MARYLAND DEPARTMENT OF PLANNING

LOWER EASTERN SHORE REGIONAL OFFICE

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Salisbury, Maryland 21801
Phone (410) 713-3460
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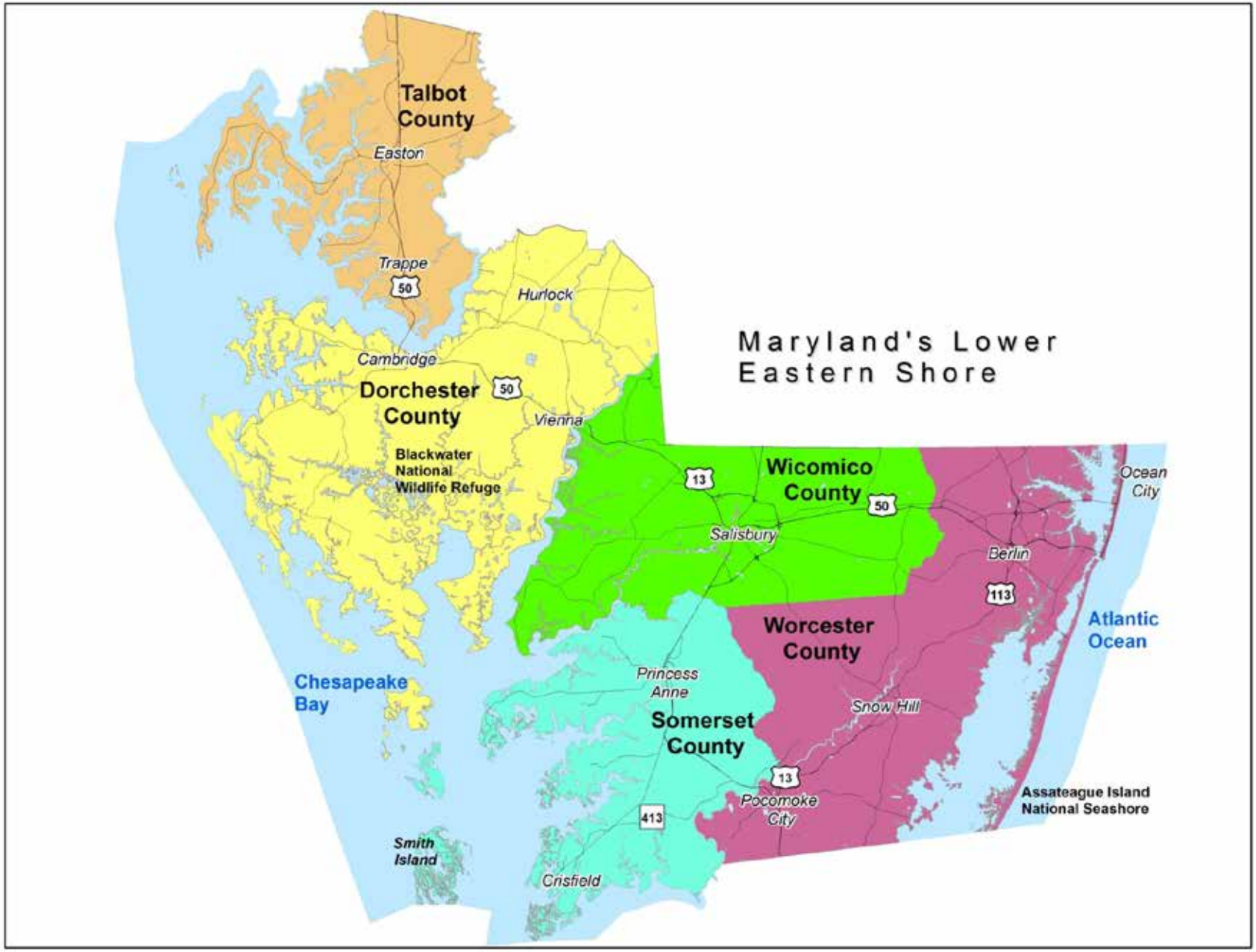
LOWER EASTERN SHORE REGIONAL STAFF

Tracey Gordy: Director / Principal Planner
17 Years with MDP

Keith Lackie: Regional Planner
10 Years with MDP

Senior Intern: Critical Area Circuit Rider / General Planning
1 Year Internship / Graduating Senior


