

RESOURCES FOR  
REINVESTMENT AND  
REVITALIZATION

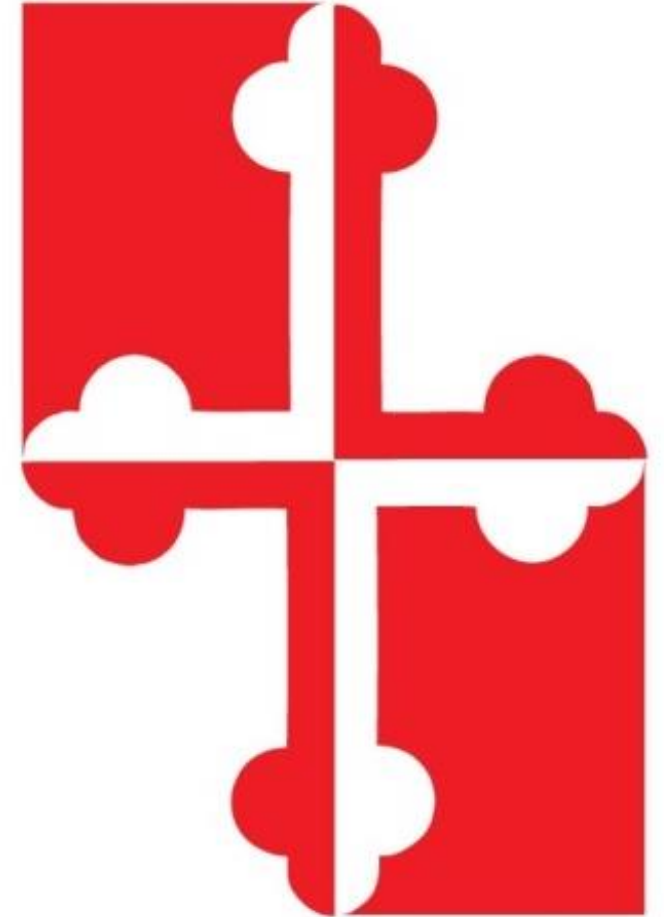
Pat Haddon, AICP

Michael Bayer, AICP

Sylvia Mosser, AICP

Deborah Bilek

MPCA



Maryland Planning  
Commissioners Association

# CPAT

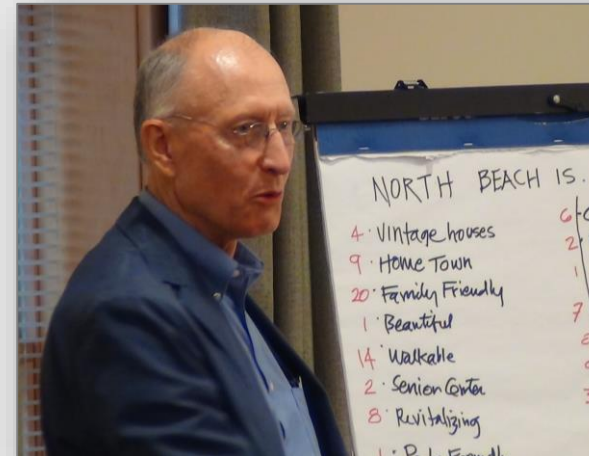
## Community Planning Assistance Teams



**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**





**Hazard Mitigation  
/ Disaster  
Resilience**



**Downtown /  
Neighborhood  
Revitalization**



**Urban Design**



**Parks / Green Infrastructure**

**And much more...**  
[planning.org/cpat](http://planning.org/cpat)



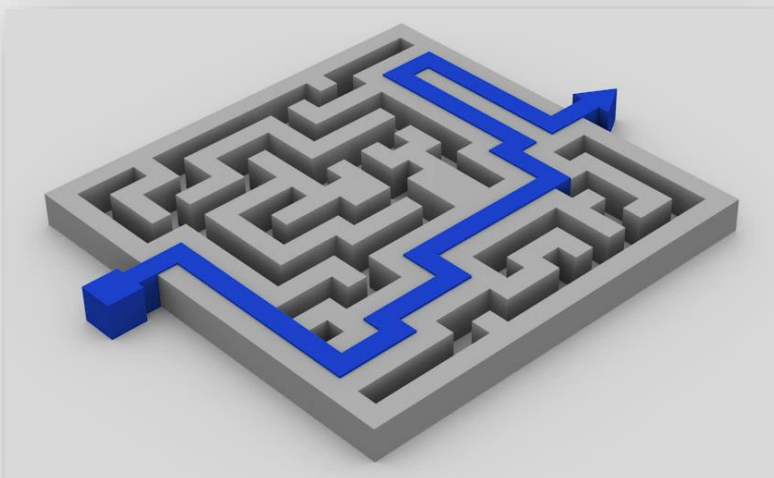
