RESOURCES FOR REINVESTMENT AND REVITALIZATION

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MPCA

Maryland Planning Commissioners Association

CPAT

Community Planning Assistance Teams

American Planning Association

Making Great Communities Happen

Community Planning Assistance Teams

- **Technical assistance for underserved communities**
- **Tailored to community's needs**
- **Curated team of multidisciplinary experts**
- **Nominal community investment**
- **Short and longer-term recommendations**

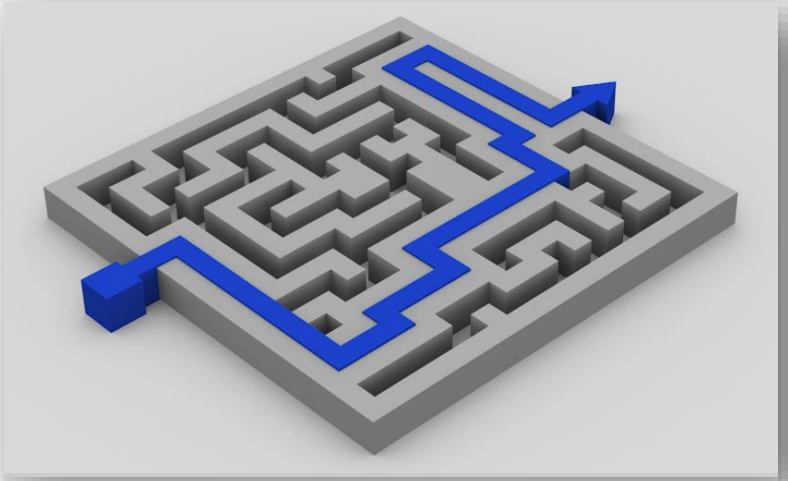
And much more...

planning.org/cpat

CPAT Project Key Deliverables

COMMUNITY ENGAGEMENT

VISUALIZATION

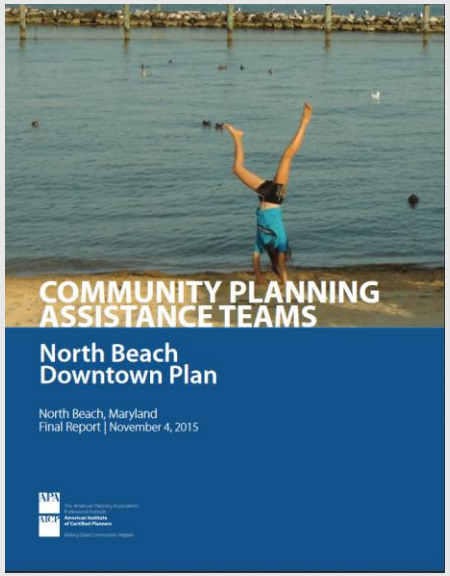


IMPLEMENTATION STRATEGY

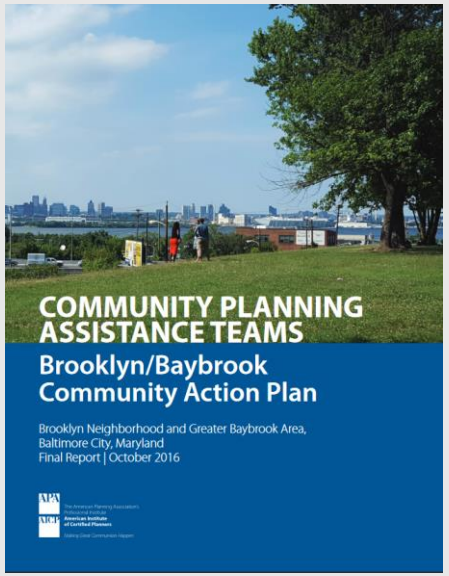
QUICK WINS

Maryland CPAT Projects

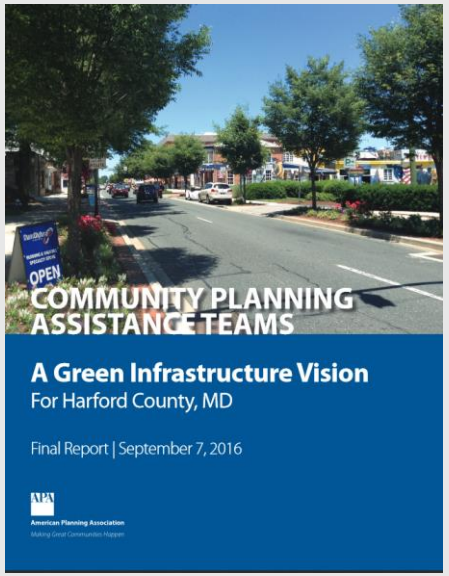
North Beach (2015)



Brooklyn, Baltimore (2016)



Harford Co. (2016)