Maryland's Lower Eastern Shore
Talbot County
Easton
Trappe
50
Hurlock
Cambridge
Dorchester County
50
Vienna
Blackwater National Wildlife Refuge
13
Wicomico County
50
Salisbury
Ocean City
Berlin
113
Worcester County
Atlantic Ocean
Chesapeake Bay
Princess Anne
Somerset County
Snow Hill
13
Pocomoke City
Assateague Island National Seashore
413
Smith Island
Crisfield

LES 2010 Population

Ø **Dorchester County**	**30,618**
9 Municipalities	16,006
Ø **Somerset County**	**26,470**
2 Municipalities	6,016
Ø **Talbot County**	**37,782**
5 Municipalities	18,796
Ø **Wicomico County**	**98,733**
8 Municipalities	42,669
Ø **Worcester County**	**51,454**
4 Municipalities	17,874
Ø **Total LES 2010 Population**	**245,057**

LES Current Special Projects

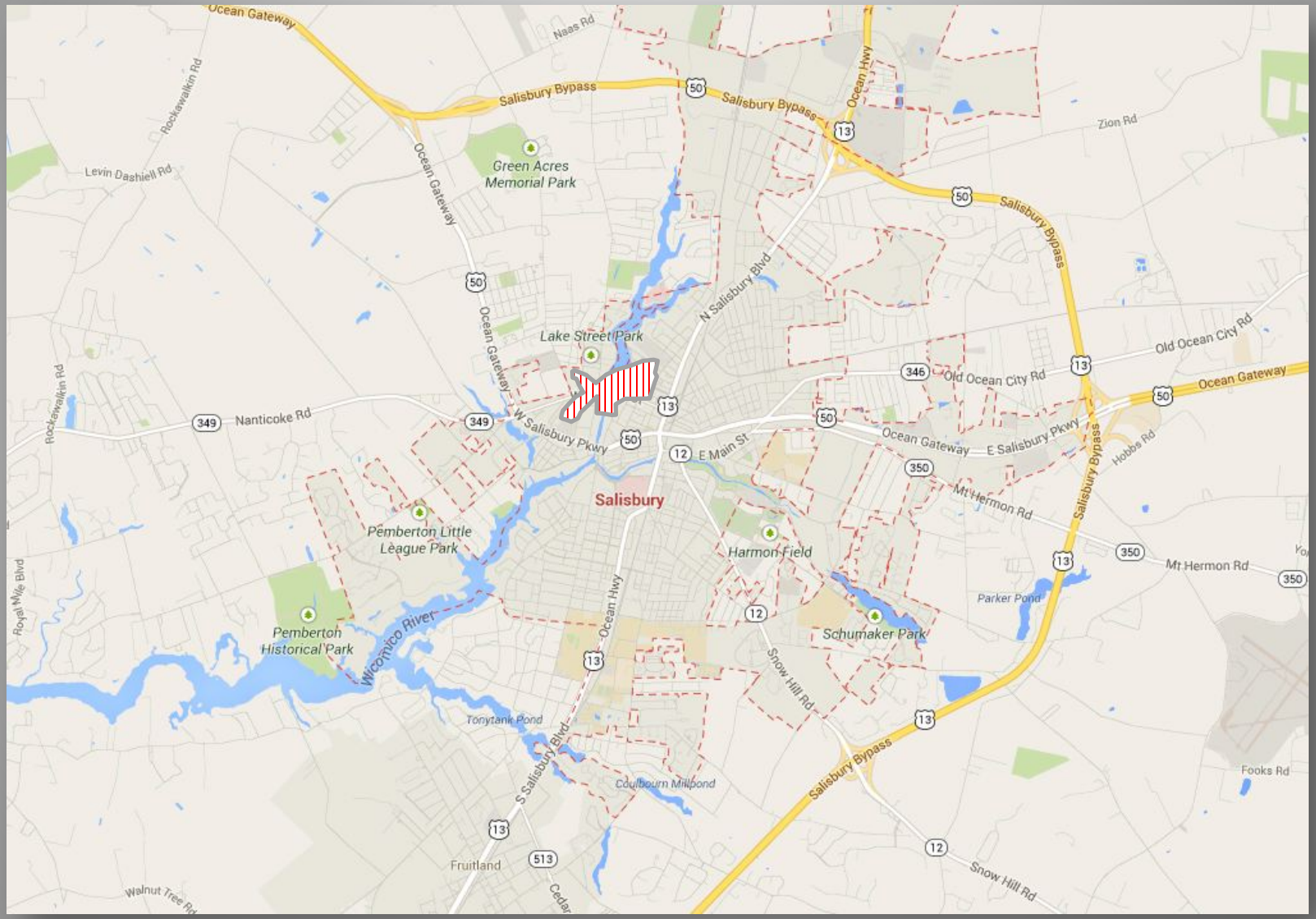
- Hurricane Sandy Recovery Efforts
- Maryland Coastal Bays Program
- CZM Grant and CDBG Projects
- Salisbury Downtown Revitalization
- Cambridge – Port Property/Phillips Property
- Deal Island Marsh Community Project

