OVERCOMING BARRIERS TO INFILL AND ADAPTIVE REUSE

MDP-Local Assistance and Training Division

Victoria Olivier

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Hello
my name is

- What are the barriers you have faced when advancing infill development and adaptive reuse?
- What questions do you have?

REINVEST MARYLAND OVERVIEW

Reinvest Maryland Toolbox

More than 100 federal and state programs support infill, redevelopment and community revitalization i[n] Maryland. MDP developed this toolbox to point you to the right programs.

Search options:

1. Pick among seven categories, such as "downtown improvements"
2. Further refine your search by selecting assistance types, such as "loan or grant"
3. You can also search by keyword

Categories
- Plans/Policies/Regulations
- Downtown Improvements
- Public Amenities & Infrastructure
- Residential Programs
- Economic Development
- Historic Preservation
- Environmental Protection

Assistance Types
- Fee Reduction
- Loan or Grant
- Other Financing Assistance
- Tax Incentive
- Regulatory Relief
- Technical Assistance
- Advocacy

Urban

Suburban

Rural

Reinvest Maryland 2.0

A Toolkit for Assisting Maryland's Counties, Towns, and Communities to Accelerate Infill, Redevelopment and Revitalization
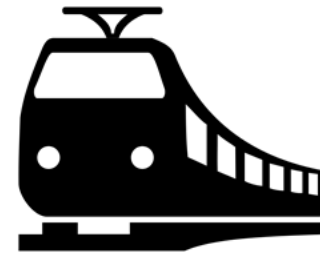
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OBJECTIVES

- Examine policies and processes that encourage-or discourage-increased density and high quality design
- Overview of tools that authentically engage the public with density and quality design
- Lay the foundation for successful redevelopment

WHY DO DESIGN AND DENSITY MATTER?
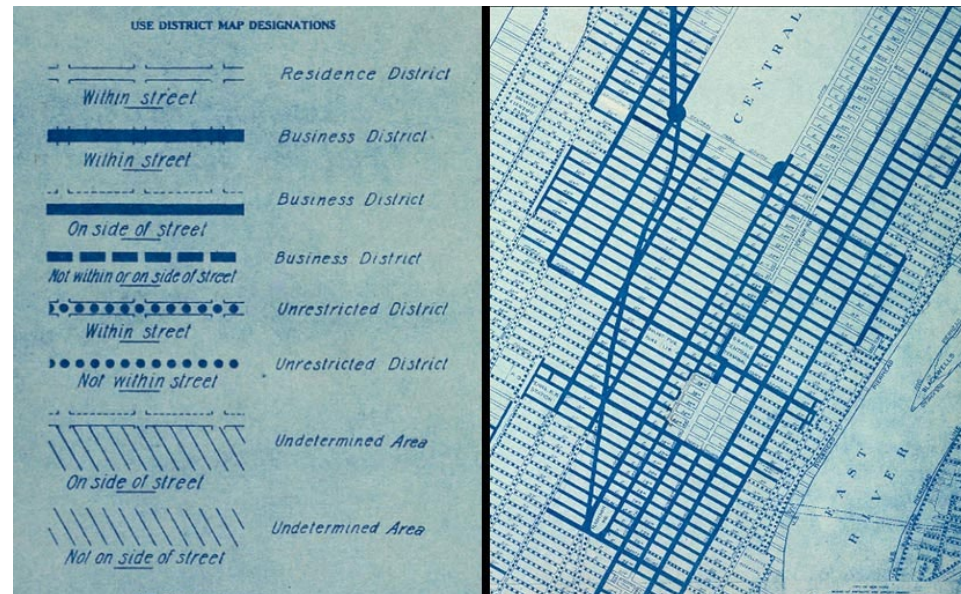
HOW DO WE GET THERE?

POLICY

- Zoning
  - Design Review
  - Test Drive Your Code

- Rethinking Regulation
  - Form Based Code
  - Lean Urbanism
  - Parking Policy

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PUBLIC PARTICIPATION

- Visual Preference Surveys
- RFP Process
- Design Guidelines
- Citizen Planning Academies

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PUSHING INTEREST

- Idea Driven Pre-Development
- Partnerships Big and Small
- Expanding funding and incentive awareness

