR inside Denny Triangle
4/5/2016	Rural/Forest ⁽¹⁾	4	\$22,660	City of Seattle	\$22/sf	+1,030 commercial sf/TDR inside S. Lake Union
3/31/2016	Rural/Agricultural ⁽¹⁾	5	\$24,846	City of Seattle	\$15.15/sf	+1,640 commercial sf/TDR inside Denny Triangle
3/31/2016	Rural/Forest ⁽¹⁾	75	\$22,725	City of Seattle	\$15.15/sf	+1,500 commercial sf/TDR inside Denny Triangle



Transfer Development Rights: Key Points

- Development is directed to where infrastructure exists and where municipalities prefer it to be.
- Development rights that are currently tied to property that is not generating any tax revenue are transferred to another parcel and effectively put back into the marketplace where they can generate property tax revenue.
- A new source of private funding is generated for the NPO's working to revitalize communities, addressing storm water and CSO issues, creating urban gardens, etc. This capital can be used to improve and steward vacant parcels, increase capacity for the NPO's and thereby accelerate community revitalization.
- Land used for public purposes such as green space and community gardens are protected from being developed for a so called "higher and better use".





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Transfer Development Rights

Frequently Asked Questions

Transfer Development Rights: FAQs

Q: How will the Sending and Receiving Areas be identified?

A: The Sending and Receiving Areas need to be identified through a public planning process with input from residents, developers and community groups. Sending Areas should be where it is determined that the land has a higher net public purpose than private development would.

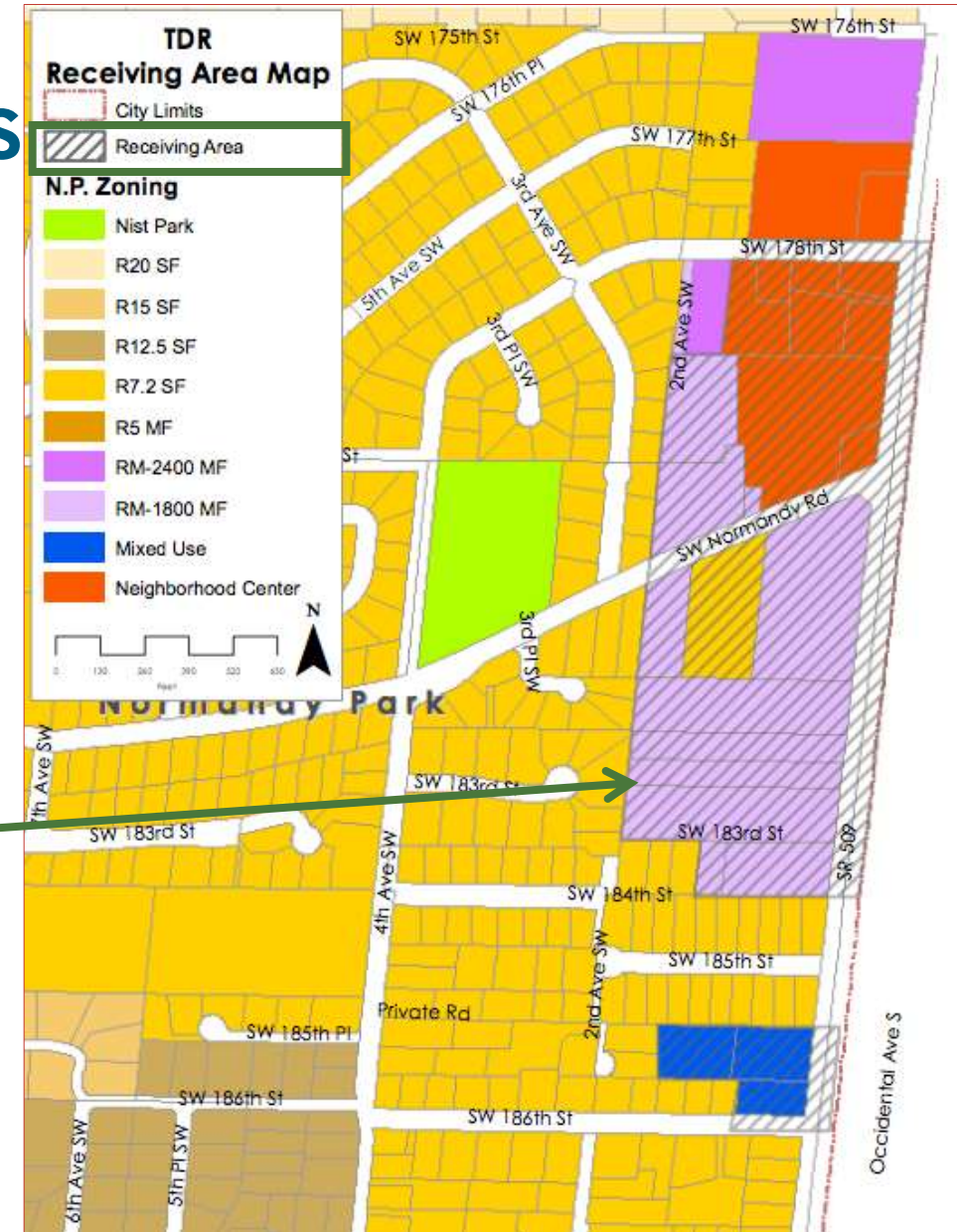
Q: Does the Zoning Need to be updated?

