OVERCOMING BARRIERS TO INFILL AND ADAPTIVE REUSE

MDP-Local Assistance and Training Division
Victoria Olivier
• What are the barriers you have faced when advancing infill development and adaptive reuse?
• What questions do you have?
REINVEST MARYLAND OVERVIEW
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
Public Participation

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

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

Regulation

Source: Planner’s Web [http://plannersweb.com/2014/12/fbc1/]
**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
EXAMPLE: CHATTANOOGA

“EVERY BUILDING BUILDS A CITY”

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

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

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

Consists of low- to medium-intensity residential and commercial areas (up to 4 stories).
REGULATION: LEAN URBANISM

PROBLEMS
- Takes too long
- Costs too much
- Requires experts
- Requires certification
- Privileges high tech

SOLUTIONS
- Pink zones
- Thresholds
- Workarounds
- Apprenticeship
- Vernacular systems

A return to common sense
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.”
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
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
How Do we get there?
ENGAGEMENT AND EDUCATION

Credit: EIT Health [https://www.eithealth.eu/citizen-engagement](https://www.eithealth.eu/citizen-engagement)
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

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
Citizen Planning Academies

- Ex. Baltimore City; Howard County; Philadelphia
How Do We Get There?

Igniting Interest
‘Idea Driven’ Pre-Development

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

Acquisition along Sailwinds Gateway: Cambridge
EXPANDING FUNDING AND INCENTIVE AWARENESS

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