# CPAT Project Key Deliverables



**COMMUNITY ENGAGEMENT**



**VISUALIZATION**



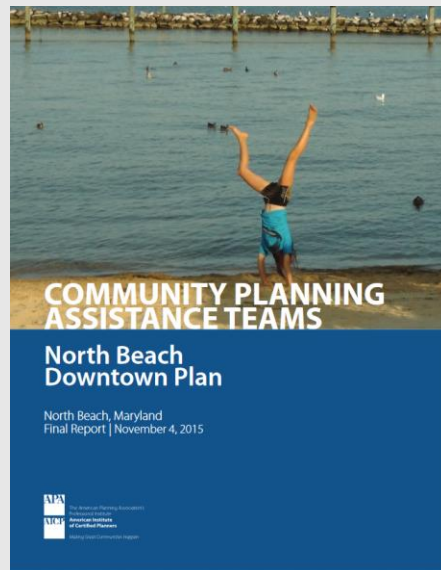
**IMPLEMENTATION STRATEGY**



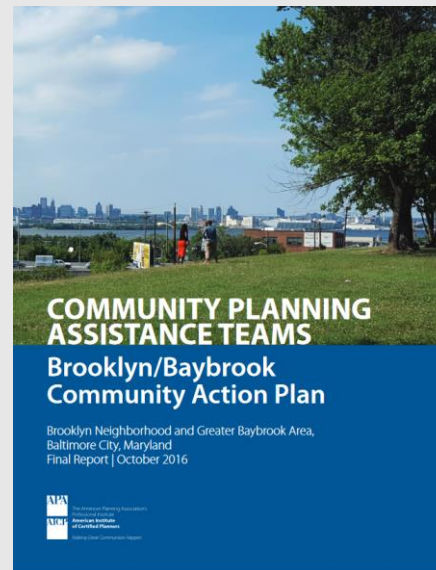
**QUICK WINS**

# Maryland CPAT Projects

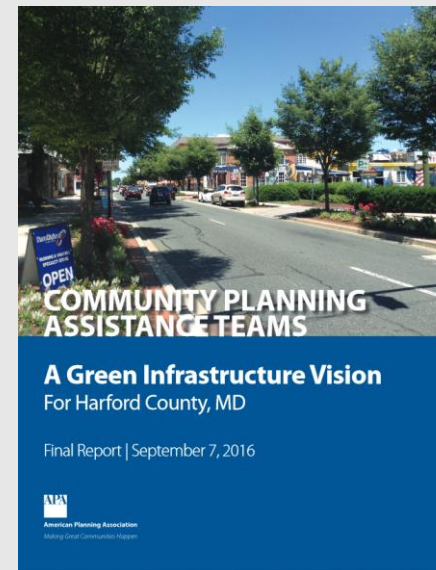
## North Beach (2015)



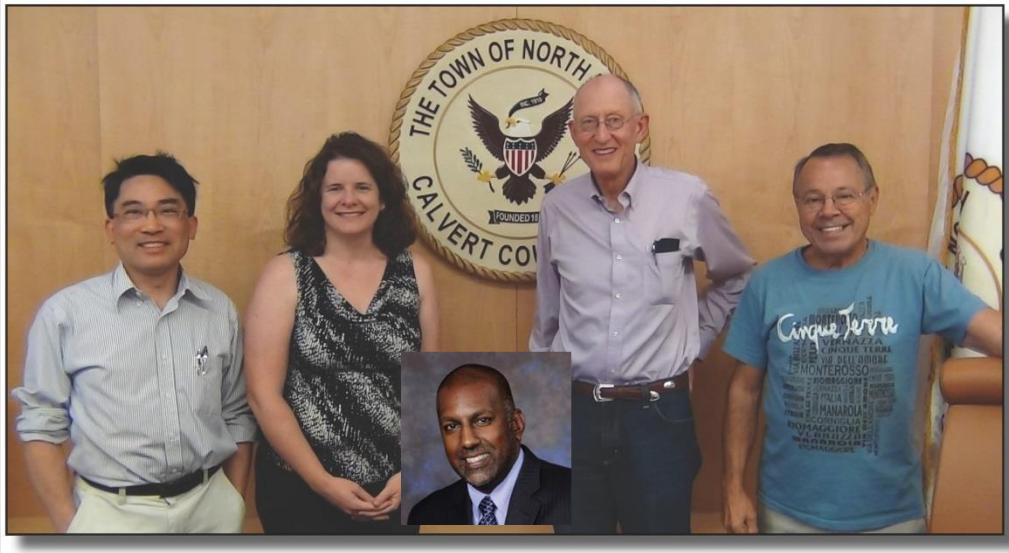
## Brooklyn, Baltimore (2016)



## Harford Co. (2016)



# A Community Planning Assistance Team Visits North Beach





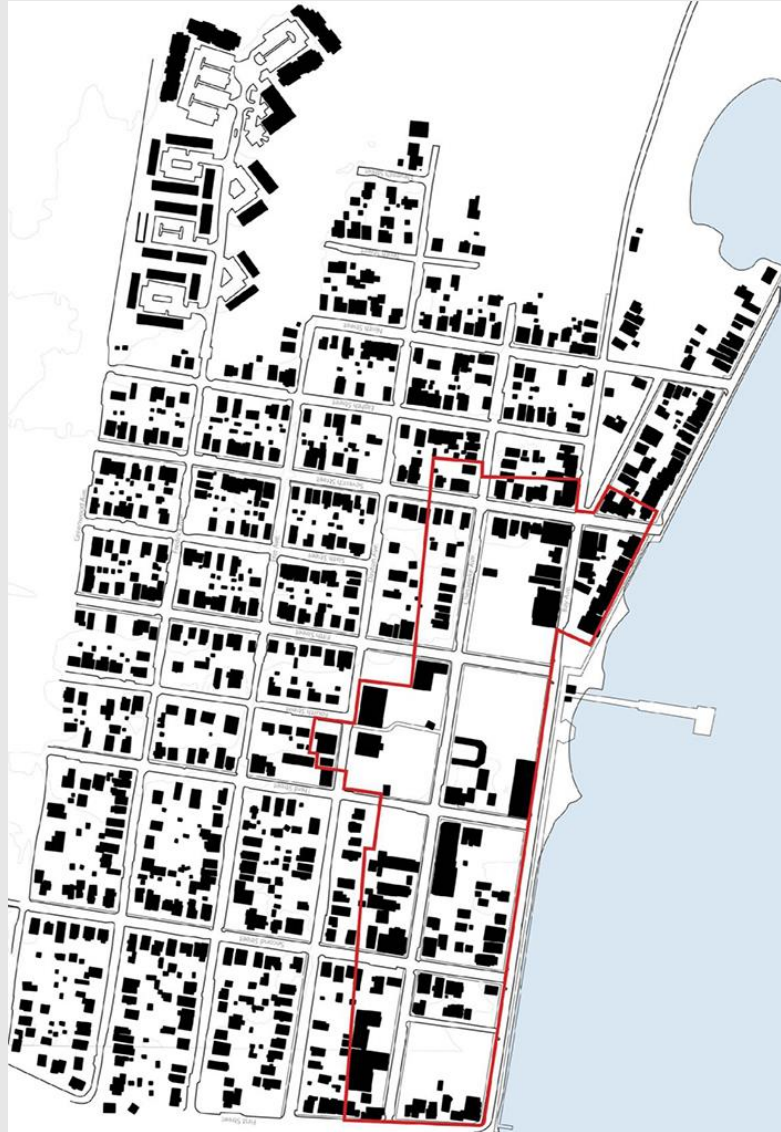
# Study Area

Town  
Outline  
(red)  
Study Area  
(blue  
overlay)





# Study Area



# Three public meetings, extensive reconnaissance and interviews.





# Public Input

THE BIGGEST PROBLEM IN NB IS.

