Instituting Reuse

Achieving Successful Adaptive Reuse of Institutional Properties

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Lower Merion Township
Rethinking Institutional Properties
Embracing Our Past and Investing in Our Future
MONTCO 2040: A SHARED VISION
The Comprehensive Plan for Montgomery County

Montgomery County, Pennsylvania 2015
Session Overview
• Why are Institutions Closing?
• Benefits and Challenges of Adaptive Reuse.
• Use Best Practices.
• Successful Examples.
The Lower Merion Experience

Session Overview
Institution: noun, in(t)-stə-'tū-shən, -'tyū-

1. An organization founded for a religious, educational, professional, or social purpose.

Source: Oxford English Dictionary
But Institutions Are More Than That
Focus Institutions

Schools
Religious
Government
Hospitals
More than 13,000 acres.

Over 2,100 institutional buildings.
66% are located in suburban residential neighborhoods.
Why Are Institutions Closing?
Why Are Institutions Closing?
Religious Institutions
What Is Adaptive Reuse?
Opportunities for Reuse
Opportunities for Reuse
Opportunities for Reuse
Opportunities for Reuse
To restore a building is not to repair it, nor to do maintenance or to rebuild, it is to reestablish it in an ultimate state that never existed before.

– Eugène Viollet-le-Duc

Benefits of Adaptive Reuse
Benefits – Sustainable Development
Benefits – Architectural Character
Benefits – Infill Development & Walkability
Benefits – History and Heritage
Benefits – Real Estate Market
Benefits – Special Financing
Challenges of Adaptive Reuse
ARTICLE VII
R3 RESIDENTIAL DISTRICTS

§295-700. LEGISLATIVE INTENT
A. In expansion of the Declaration of Legislative Intent found in Article I of this Ordinance and the Statement of Community Development Objectives found in Article I, the purpose of this Article, among others, is as follows:
1. Promote the maintenance, stability, and continued viability of the Township’s residential neighborhoods.
2. Ensure new residential infill development and redevelopment is in character with existing neighborhoods.
3. Accommodate a variety of housing types.

§295-701. PERMITTED USES
A building may be erected or used and a lot may be used or occupied for any of the following purposes and no other, subject to the guidelines herein:
A. Use F-5. Outdoor Recreation
E. Use G-7. Single-family attached dwelling (rowhouse or townhouse).
G. The following accessory uses on the same lot which are with and customarily incidental to any of the above permitted uses and as provided for in Article IV herein:

§293-702. DIMENSIONAL STANDARDS
A. The following dimensional requirements shall apply:

<table>
<thead>
<tr>
<th>Residential Use Dimensional Requirements</th>
</tr>
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<tbody>
<tr>
<td>Minimum Lot Area</td>
</tr>
<tr>
<td>Single-family detached dwelling: 7,500 square feet</td>
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<tr>
<td>Single-family semi-detached dwelling: 5,000 square feet per dwelling unit</td>
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<tr>
<td>Two-family dwellings: 2,000 square feet per dwelling unit</td>
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<tr>
<td>Single-family attached dwelling: 1,000 square feet per dwelling unit</td>
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<td>Minimum Lot Width</td>
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<tr>
<td>Single-family detached and Single-family semi-detached dwelling: 50 feet</td>
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<tr>
<td>Two-family dwellings and Single-family attached dwelling: 24 feet</td>
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<tr>
<td>Setbacks</td>
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<tr>
<td>Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.</td>
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<tr>
<td>Front</td>
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<td>40 feet or the average of the two closest adjacent structures</td>
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<td>Sides</td>
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<tr>
<td>Single-family detached, single-family semi-detached, and two-family dwellings: Aggregate 20 feet, neither of which shall be less than 8 feet; Single-family attached dwelling: 15 feet per end unit</td>
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<tr>
<td>Rear</td>
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<td>25 feet</td>
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<td>Garage</td>
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<td>10 feet from the front façade of the primary structure (see additional regulations, Sections 703 &amp; 704)</td>
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<td>Maximum Building Coverage</td>
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<td>30%</td>
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<tr>
<td>Maximum Impervious Coverage</td>
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<tr>
<td>50%</td>
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<tr>
<td>Minimum Green Space Required in Front Yard</td>
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<tr>
<td>Single family attached dwelling: 50%</td>
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</tbody>
</table>
Challenges – Community Attitudes
Challenges – Neighborhood Impacts
Challenges – Building Structure & Design
Challenges – Building Modernization
What is Adaptive Reuse? Challenges – Bank Financing
Challenges – Unique Costs
Best Practices
• Plan for Reuse
• Public Involvement
• Funding
• Regulations
Plan for Reuse - Inventory
Comprehensive Plan

Open Space Plan

Revitalization Plan

Plan for Reuse – Planning Documents
Public Involvement – Engage Communities
Funding - Grants for Acquisition/Rehabilitation
Funding – Donation or Sale of Conservation/Façade Easements
• Special Exception
• Conditional Use
• General Regulations

• Incentives
• Standards

Regulations – Permitting Adaptive Reuse
Residential
Nonresidential
Temporary

Incentives

Regulations – New Uses
Regulations – Density
Regulations – Parking Supply
Regulations – Open Space & Landscapes
Case Studies

“We shape our buildings, and then our buildings shape us.”

-Winston Churchill
FOREWORD

We, the class of 1993, proudly present our edition of the Colonel in the hope that it will rank with the best of Collegeville-Trappe's yearbooks. This annual review of the seasons reflects the lighter as well as the serious side of our high school life and the wisdom with which we look "Beyond the Blue Horizon." Each season has its memories and stories, and these we have attempted to compile into a form of copiable remembrance in pictures and story of the unforgettable days at C.T.
Perkiomen Valley Middle School
Perkiomen Valley Middle School
“[The school] was accepted in the community as a permanent fixture.” – Fred Schuetz
Humane Fire Engine Company No. 1
Norristown
Humane Fire Engine Company No. 1
Humane Fire Engine Company No. 1
Humane Fire Engine Company No. 1
Humane Fire Engine Company No. 1

IN MEMORY OF OUR MEMBERS

FIVE SAINTS DISTILLING
SHARE THE SPIRITS
Before

Humane Fire Engine Company No. 1

- Utility Room & Hose Tower
- Brick Wall
- Later Addition
- Engine Room

Green Street

After

Five Saints Distillery

- Distilling Room
- New Restrooms
- Mural
- Walls Added
- Tasting Room
- Bar

Existing Brick Wall

- Facade Restoration
- Food Truck

Green Street
Humane Fire Engine Company No. 1
“It has been said that, at its best, preservation engages the past in a conversation with the present over a mutual concern for the future.”

-- William Murtagh
Investing in Our Future
Guidebook

Rethinking Institutional Properties
Embracing Our Past and Investing in Our Future

www.montcopia.org/
RethinkingInstitutionalProperties
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