

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



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-'tü-shən, -'tyü-\

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

Source: Oxford English Dictionary



But Institutions Are More Than That



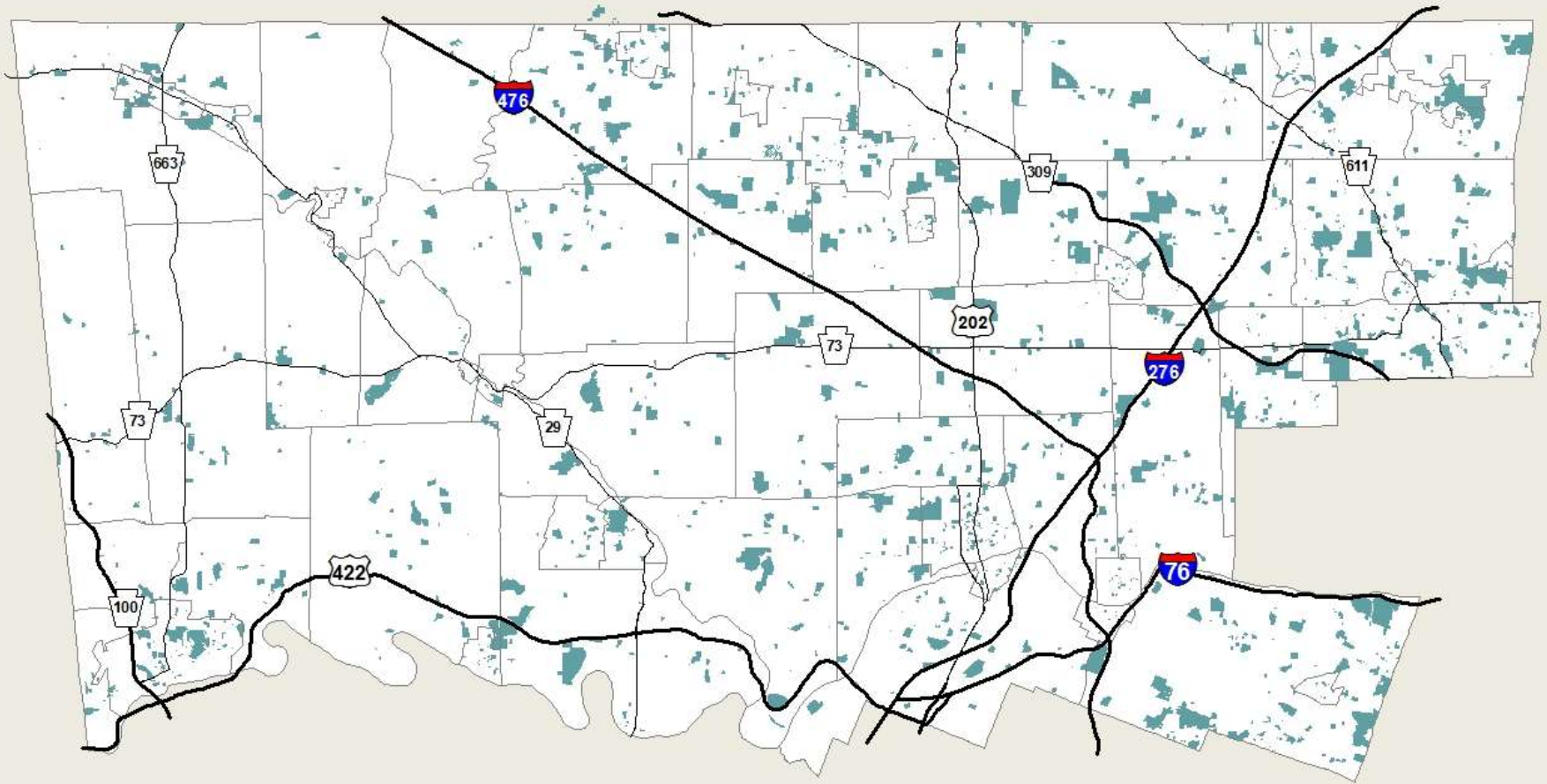


Schools
Religious
Government
Hospitals

Focus Institutions

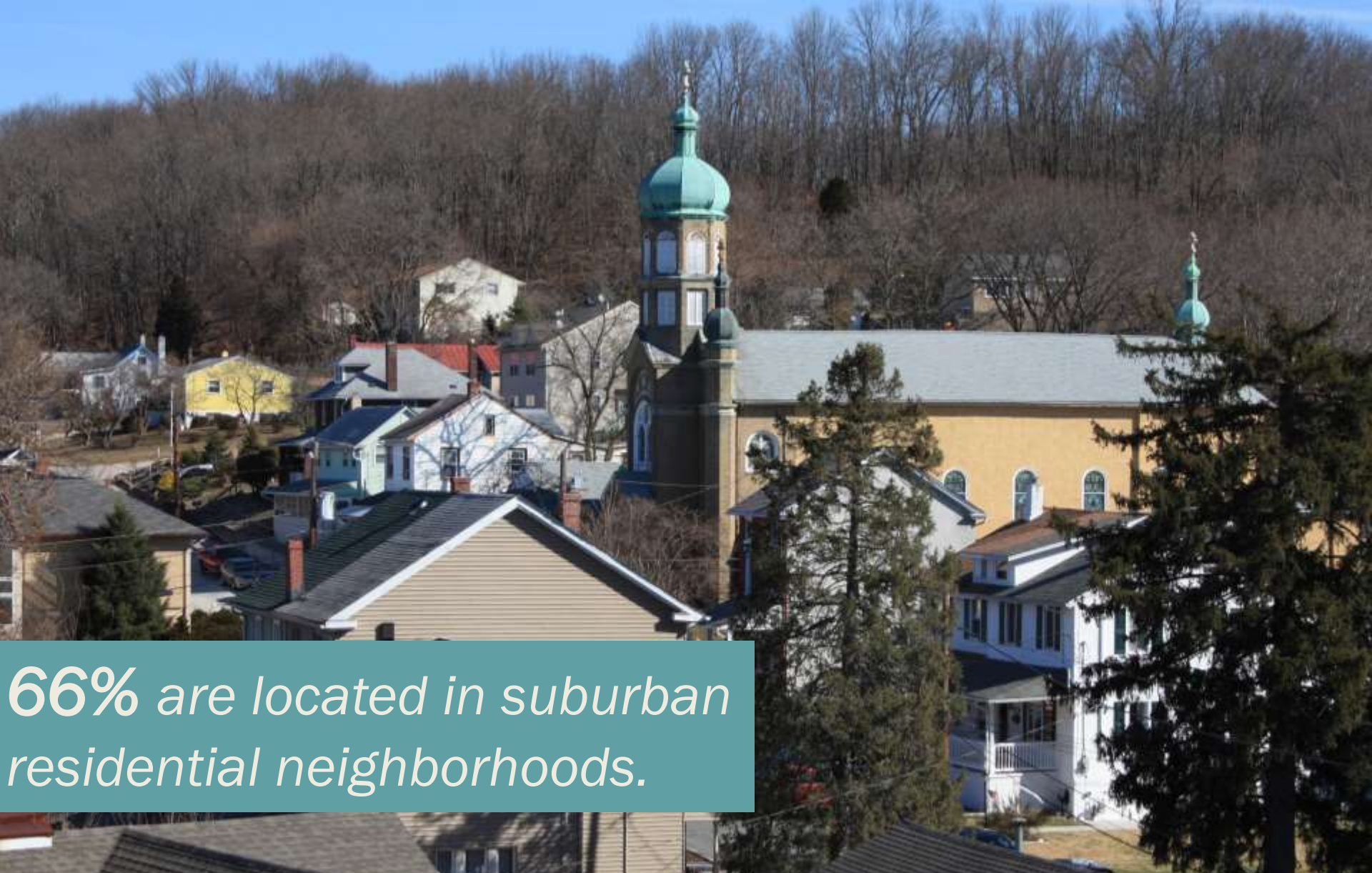


Over 2,100 institutional buildings.



More than 13,000 acres.





66% are located in suburban residential neighborhoods.

Institutions





Why Are Institutions Closing?



Why Are Institutions Closing?





Religious Institutions



Government Buildings



Hospitals



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  MCPC



Benefits – History and Heritage



Benefits – Landscape





Benefits – Real Estate Market





Benefits – Special Financing





Benefits – Property Tax Revenue





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
- B. Use F-7. Public Grounds.
- C. Use G-3. Two-family semi-detached dwelling (duplex).
- D. Use G-6. Single-family detached dwelling.
- E. Use G-7. Single-family attached dwelling (rowhouse or townhouse).
- F. Use G-8. Single-family semi-detached dwelling (twin).
- 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:
 1. Use A-1. Residential Accessory Structure.
 2. Use A-3. Recreational Vehicles.
 3. Use A-5. Antenna Systems.
 4. Use A-6. Fences and Walls.
