

Buildout Analysis and Density Transfer Credits

Managing Growth in the Bow Bog
Brook Watershed

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Presentation Outline

- ▶ Town and Project Overview: how this came together
- ▶ What is a Buildout Analysis? Process and Results from Bow's Town-wide Buildout
- ▶ What is Transfer of Development Rights (TDR) and Density Transfer Credits (DTC)?
- ▶ How the Town is moving forward with the concept

Town of Bow Overview

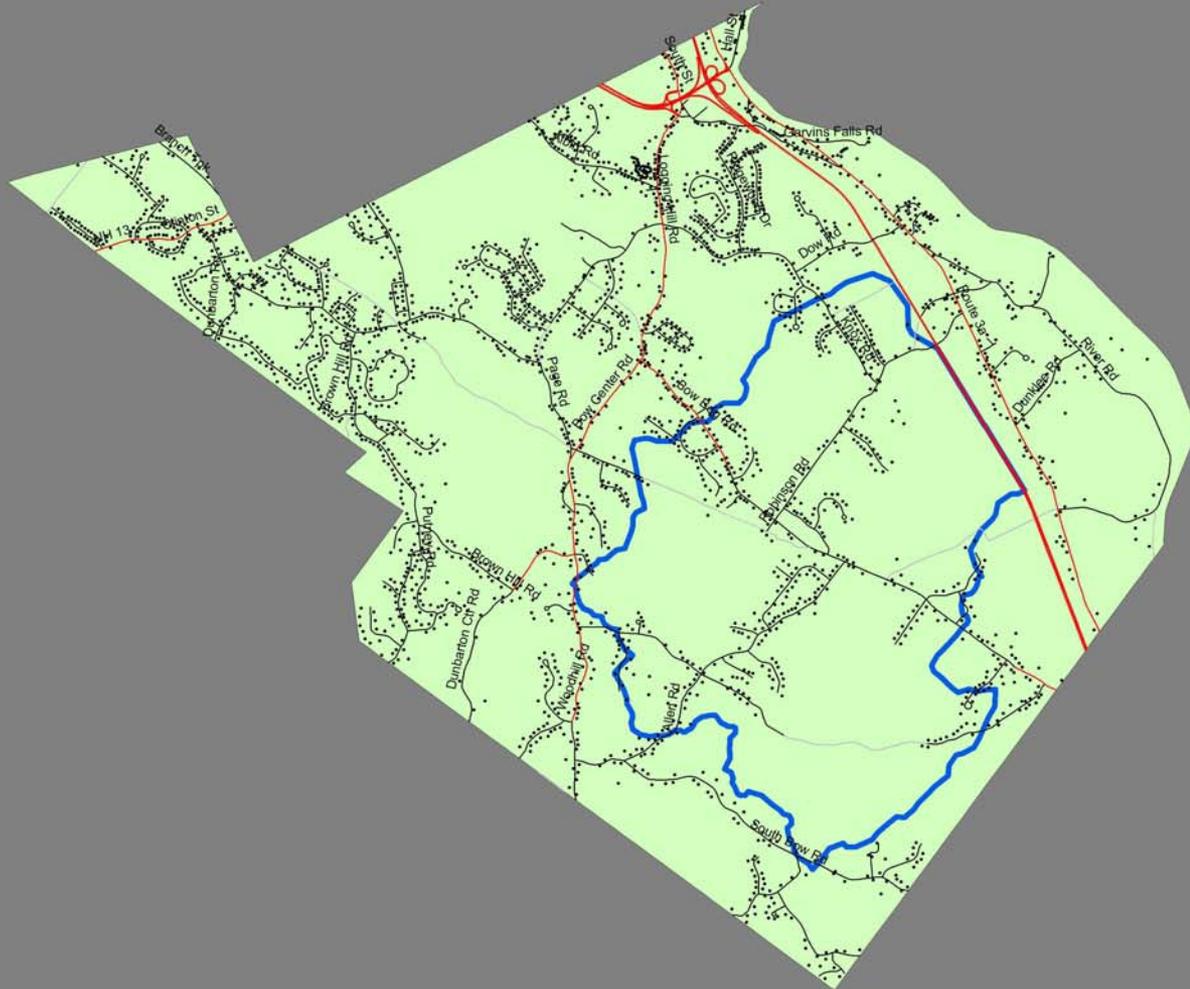
- ▶ Rural/Suburban “Bedroom community” south of Concord
- ▶ Approximate population of 8,000 as of 2007
- ▶ 2 acre residential zoning, conservation subdivisions permitted

▶ Residential growth:

1970	2,479
1980	4,015
1990	5,399
2000	7,168
2007	8,051

Source: US Census

Town of Bow Overview



How it Came Together

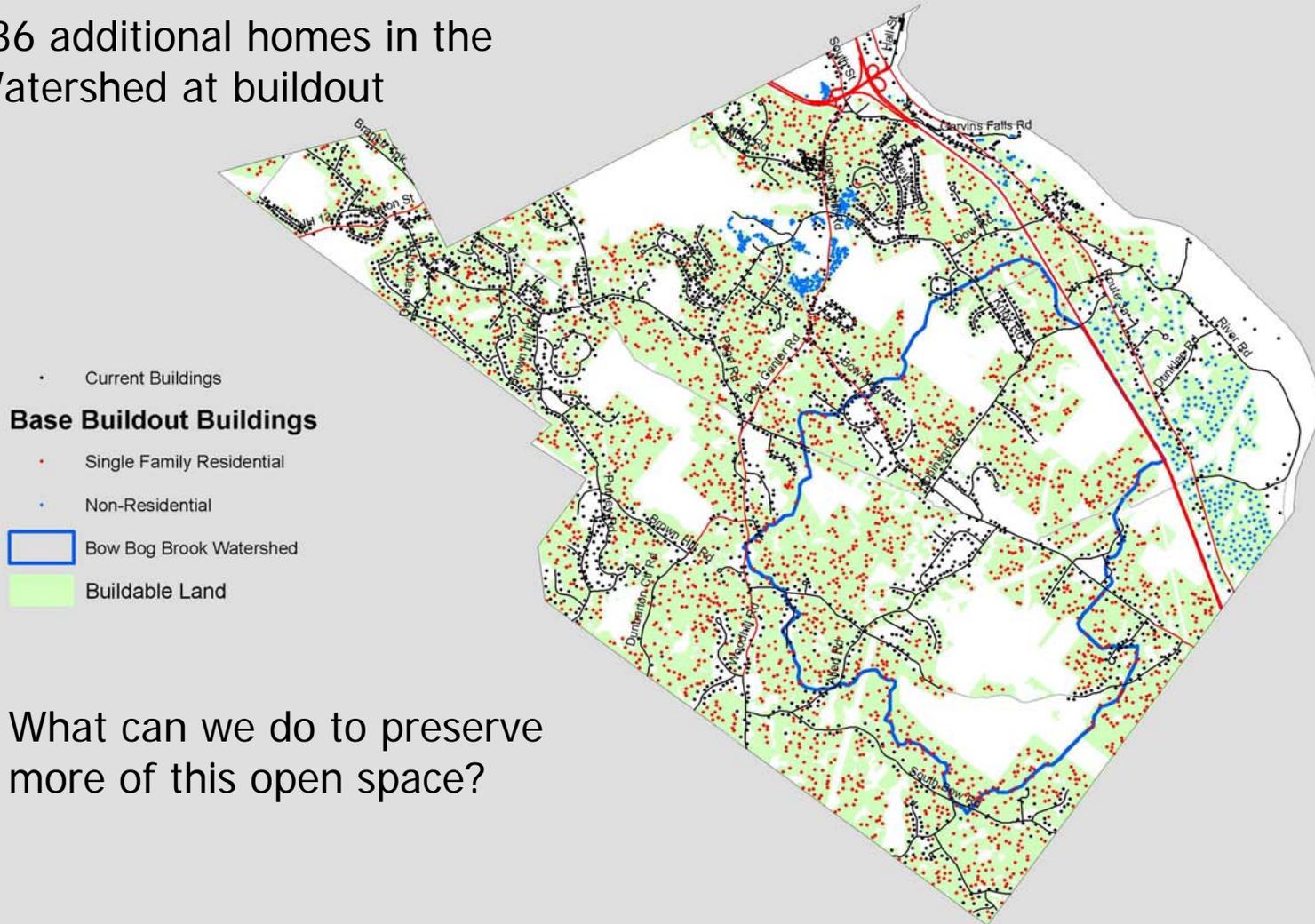
- ▶ The town had long recognized the value of the Bow Bog Brook Watershed
- ▶ Community Technical Assistance Program (CTAP) Buildout Analysis
- ▶ Regional Environmental Protection Program

What is a Buildout Analysis

- ▶ A buildout analysis shows the maximum growth that is likely to occur in a community under current land use regulations (zoning)
- ▶ Once you have a "Base" you can test alternative zoning techniques
- ▶ Can be Parcel Based or Land Use Based
- ▶ Can calculate "Indicators"

Buildout Results for Bow

736 additional homes in the Watershed at buildout



What can we do to preserve more of this open space?

Transfer of Development Rights

- ▶ A zoning tool enabling the transfer of development potential from priority conservation areas to areas more suitable for development
- ▶ Is like cluster or open space development but applied at a town level instead of the parcel level.
- ▶ Is a perfect zoning tool to promote key tenants of smartgrowth (concentrated development and sustainable landscapes).