A Community Planning Assistance Team Visits North Beach

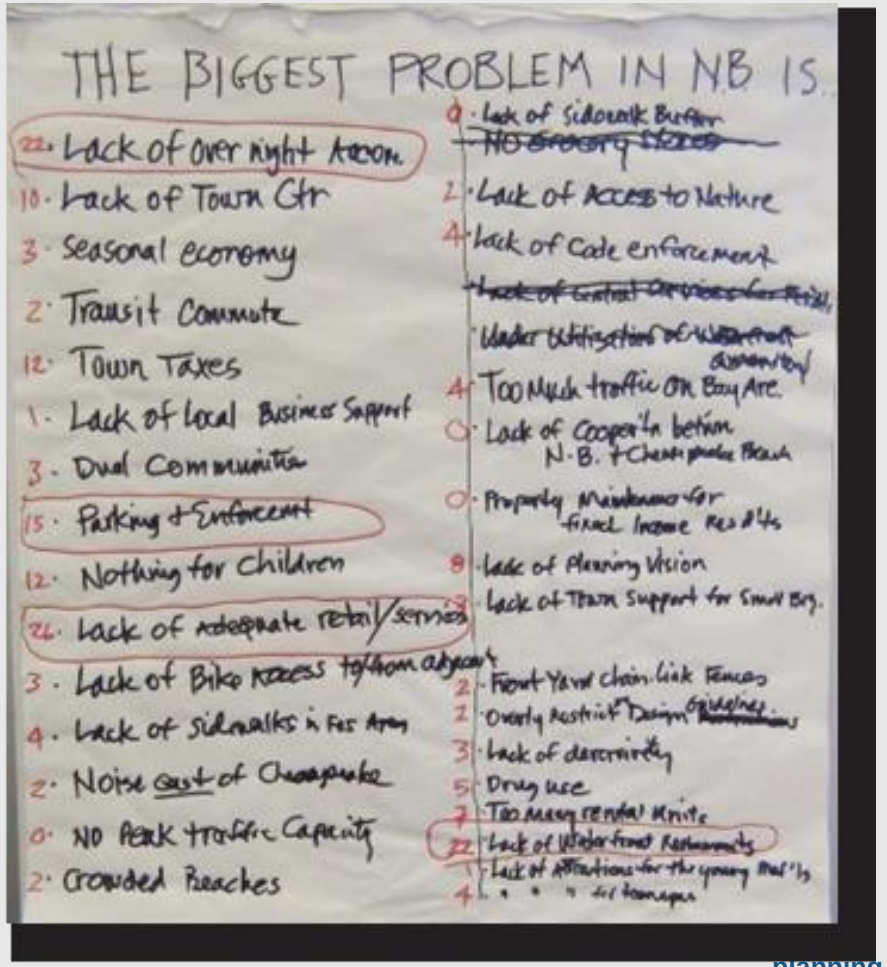
Study Area

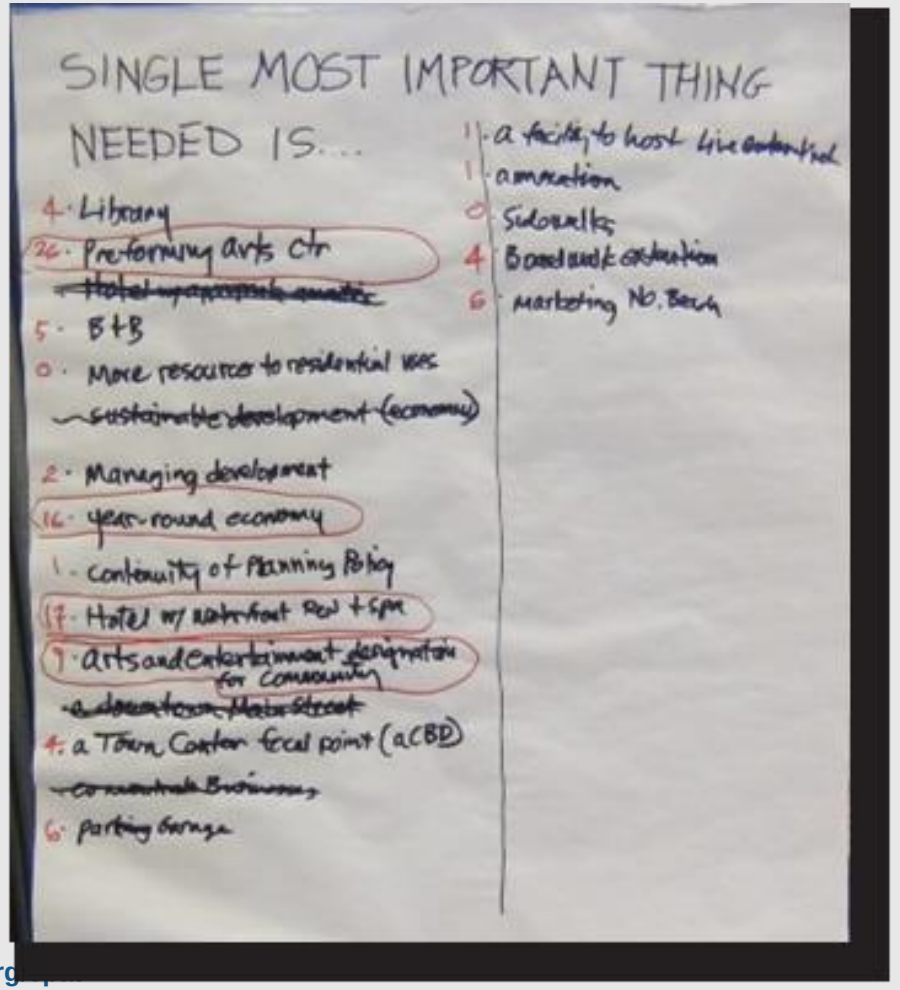
Town Outline (red) Study Area (blue overlay)

Study Area

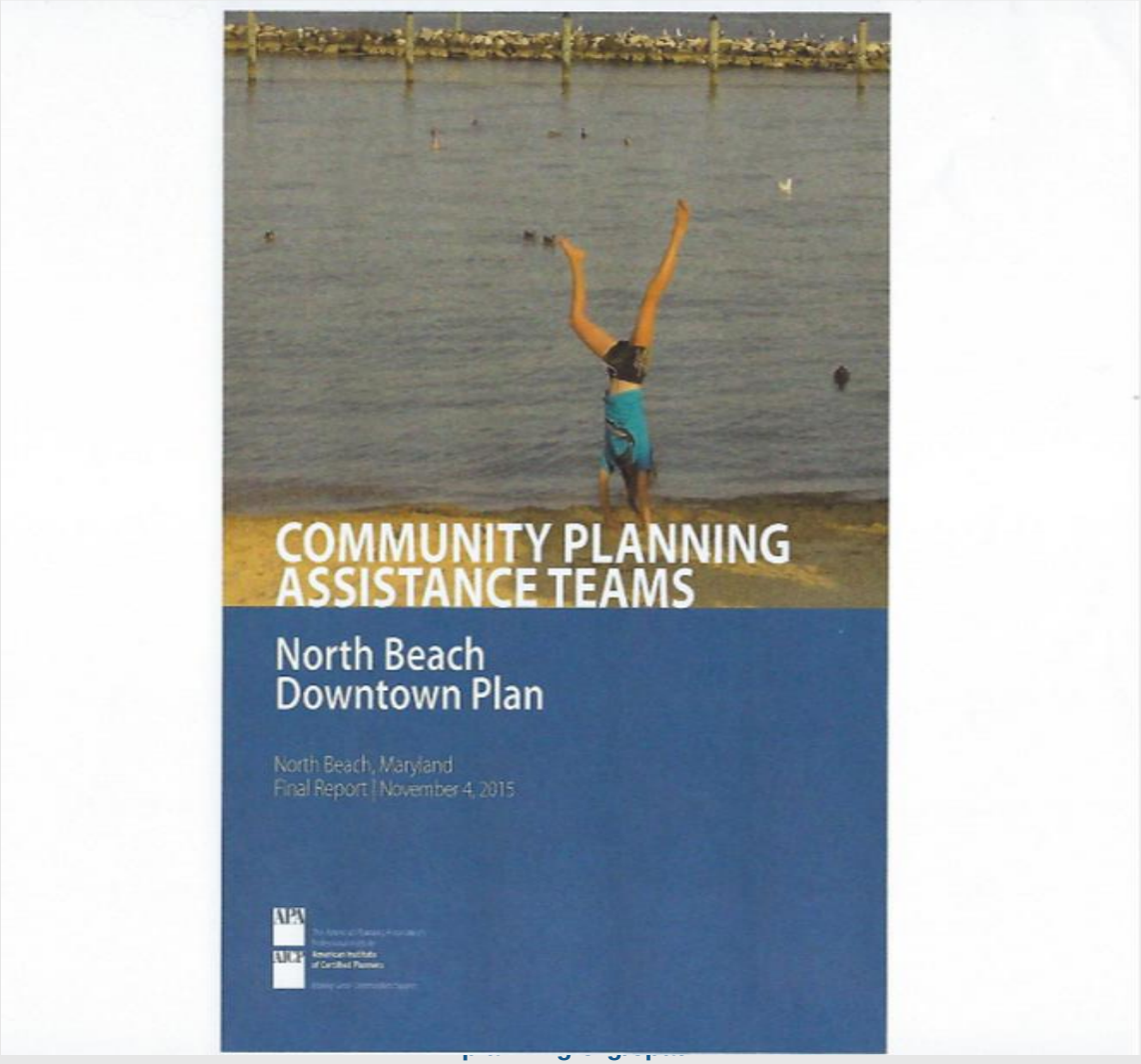
Three public meetings, extensive reconnaissance and interviews.