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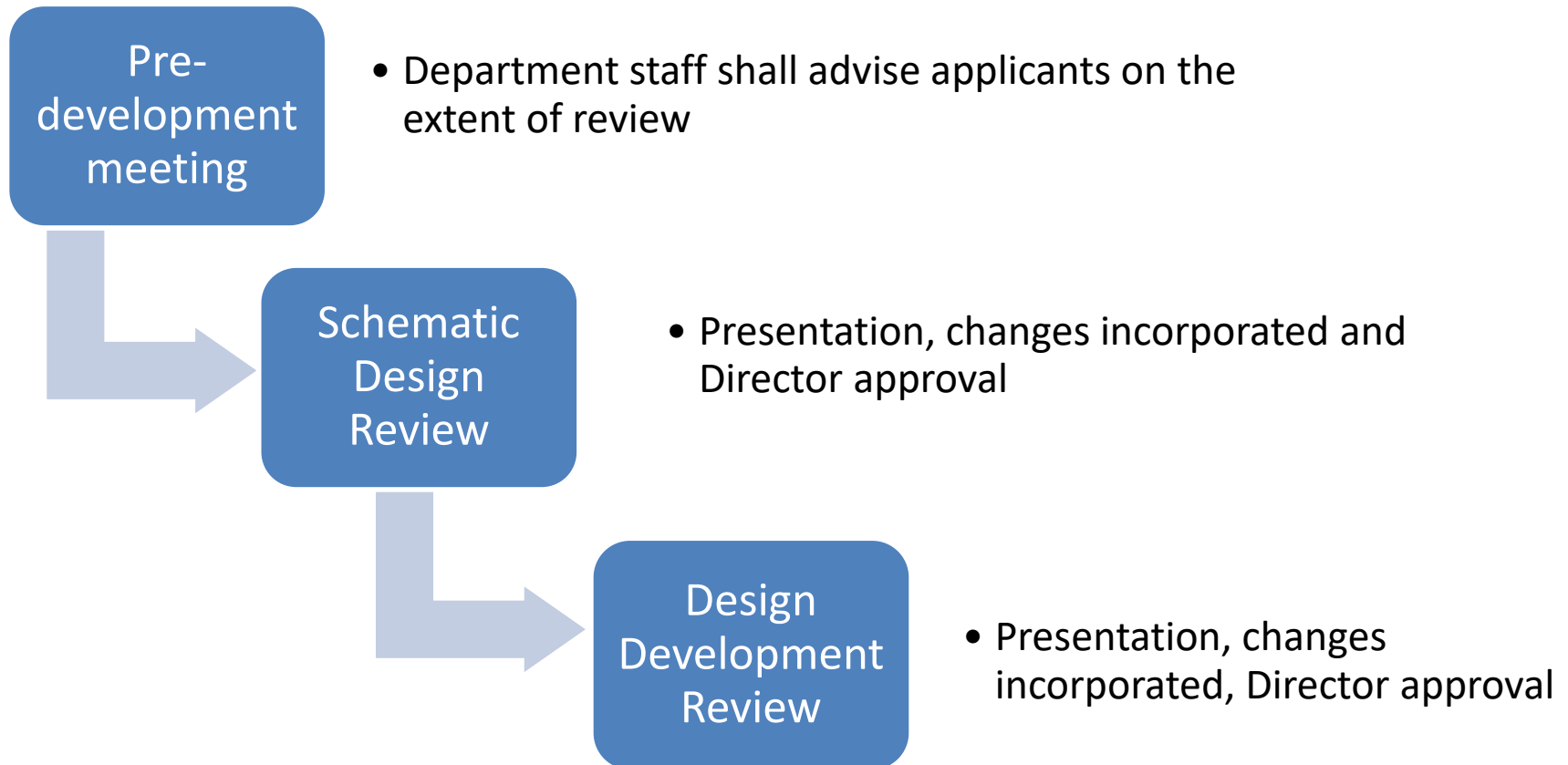PLANNING

TRADITIONAL ZONING

Source: Planner's Web http://plannersweb.com/2014/12/fbc1/

DESIGN REVIEW

- Case Study: Baltimore City's Urban Design & Architecture Advisory Panel (UDAAP)