Downtown Salisbury Revitalization

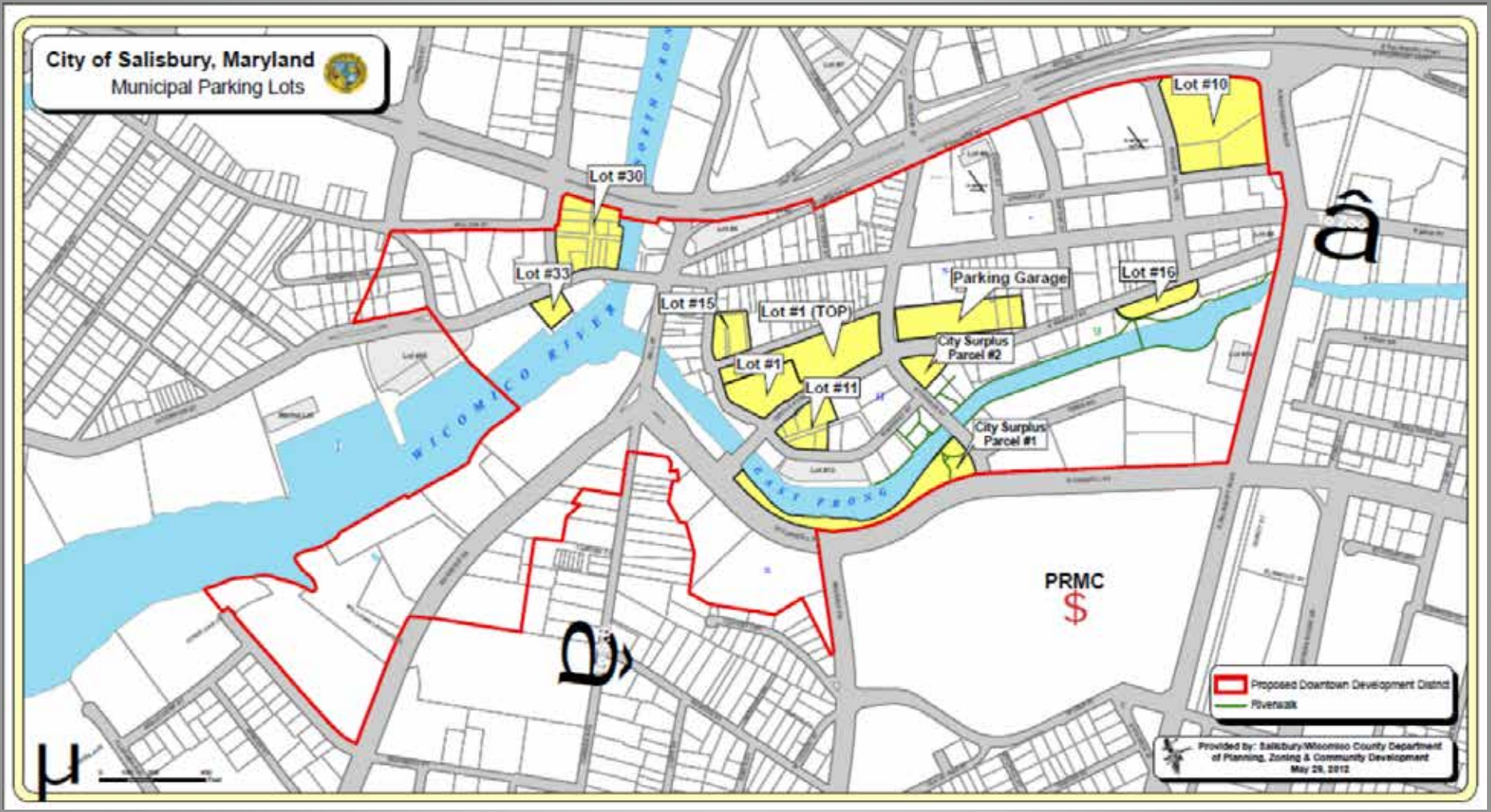
MDP – Lower Eastern Shore Region

Technical Assistance Project

Downtown Development District



Downtown Development District



11 City Owned Parking Lots

Historic Downtown Plaza