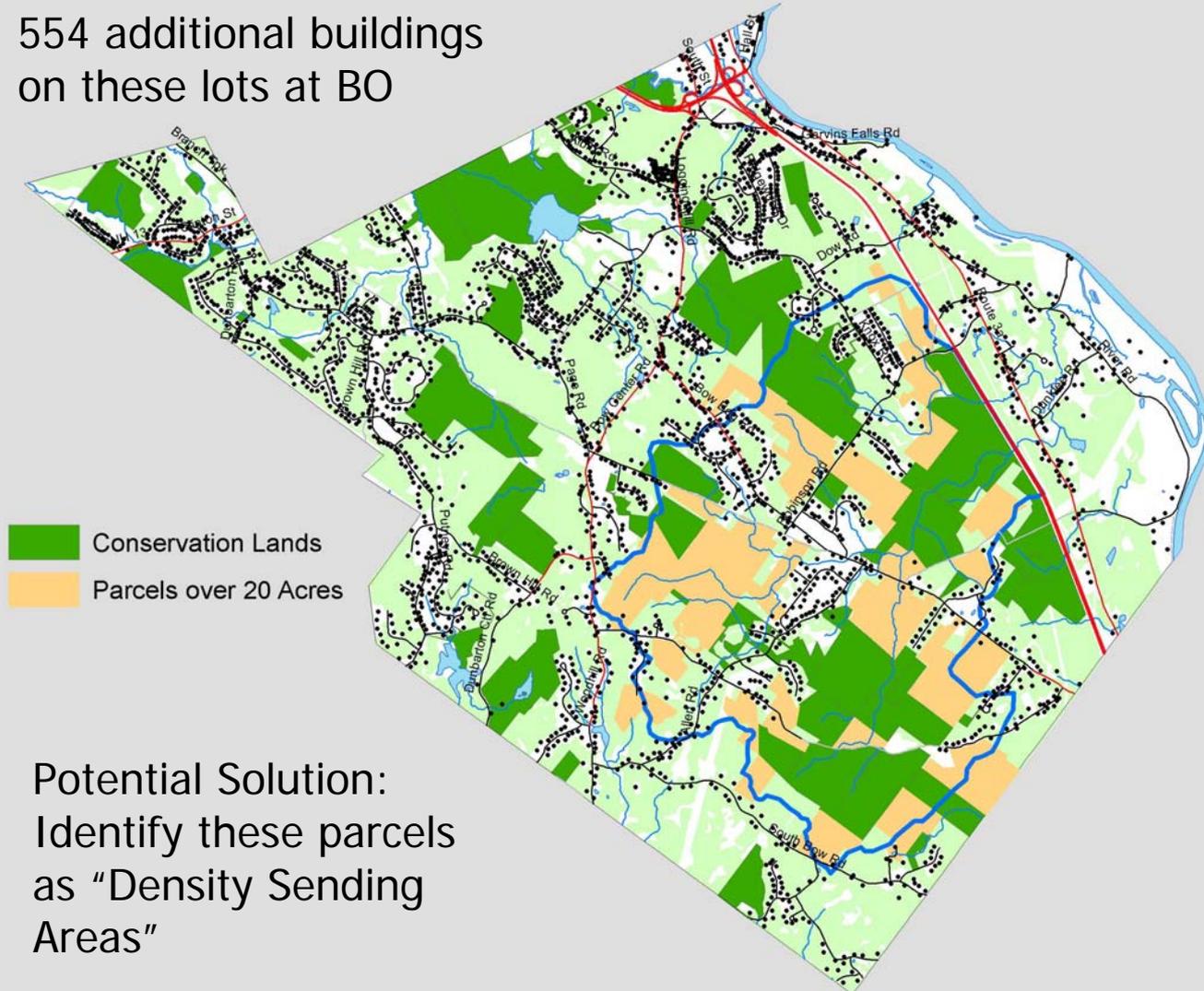
Density Transfer Credit vs. TDR

- ▶ DTC is a **simpler variation** on the basic TDR concept
- ▶ Utilizes **money** as the **transfer medium** for density rights
 - Developer proposing to develop in 'receiving' area **pays a fee** for developing at higher density
 - Town places money in conservation/preservation fund
 - Fund is used to purchase conservation easements in areas to be protected as they become available.
- ▶ **Compatible** with existing land conservation programs, and use of development incentives already in place (e.g. TIF, cluster, inclusionary housing, village zoning)

*Slide Courtesy of Cliff Sinnott, Executive Director,
Rockingham Planning Commission*