VIEW FROM 02.14.2019 PRESENTATION

CURRENT VIEW

PROPRIETARY & CONFIDENTIAL INFORMATION

PORT COVINGTON

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UDAAP PROCESS

Pre-development meeting

- Department staff shall advise applicants on the extent of review

Schematic Design Review

- Presentation, changes incorporated and Director approval

Design Development Review

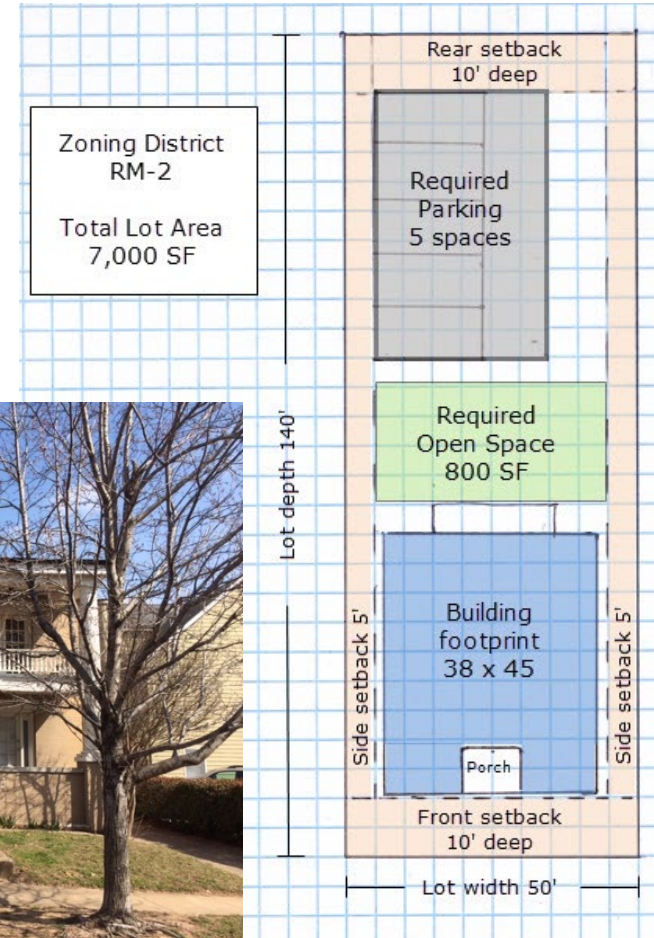- Presentation, changes incorporated, Director approval

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TEST DRIVE YOUR CODE

Experiment on 'The Missing Middle':

- Focus on older neighborhoods/walkability
- Look at how the areas are zoned and associated regulation
  - Permitted uses
  - Minimums
    - lot area
    - lot area per unit
    - lot width
    - building setbacks
    - open space per unit
    - parking requirements
  - Maximum building height
  - Floor Area Ratio

Then…. sketch it out!

Zoning District RM-2

Total Lot Area 7,000 SF

Lot depth 140'

Rear setback 10' deep

Required Parking 5 spaces

Required Open Space 800 SF

Side setback 5'

Building footprint 38 x 45

Porch

Front setback 10' deep

Lot width 50'

https://www.strongtowns.org/journal/2018/3/21/kick-the-tires-on-your-local-zoning-code
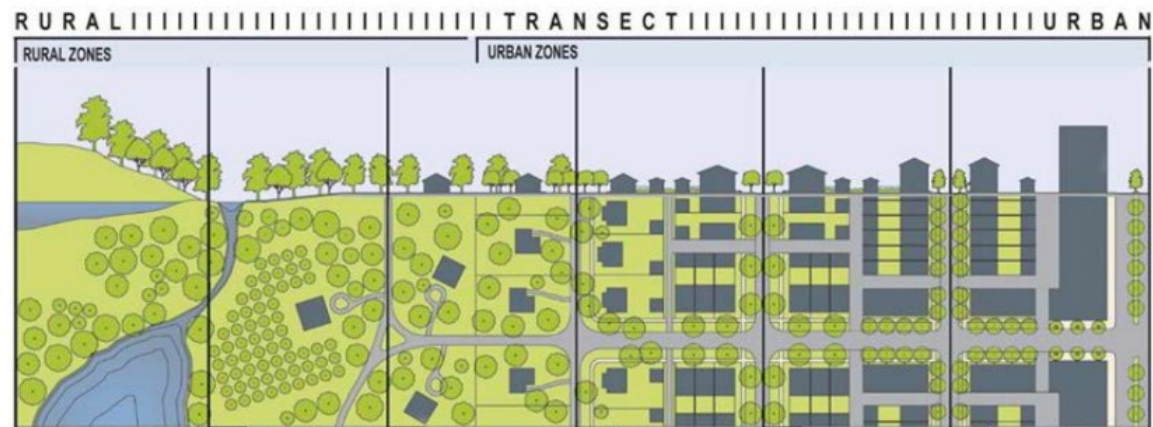
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REGULATION
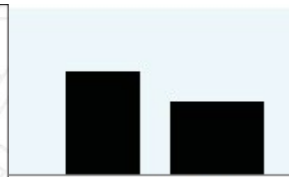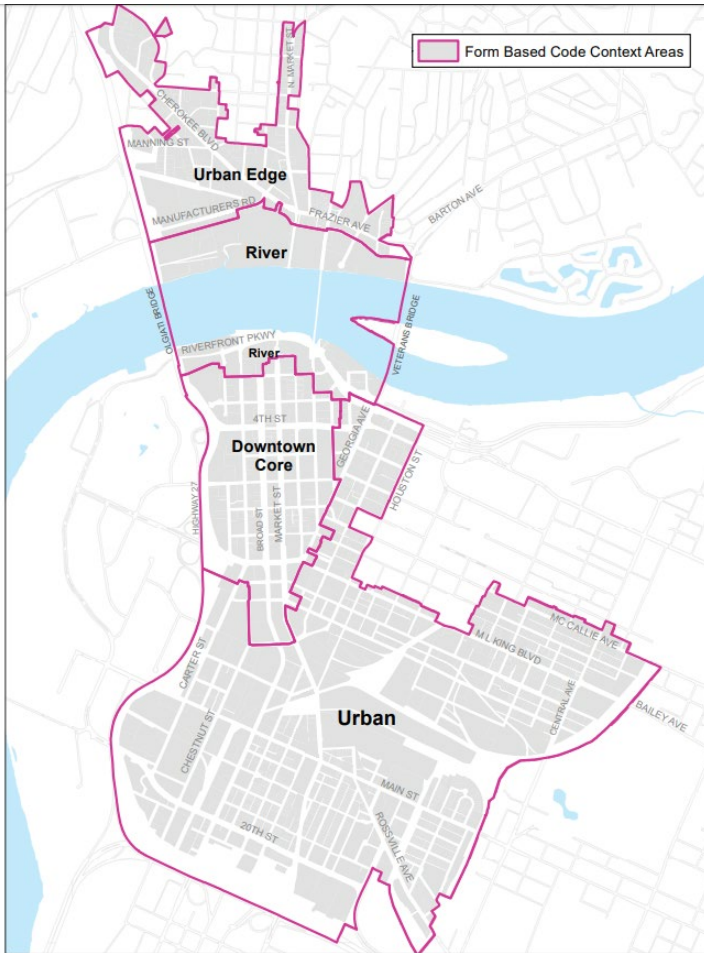
REGULATION: FORM BASED CODE

