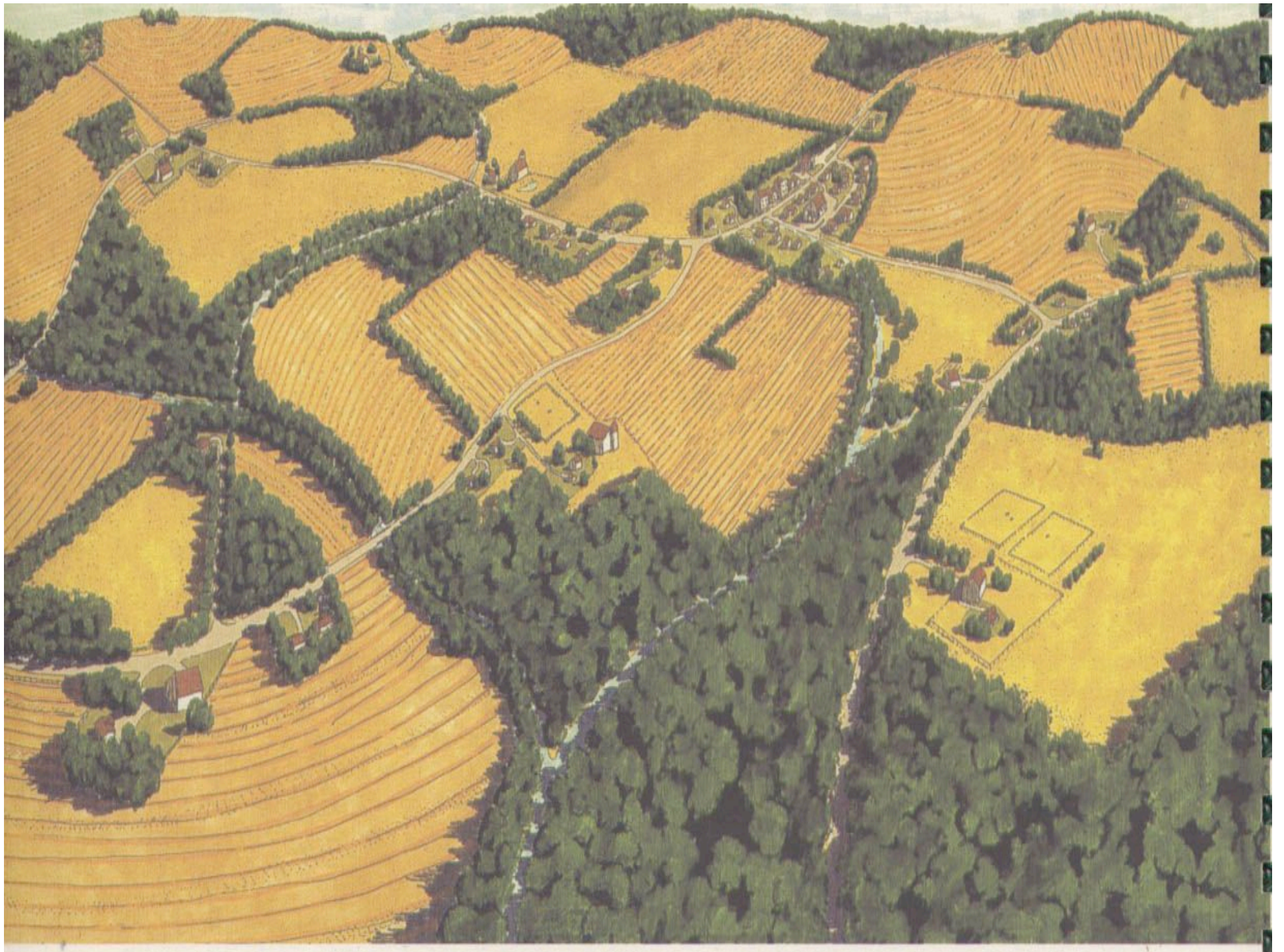


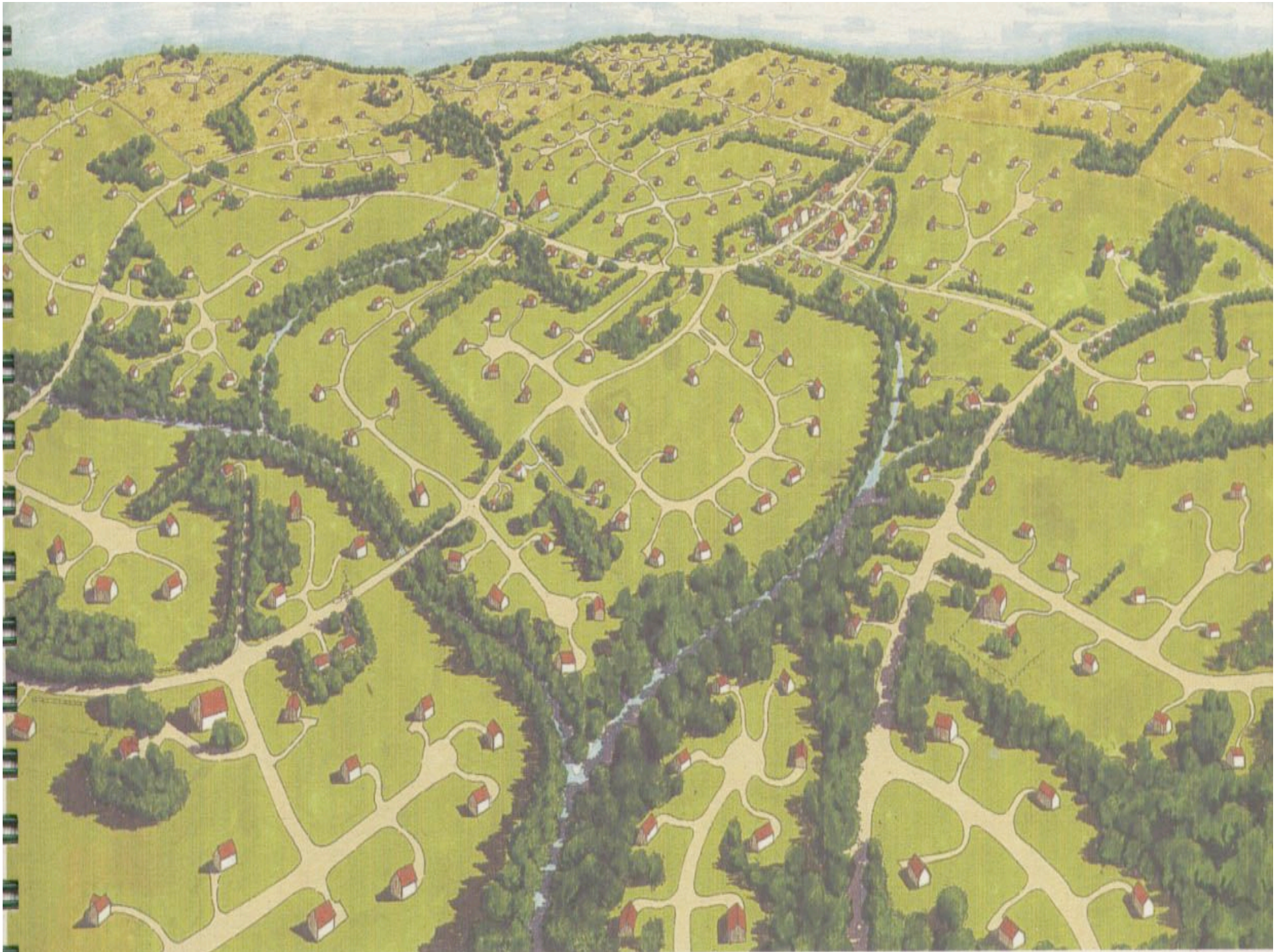