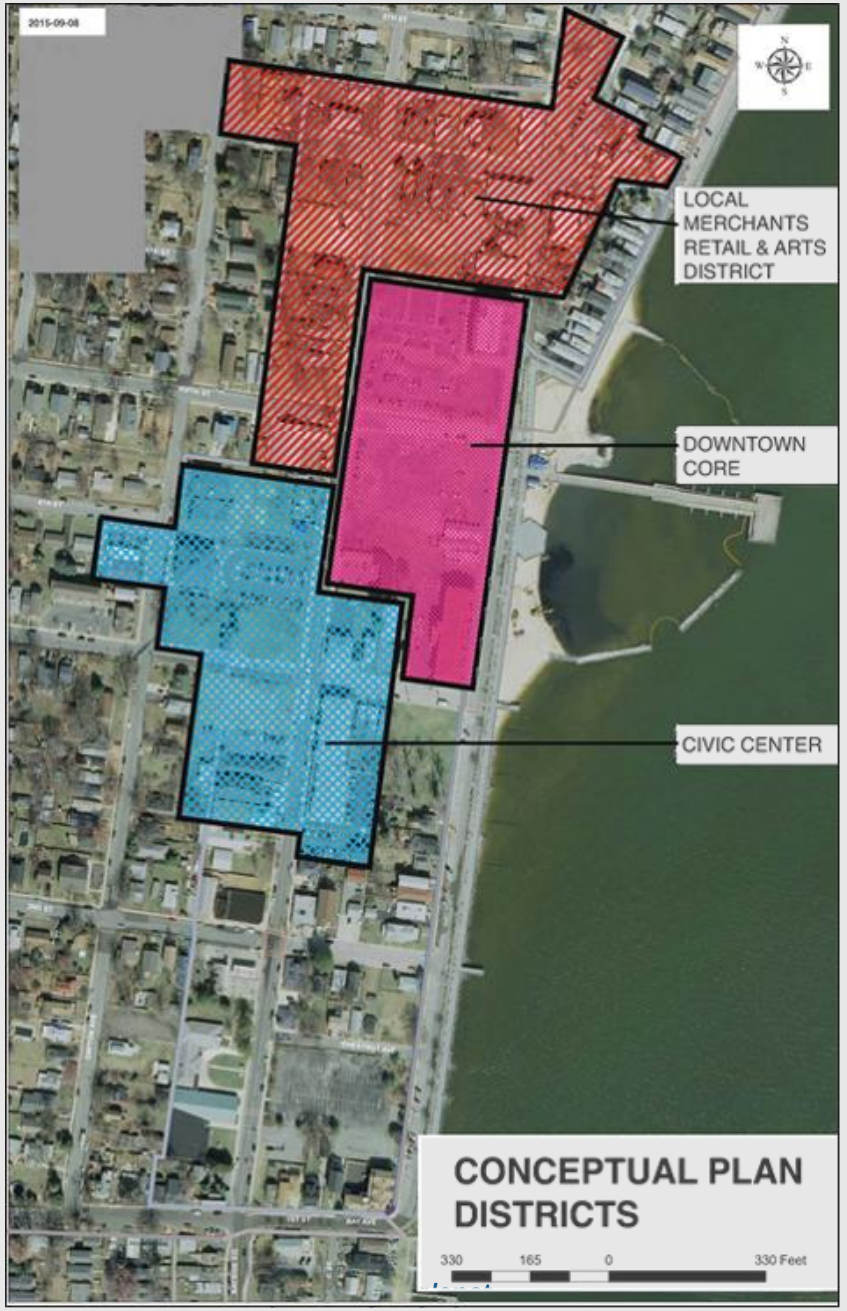
Public Input





The Plan Was Delivered




2015-09-08
LOCAL MERCHANTS RETAIL & ARTS DISTRICT
DOWNTOWN CORE
CIVIC CENTER
CONCEPTUAL PLAN DISTRICTS
330
165
0
330 Feet

SUMMARY OF RECOMMENDATIONS

This report consists of three additional chapters. The next chapter (Policies, Values and Research Driving the Plan) outlines the factors which influenced the Team's recommended plan. The following chapter (The Plan) presents the recommended Downtown Plan. The last chapter (Implementation) discusses the steps necessary toward implementation of the plan.

Following is a summary of the key recommendations of the Team for the Downtown Plan and its implementation.

RECOMMENDATIONS	PAGE #
Plan Recommendations	
Concentrate all local-serving and visitor-serving retail and service establishments in a single, compact walkable Downtown Core focused on the intersection of Fifth Street and Bay Avenue.	
Complete development of the existing [illegible] along Chesapeake Avenue in the vicinity of Third Street as a non-commercial district of primarily government and public service facilities.	17
Develop a 50- to 100-room hotel and conference center, as proposed by a local developer, in the Downtown Core along Bay Avenue, south of Fifth Street.	20
Negotiate with Saint Anthony's Church for public use of its large parking lot on Chesapeake Avenue south of Second Street for [illegible] ing special events and at times of peak beach use.	20
Support the development of a Performing Arts Center, and locate it within the new Downtown Core on the northwest corner of Fifth Street and Bay Avenue.	20
Locate all off-street parking to support Downtown Core uses, provide needed additional spaces [illegible] Chesapeake Avenue, and provide needed additional spaces through [illegible] parking lots.	21
Make the beachfront in the Downtown Core even more active and attractive through the placement of a performance space on the beach, retail uses on the Boardwalk, and an informal restaurant (or crab shack) at the end of the Pier.	21
Locate the new county branch library (relocated from Chesapeake Beach) on the vacant site on Chesapeake Avenue north of Third Street.	21
Develop the vacant site on Chesapeake Avenue south of Third Street with senior apartments, much like (but with fewer units) the nearby senior housing on the west side of Chesapeake Avenue.	21
Permit and encourage development of bed and breakfast buildings on the small vacant site on Bay Avenue north of Chestnut Avenue.	27
Strengthen the Local Merchants Retail and Arts District to provide a character to Downtown that is unique to North Beach.	27
Raise the elevation of Chesapeake Ave[illegible] in elevation above flood level.	27
Upgrade the appearance of Chesapeake Avenue [illegible] First Street to Seventh Street through the planting of street trees in [illegible] tree wells extending into the parking lane from the [illegible]	27
Create a new urban streetscape along Fifth Street from Chesapeake Avenue to Bay Avenue, requiring widening of the right-of-way to 60 feet (from the existing 50-foot width).	28

Work in Progress

Develop area along Chesapeake Ave in vicinity of 3rd as a district of government & public service facilities.

Work in Progress

Locate off-street parking to support Downtown Core uses, provide needed added additional spaces .