 5. Use A-7. Home Occupation.
 6. Use A-8. Storage (Outdoor).
 7. Use A-9. Swimming Pool.
 8. Use A-10. Tennis/Sport Courts.
 9. Use A-13. No-Impact Home-Based Business.

10. Use A-14. Agriculture.
11. Use A-15. Livestock.
12. Use A-16. Fowl/Poultry.
13. Use D-4. Adult/Child Day Care.

H. Uses Permitted by Special Exception:

- a. Use B-4. Bed and Breakfast.

§295-702. DIMENSIONAL STANDARDS

A. The following dimensional requirements shall apply:

	Residential Use Dimensional Requirements
Minimum Lot Area	Single-family detached dwelling: 7,500 square feet Single-family semi-detached dwelling: 5,000 square feet per dwelling unit Two-family dwellings: 3,000 square feet per dwelling unit Single-family attached dwelling: 3,000 square feet per dwelling unit
Minimum Lot Width	Single-family detached and Single-family semi-detached dwelling: 50 feet Two-family dwellings and Single-family attached dwelling: 24 feet
Setbacks	Minimum setbacks required for primary structures. See general regulations for allowed projections into setbacks.
Front	40 feet or the average of the two closest adjacent structures
Sides	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
Rear	15 feet
Garage	10 feet from the front façade of the primary structure (see additional regulations, Sections 703 & 704)
Maximum Building Coverage	30%
Maximum Impervious Coverage	50%
Minimum Green Space Required in Front Yard	Single family attached dwelling: 50%