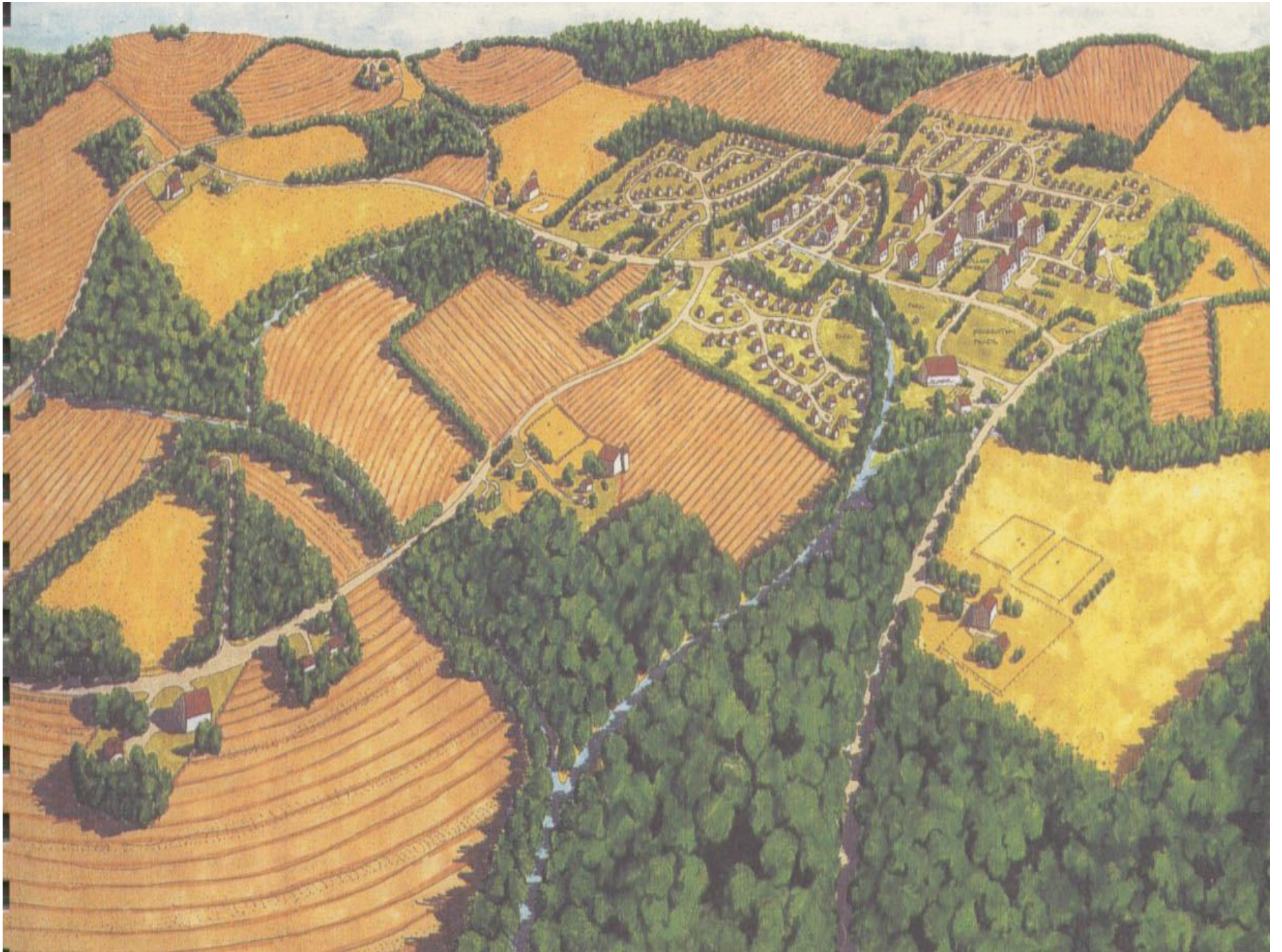
# Using Transfer of Development Rights to Create New Urbanist Villages