Downtown Plaza Today

EXCEPTIONAL HEALTHCARE. EXCEPTIONAL PEOPLE.

PENINSULA REGIONAL MEDICAL CENTER

Part of Peninsula Regional Health System

Salisbury UNIVERSITY

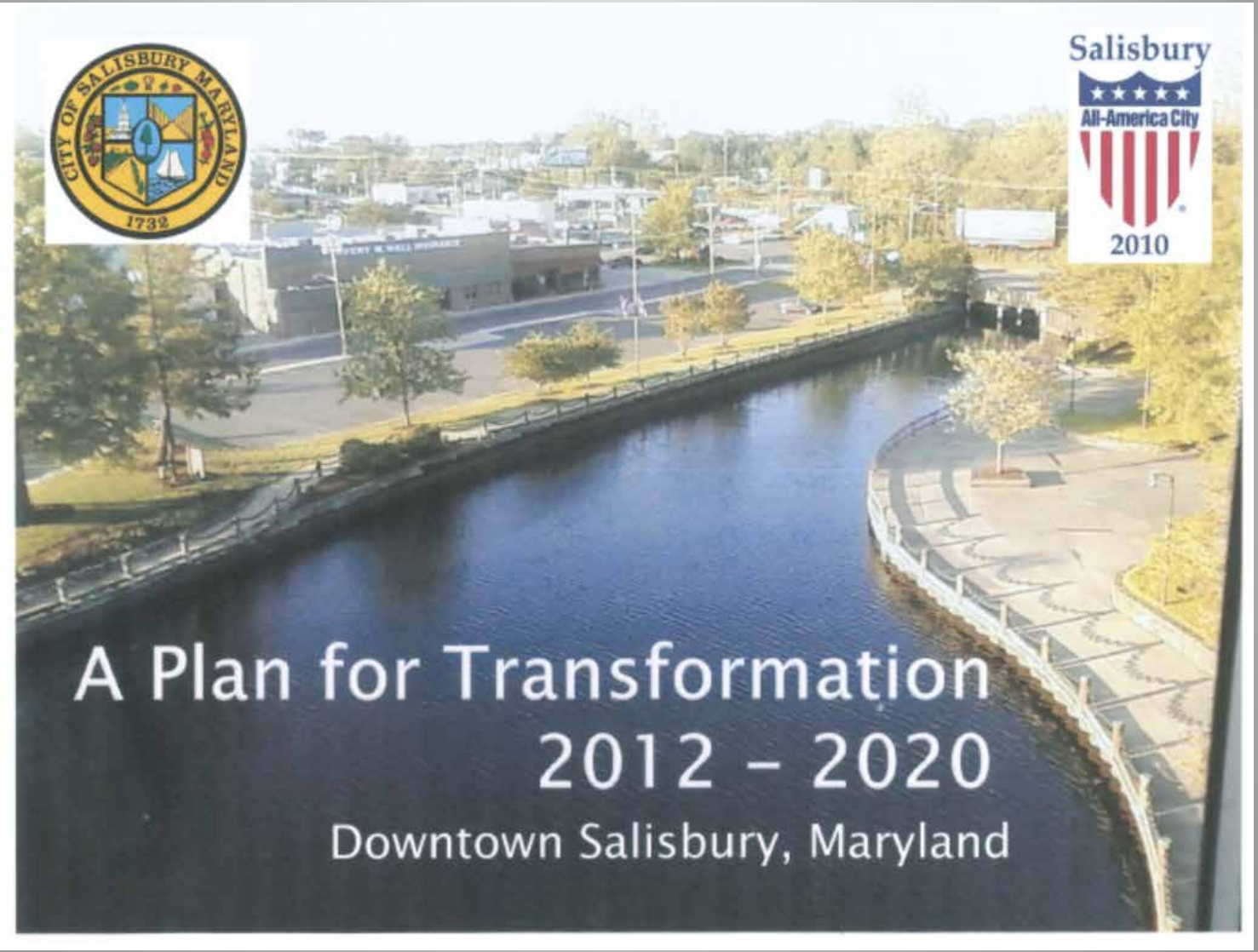
SALISBURY UNIVERSITY ART GALLERIES
DOWNTOWN CAMPUS
Salisbury University