Challenges – Community Attitudes



Challenges – Neighborhood Impacts



Challenges – Building Structure & Design  MCPC



Challenges – Landscape



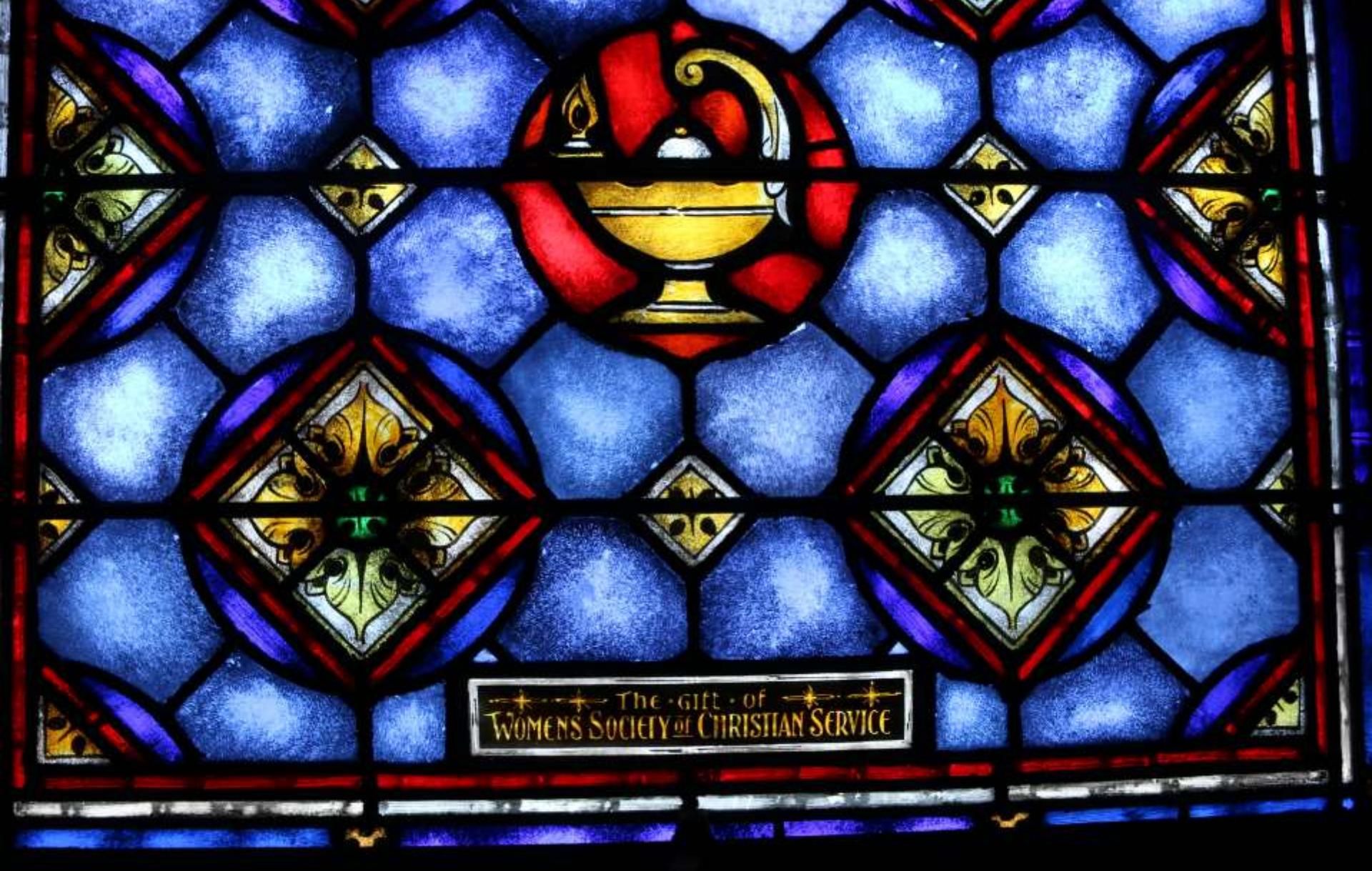
Challenges – Building Modernization





Challenges – Bank Financing