Prof. Tom Daniels  
Dept. of City and Regional Planning  
University of Pennsylvania





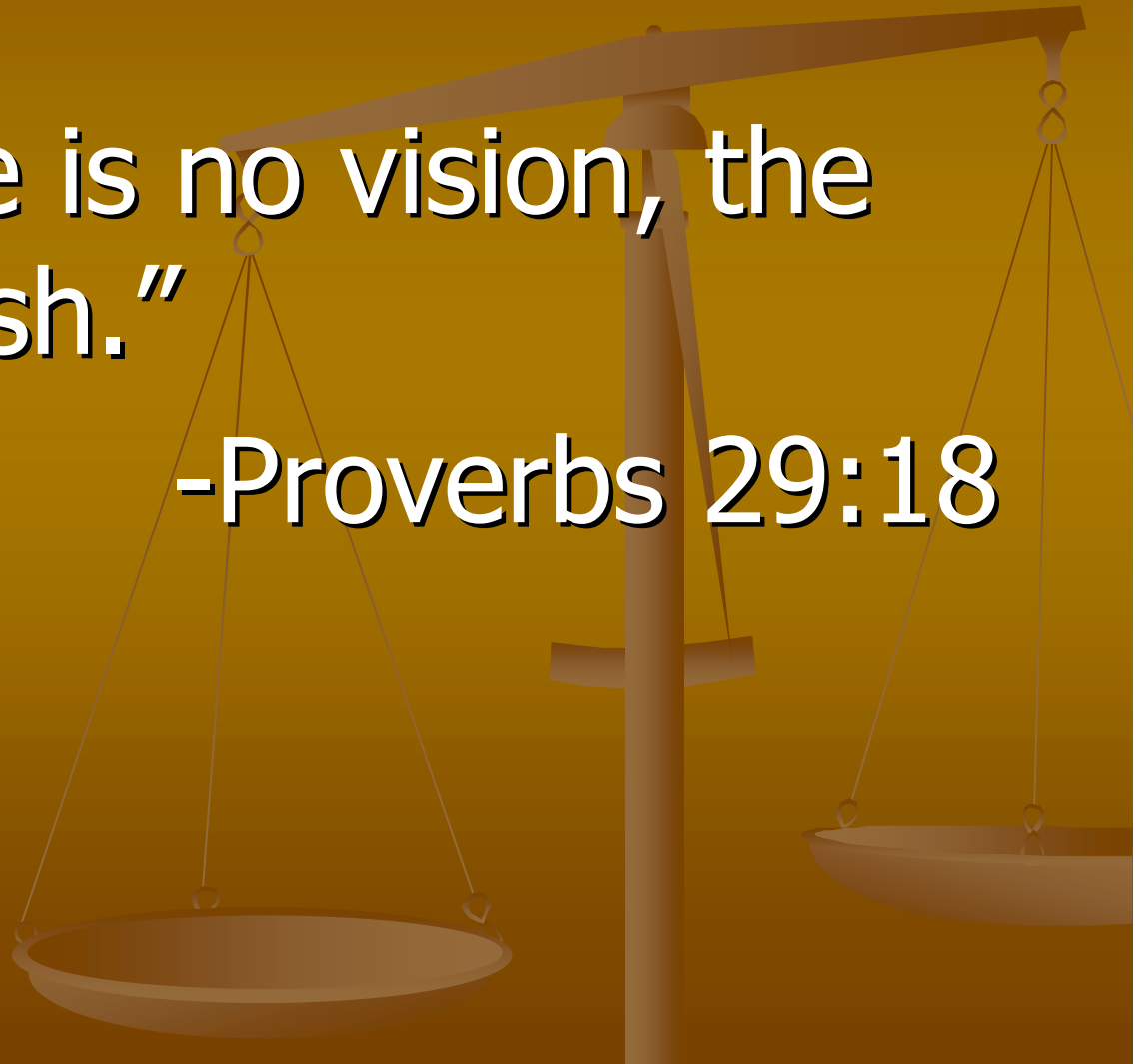