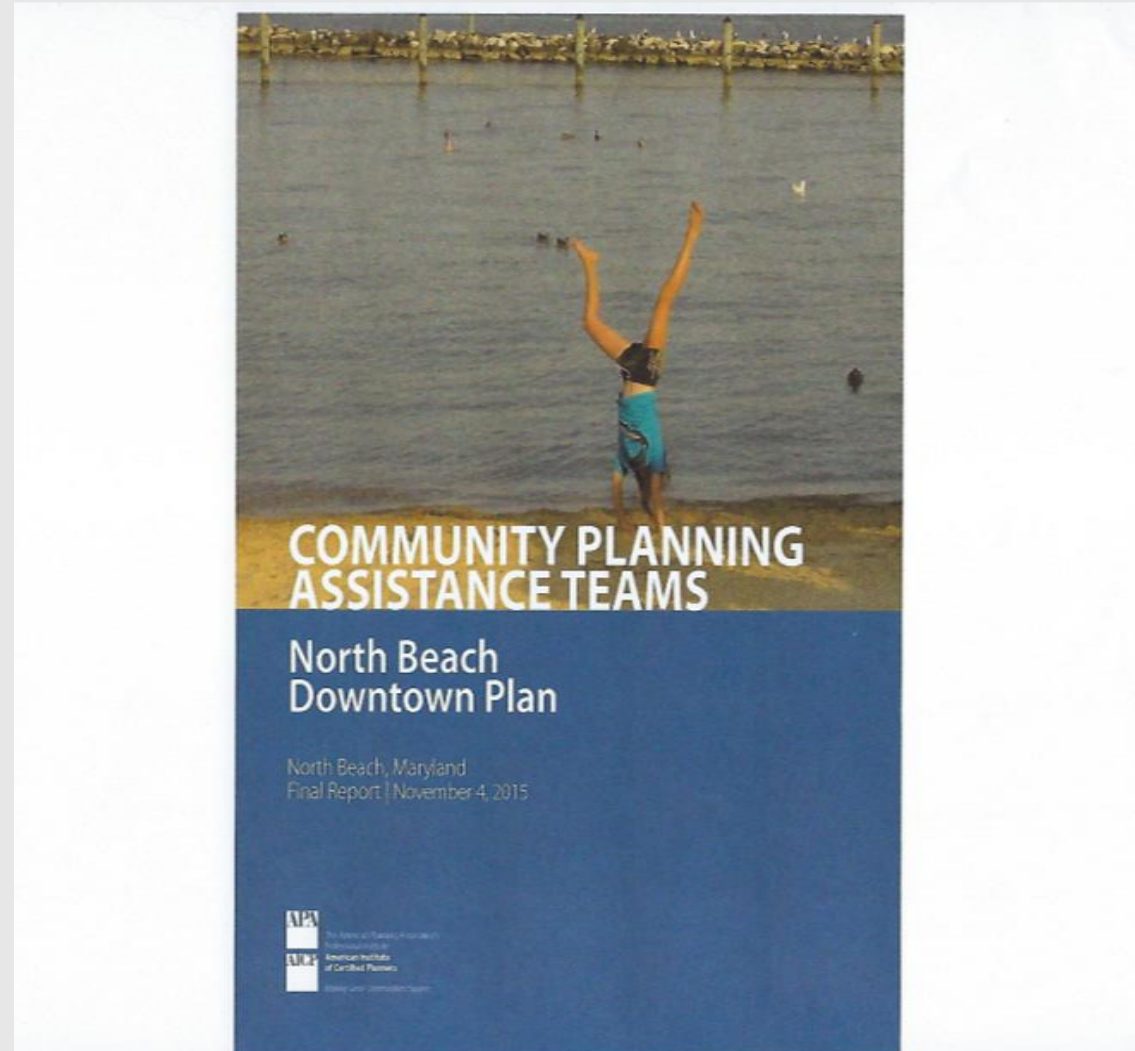
22. Lack of over night accom.	0. Lack of Sidewalk Buffer <del>NO Sidewalk Buffer</del>
10. Lack of Town Ctr	2. Lack of Access to Nature
3. Seasonal economy	4. Lack of Code enforcement
2. Transit Commute	<del>Lack of Contact Services for People</del>
12. Town Taxes	Under Utilization of Waterfront Community
1. Lack of local Business Support	4. Too Much traffic on Bay Ave.
3. Dual Communities	0. Lack of Cooper'n between N.B. + Cheapside Beach
15. Parking + Enforcement	0. Property Maintenance for fixed Income Res'dts
12. Nothing for Children	8. Lack of Planning Vision
26. Lack of adequate retail/services	3. Lack of Team Support for Small Bus.
3. Lack of Bike Access to/from adjacent	2. Front Yard chain-link Fences
4. Lack of Sidewalks in Far Areas	2. Overly Restrict Design Guidelines
2. Noise east of Cheapside	3. Lack of discernibility
0. NO PEAK traffic Capacity	5. Drug use
2. Crowded Beaches	7. Too many rental units
	22. Lack of Waterfront Restaurants
	1. Lack of Attractions for the young market
	4. " " " for teenagers