Parcels in the Watershed over 20 acres

554 additional buildings
on these lots at BO



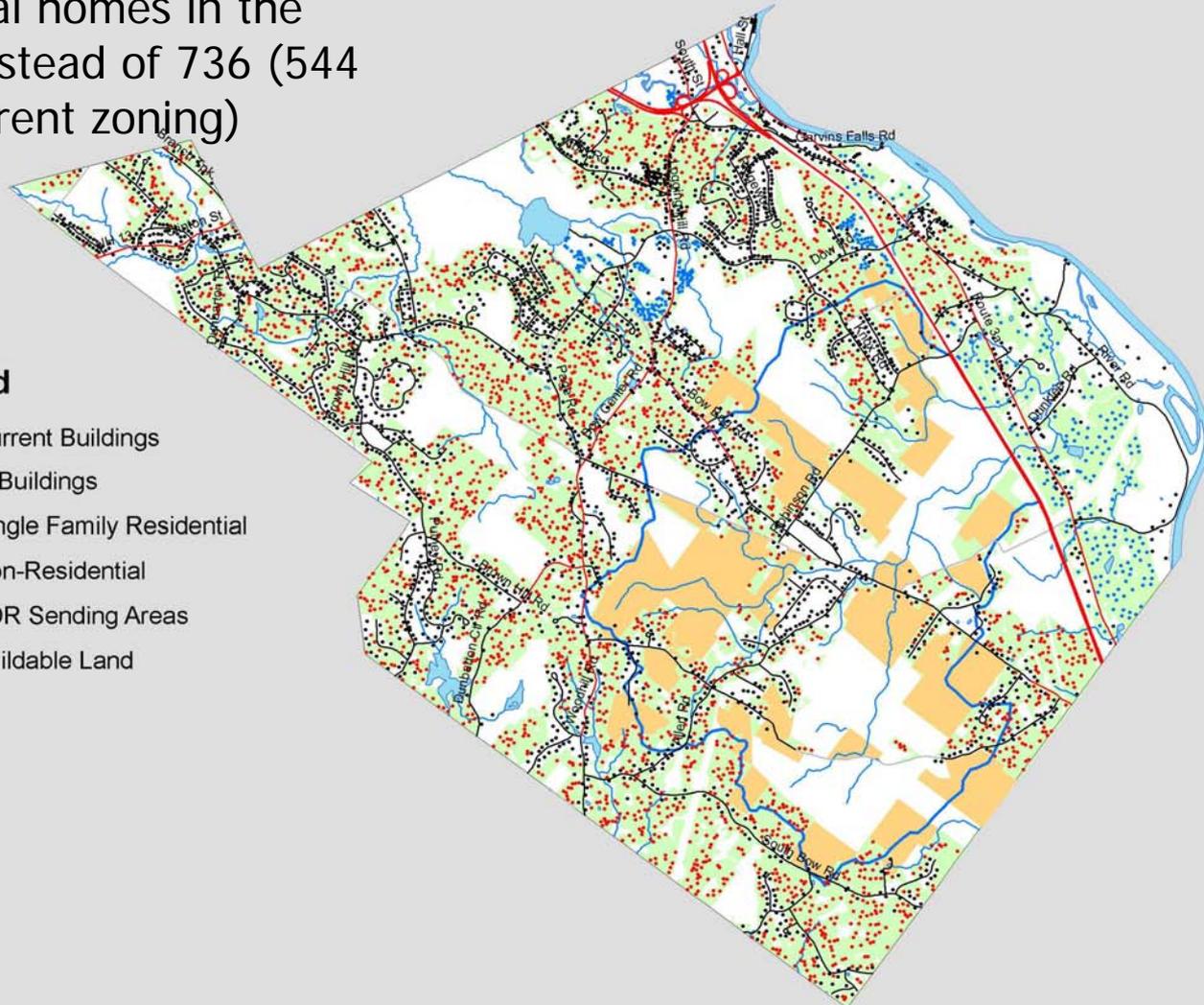
Potential Solution:
Identify these parcels
as "Density Sending
Areas"

Transfer of Development Rights Alternative Buildout

192 additional homes in the watershed instead of 736 (544 less than current zoning)

Legend

- Current Buildings
- Buildout Buildings
 - Single Family Residential
 - Non-Residential
- TDR Sending Areas
- Buildable Land



Sample Indicators

(for the watershed)

	Base Buildout	DTC Alternative Buildout
Additional Dwelling Units	736	192
Acres in Conservation	1,600	3,170
Percent Impervious	8%	3.3%

Note: Town-wide Totals for dwelling units are within 3% of each other, the DTC Alternative simply re-locates them.

How is Bow Moving Forward?

- ▶ Applied for and received a Regional Environmental Protection Program (REPP) Innovative Land Use Implementation grant
- ▶ Establish the value of density transfer credits

Will sufficient value be available to attract land owners and developers, while providing sufficient funds to achieve real land conservation?