# Vision

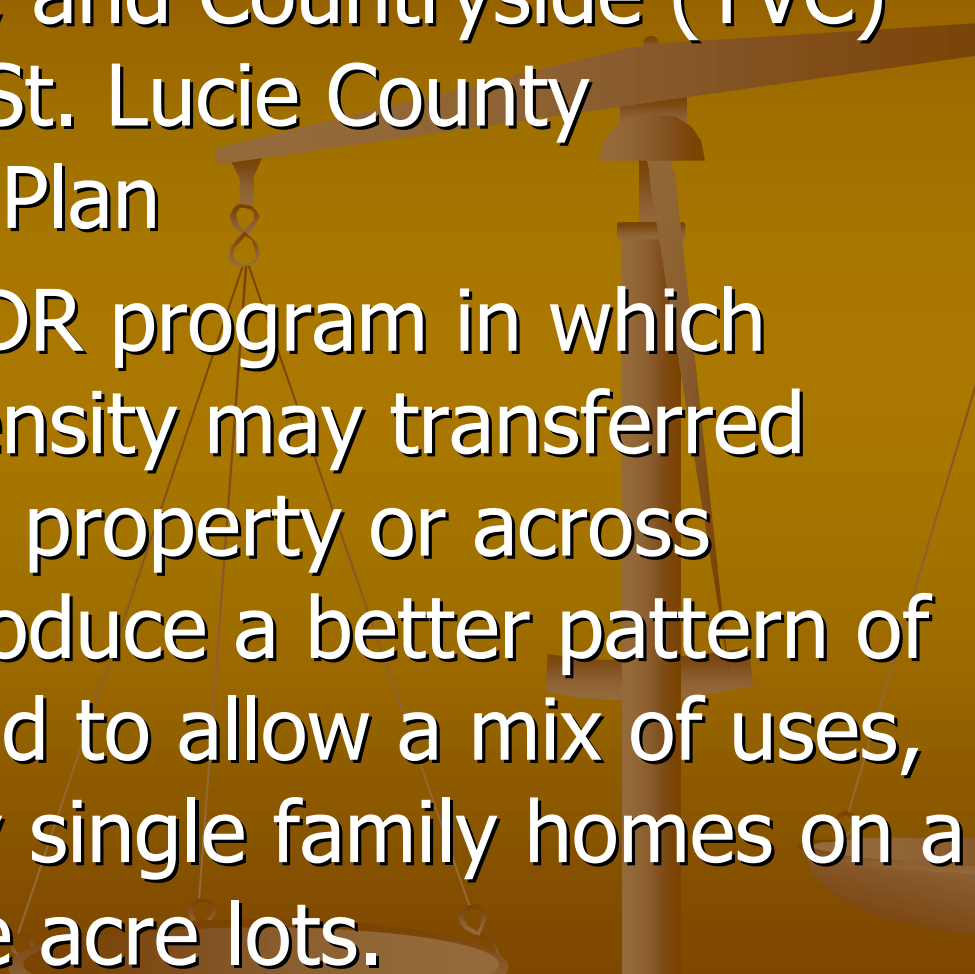
“Where there is no vision, the people perish.”