- Different districts based on the character and intensity of land development, as well as the desired urban form.

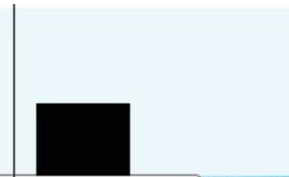- Form-based codes are zoning, but they also regulate things that are not typically part of zoning

https://www.dpz.com/Initiatives/Transect

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EXAMPLE: CHATTANOOGA
"EVERY BUILDING BUILDS A CITY"

Form Based Code Context Areas

DOWNTOWN (D)
Consists of the greatest intensity and height (up to 12 stories), with the greatest variety of uses.

RIVER (R)
Consists of medium- to high-intensity residential and tourist development (up to 6 stories) that is oriented towards and maintains views of the river.

URBAN (U)
Consists of medium-intensity residential and commercial areas (up to 8 stories).

URBAN EDGE (E)
Consists of low- to medium-intensity residential and commercial areas (up to 4 stories).

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REGULATION: LEAN URBANISM

REGULATION: PARKING POLICY

- Arguably, no city ordinance is more underestimated for its long term impacts than off-street parking requirements.

- "The only thing worse than having a parking problem is.... *not ever having a parking problem*."

Detroit Downtown 2014-New York Times

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CASE STUDY: BEL AIR

- Removed parking minimums for all service/retail uses in downtown

- Lowered many other parking minimums

- Relaxed the ability to share parking between uses

- 'Building Height Bonus' if a use included structural parking as part of its design

- Changed the code to allow for non-asphalt paving for lots of 15 spaces or less

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CASE STUDY: IMPLEMENTATION TIPS