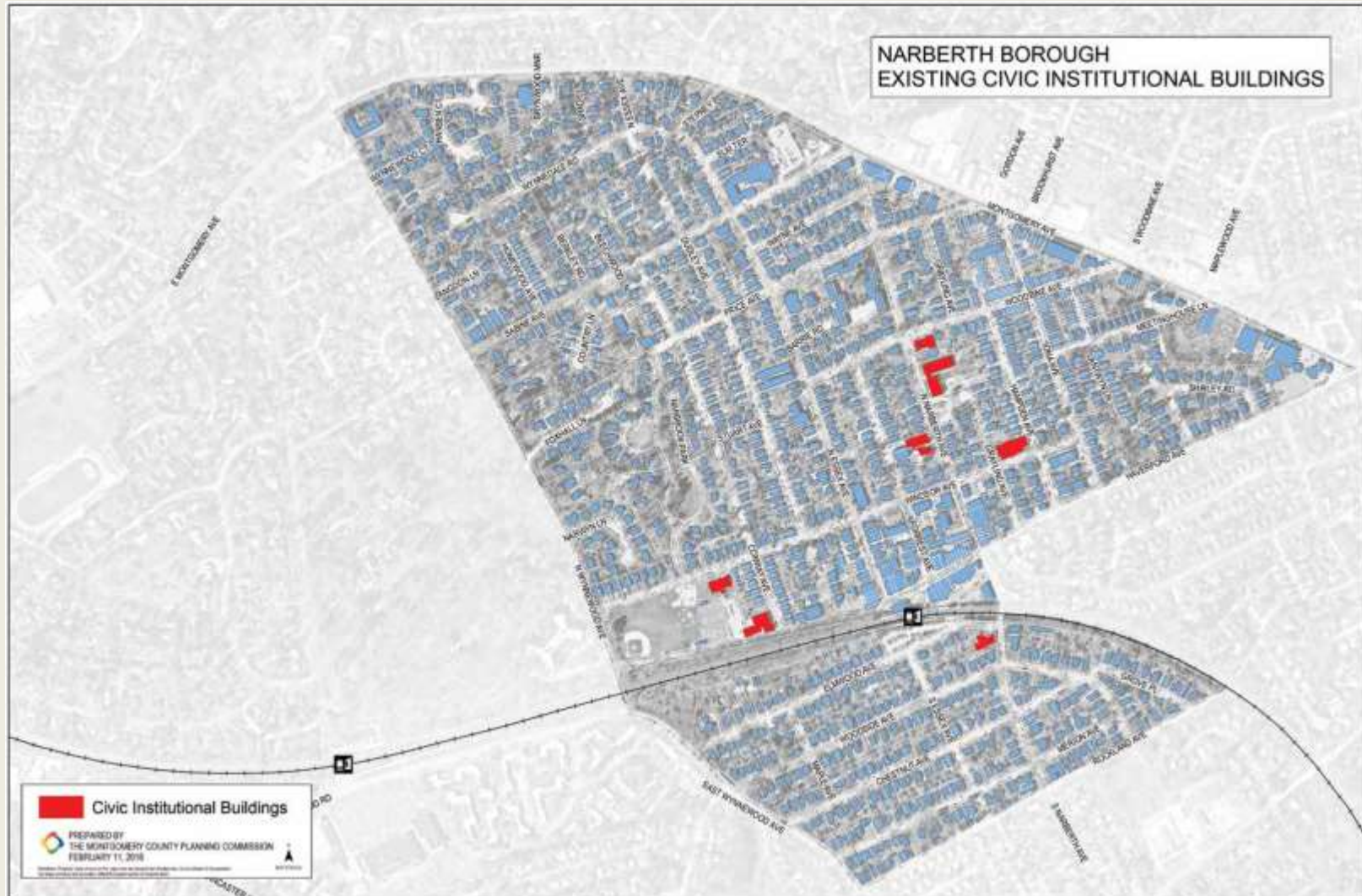
Challenges – Unique Costs

Best Practices



- *Plan for Reuse*
- *Public Involvement*
- *Funding*
- *Regulations*



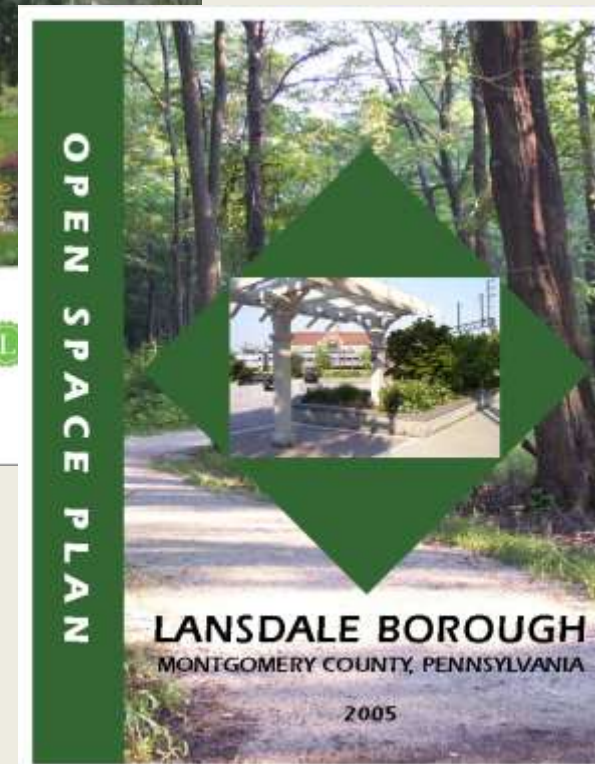
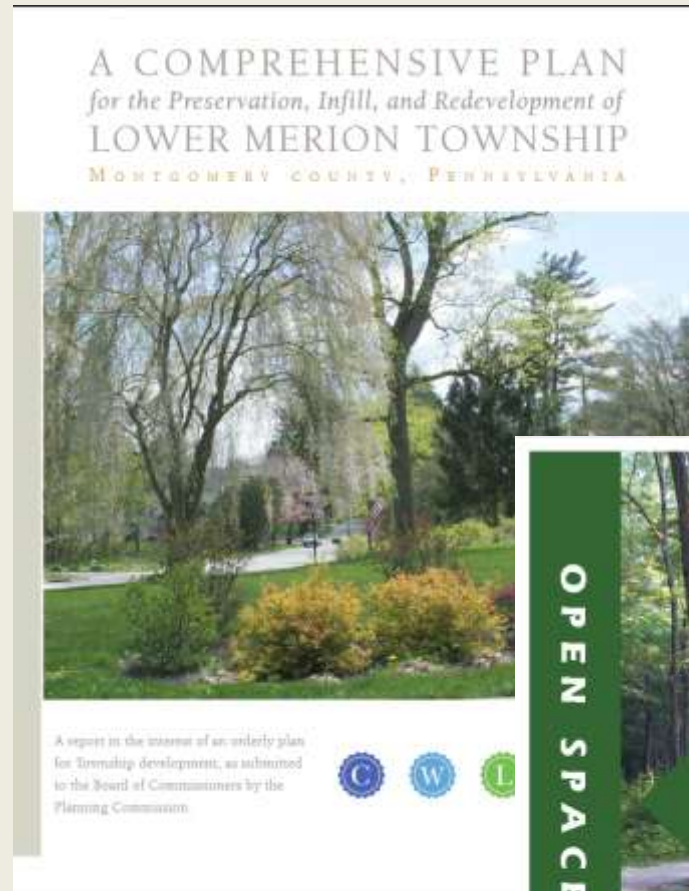