-Proverbs 29:18





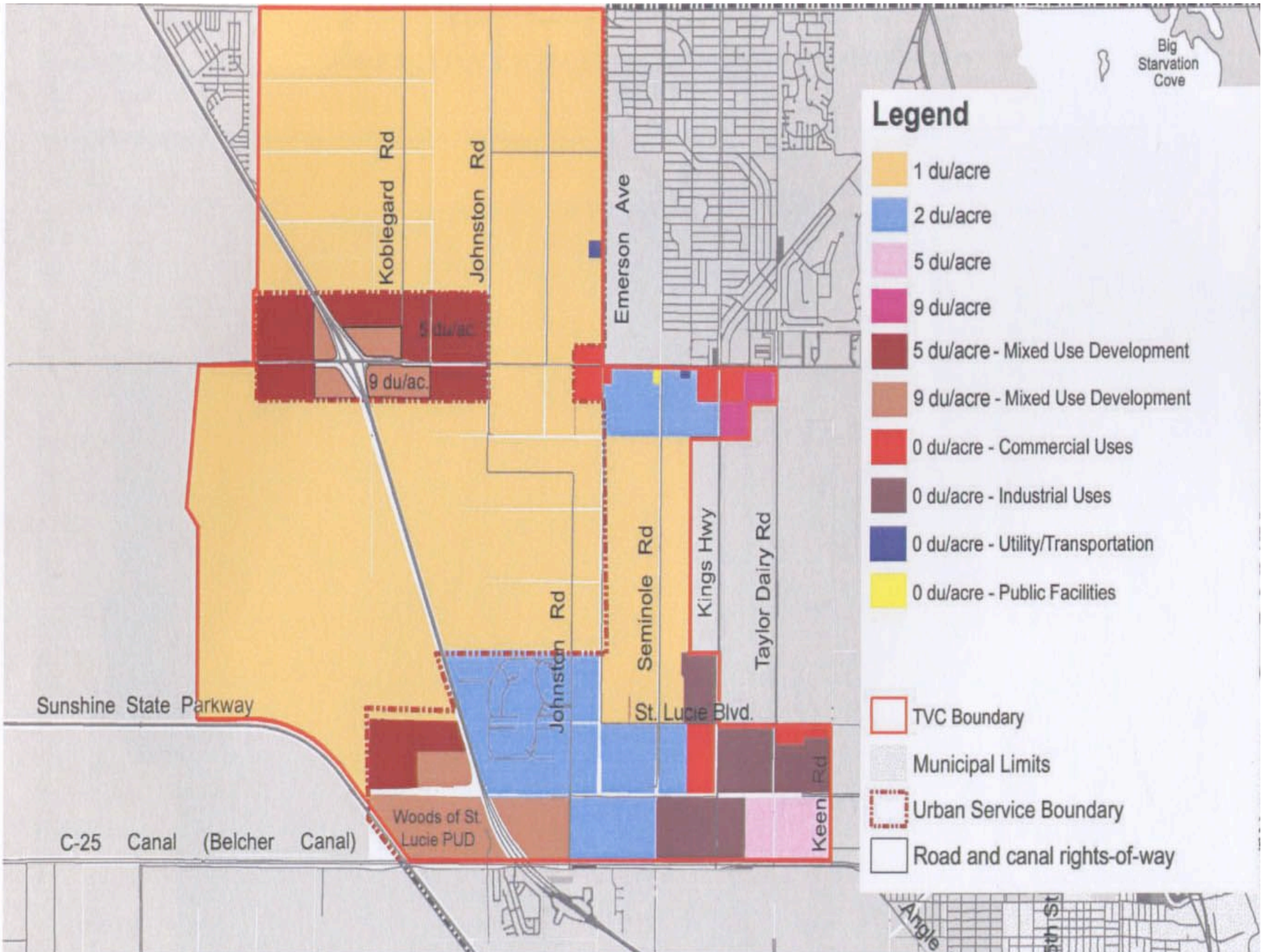
# North St. Lucie County

- Towns, Villages, and Countryside (TVC) Element of the St. Lucie County Comprehensive Plan
  - A single zone TDR program in which development density may transferred within the same property or across properties to produce a better pattern of development and to allow a mix of uses, rather than only single family homes on a minimum of one acre lots.
- 



# Existing Conditions

- Towns, Villages and Countryside (TVC) area is 12,372 acres
- 9,806 of those acres are zoned for one acre minimum lot sizes
- Projected population growth in the TVC area to 2025 is 37,500.



Big Starvation Cove

Koblegard Rd  
Johnston Rd

Emerson Ave

5 du/ac  
9 du/ac

Seminole Rd  
Kings Hwy  
Taylor Dairy Rd

Sunshine State Parkway

Johnston Rd

St. Lucie Blvd.

C-25 Canal (Belcher Canal)