A: No, the Sending and Receiving Areas are overlaid onto existing zoning. See Normandy Park Receiving Area inset.

Note: Sending zone is agricultural/rural area off of map

Q: If the structure of the municipality changes can we rezone or revise the program?

A: Yes, the Municipal Code does authorize this and the municipality should pursue the appropriate legal process.



Transfer Development Rights: FAQs

Q: Who is eligible to purchase development rights and who would they purchase them from?

A: The most likely buyers would be developers and the sellers would be the municipality or private landowner who owns the parcel.

Q: How are development rights priced?

A: It varies by program, however all are market driven. The Receiving Zone should be in desirable areas where developers want to invest and build, thereby creating a robust demand for development rights.

Q: What do developers get when they buy development rights?

A: It could be higher density, more square footage or allowing a mixed use that makes their project more profitable. However, the overall density of the larger community hosting the Receiving Zone does not have to change.

Q: Who would benefit from a TDR program in your municipality?

A: Taxing bodies could receive more tax revenue, communities could receive more green space & developers could make higher profits.



Transfer Development Rights: Contact Information

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Transfer Development Rights

Appendix

Transfer Development Rights: Appendix A

The Pennsylvania Municipalities Planning Code Act of 1968, P.L.805, No.247 as reenacted and amended.

Section 603. Ordinance Provisions.

(c) Zoning ordinances may contain:

(2.2) provisions for regulating transferable development rights, on a voluntary basis, including provisions for the protection of persons acquiring the same, in accordance with express standards and criteria set forth in the ordinance and section 619.1;

Section 619.1. Transferable Development Rights.

(a) To and only to the extent a local ordinance enacted in accordance with this article and Article VII so provides, there is hereby created, as a separate estate in land, the development rights therein, and the same are declared to be severable and separately conveyable from the estate in fee simple to which they are applicable.

(b) The development rights shall be conveyed by a deed duly recorded in the office of the recorder of deeds in and for the county in which the municipality whose ordinance authorizes such conveyance is located.

(c) The recorder of deeds shall not accept for recording any such instrument of conveyance unless there is endorsed thereon the approval of the municipal governing body having zoning or planned residential development jurisdiction over the land within which the development rights are to be conveyed, dated not more than 60 days prior to the recording.

(d) No development rights shall be transferable beyond the boundaries of the municipality wherein the lands from which the development rights arise are situated except that, in the case of a joint municipal zoning ordinance, or a written agreement among two or more municipalities, development rights shall be transferable within the boundaries of the municipalities comprising the joint municipal zoning ordinance or where there is a written agreement, the boundaries of the municipalities who are parties to the agreement.



