Maryland Sustainable Growth Commission
Infill, Redevelopment, and Revitalization Initiative
Interview Guide

BACKGROUND

The State of Maryland wants to ensure that residents can live in healthy, vibrant communities with a range of housing, employment, and transportation options, regardless of their income or the region in which they live. In many communities, an increase in the amount and quality of infill, redevelopment, and revitalization can help to achieve this goal.

Infill is the development of vacant parcels within existing urbanized areas that for various reasons have been passed over in the normal course of development, whereas redevelopment is defined as recycling developed but underutilized parcels.* Revitalization speaks to instilling new life and vitality into a place, whether through infill and redevelopment or any number of other activities, such as building renovations, façade improvements, filling existing vacancies, beautification efforts, and special events.

To determine what actions the State and others can take to foster more and better quality infill, redevelopment, and revitalization, the Maryland Department of Planning and the Growth Commission selected nine places to conduct in-depth case studies. For each case study, the Maryland Department of Planning will conduct interviews with 4-5 people familiar with the community's efforts to revitalize, redevelop, or attract infill development to a particular location within the community. The purpose of the interview is to gain insight into challenges, strategies, successes, and lessons learned. The geographic scope of the case study will generally be larger than a specific project site but smaller than the entire jurisdiction (e.g., in Aberdeen, the focus is on the area around the MARC train station).

These interviews will provide meaningful background for the development and refinement of recommendations.

Vision

1. What is the vision for this area? What are you trying to achieve?

2. How has the (municipality/county) supported this vision?
   (For example, is the vision reflected in plans, designations, regulations, or the budget? Is there a special marketing effort around the vision?)

3. Why did you select this particular area to focus on for this interview?

Implementation

4. What efforts are underway to help achieve this vision?
   (This can be capital projects, marketing campaigns, increases in staffing, private development – anything)

5. Who is involved in this work?
   (Include public sector, private sector, institutions, and nonprofit organizations, as appropriate)

6. What are you doing to ensure fair treatment and meaningful involvement of all people in the process and outcomes of this effort?

Experience

7. What challenges and/or successes can you share with us regarding:

   a. Financing?
   b. Approvals?
   c. Design?
   d. Public input?
   e. Anything else?

8. Have you used State programs to assist with your efforts, either in this particular location or elsewhere, and if so, what was your experience? Do you have any suggestions for how to strengthen the State's existing programs?

9. Are you familiar with PlanMaryland? What impact do you think it has had or may have on infill, redevelopment, and revitalization?

10. Are there any other statewide plans that may have impacted development in this area, such as the Maryland's Transportation Plan, Economic Development Plan, or Housing Plan? If so, how? Do you think there is a need for improve statewide coordination and planning? Do you know of an incident where there appeared to be a lack of coordination among state programs and/or policies?

11. Is transit-oriented development part of your revitalization strategy? If so, to what extent? What challenges/successes can you share with us regarding efforts to spark transit-oriented development?

Market Forces

12. Is the private sector investing/developing in the area? If so, why? If not, why not?

13. What physical or perceived impediments are influencing the market? What actions have you taken to address these impediments?

14. Where is the competition? What makes them the competition? What do they have that this area doesn't?

15. What have you done to become more competitive?

Needs

16. Do you have any specific needs for educational and training tools to help you in your efforts?

17. Do you have any specific needs for tools related to community design?

*Denver [Colorado] Regional Council of Governments. 2006. Regulatory Strategies for Encouraging Infill and Redevelopment.