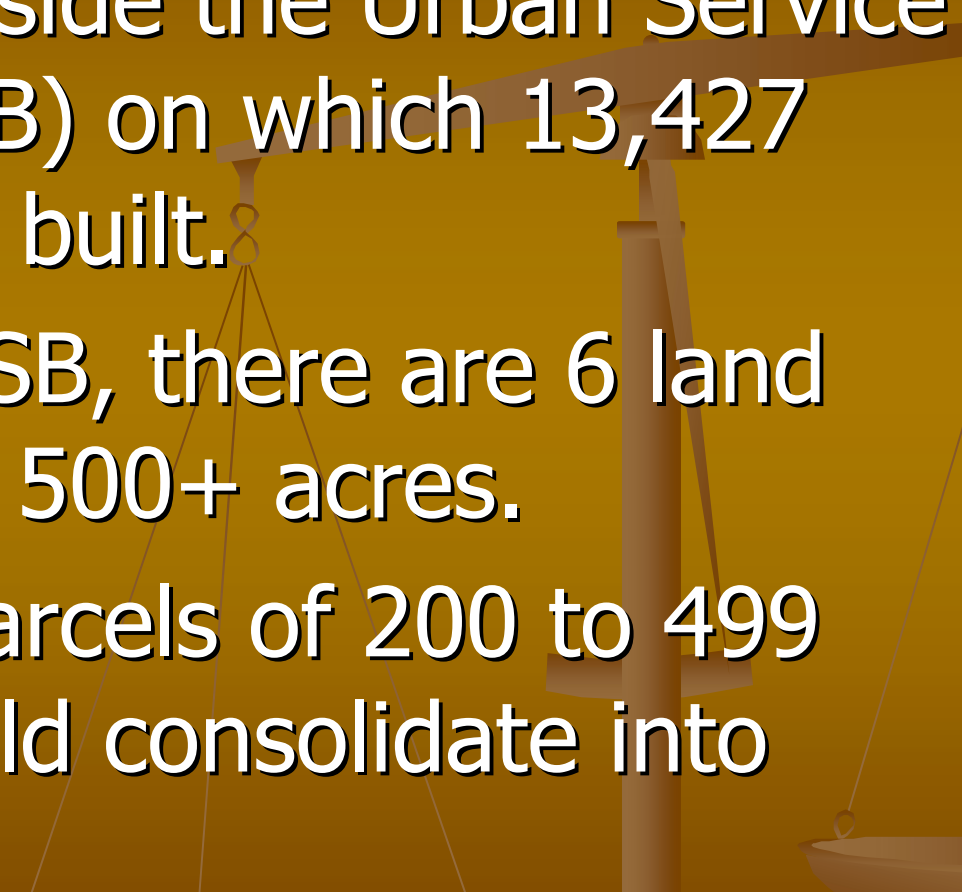
Woods of St. Lucie PUD

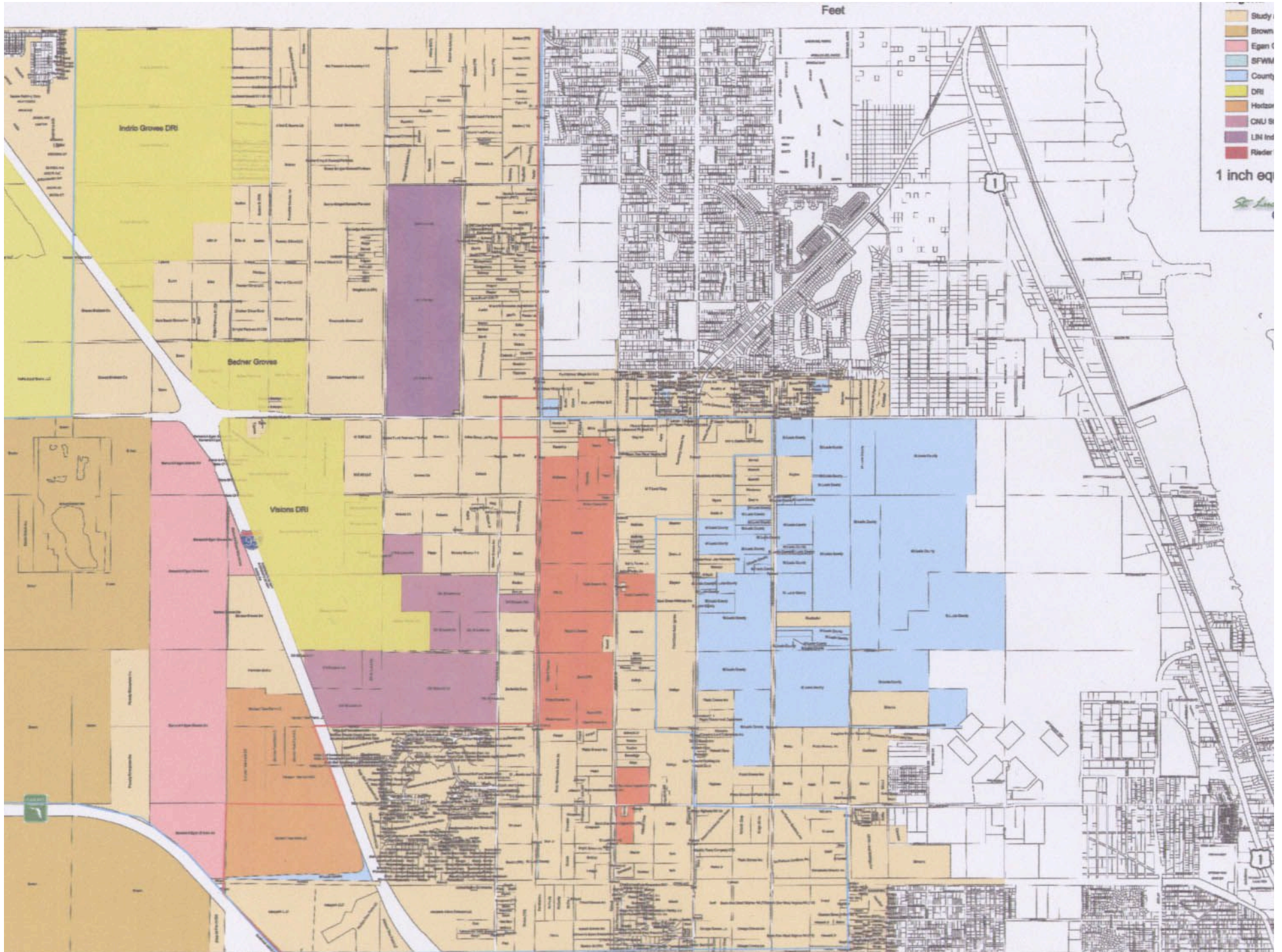
Keen Rd

Angle

5011 St

# Existing Conditions II

- 3,499 acres inside the Urban Service Boundary (USB) on which 13,427 units could be built.
  - Outside the USB, there are 6 land ownerships of 500+ acres.
  - There are 2 parcels of 200 to 499 acres that could consolidate into 500+ acres.
- 