Transfer Development Rights: Appendix B

OpenSpacePGH
Plan - Adopted
07/09/2013

Appendix B:
Suitability Analysis
Summary Matrix

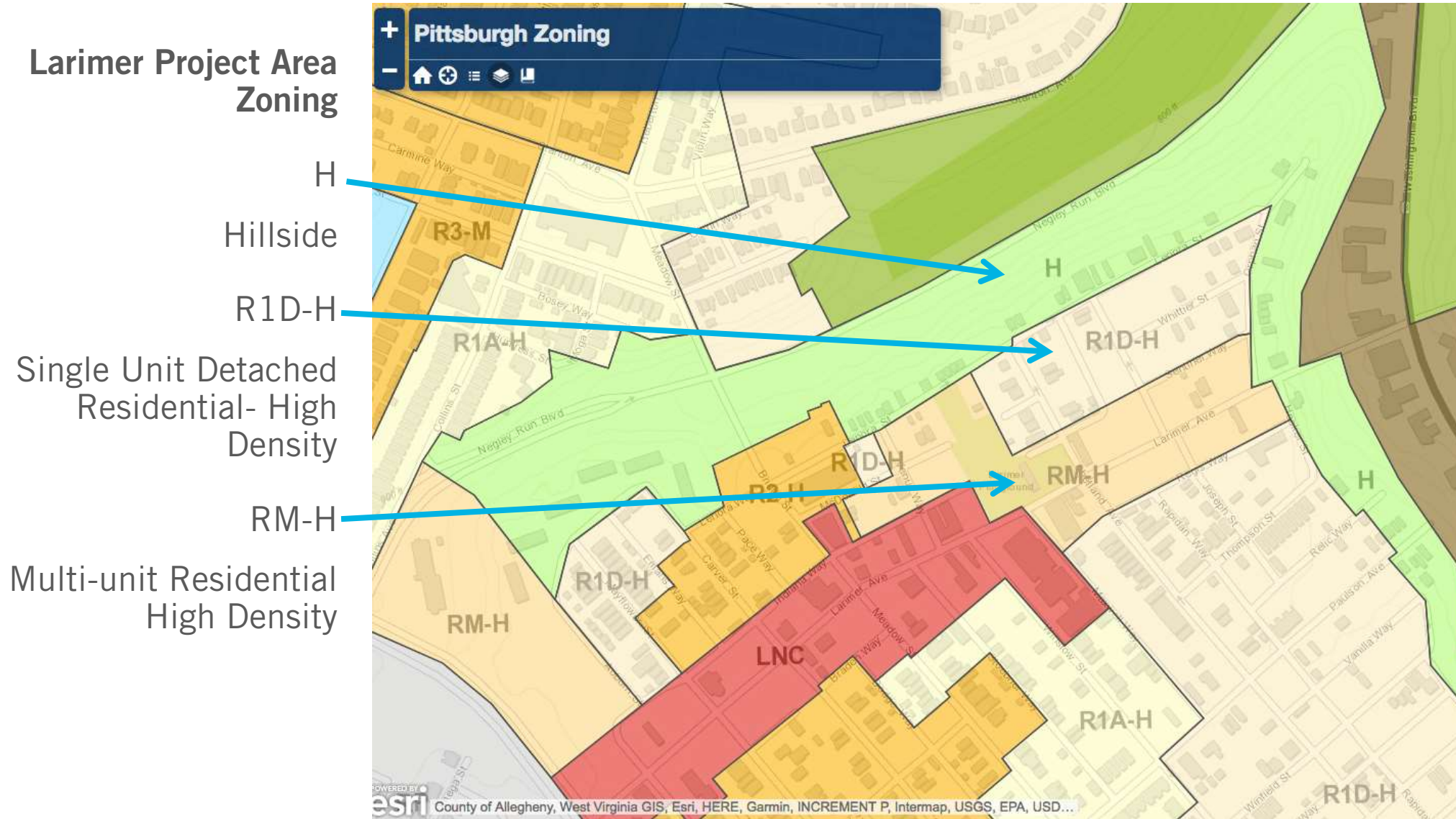
APPENDIX B: SUITABILITY ANALYSIS SUMMARY MATRIX			Regional Park	Community Park	Neighborhood Park	Riverfront Park	Special Use*	Community Garden	Urban Agriculture	Urban Forest Production	Greenway	Habitat	Redevelopment	Existing Neighbor Support	Transportation System Support	Energy	Stormwater Management	Watershed Quality	Linkage*
Suitability Analysis Criteria	Total Acres	#Parcels																	
Public street on two (2) sides of property	4,232	30,755		.	.														
Parcel size = .25 acre or more - aggregate within sector 14 and 16	212	995		.															
Parcel size =.5 acre or more - aggregate	3,779	11,973													.	.			
Parcel size =.75 acre or more - aggregate	3,365	8,492			.														
Parcel size = 1 acre or more - aggregate	3,078	6,525							.	.									
Parcel size = 10 acre or more - aggregate outside sector 14 and 16	1,358	903		.															
Parcel size = 30 acres or more - aggregate	701	411									.								
Parcel size = 200 acres or more -aggregate	0	0	.																
Adjacent to regional park	106	281	.																
Adjacent to riverfront park	10	12				.													
Adjacent to riverfront (water)	211	326				.													
Adjacent to greenway	65	386								.									
Adjacent to transit line (urban)	1,443	6,251													.				