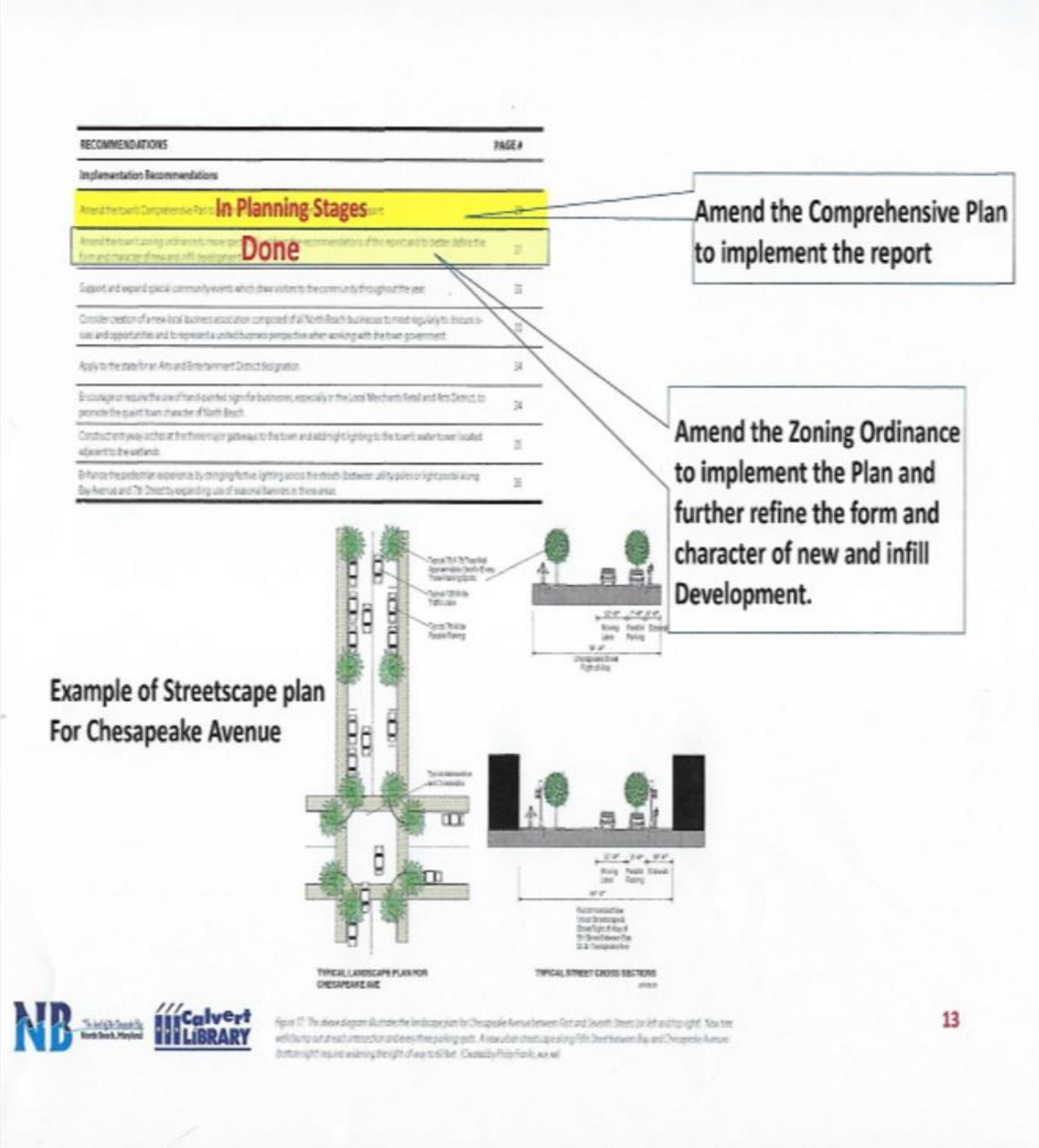
Raise the elevation of Chesapeake Ave between 3rd & 5th St.

Street Raised

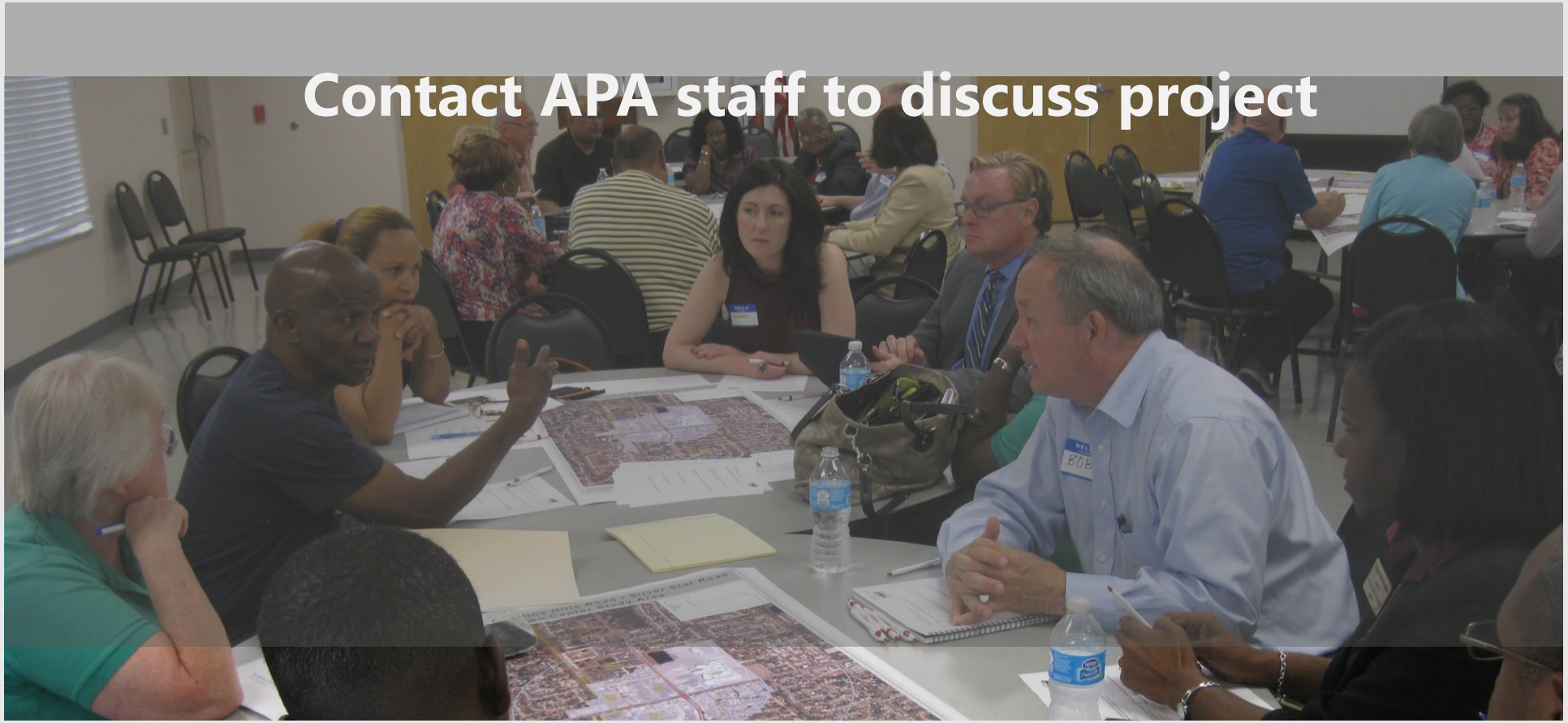
Done

Upgrade the appearance of Chesapeake Ave from 1st St to 7th St thru planting of street trees in tree wells extending into the parking lane.