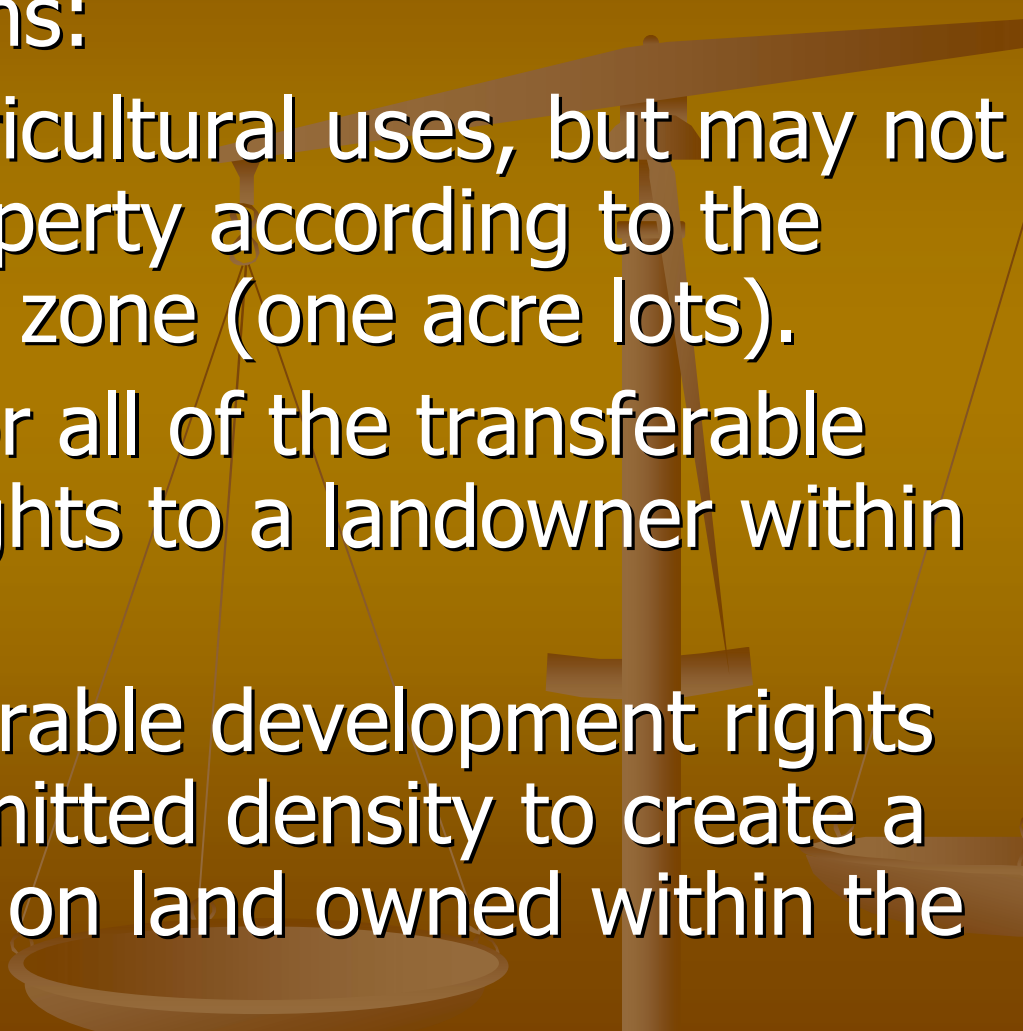


# TDR Credit Process



- A landowner outside the Urban Service Boundary receives 1 transferable development right for each acre, excepting one acre around any existing house.
- Parcels in the TVC Zone inside the Boundary are granted transferable development rights equal to the number of dwelling units allowed per acre in the underlying land use per acre, excepting one acre around any existing house.

# A landowner who owns 500 or more acres in the TVC zone

- Has three options:
  - May expand agricultural uses, but may not develop the property according to the underlying base zone (one acre lots).
  - May sell some or all of the transferable development rights to a landowner within the TVC zone.
  - May use transferable development rights to increase permitted density to create a Village or Town on land owned within the TVC zone.
- 

<b>Size of Village</b>	
<b>Minimum Parcel Size for Village located Outside of the Urban Service Boundary:</b>	<b>500 acres</b>
<b>Maximum Parcel Size</b>	<b>624 acres</b>
<b>Minimum Parcel Size for Village located Inside of the Urban Service Boundary:</b>	<b>110 acres</b>
<b>Countryside/Open Space</b>	
<b>Countryside/Open Space Required Outside the Urban Service Boundary</b>	<b>75%</b>
<b>Countryside/Open Space Required Inside the Urban Service Boundary</b>	<b>40%</b>
<b>Gross Density Required in Net Developable Area*</b>	
<b>Minimum Average Gross Density required Inside The Urban Service Boundary:</b>	<b>5 dwelling units per acre</b>
<b>Minimum Average Gross Density required Outside the Urban Service Boundary:</b>	<b>5 dwelling units per acre</b>