Adjacent to transit line (rural)	685	3,533													.				
Adjacent to transit center	72	134													.				
Adjacent to or within a commercial district	570	3,270													.				
Adjacent to or within an industrial land use	770	1,680														.			
Adjacent to or within a Neighborhood Commercial District	478	2,721													.				
Adjacent to or within URA Target Area (redevelop GIS file)	1,334	11,086													.				
Parcel has area of slope < 5%	1,255	8,713							.								.		
Parcel has area of slope < 10%	2,438	17,305							.										
Parcel has area of slope > 25%	537	1,761								.									
Building value on parcel <= \$1,000 (no building) or no building footprint	3,187	17,576		.	.														
Parcel is within 200' of creek center line	246	364																	.
Parcel has area of forested area	970	1,327								.									
Parcel has area noted by the heritage inventory	114	313										.							
Parcel has area indicated by the national wetlands inventory or is identified as wetland by USGS GAP Analysis Program data.	206	306										.							
Parcel has area of impervious surface 50% or less	3,779	18,249																	.
Parcel has area of impervious surface 25% or less	3,032	11,030																	.
Habitat GAP landcover types	1,218	1,739										.							
Stream habitat GAP landcover types	1,220	1,748										.							
Located between two: OS, Park, School, Street**	-	-																	.
Not Brownfield***	-	-							.										