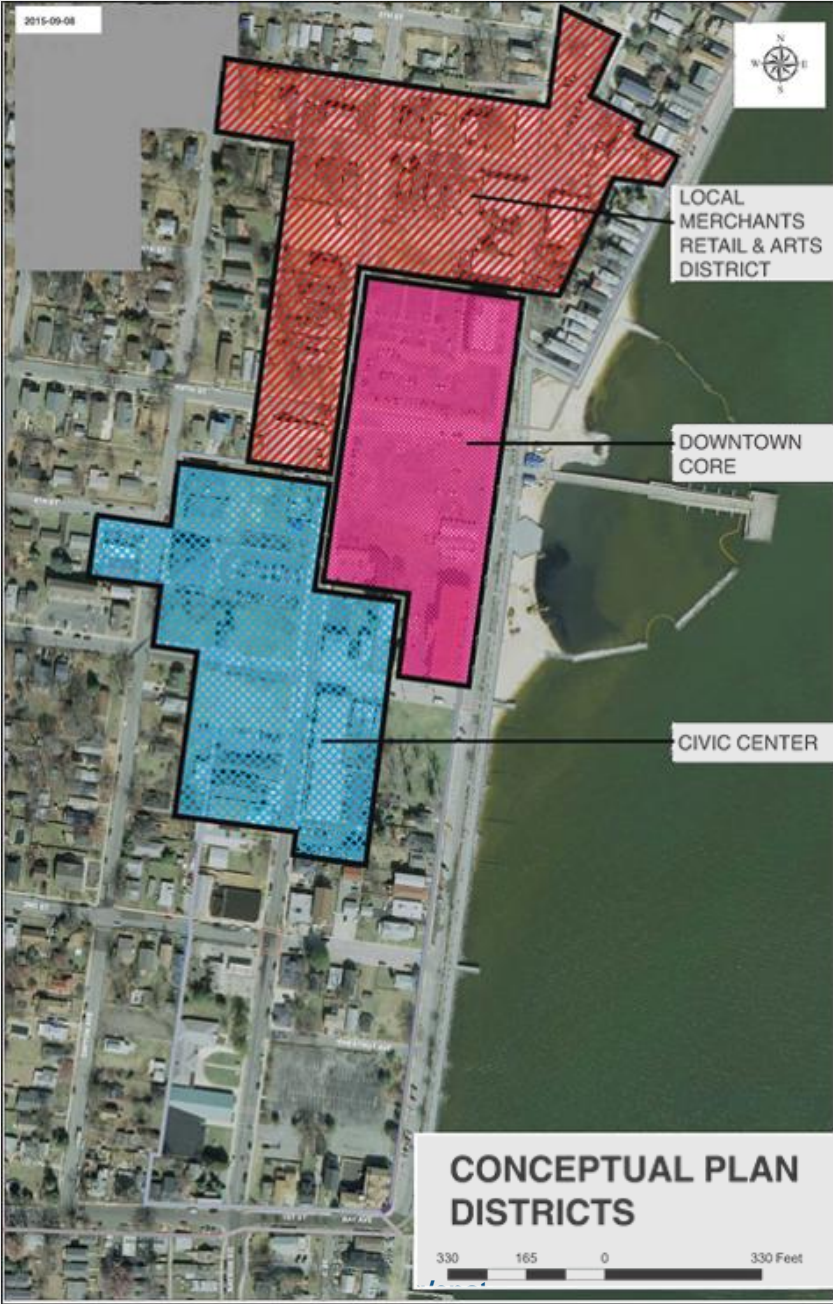
SINGLE MOST IMPORTANT THING NEEDED IS...

4. Library	1. a facility to host live outdoor concerts
26. Performing arts ctr	1. sidewalks
<del>Hotel w/ waterfront amenities</del>	4. Boardwalk extension
5. B+B	6. Marketing NB Beach
0. More resources to residential uses	
~ sustainable development (economy)	
2. Managing development	
16. year-round economy	
1. continuity of Planning Policy	
17. Hotel w/ waterfront Res + Spa	
7. Arts and Entertainment designation for community	
~ relocate town Main Street	
4. a Town Center focal point (aCBD)	
~ concentrate Businesses	
6. parking garage	



# The Plan Was Delivered





## 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 #
<b>Plan Recommendations</b>	
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 Core Center based on Chesapeake Avenue in the vicinity of Third Street and 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 during 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.	20
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 east side of Chesapeake Avenue.	21
Permit and encourage development of food and breakfast buildings on the small vacant site on Bay Avenue north of Chestnut Avenue.	21
Strengthen the Local Merchants Retail and Arts District to provide a character to Downtown that is unique to North Beach.	
Raise the elevation of Chesapeake Avenue in elevation above flood levels.	
Upgrade the appearance of Chesapeake Avenue from East Street to Seventh Street through the planting of street trees in tree wells extending into the parking lane from the parking lot.	
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.	22

**Work in Progress**

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

**Work in Progress**

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

Raise the elevation of Chesapeake Ave between 3<sup>rd</sup> & 5<sup>th</sup> St.

**Street Raised**

**Done**

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



RECOMMENDATIONS	PAGE #
<b>Implementation Recommendations</b>	
Amend the town's Comprehensive Plan <b>In Planning Stages</b>	
Amend the town's zoning ordinance to make the recommendations of this report and to better define the form and character of new and infill development <b>Done</b>	21
Support and expand special community events which draw visitors to the community throughout the year	22
Consider creation of a new local business association composed of all North Beach businesses to meet regularly to discuss issues and opportunities and to represent a united business perspective after working with the town government	23
Apply to the state for an Arts and Entertainment District designation	24
Encourage or require the use of hand-painted signs for businesses, especially in the Lost Merchants Retail and Arts District to provide the quaint town character of North Beach	24
Conduct a tree walk along all the five major gateways to the town and add bright lighting to the town's water tower located adjacent to the waterfront	25
Enhance the pedestrian experience by changing the lighting across the street between utility poles or light poles along Bay Avenue and 7th Street by expanding use of seasonal banners in this area	25