Plan for Reuse - Inventory

Comprehensive
Plan

Open Space
Plan

Revitalization
Plan



Plan for Reuse – Planning Documents





Public Involvement – Engage Communities  MCPC



Public Involvement – Evaluate Facilities





Funding - Grants for Acquisition/Rehabilitation  MCPC



Funding – Donation or Sale of
Conservation/Façade Easements



- *Special Exception*
- *Conditional Use*
- *General Regulations*



- *Incentives*
- *Standards*

Regulations – Permitting Adaptive Reuse 

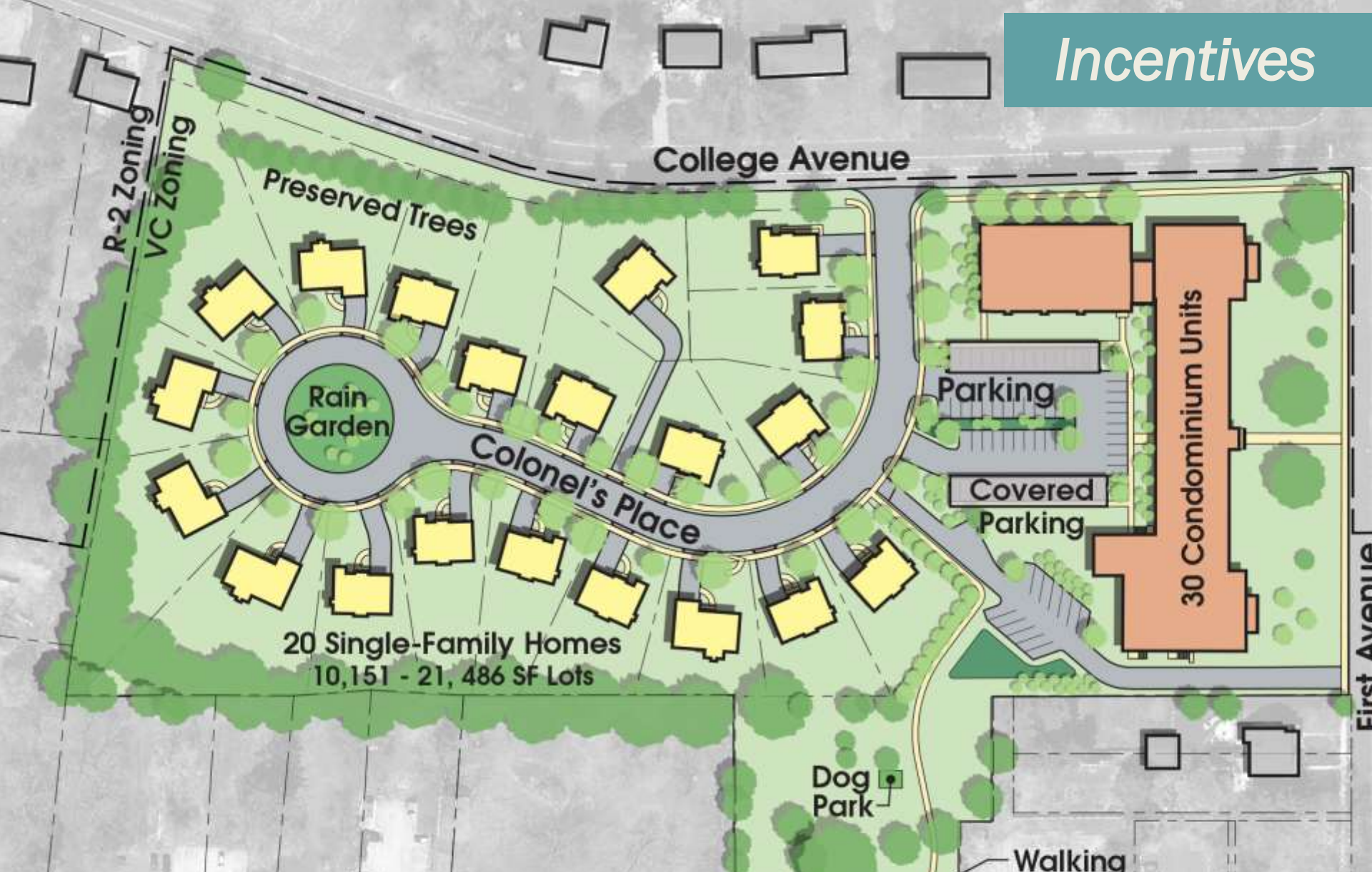
Residential
Nonresidential
Temporary

Incentives



Regulations – New Uses







Regulations – Flexible Coverage Reqs.