* On hold for later analysis

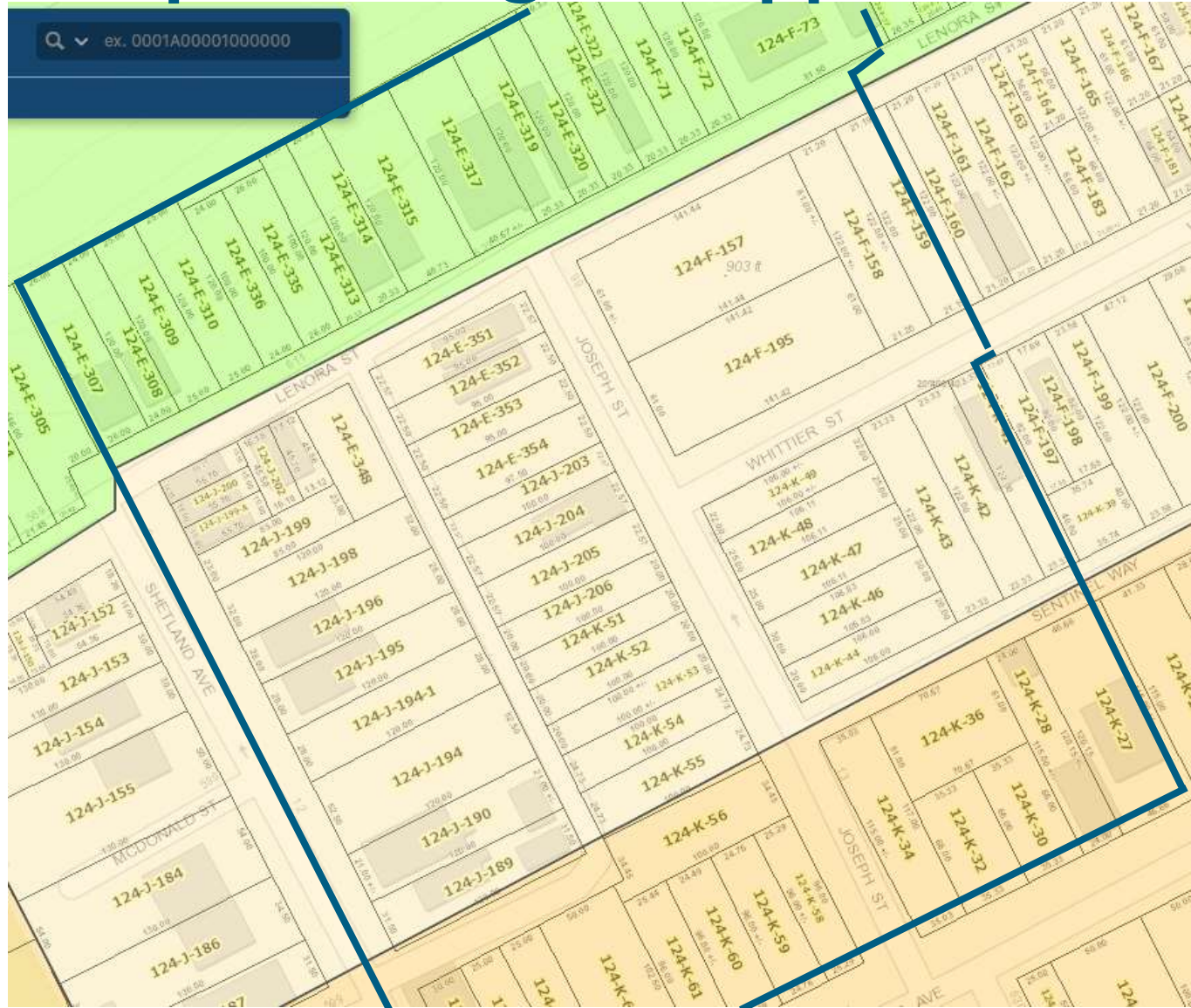
** Linkage criterion on hold for more site specific analysis

*** PASDA data provided only five data points and none of them overlapped with the opportunity parcel base.

Transfer Development Rights: Appendix C



Transfer Development Rights: Appendix C



Transfer Development Rights: Appendix D



- ▲ Source of Larimer Vision to Action Plan
- ▲ PDF Slides of Larimer/East Liberty Choice Neighborhood
 - Community Meeting
 - August 8th , 2013
 - 5:30 PM – 8:00 PM



Transfer Development Rights: Appendix E

Floor Area Ratio Definition

- ▲ Floor area ratio (FAR) is the ratio of a building's total floor area (zoning floor area) to the size of the piece of land upon which it is built. The terms can also refer to limits imposed on such a ratio. As a formula: $\text{Floor area ratio} = (\text{total amount of usable floor area that a building has, zoning floor area}) / (\text{area of the plot})$

“If you have an acre site and the max FAR is 1- you could have a one-story building that took up the whole site, or you could have one that takes up half the site but is 2 stories, or ¼ the site and 4 stories tall.” (Lindeke, 2016)