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**

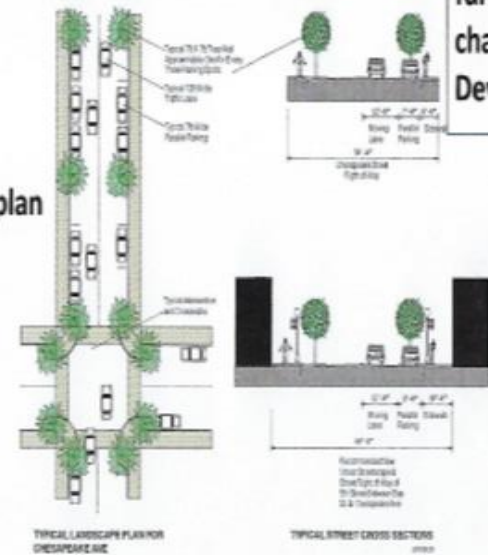
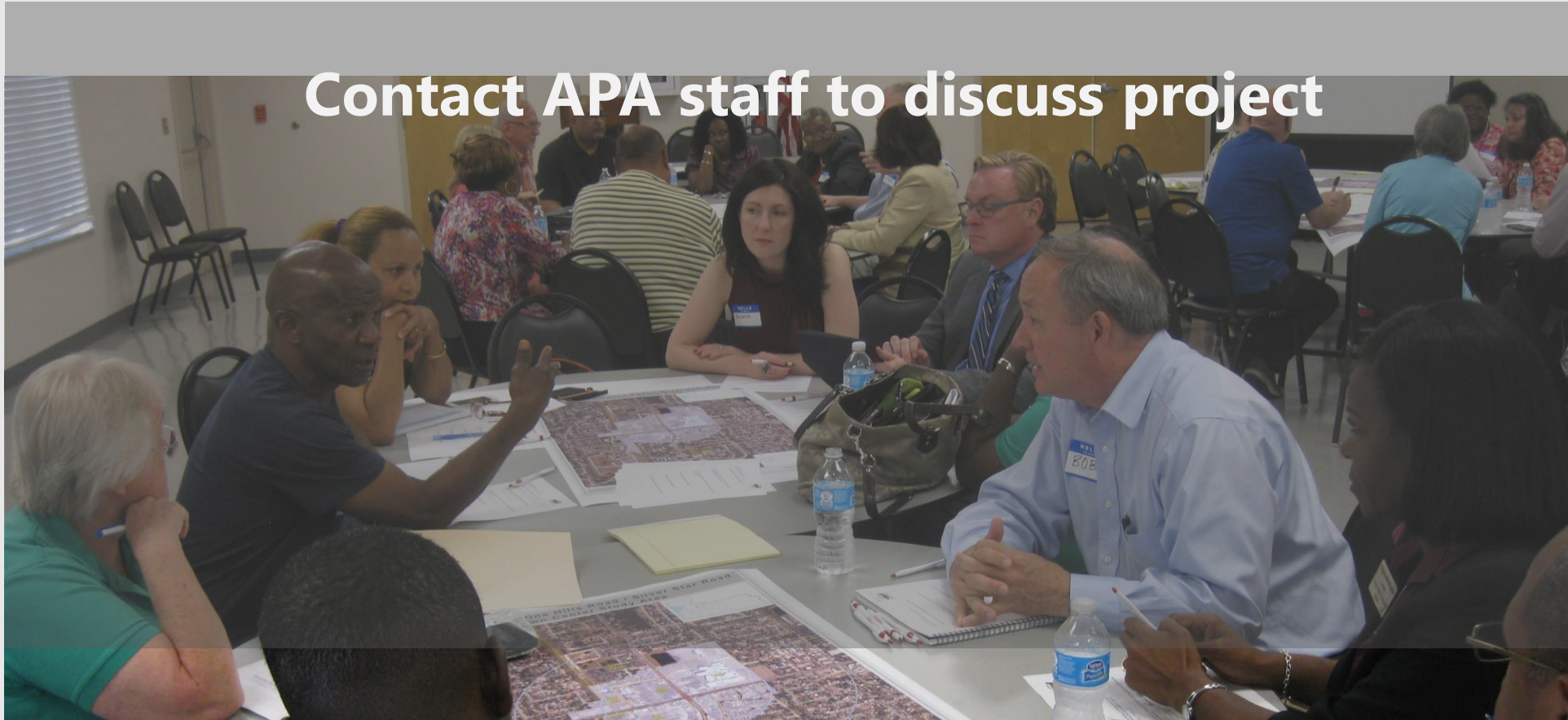


Figure 17. The above diagram illustrates the landscape plan for Chesapeake Avenue between 6th and 7th Streets (on left and top right). Side trees will help to put out a street intersection and away from parking spots. A new urban streetscape along 5th Street between Bay and Chesapeake Avenues (bottom right) requires widening the right-of-way to 60 feet. (Courtesy Philip Frank, LLC)

# How does a community get CPAT's help?

**Contact APA staff to discuss project**



More resources available:

## **CPAT webpage**

[planning.org/CPAT](https://planning.org/CPAT)