*Facades
Additions
New Buildings*

Standards



Regulations – Architecture







Case Studies

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

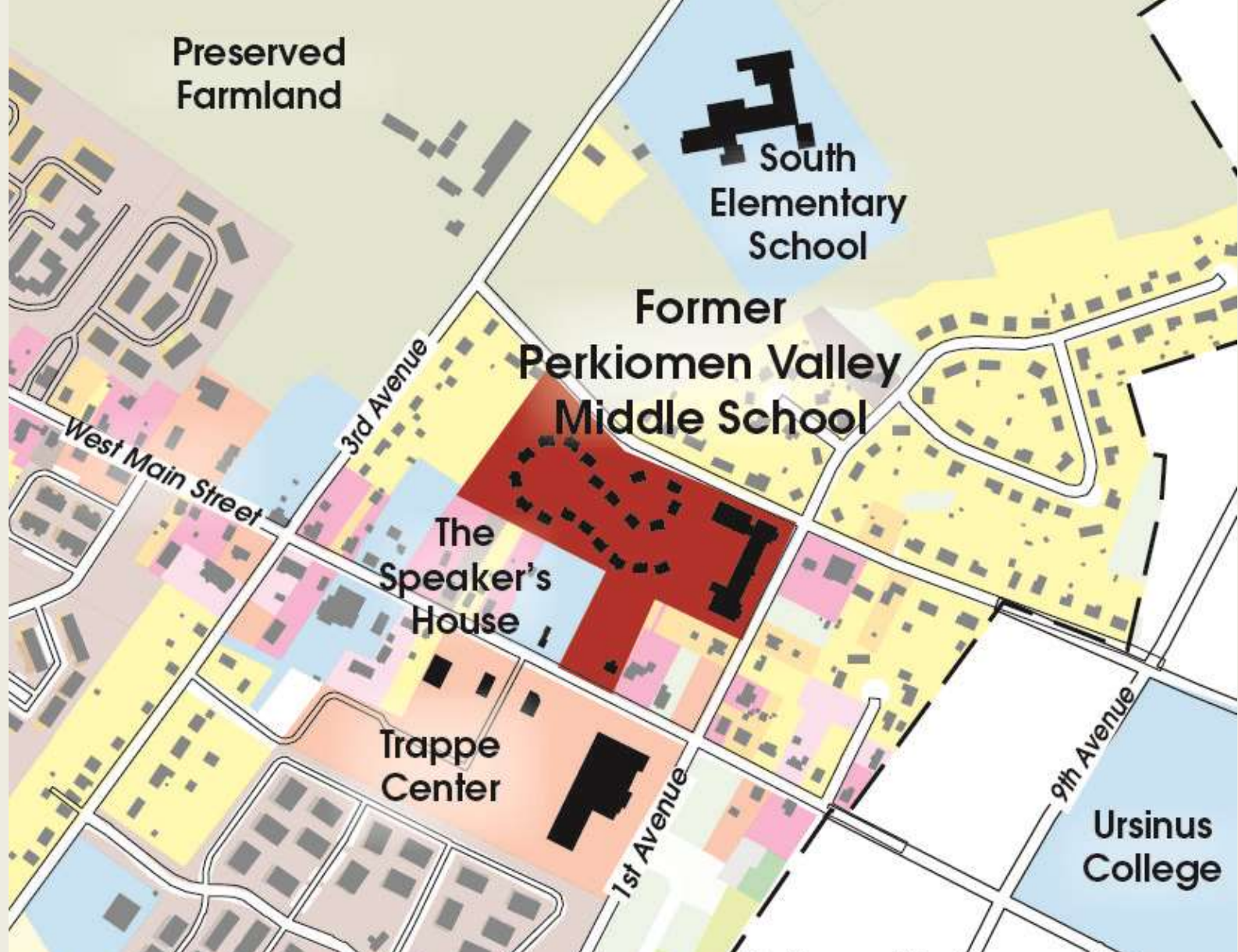
-Winston Churchill



Perkiomen Valley Middle School

Trappe

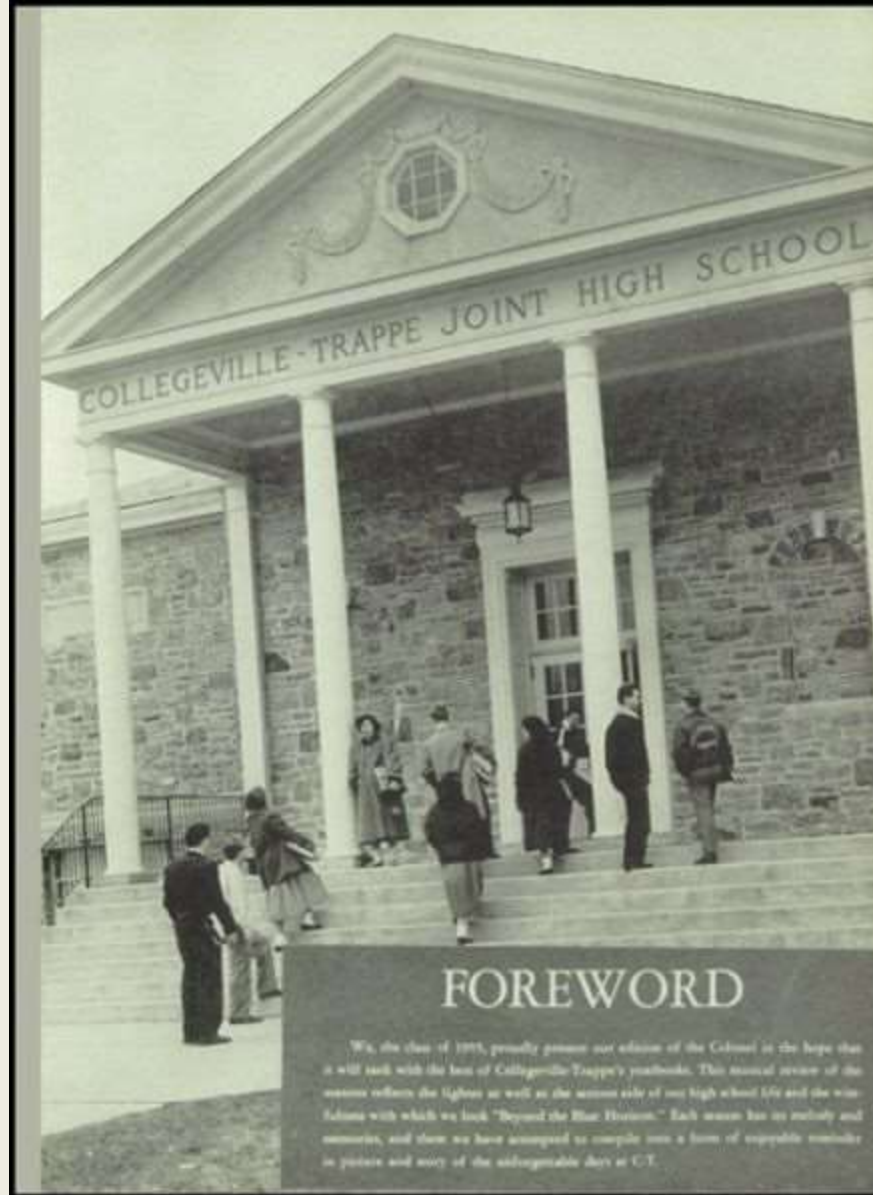




Perkiomen Valley Middle School



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Perkiomen Valley Middle School



