RMP Component: **Smart Growth Component**
Technical Report: **Regional Development and Design**
Council Committee: **Smart Growth and Economic Development Committee**
Memorandum Title: **Methodology for Evaluating Redevelopment Area Potential**
Date: **April 25, 2006**

Introduction

This technical memo provides the methodology used to identify potential redevelopment areas in the Highlands Region.

Legal Requirements for inclusion in the Regional Master Plan

Section 10 and 11 of the Highlands Water Protection and Planning Act ("Highlands Act") states that:

10. a. The goal of the regional master plan with respect to the entire Highlands Region shall be to protect and enhance the significant values of the resources thereof in a manner which is consistent with the purposes and provisions of this act….

> *b. The goals of the regional master plan with respect to the preservation area shall be to:*
>
> > *(1) protect, restore, and enhance the quality and quantity of surface and ground waters therein;*
> >
> > *…(7) promote brownfield remediation and redevelopment;*
>
> *c. The goals of the regional master plan with respect to the planning area shall be to:*
>
> > *(1) protect, restore, and enhance the quality and quantity of surface and ground waters therein;*
> >
> > *…(8) promote brownfield remediation and redevelopment;*

11.a. The regional master plan shall include, but not necessarily be limited to:

(6) A smart growth component that includes an assessment…of opportunities for appropriate development, redevelopment, and economic growth, and a transfer of development rights program which shall include consideration of public investment priorities, infrastructure investments, economic development, revitalization, housing, transportation, energy resources, waste management, recycling, brownfields, and design such as mixed-use, compact design, and transit villages…

> *(h) identify areas appropriate for redevelopment and set appropriate density standards for redevelopment. Any area identified for possible redevelopment pursuant to this subparagraph shall be either a brownfield site designated by the Department of Environmental Protection or a site as which at least 70% of the area thereof is covered with impervious surface.*

Methodology for Evaluating Redevelopment Area Potential

This section describes the sources and methodology that will be used to identify the potential for redevelopment in the Highlands Region. Guidelines have been developed in order to identify potential redevelopment areas based upon available data sets. Redevelopment areas consist of 5 acres or more of contiguous redevelopment potential, and will inform regional growth area identification. The analysis will consists of a compilation of data sets and a GIS (Geographical Information System) mapping exercise. Appendix A will detail each data set, and how each will contribute to an understanding of potential redevelopment opportunities in the region.

Areas with opportunity for redevelopment can be loosely categorized into 3 scenarios. The scenarios include;

Scenario A – brownfield site(s) of at least 5 contiguous acres in the preservation or planning area;

Scenario B – redevelopment area of at least 5 contiguous acres in the preservation area; and

Scenario C – redevelopment area of at least 5 contiguous acres in the planning area.

Table 1 contains the parameters for each of the redevelopment scenarios.

Buffer Analysis:

In order to determine whether areas have redevelopment opportunity, a buffer analysis for the region will be completed. The primary contributing factors to the analysis are proximity and access to wastewater service areas, transportation nexus points, and population centers.

Regional population centers will be determined based upon census block information, and refined using a dasymetric mapping model. Next, transportation nexus points will be established by mapping commuter train lines and stations, bus routes and stops, and park-and-ride locations. The road network will also be incorporated into the analysis. Finally, sewer service areas and areas served will be delineated on the map.

The buffer analysis will be used to identify areas surrounding the population centers, transportation nexus, and waste water service areas. In those identified areas, sites with contamination (brownfields) or 70% or greater impervious coverage will be considered to have some redevelopment potential.

Next Steps:

As the development of the Regional Master Plan continues, additional analyses will be completed, and will help to enrich our understanding of redevelopment potential in the Highlands Region. The additional analysis will include:

- Evaluation of land development impacts;

- Evaluation of water/wastewater demand;

- Evaluated redevelopment implications on build out;

- Demographic analysis – including population and employment figures;

- Aesthetics and regional planning implications – consider how development will contribute to the region. Where will limited new development be built, how will it look, and what will the implications be for the existing population; and

- Consultation with local and regional planning officials for input on brownfield and redevelopment inventory through the Plan Conformance process.

