New Town
Mixed Use District

Montgomery County Planning Commission

2009 Annual Conference
PA Chapter of the American Planning Association
October 6, 2009

What is NTMU?

- More urban style of development
- Complementary mix of uses
- Encourages compatible infill
- Multi-modal transportation options

What Is NTMU?

- Scale – Not all NTMU development is created equally
- Design – Mitigating density in traditionally suburban locations
Why NTMU?
- Smart Growth principles
- Efficient use of infrastructure
- Reuses obsolete or underperforming commercial sites
- Can help to preserve open space and more rural character
- Greater tax revenue / Ratables
- Improve community identity

NTMU Examples
- Market Common Clarendon – Arlington, VA

NTMU Examples
- Market Common Clarendon – Arlington, VA
NTMU Examples

- Excelsior & Grand – St. Louis Park, MN

- Gables West Village – Dallas, TX
New Town Mixed Use District

Planning Issues

Let Fading Old Places Become New, Lively Spaces

Underutilized train station parking can be transformed into new development.

Vacant retail buildings can become active, pedestrian-oriented centers.

Abandoned industrial complexes can be redeveloped into vibrant new places.

Reinventing Suburban Commercial Areas
Reinventing Suburban Commercial Areas

Redeveloping Old Industrial Sites

Redeveloping Old Industrial Sites
Reinvigorating Transit Nodes

ABUTTING COMMERCIAL AREA
PUBLIC TRANSPORTATION WALKABILITY TO DOWNTOWN
ROAD ACCESS NEIGHBORING PROPERTIES
CURRENT USE OF PROPERTY
REDEVELOPED PROPERTIES
REDEVELOPED SPACE
LARGE RETAIL SPACE
NEIGHBORING AREA

Reinvigorating Transit Nodes

NEW APARTMENTS
STRUCTURED PARKING
LARGE SETBACK FROM ROAD
NEW RETAIL SPACE PLAZA AREA

Consistency with County Plan
Pennsylvania Municipalities Planning Code
Summary of a Few Provisions of Article VII-A, Traditional Neighborhood Development

- The location of parking, preferably to the side or behind buildings
- Street pattern, including a requirement for grids
- Location of structures, including close to the street
- Overall design
- Open space and public plazas

- Ordinances can regulate...
- Overlay or mapped for infill or extension
- Overlay for new development

- To create a sense of place
- To provide good communities for the elderly and children
- To make public transit viable
- To minimize traffic congestion and encourage walking
- To create community focal points, like parks and plazas

Alternative Impacts

<table>
<thead>
<tr>
<th>Existing Development versus New Town Mixed Use Development</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Model Ordinance and Design Standards</strong></td>
</tr>
</tbody>
</table>

New Town Mixed Use District
Permitted and Conditional Uses

- Wide range of permitted uses typical for mixed use development
  - Office
  - Entertainment
  - Institutional
  - Retail
  - Restaurant
  - Apartments, above the 2nd floor
  - Parks, Open Spaces, and Places
  - Surface Parking
  - Accessory Uses to a Principle Use, including Surface Parking Lots

- Conditional Uses to give municipality more control
  - Apartments on first floor
  - Townhouses, Twins, and or Single Family Detached Homes
  - Transit Facilities
  - Temporary Surface Parking Lots

Mixing Requirements

<table>
<thead>
<tr>
<th>Land Use Group</th>
<th>Tracts greater than 10 acres in size</th>
<th>Tracts of 1 to 10 acres in size</th>
<th>Tracts of less than 1 acre in size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Percent of Building Floor Area</td>
<td>Maximum Percent of Building Floor Area</td>
<td>Minimum Percent of Building Floor Area</td>
<td>Maximum Percent of Building Floor Area</td>
</tr>
<tr>
<td>Group 1: Office Entertainment Institutional Related Uses</td>
<td>5%</td>
<td>70%</td>
<td>All at least two of the land use groups listed in the first column, with each group comprising at least 10% of the development’s total building floor area. No mixing requirement. Developments can consist of one or many uses.</td>
</tr>
<tr>
<td>Group 2: Retail Restaurant Related Uses</td>
<td>5%</td>
<td>50%</td>
<td>In addition, Group 2 uses may not comprise more than 35% of the development’s total building floor area.</td>
</tr>
<tr>
<td>Group 3: Residential</td>
<td>20%</td>
<td>85%</td>
<td></td>
</tr>
</tbody>
</table>

Dimensional Standards - Setbacks

- Minimum Setback from Arterial Streets: 20’
- Minimum Setback from Local Streets: 12’
- Maximum Setback from Local Streets: 25’
- No Maximum Setback when Plazas front Streets
- Setback between Buildings up to 40’ high
**Dimensional Standards - Setbacks**

- Minimum setback for buildings from 40 to 75 feet tall.
- Setback between buildings from 40 to 75 feet tall.

**Dimensional Standards - Height**

- Maximum of 75 feet or 6 stories.

**Dimensional Standards - Height**

- Example images of buildings and urban landscapes.
**Dimensional Standards - FAR**

- Maximum Floor Area Ratio with No Bonus = 1.5
- Maximum Floor Area Ratio with Bonus = 2.5

**General Layout**

- Streets should be laid out to create blocks, which should not exceed 800 in length
- Streets should be interconnected with each other and streets on abutting properties in grid or modified grid pattern

**Street Pattern**

- Streets need to accommodate and encourage pedestrian and public transit access
Building Design Standards

- Building Orientation and Entrances
  - Blank walls not permitted along streets and transit stations
  - Minimum window coverage of 35% (50% for ground floor retail)
  - Roofs
  - Building Massing

Parking Design Standards

- Structured Parking
  - "Wrapping" parking structures with other uses is ideal, but the basic goal is to conceal the parking element as much as possible.
  - Active uses should occupy at least 70% of the first floor of parking garages that front a public street.
  - Exposed parking structures should have design treatments to create the appearance of an occupied building.
  - Cars should be visually screened.
Parking Design Standards

- Surface Parking
  - Surface parking lots must be located to the rear or side of principal buildings.
  - No parking allowed between a building and a street.
  - 70' maximum width of parking along any street without being interrupted by a principal building.
  - Parking lots within the same NTMU block should be interconnected with cross access easements.
  - 3' screening when adjacent to street, 6' screening from adjacent residential uses – screening should be opaque.

Open Space and Plaza Design Standards

- Usable open space and plazas must comprise at least 5% of the net tract area for an NTMU development.
- 1 square foot of plaza area is required for every 40 square feet of gross building floor area.
- Plazas can range in size from 2,500 sq. ft. to 40,000 sq. ft.
- Plazas should be designed as focal points for the NTMU district.

Other Design Standards

- Pedestrian Design
- Streetscaping
- Lighting
- Screening
- Refuse Area
- Outdoor Dining
**Bonus Provisions**

- Increase of 0.5 Floor Area Ratio per feature, up to a total F.A.R. of 2.5
- Potential Bonus Features:
  - Workforce Housing
  - Green Buildings
  - Historic Preservation
  - Riverfront Trails and Open Space
  - Green Roofs
  - Green Streets and Improved Stormwater Facilities
  - Reservation or Construction of Road Realignments or Extra Right-of-Way
  - Public Art

---

**Montgomery County Planning Commission**

Questions and Answers

All Model Ordinance Publications are available online at:

[planning.montcopa.org](http://planning.montcopa.org)

Click on “Publications”

Contact Staff for More Info:
- Holly Mager – hmager@montcopa.org – 610-278-3972
- Brian O’Leary, AICP – boleary@montcopa.org – 610-278-3728
- Scott France – sfrance@montcopa.org – 610-278-3747