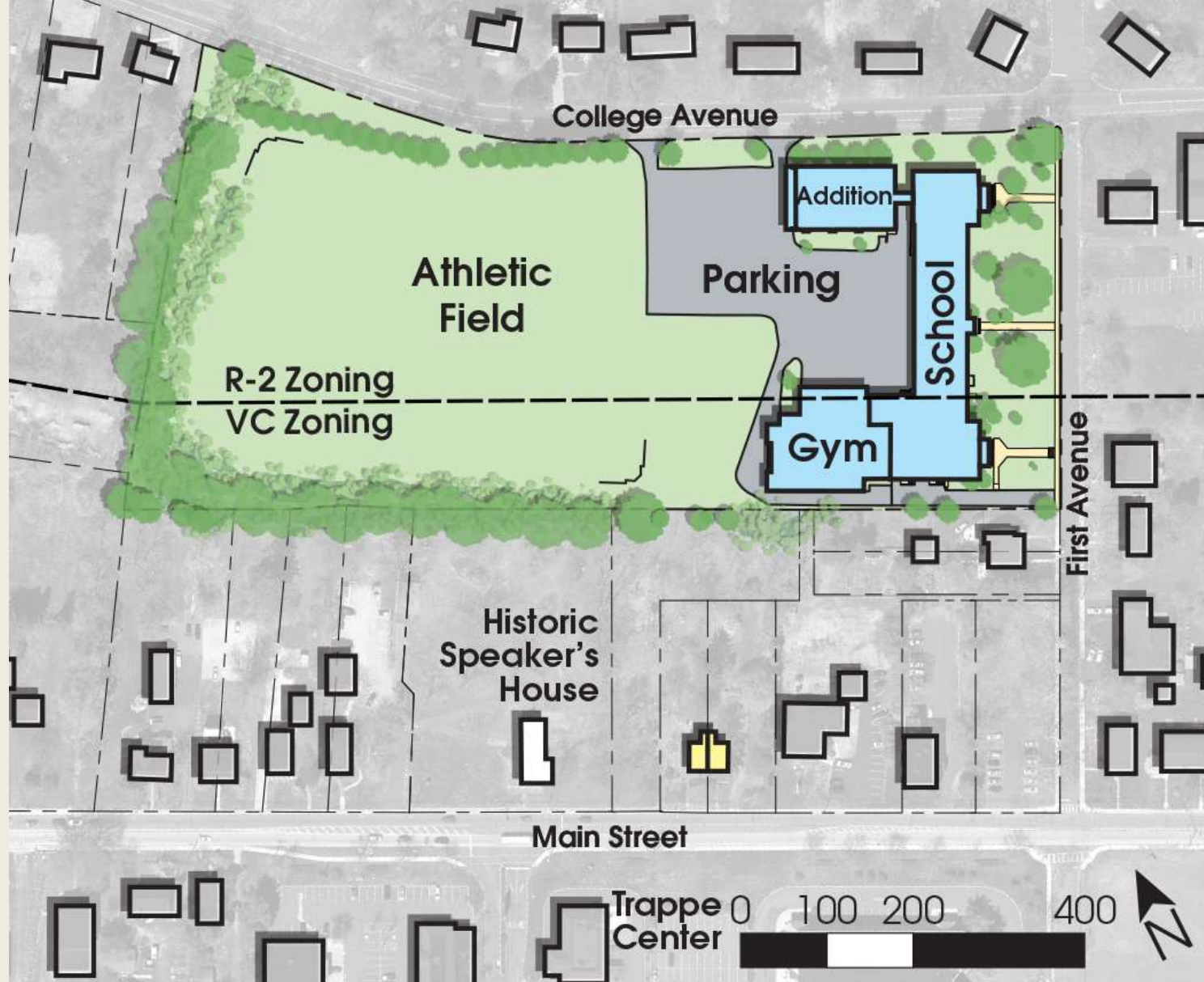


Perkiomen Valley Middle School



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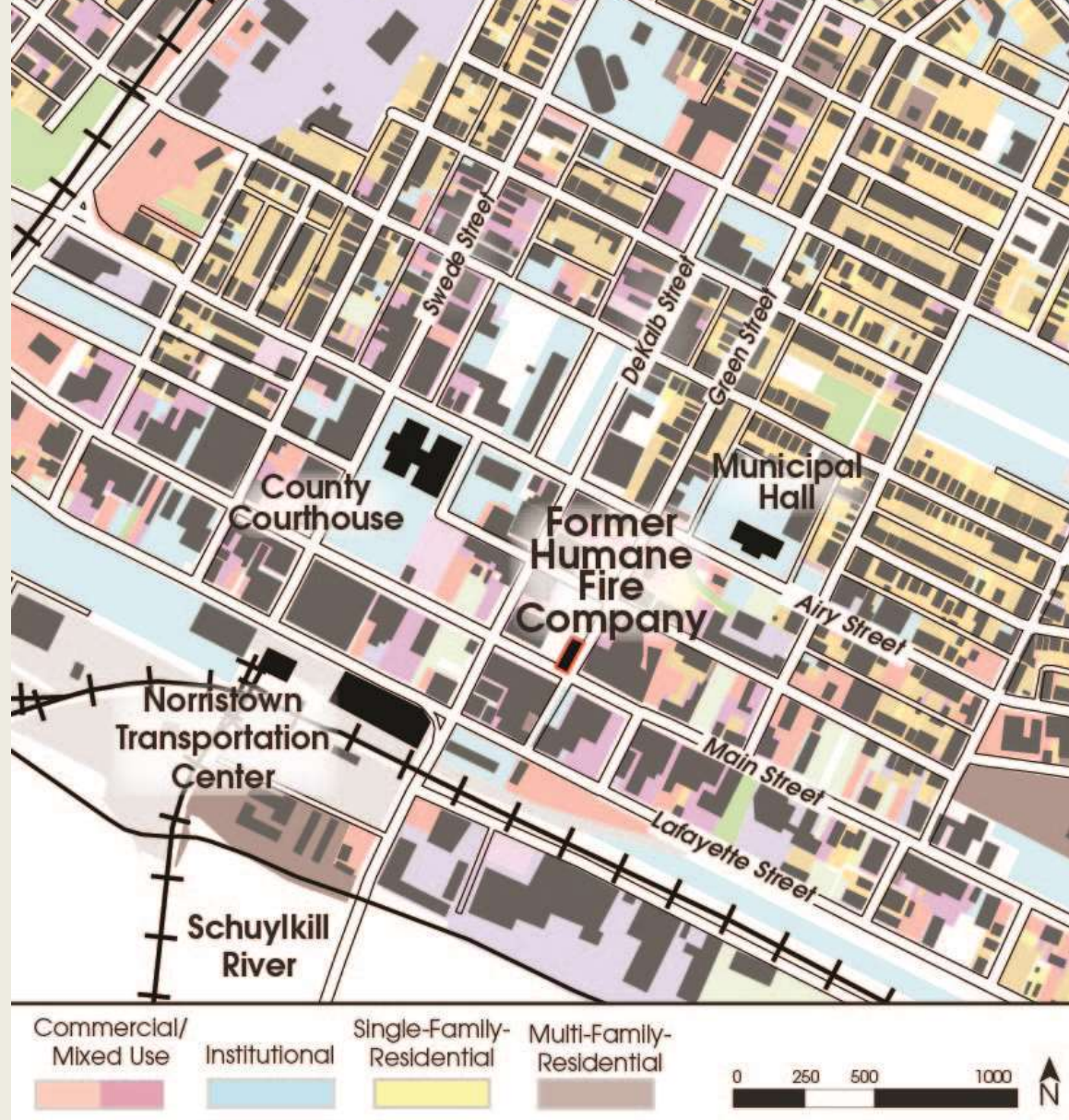




“[The school] was accepted in the community as a permanent fixture.” – Fred Schuetz