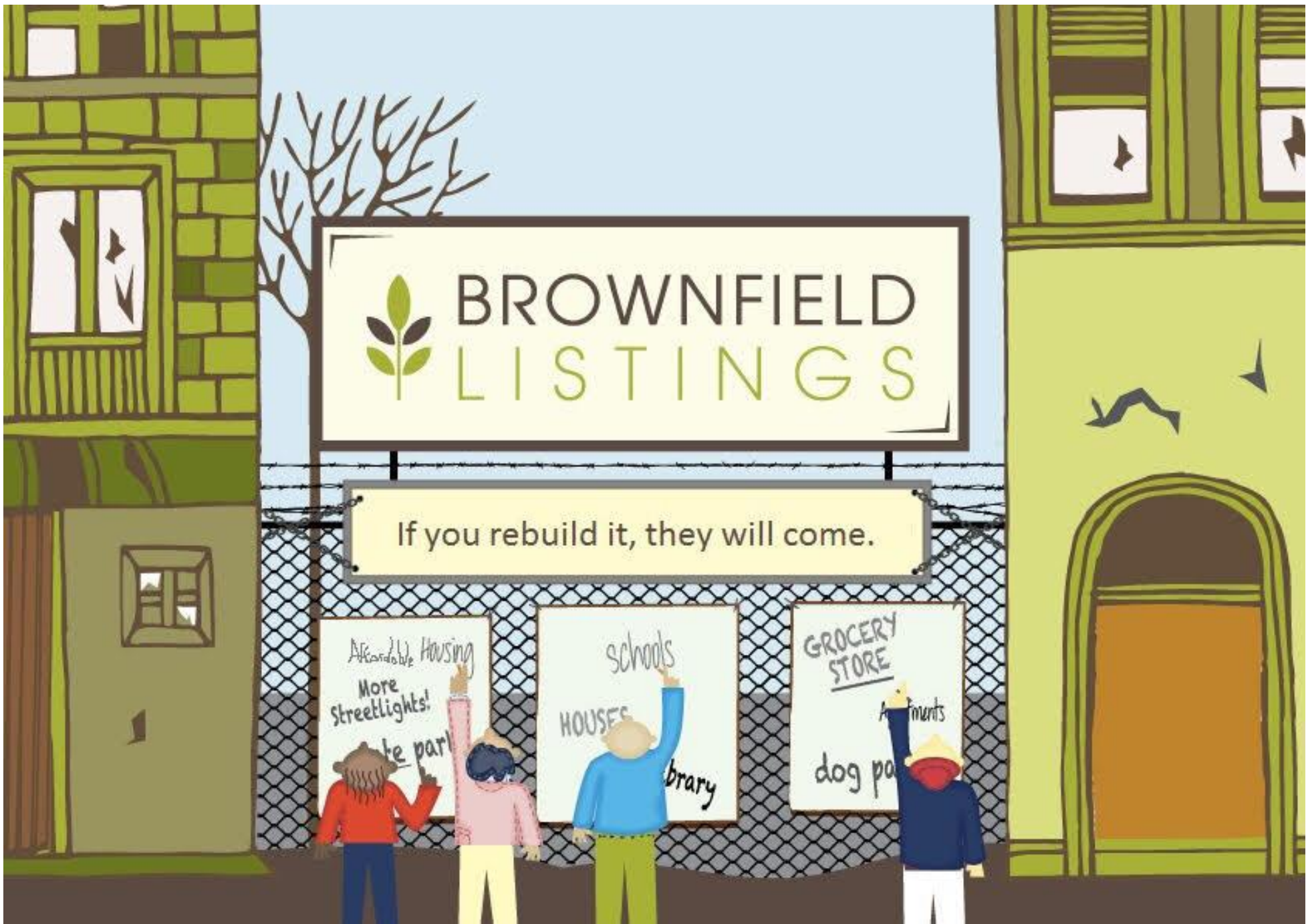
---

## **Contact**

[CPAT@planning.org](mailto:CPAT@planning.org)

312.786.6359





# BROWNFIELD LISTINGS

If you rebuild it, they will come.

Affordable Housing  
More Streetlights!  
be part

schools  
HOUSES  
brary

GROCERY STORE  
Aments  
dog po

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

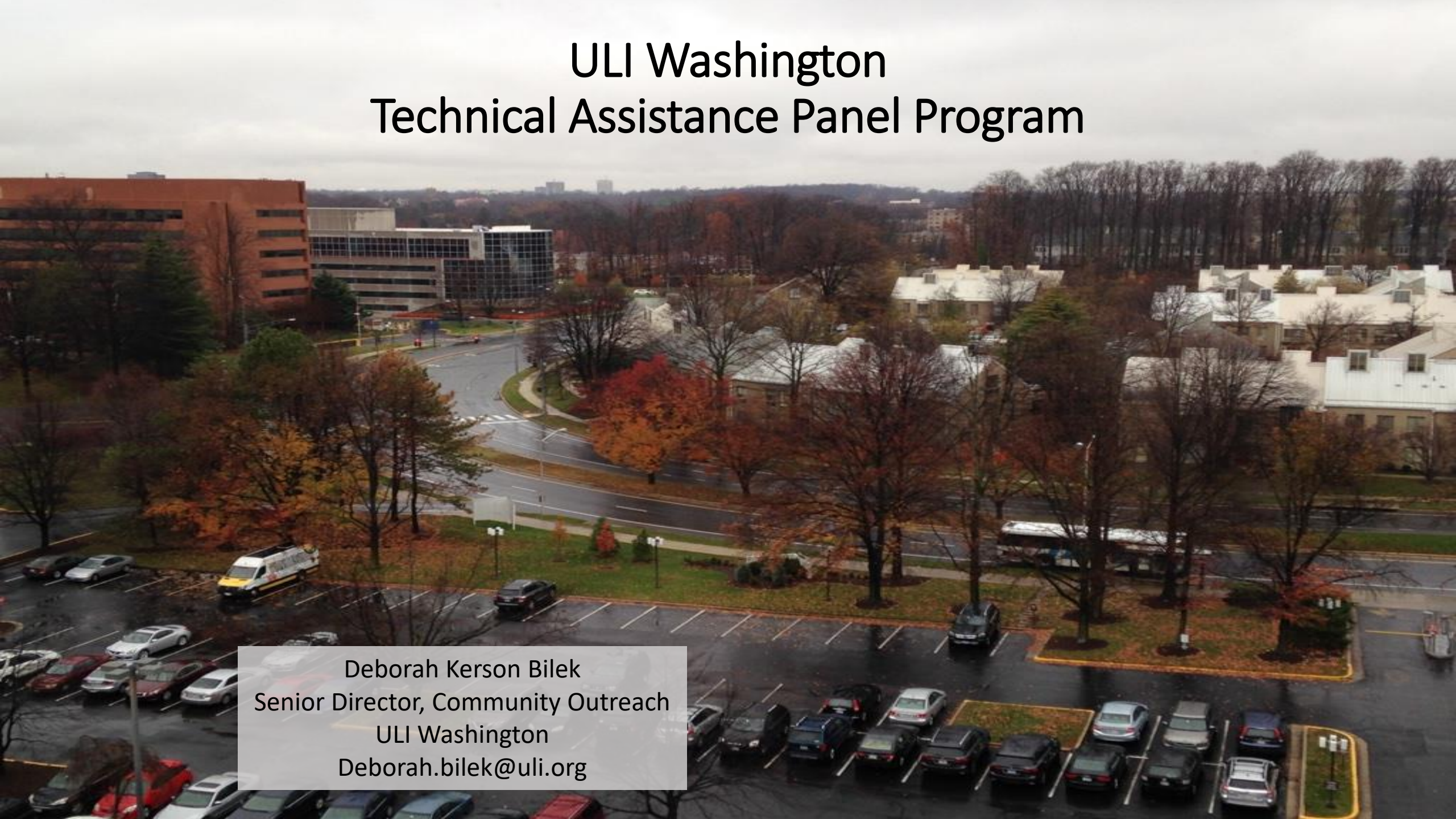
<https://www.harborpointbaltimore.info/history/>