- Start with common sense exceptions
- Gather letters from supporters
- Work with partners to track just how many parking spots sit empty
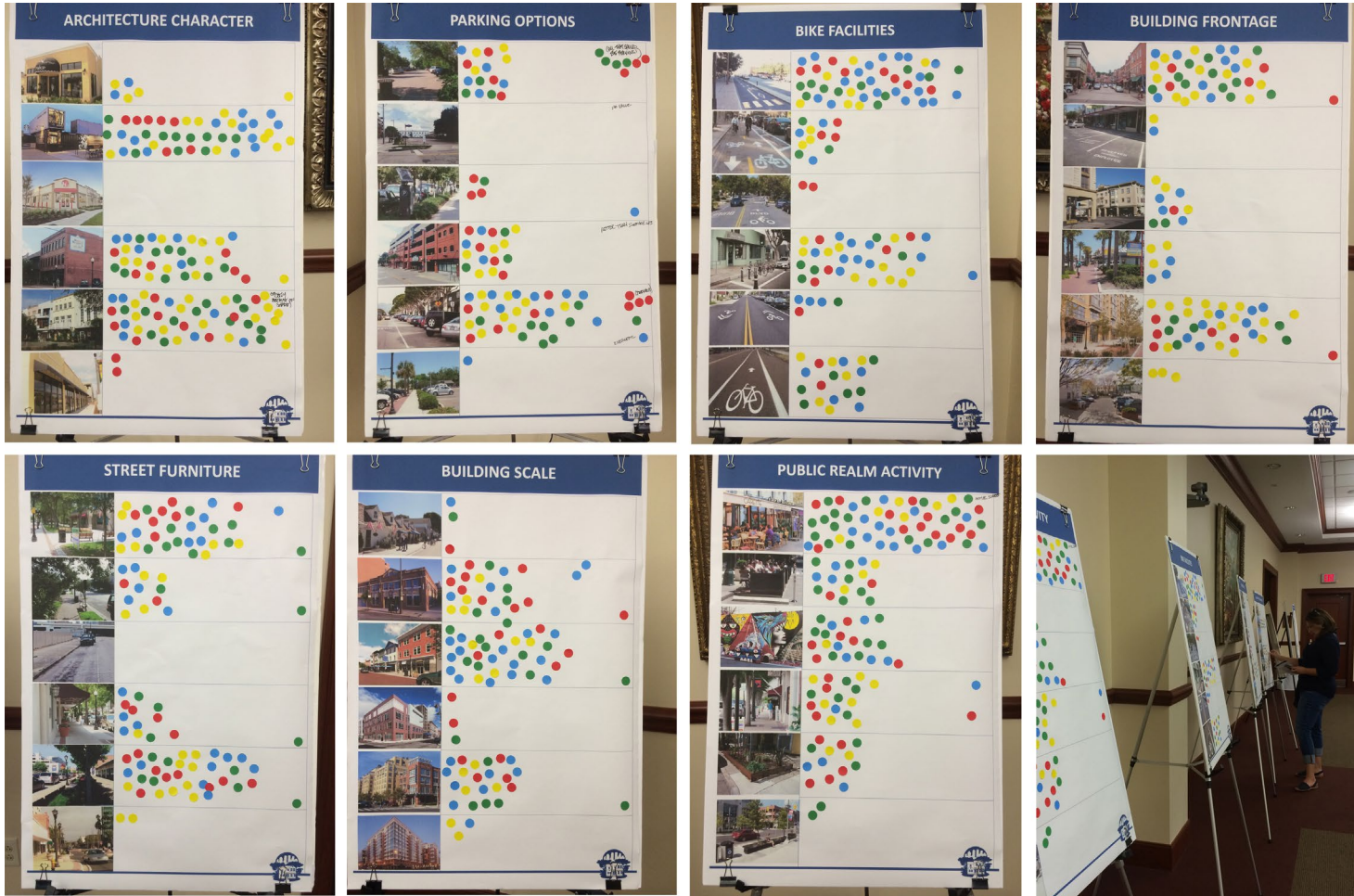- Look at the code
- Set parking maximums

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HOW DO WE GET THERE?
ENGAGEMENT AND EDUCATION

Credit: EIT Health https://www.eithealth.eu/citizen-engagement

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VISUAL PREFERENCE SURVEYS

TRANSPARENT RFP PROCESSES

Watch the live-stream videos from the January 23, 2019 presentations of the three finalist design teams!

WEST RIVERFRONT PARK DESIGN COMPETITION: PUBLIC PRESENTATIONS

Thursday, Feb 08, 2018 - 9:00am to 5:15pm

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On Feb. 8th, come hear the four finalist design teams envision the future of West Riverfront Park at the public presentations of the West Riverfront Park Design Competition.

DESIGN GUIDELINES/PATTERN BOOKS

- Essential Qualities of Denton Today
- Strategies for New Development
- Building Types
- Architectural Styles
- Green Building Guidelines
- Home Owner's Guide
- Environmentally Responsible Landscape Design