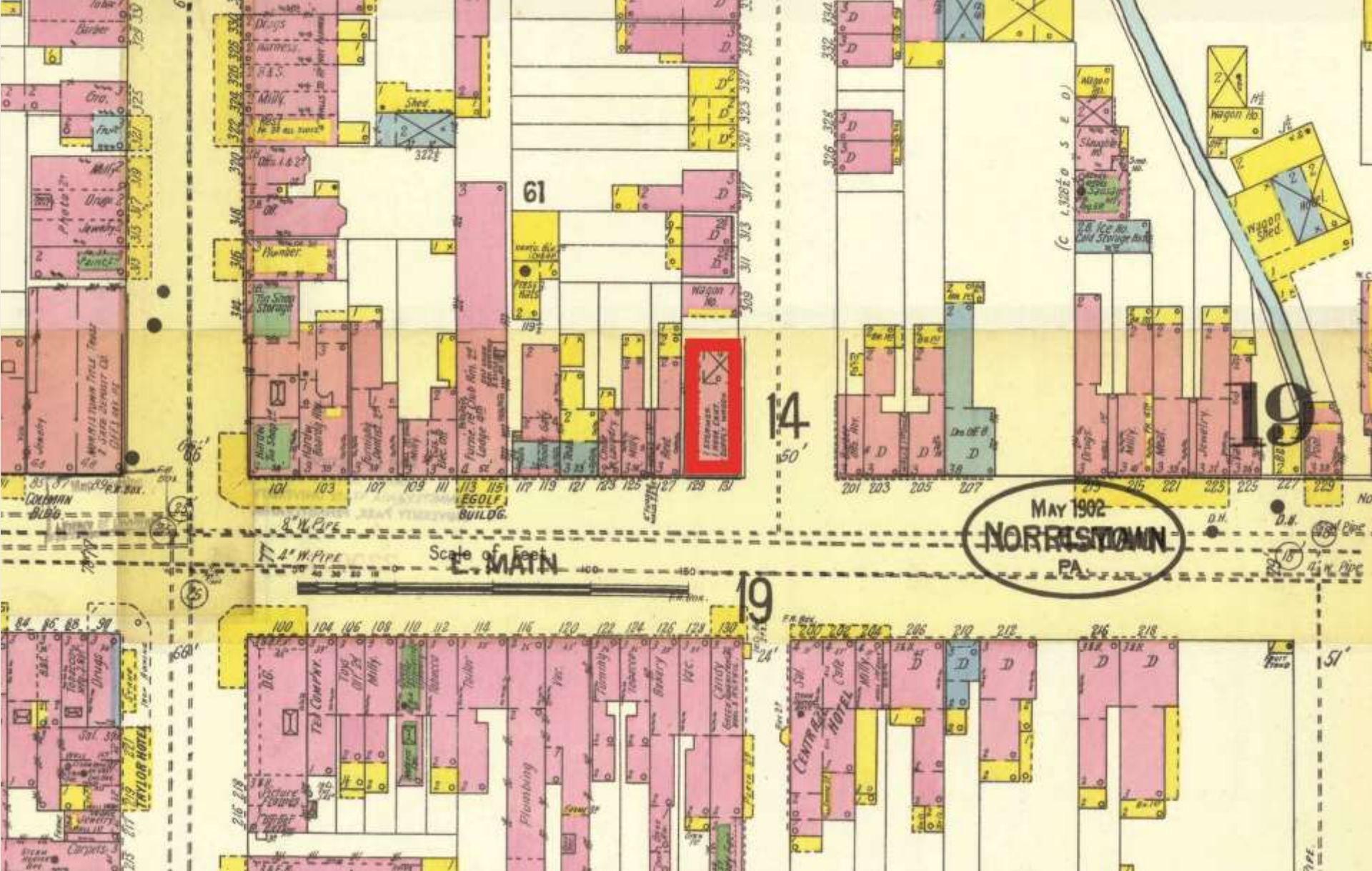
Humane Fire Engine Company No. 1
Norristown



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1





Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1

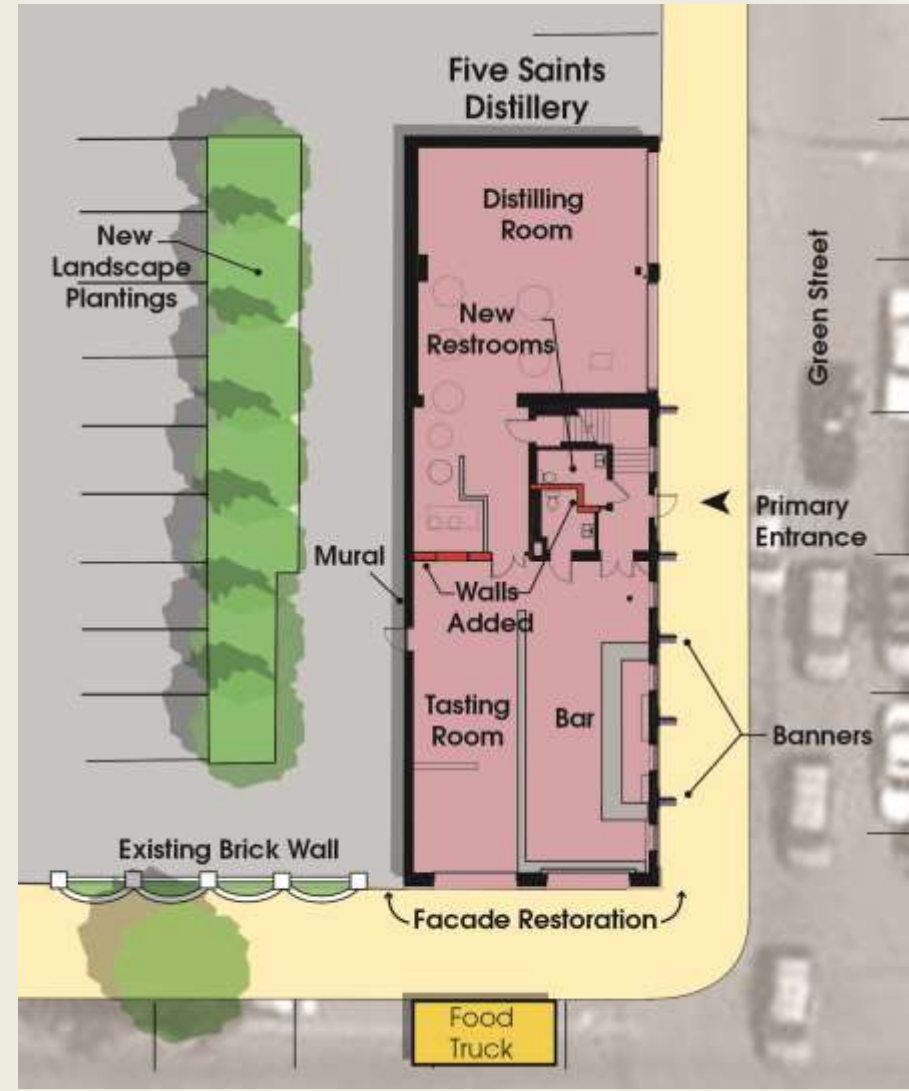


Humane Fire Engine Company No. 1

Before



After



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



Humane Fire Engine Company No. 1



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.montcopa.org/
RethinkingInstitutionalProperties](http://www.montcopa.org/RethinkingInstitutionalProperties)

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