12


RECOMMENDATIONS
PAGE #
Implementation Recommendations
In Planning Stages
Done
Amend the Comprehensive Plan to implement the report
Amend the Zoning Ordinance to implement the Plan and further refine the form and character of new and infill Development.
Example of Streetscape plan For Chesapeake Avenue
TYPICAL LANDSCAPE PLAN FOR CHESAPEAKE AVE
TYPICAL STREET CROSS SECTIONS
Calvert LIBRARY
13

How does a community get CPAT's help?



More resources available:

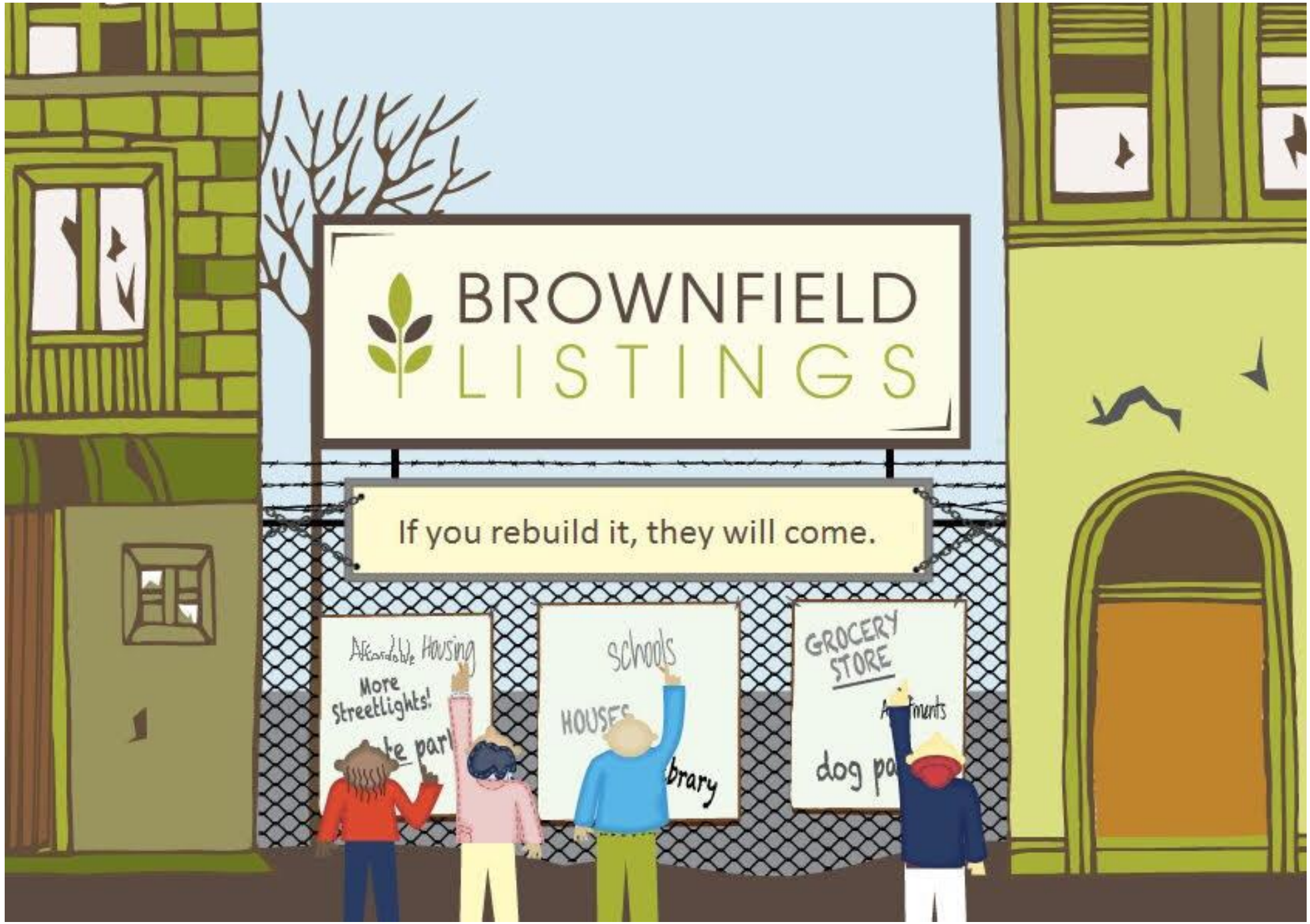
CPAT webpage

planning.org/CPAT

Contact

CPAT@planning.org

312.786.6359


BROWNFIELD
LISTINGS
If you rebuild it, they will come.
Affordable Housing
More Streetlights!
schools
HOUSES
GROCERY STORE

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or **potential** presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Maryland Department of the Environment Land Use Restoration Program