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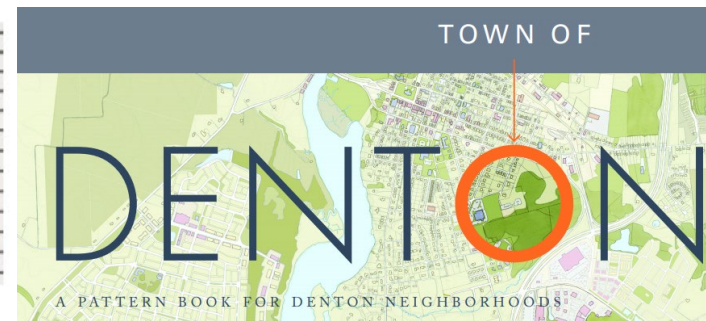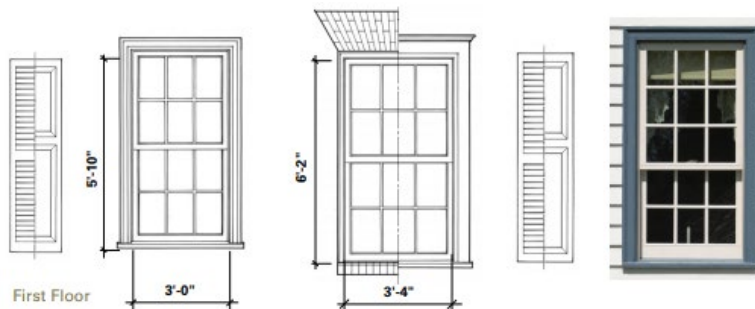
CITIZEN PLANNING ACADEMIES

- Ex. Baltimore City; Howard County; Philadelphia
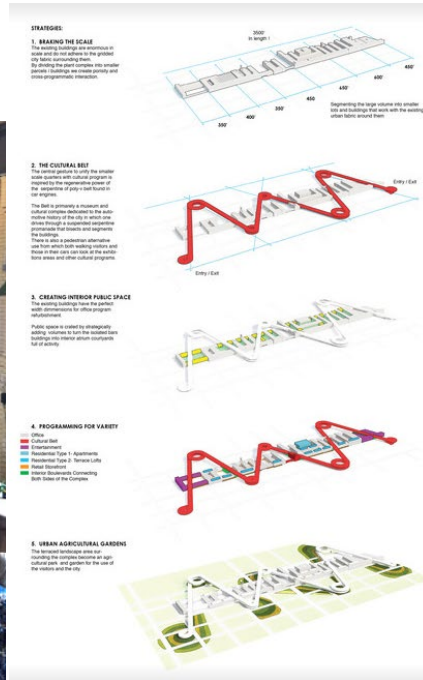

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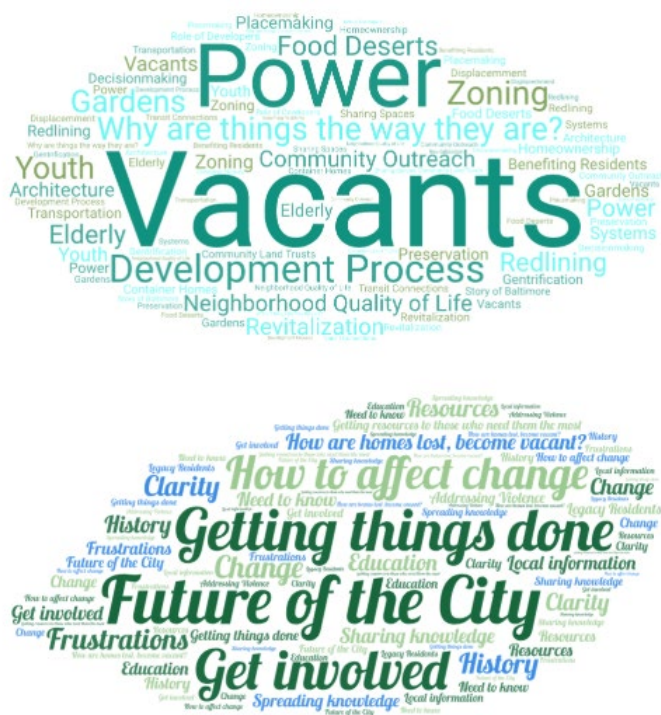
HOW DO WE GET THERE?
IGNITING INTEREST

'IDEA DRIVEN' PRE-DEVELOPMENT

- Visioning with stakeholders
  - Temporary activation of structures/land
  - Creative adaptive reuse
  - Design competitions

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PARTNERSHIPS

- Leverage Architecture Schools-Neighborhood Design Centers-Pro bono work

- Know your strengths/weaknesses!   Ex. property exchanges, master development agreements through community partners, RFP's