New Jersey Institute of Technology Technical Assistance for Brownfields

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



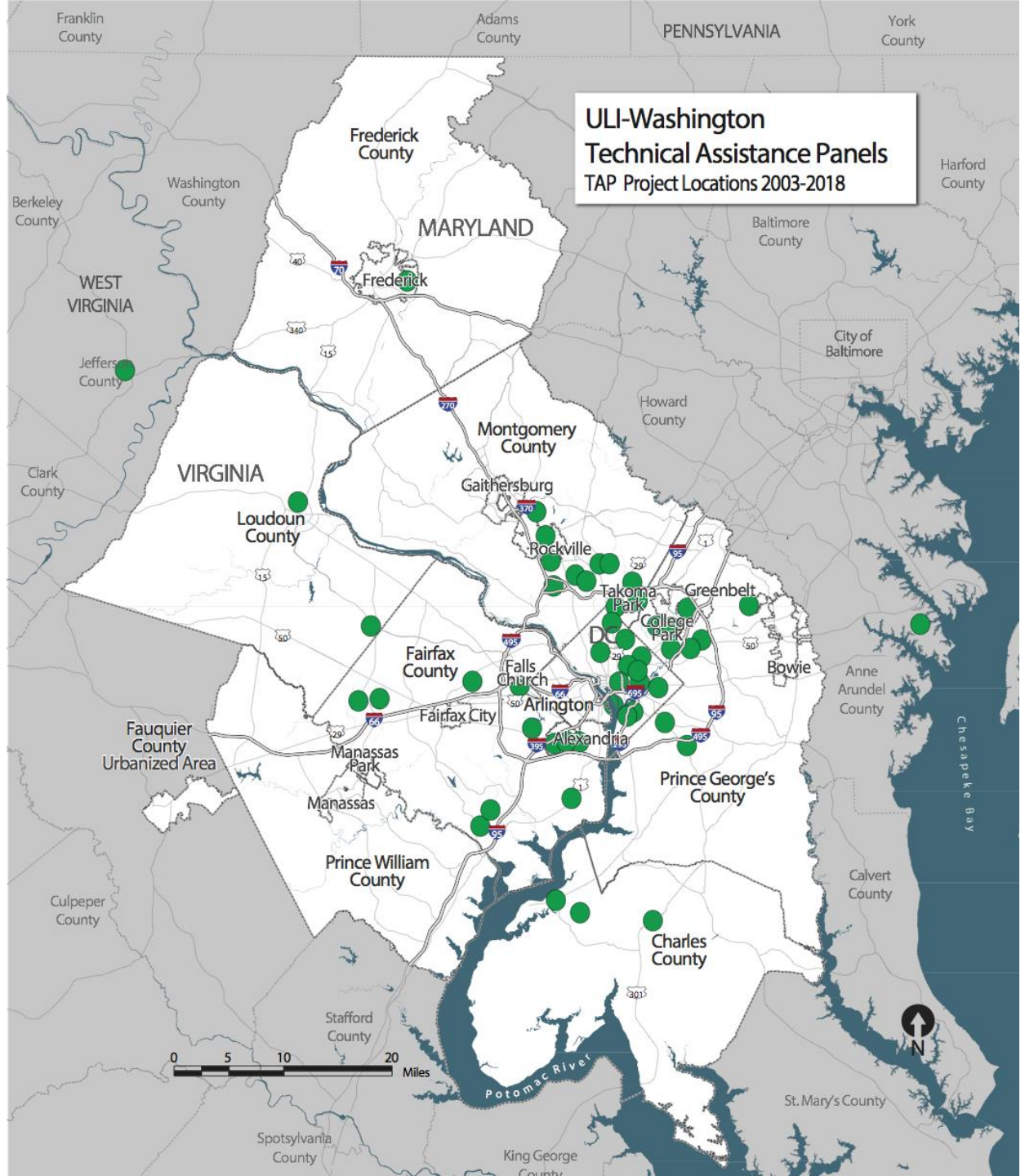
# ULI Washington Technical Assistance Panel Program

An aerial photograph of a university campus on an overcast day. In the foreground, a large parking lot is filled with cars. A road curves through the middle ground, lined with trees showing autumn foliage. In the background, several large academic buildings are visible, including a prominent brick building on the left and a modern glass-walled building. The sky is grey and cloudy.

Deborah Kerson Bilek  
Senior Director, Community Outreach  
ULI Washington  
[Deborah.bilek@uli.org](mailto:Deborah.bilek@uli.org)

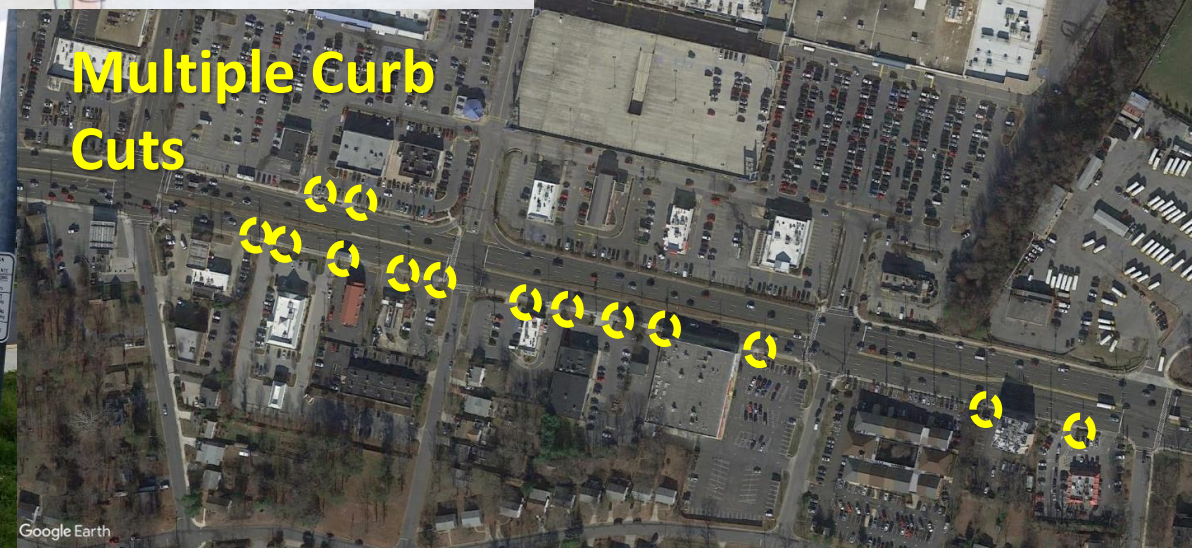
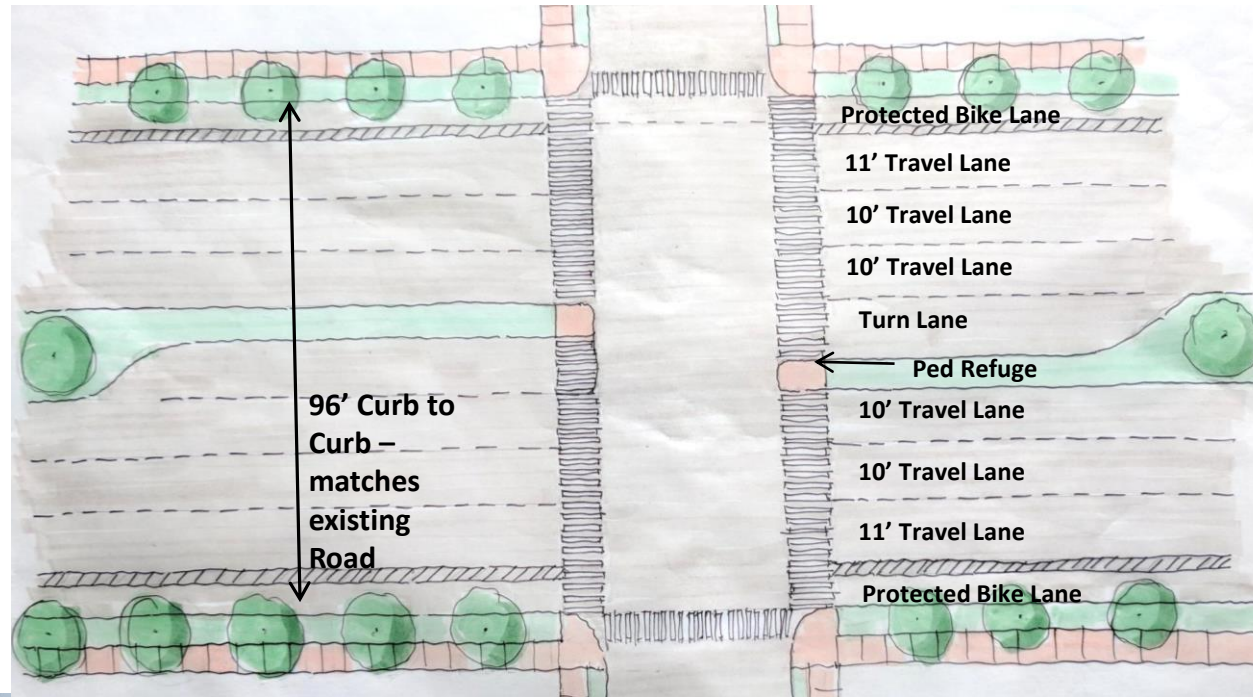