https://mdewin64.mde.state.md.us/LRP/index.html

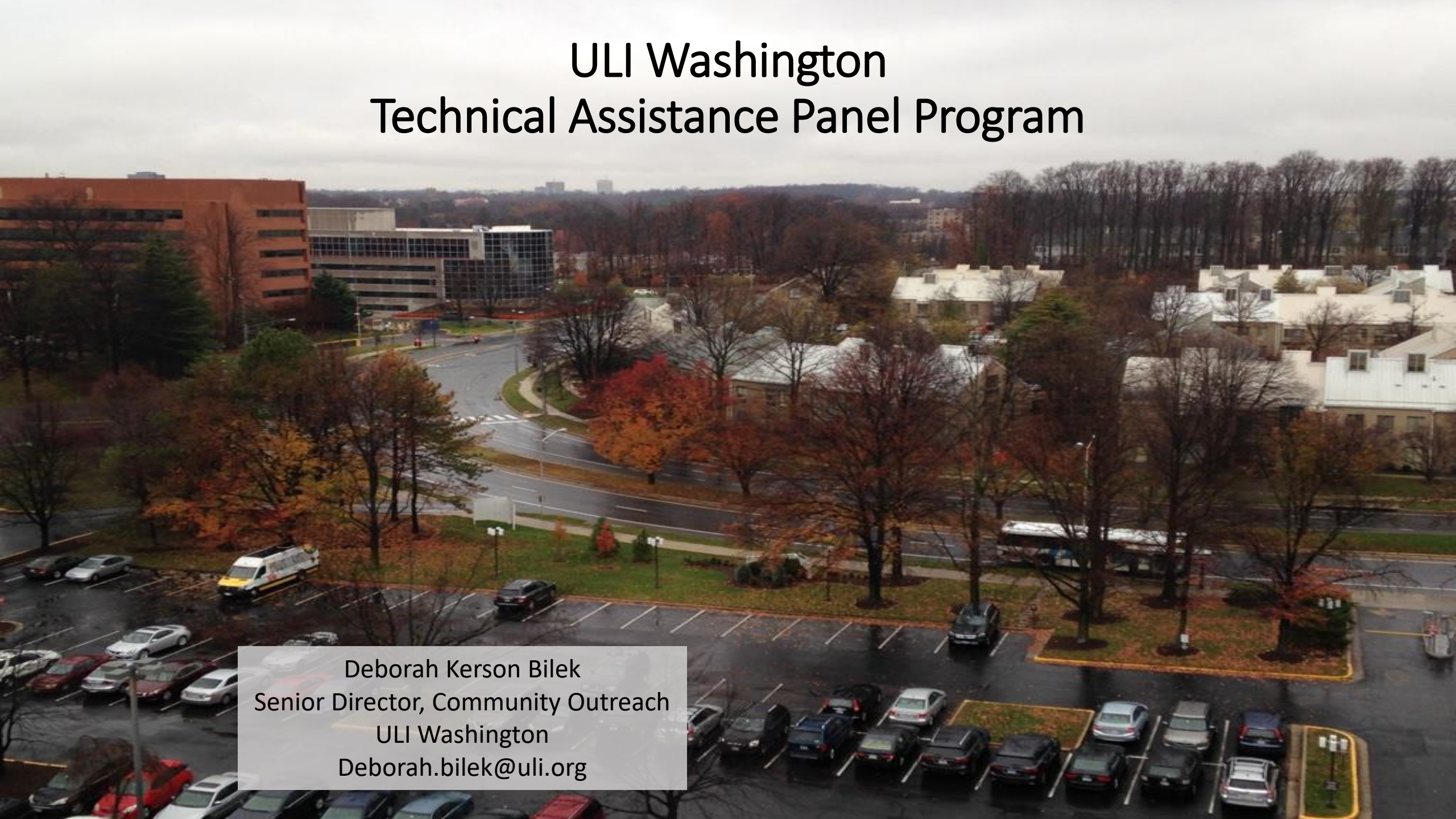
Local Brownfield Success Story - Harbor Point @ Baltimore's Inner Harbor