<b>Size of Town</b>	
<b>Minimum Parcel Size for Town located Outside of the Urban Service Boundary:</b>	<b>625 acres</b>
<b>Minimum Parcel Size for Town located Inside of the Urban Service Boundary:</b>	<b>225 acres</b>
<b>Countryside/Open Space</b>	
<b>Countryside/Open Space Required Outside the Urban Service Boundary</b>	<b>60%</b>
<b>Countryside/Open Space Required Inside the Urban Service Boundary</b>	<b>40%</b>
<b>Gross Density Required in Net Developable Area*</b>	
<b>Minimum Average Gross Density required Inside the Urban Service Boundary:</b>	<b>6 dwelling units per acre</b>
<b>Minimum Average Gross Density required Outside the Urban Service Boundary:</b>	<b>5 dwelling units per acre</b>

# What Constitutes Open Space?



<b>Transfer Condition</b>	<b>Multiplier</b>
<b>From Countryside in a Village located Outside the Urban Service Boundary to an Eligible Receiving Site located Outside the Urban Service Boundary.</b>	<b>1.25</b>
<b>From Countryside in a Town located Outside the Urban Service Boundary to an Eligible Receiving Site located Outside the Urban Service Boundary.</b>	<b>1.5</b>
<b>From Countryside located Inside the Urban Service Boundary to an Eligible Receiving Site located Inside the Urban Service Boundary.</b>	<b>1.75</b>
<b>From Countryside of a Town located on Contiguous Property both Inside and Outside of the Urban Service Boundary to the Net Developable Area.</b>	<b>1.75</b>
<b>From Countryside Outside the Urban Service Boundary to an Eligible Receiving Site Inside the Urban Service Boundary.</b>	<b>2</b>
<b>From Countryside to a Workforce Housing Unit</b>	<b>2.5</b>

<b>From a Parcel Less than 500 acres in size Inside the Urban Service Boundary to an Eligible Receiving Site Inside the Urban Service Boundary.</b>	<b>2</b>
<b>From a Parcel Less than 500 acres in size Outside the Urban Service Boundary to an Eligible Receiving Site Inside or Outside the Urban Service Boundary.</b>	<b>2</b>
<b>From Targeted Industry Site to an Eligible Receiving Site.</b>	<b>2.5</b>
<b>From Higher Education Site to an Eligible Receiving Site.</b>	<b>2.5</b>
<b>From Facilities provided in connection with the St. Lucie County Agricultural Research and Education Park to an Eligible Receiving Site.</b>	<b>2.5</b>
<b>From Created Habitat in the Countryside to an Eligible Receiving Site.</b>	<b>2.5</b>
<b>From Environmentally Significant Land to an Eligible Receiving Site.</b>	<b>2.5</b>

# Transfer of Development Rights: The Multiplier

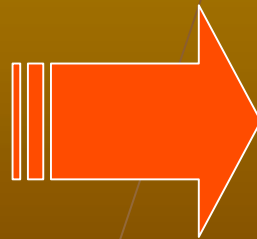
Parcel Size: 1000 ac  
Current yield at 1du/ac = 1000 units

Developable Area: 400ac;  
Open Space: 600 ac  
Minimum density required: 5du/ac (gda)  
2000 units



Multiplier:           x 1.5 for clustering,  
                              x 2.5 for affordable housing  
                              (20% of initial yield, or 200 units)

400 x 1 =	400
200 x 2.5 =	500
400 x 1.5 =	600
<hr/>	
Total =	1500 units



*Provide targeted industries, Ag-related research; higher education*

*OR*

*Go shopping for more credits*

<b>Parcel Size</b>	<b>500 acres</b>
<b>Net Developable Area</b>	<b>125 acres</b>
<b>Minimum Number of Units Required</b>	<b>625 dwelling units</b>
<b>Minimum Countryside Required Countryside Provided</b>	<b>300 acres 375 acres</b>
<b>Minimum Workforce Units Required Workforce Dwelling Units Proposed</b>	<b>50 dwelling units 53 dwelling units</b>
<b>Density of Underlying Base Zone</b>	<b>1 dwelling unit per acre</b>
<b>Transferable Development Rights</b>	<b>375 acres x 1 dwelling unit per acre = 375 dwelling units</b>

<b>Multiplier for Workforce Dwelling Units</b>	<b>2.5</b>
<b>Multiplier for Countryside</b>	<b>1.25</b>
<b>Calculation of Transferable Development Rights for Workforce Units</b>	<b>53 dwelling units x 2.5 = 132.5 or 133 credits</b>
<b>Calculation of Transferable Development Rights for Countryside</b>	<b>375 dwelling units – 53 Workforce dwelling units = 322 dwelling units 322 dwelling units x 1.25 = 402.5 or 403 credits</b>
<b>Dwelling units in base zone of Net Developable Area</b>	<b>125 acres at one dwelling unit per acre = 125 dwelling units</b>
<b>Total Dwelling Units Permitted in Village</b>	<b>125 dwelling units + 133 credits + 403 credits = 661 dwelling units</b>

# Form Based Standards



- The town or village must incorporate principles of Traditional Neighborhood Design, including a mix of land uses, building types, and housing for different income levels, a pedestrian-friendly block and street network, and a significant amount of public open space.
- Neighborhood size must be scaled upon a five-minute walk radius (approximately  $\frac{1}{4}$  mile) or a total area of 125 acres