**ULI-Washington  
Technical Assistance Panels  
TAP Project Locations 2003-2018**





# Creating a Future for Greenbelt Road/MD-193



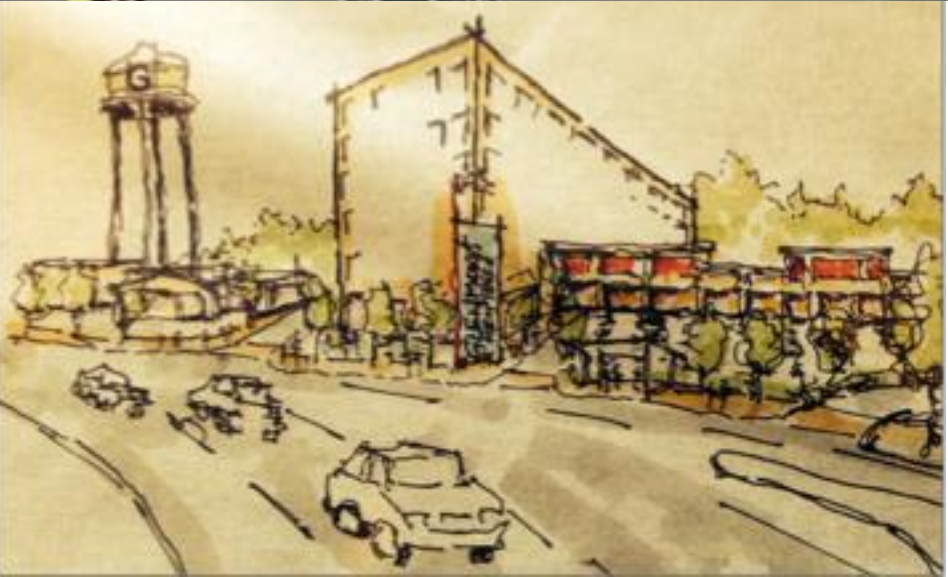


# Land Assemblage Strategies for the Glenmont Shopping Center





# Land Assemblage Strategies for the Glenmont Shopping Center





A wide-angle photograph of the Rock Spring Office Park. The foreground is dominated by a large, well-maintained green lawn. In the middle ground, there are several modern, multi-story office buildings with light-colored facades and large windows. Some buildings have glass facades. The background shows more office buildings and trees under a clear blue sky.

ULI Washington Technical Assistance Panel

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

An aerial photograph of the Executive Boulevard area in White Flint. The image shows a dense cluster of modern office buildings with glass and concrete facades. The area is surrounded by trees with autumn foliage in shades of orange, red, and yellow. A road with traffic lights is visible in the lower left. The sky is clear and blue.

December 1-2, 2015





# 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/>

An aerial photograph of a university campus. In the foreground, there is a large parking lot with several cars parked. A road curves through the middle ground, lined with trees showing autumn foliage in shades of orange, red, and brown. In the background, there are several large, multi-story buildings, including a prominent one with a glass facade. The sky is overcast and grey.

Deborah Kerson Bilek  
Senior Director, Community Outreach  
ULI Washington  
Deborah.bilek@uli.org



# 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

**Urban**

**Suburban**

**Rural**

**Reinvest Maryland 2.0**  
A Toolkit for Assisting Maryland's Counties, Towns, and Communities to Accelerate Infill, Redevelopment and Revitalization

**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



The screenshot displays the 'Reinvest Maryland' website. At the top left is the 'MARYLAND .gov' logo. The main header features the text 'REINVEST MARYLAND' in a serif font. To the right of the header are social media icons for Facebook, Twitter, YouTube, and Pinterest, along with a 'PLANNING' logo that includes the Maryland state flag. Below the header is a green navigation bar with four tabs: 'What is Reinvest Maryland?', 'Case Studies', 'Technical Assistance', and 'Toolbox'. The main content area is an aerial photograph of a city with a large, semi-transparent white box in the center containing the text 'Reinvest Maryland'. At the bottom of the screenshot is a Windows taskbar with various application icons and a system tray showing the time as 1:54 PM on 7/17/2018.

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

# REINVEST MARYLAND 2.0 TOOLKIT

Michael Bayer, AICP

Manager of Infrastructure and Development

October 26, 2018