https://www.harborpointbaltimore.info/history/

New Jersey Institute of Technology Technical Assistance for Brownfields

https://www.njit.edu/tab/new-homepage/

ULI Washington
Technical Assistance Panel Program



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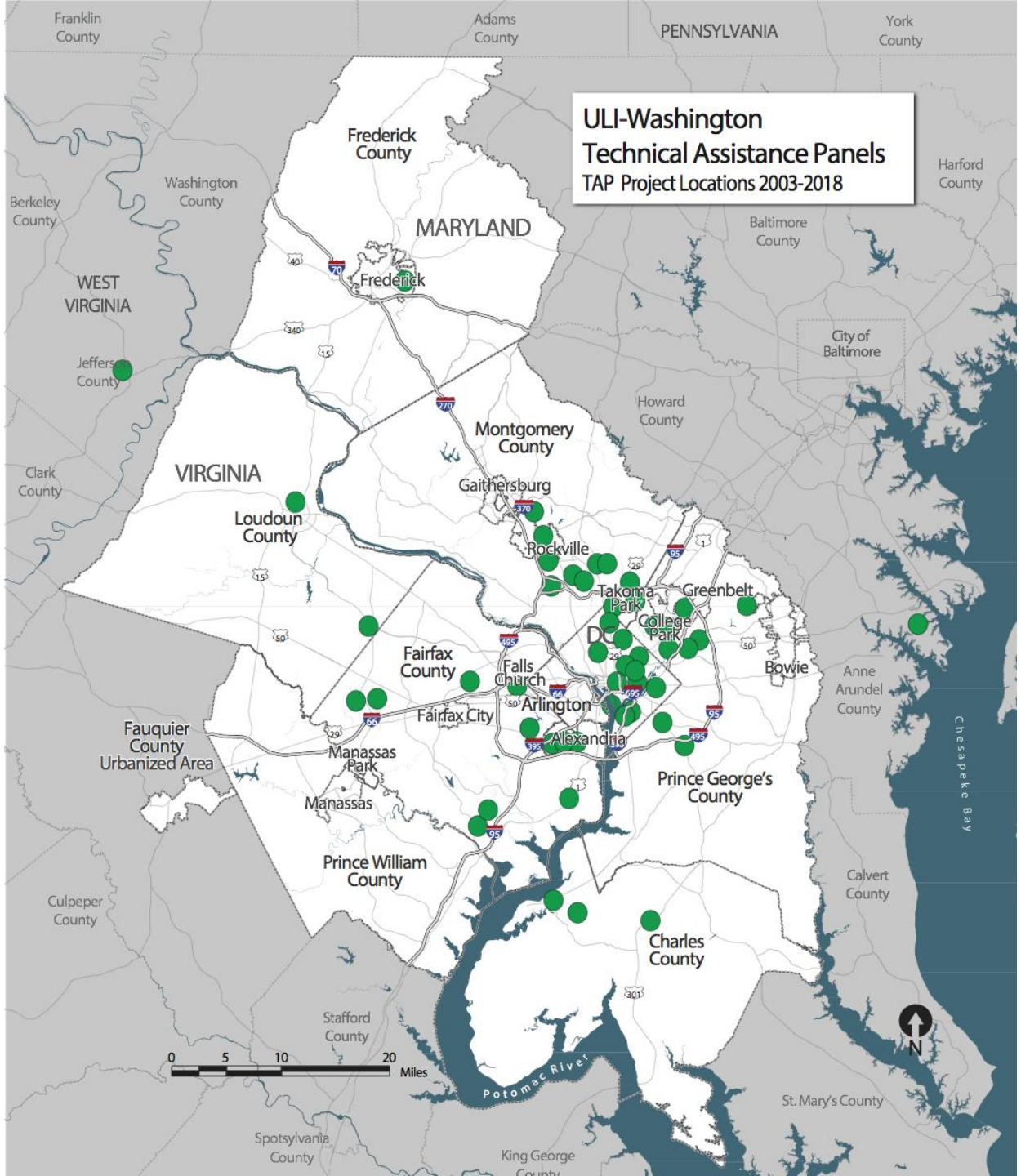
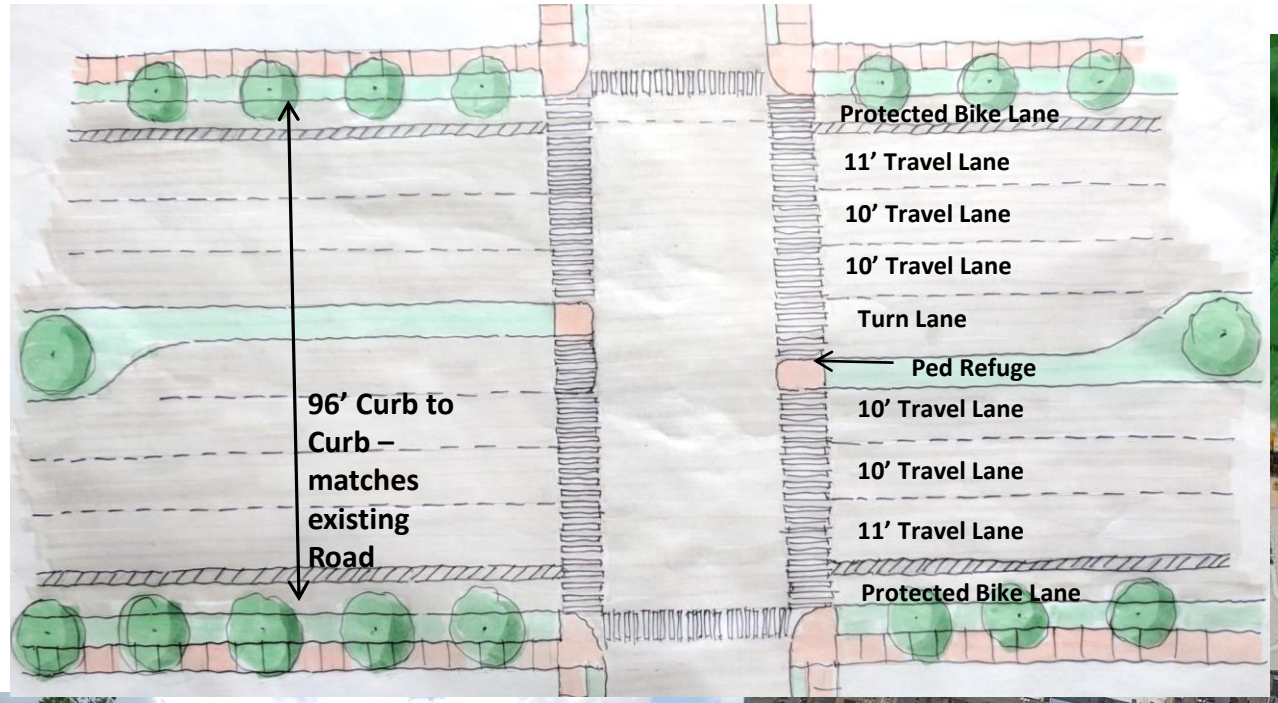
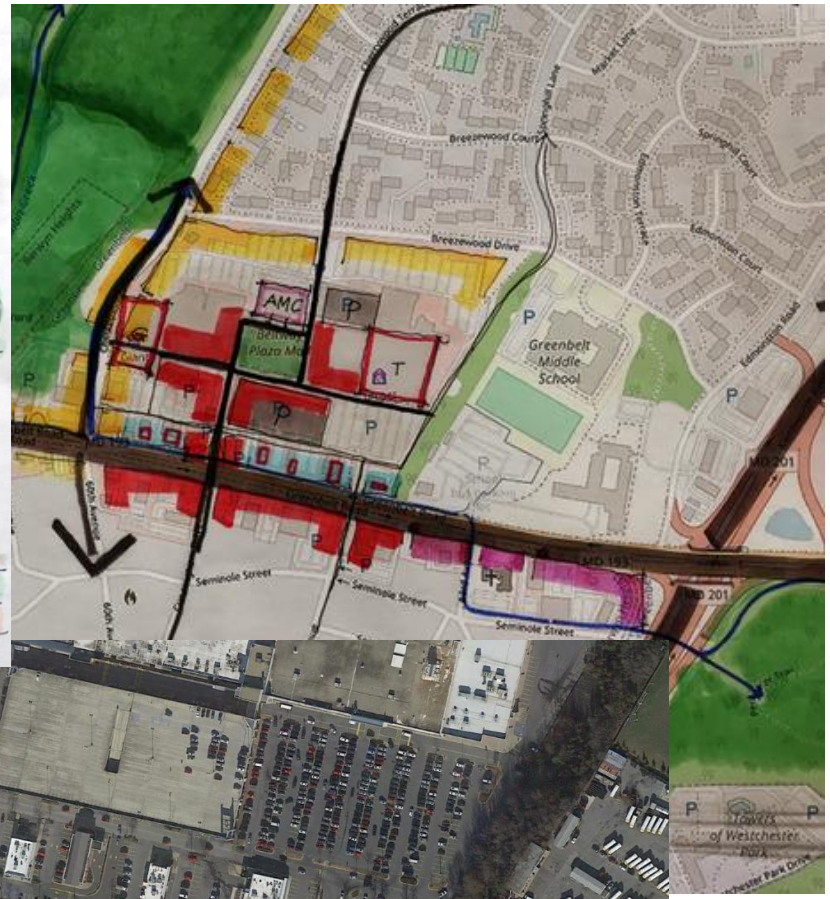
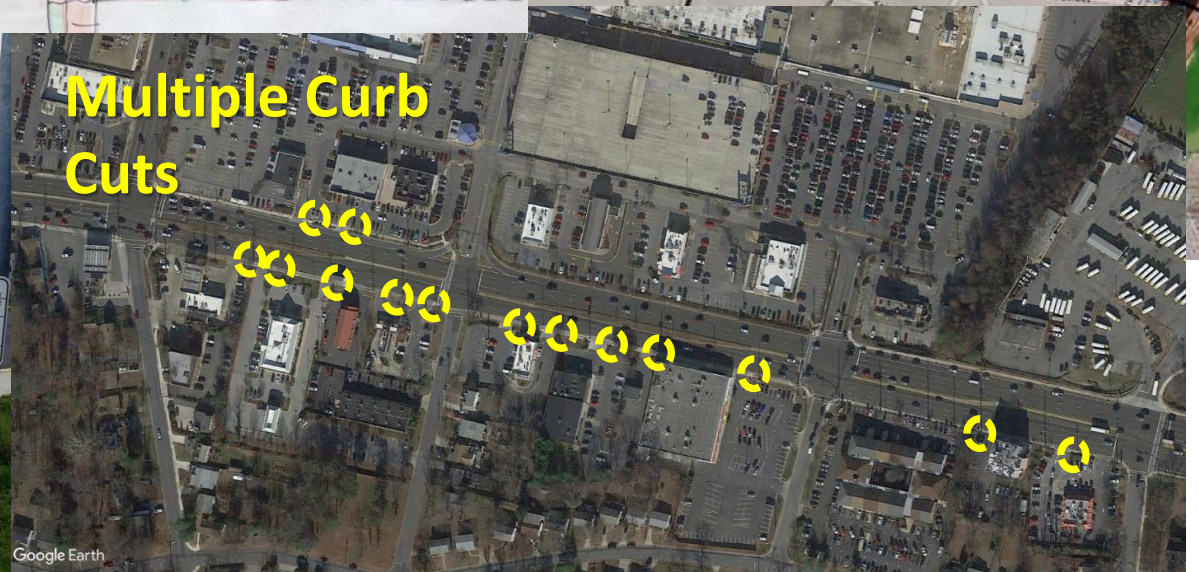

ULI-Washington
Technical Assistance Panels
TAP Project Locations 2003-2018
Franklin County
Adams County
PENNSYLVANIA
York County
Frederick County
Washington County
Berkeley County
Harford County
MARYLAND
Baltimore County
Frederick
WEST VIRGINIA
City of Baltimore
Jefferson County
Howard County
Montgomery County
VIRGINIA
Clark County
Gaithersburg
Loudoun County
Rockville
Takoma Park
Greenbelt
College Park
DC
Fairfax County
Falls Church
Bowie
Anne Arundel County
Arlington
Fairfax City
Alexandria
Fauquier County Urbanized Area
Manassas Park
Prince George's County
Manassas
Chesapeake Bay
Prince William County
Calvert County
Culpeper County
Charles County
Stafford County
0 5 10 20 Miles
N
Potomac River
St. Mary's County
Spotsylvania County
King George