Table 1: Potential Redevelopment Scenarios

Type Location	Scenario A Brownfield Site(s) Preservation and Planning	Scenario B Redevelopment Areas Preservation	Scenario C Redevelopment Areas Planning
if	selected KCS-NJ, CERCLIS or RCRA identified contaminated site of at least 5 acres	areas with existing development of a least 5 acres	areas with existing development of at least 5 acres
no	significantly constraining environmental features (including steep slopes, flood prone, Highlands open water, riparian corridors)	significantly constraining environmental features (including steep slopes, flood prone, Highlands open water, riparian corridors)	significantly constraining environmental features (including steep slopes, flood prone, Highlands open water, riparian corridors)
or			site has been identified as an existing or potential Area in Need of Redevelopment
and		at least 70% of the site is covered by an impervious surface	at least 70% of the site is covered by an impervious surface
and	LULC and/or MODIV indicates that an area has been previously developed	LULC and/or MODIV indicates that an area has been previously developed	LULC and/or MODIV indicates that an area has been previously developed
and	proximate to area of concentrated development/existing populations	proximate to area of concentrated development/existing populations	proximate to area of concentrated development/existing populations
and	within sewer areas served	within sewer areas served	within sewer service area and proximate to areas served
and	consistent with local zoning classification	consistent with local zoning classification	consistent with local zoning classification
other contributing factors	transportation analysis (including roadway and transit network)	transportation analysis (including roadway and transit network)	transportation analysis (including roadway and transit network)
			state planning area (planning area 1, 2 or a designated center)

Appendix A: Redevelopment Potential Data Layers:

Brownfields Site Inventory:

> The Highlands brownfields site inventory is comprised of sites selected from several sources, including the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site (KCS-NJ) list, CERCLIS or superfund sites, and RCRA sites. Brownfield sites are considered for their redevelopment or environmental restoration potential, or some combination of both. Depending upon other contributing factors, sites included in the brownfield site inventory may be appropriate for redevelopment.

Highlands Boundary:

> The New Jersey Highlands Region boundary file was used to delineate the borders between the planning area and the preservation area. The boundary is important because the criteria for redevelopment varies depending upon the area designation.

State Planning Areas and Designated Centers:

> The New Jersey State Development and Redevelopment (SDRP) established guidelines for planning areas, which are contiguous areas that share certain characteristics and strategic intentions. A Designated Center is a compact form of development that is recognized by the State Planning Commission, and is the SDRP's "preferred vehicle for accommodating growth."[1] The Metropolitan Planning area (PA 1), the Suburban Planning Area (PA2) and Designated Centers are of relevance to this analysis, as they are areas generally considered to have the ability to accommodate some level of growth.

Impervious Surface Coverage:

> This data layer is a spatial representation of the percentage of impervious surface. The analysis will contribute to our understanding of which areas have been previously developed and the intensity of development.

Zoning, parcel and MODIV data:

> The composite municipal zoning contains municipal zoning classifications for all towns in the Highlands Region. The information has been recodified in order to enable zoning comparisons

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[1] New Jersey State Planning Commission, The New Jersey State Development and Redevelopment Plan, (2001) 231

between and among municipalities.

Parcel data contains information about regarding the location and dimensions of parcels. It was used to link brownfield "points" (as in KCL-NJ and CERCLIS) to a parcel. It was also used to determine the size of the parcel, which contributed to assessing redevelopment potential.

MOD-IV data contains uniform property tax information, as required by the Constitution of the State of NJ, the NJ Statutes, and the rules promulgated by the Director of the Division of Taxation. This data will be used to refine land use classifications and areas with existing development.

Land Use Land Coverage:

The 2002 NJDEP Land Use Land Coverage contains statewide land use and natural land cover, based on photography captured in the spring of 2002. This data will be used to identify land use classifications and areas with existing development.

Roadway and transportation network:

The roadway and transportation network will be considered to help determine access for potential redevelopment areas.

Utility Capacity:

The utility capacity analysis delineates areas with water and wastewater capacity. Areas with utility capacity and infrastructure have a greater potential for redevelopment.

Resource Assessment:

The Resource Assessment assesses the critical natural resources of the Highlands, including water supply, natural resource protection, and the threats to those resources and limits of sustainability. It will be used to determine areas that are inappropriate for redevelopment.

Area in Need of Redevelopment Designations and Cross-acceptance Data:

The Local Redevelopment and Housing Law permits a municipality to designate an area in need of redevelopment if "the designation of the delineated area is consistent with smart growth planning principles". The Office of Smart Growth reviews area in need of redevelopment resolutions, and has provided information about recent (post 2003) redevelopment proposals.

This information will be an additional layer for consideration in determining redevelopment potential and regional growth areas.

Information about existing and proposed redevelopment areas is required as part of a Cross-acceptance report. This information will serve as an additional layer for consideration in determining redevelopment potential and Regional Growth Areas