- Demonstrates expanded capacity
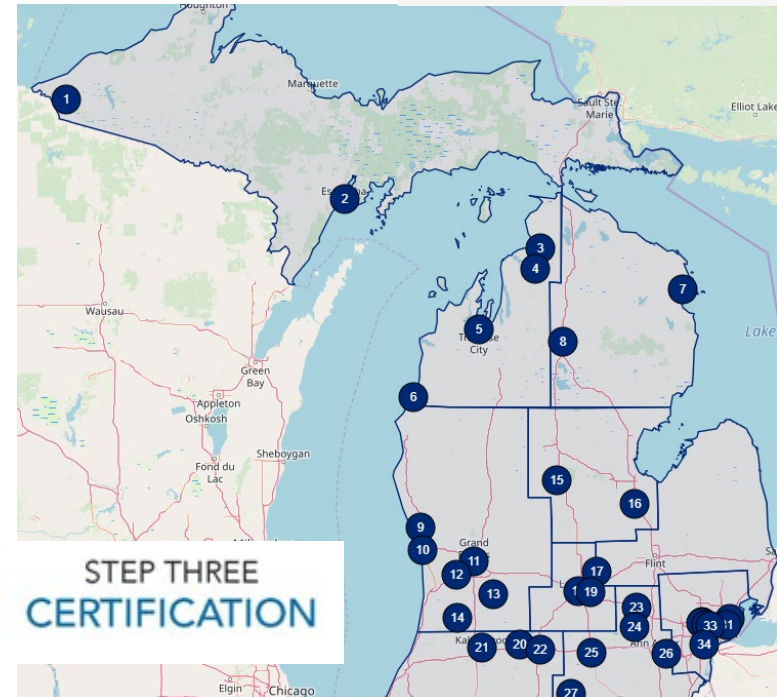

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CASE STUDY: REDEVELOPMENT READY COMMUNITIES (MICHIGAN)

- Best Practices:
  - Community Plans and Public participation
  - Zoning Regulations
  - Development Review Process
  - Recruitment and Education
  - Community Prosperity
  - Redevelopment Ready Sites®

- Benefits:
  - Project Profiles
  - Redevelopment Services Team

STEP ONE **ENGAGEMENT** → STEP TWO **EVALUATION** → STEP THREE **CERTIFICATION**

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STATE OF MARYLAND
# DHCD STRATEGIC DEMOLITION FUND

- **Lead applicants**
  - Local governments
  - Nonprofit Community Development Organizations

- **Eligible projects:**
  - Demolition
  - Site acquisition and Site development
  - Construction-level architectural and engineering designs

Buildings to be demolished

Aerial of gateway

Acquisition along Sailwinds Gateway: Cambridge

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EXPANDING FUNDING AND INCENTIVE AWARENESS

- Workshops and technical assistance with emphasis on small developers/target populations
- Make information accessible