Creating a Future for Greenbelt Road/MD-193







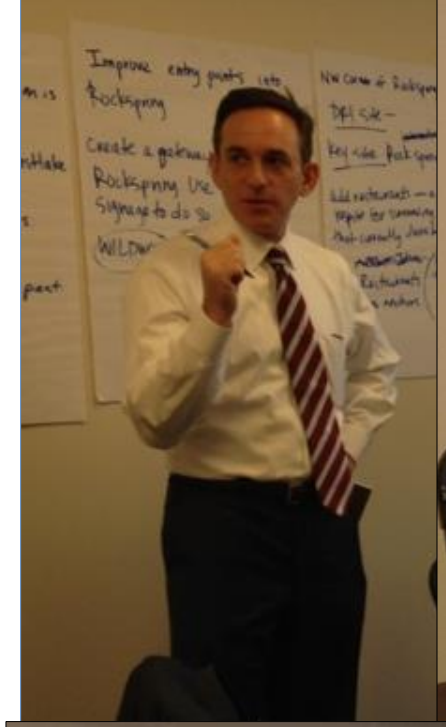
Land Assemblage Strategies for the Glenmont Shopping Center

Land Assemblage Strategies for the Glenmont Shopping Center

ULI Washington Technical Assistance Panel

What's Next for the Rock Spring Office Park and the Executive Boulevard area in White Flint?

December 1-2, 2015


Improve entry points into Rockspring
Create a gateway
Rockspring Use
Signage to do so

Encourage Small Flowers

What's Next for Office Parks in Montgomery County?

Executive Blvd Framework Plan

Rock Spring Framework Plan

Learn more at:
https://washington.uli.org/what-we-do/technical-assistance-panels/

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REINVEST MARYLAND 2.0 TOOLKIT

Michael Bayer, AICP
Manager of Infrastructure and Development

October 26, 2018

REINVEST MARYLAND 2.0

- Reinvest Maryland is an opportunity to:
  - work together (local/state and across agencies)
  - strengthen collaborative efforts to support revitalization and reinvestment; and
  - engage stakeholders of all types in the effort to rebuild our communities and improve our quality of life

REINVEST MARYLAND 2.0

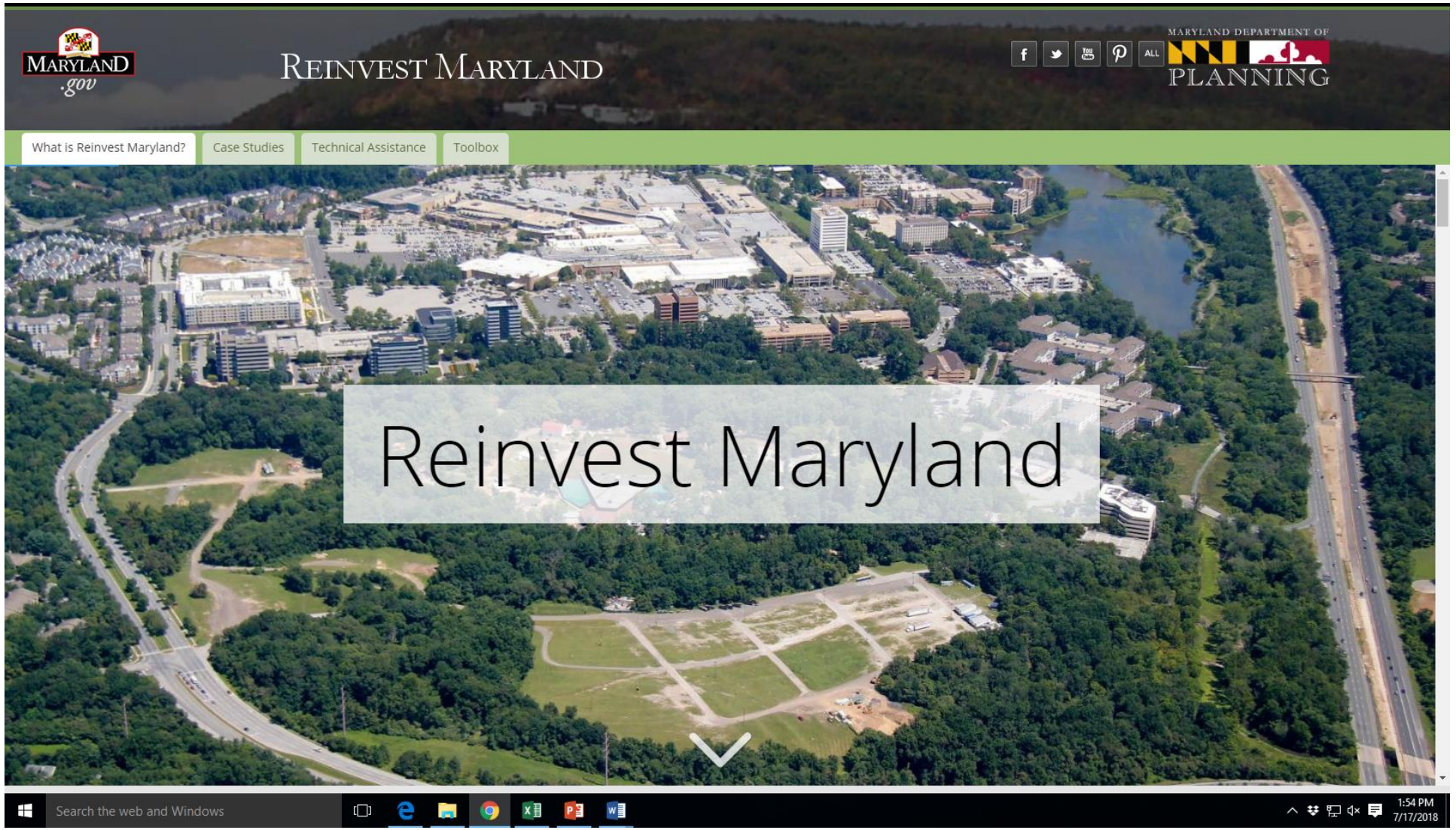
- Expands the 2014 Reinvest Maryland report into a “toolkit”:
  - to encourage local communities to consider redevelopment projects in partnership with the private sector,
  - supported by public programs and resources

REINVEST MARYLAND 2.0

Report Released in June 2018

REINVEST MARYLAND 2.0

- Sustainable Growth Commission initiative, staffed by MDP
  - Interactive website featuring case studies, tools, resources and a searchable toolbox of funding opportunities,
  - Featuring best practices, maps, photos and multi-media for use by planners and the public,
  - “One stop shop” highlighting reinvestment activities throughout the state



http://apps.planning.maryland.gov/reinvestmd/

REINVEST MARYLAND 2.0 TOOLKIT

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October 26, 2018