PG County Mapping tool

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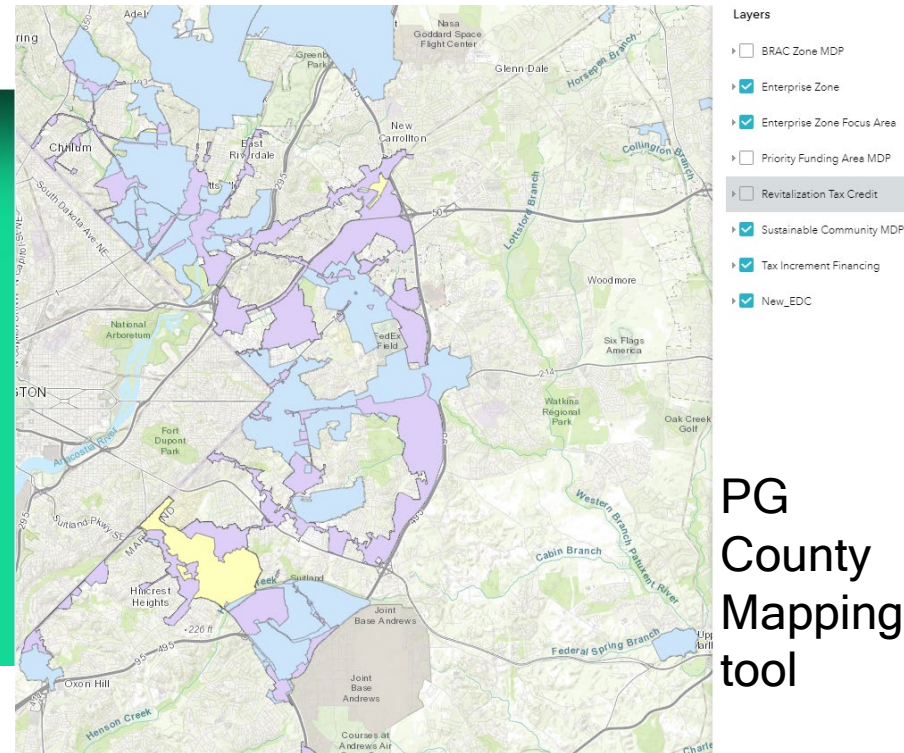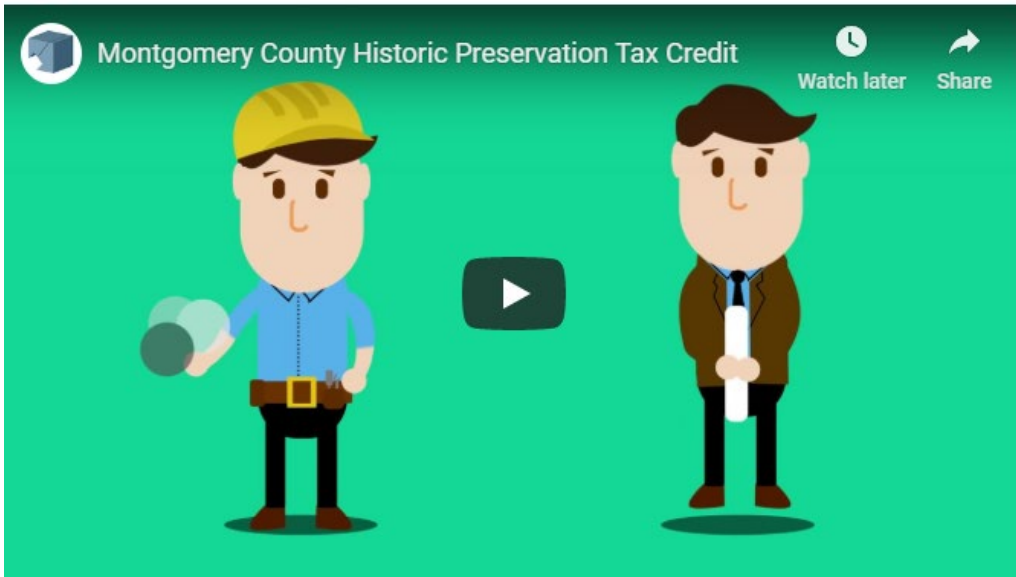
OPPORTUNITY ZONES: MAKING THE MOST OF IT

- Engage residents in setting priorities for investment

- Design and advance local equity policies that govern investments within zones

- Highlight priority projects

- Dedicate local dollars and capacity to projects in OZ's which can advance values/priorities

- Monitor and report outcomes of the OZ investments

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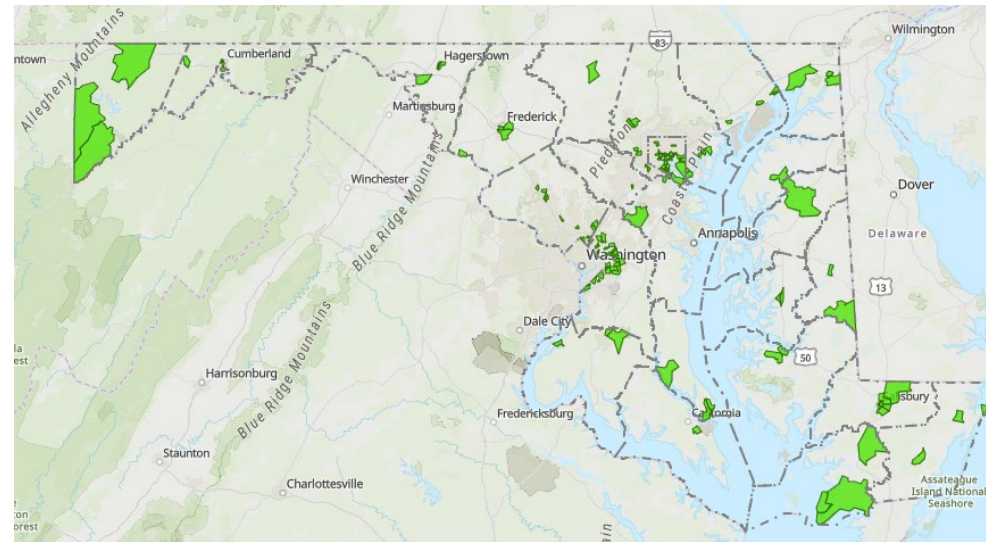
KEEPING IT GOING

- Return to the sticky note infill 'barriers'
- If you feel you have something further to contribute–leave your contact information!
- If you feel that a full length class should go more in depth on a topic–leave a note!

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CONTACT

- Victoria Olivier

Victoria.Olivier@Maryland.gov

- Joe Griffiths

joseph.griffiths@Maryland.gov

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