3 Third Friday

DOWNTOWN SALISBURY

A Plan for Transformation 2012 – 2020

270 total pages



RFP for 7 Parking Lots (135 Pages)

CITY OF SALISBURY

PURCHASING DEPARTMENT

SALISBURY, MARYLAND

PROPOSAL DOCUMENTS

FOR

CONTRACT NO. RFP 08-13

TRANSFORMATION 2012-2020 DOWNTOWN REVITALIZATION

CITY OF SALISBURY

THIS SPACE FOR PROCUREMENT DEPARTMENT
Date of Award:
Awarded To:
Chargeable to Account :
Bid Date: Friday, March 15, 2013
Bid Time: 2:30 p.m.
Pre Proposal Meeting Scheduled: Tuesday, January 15, 2013
Government Office Building
125 N. Division Street, Room 306
Salisbury, MD 21801
Ad Run:

STATE OF MARYLAND

DLLR

DEPARTMENT OF LABOR, LICENSING AND REGULATION

Maryland Department of Planning

MDP

DHCD

Maryland Department of Housing and Community Development

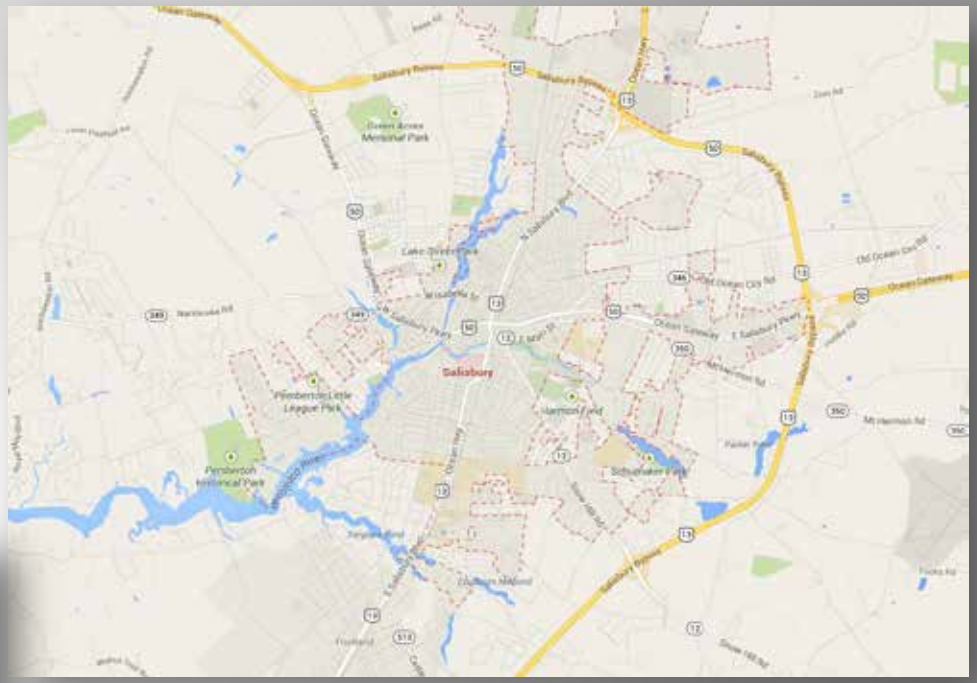
FOUNDED 1634

MARYLAND

Department of Business & Economic Development

Visualizing Downtown Salisbury

- Created 3D representation of downtown Salisbury, along with an infill scenario for an existing parking lot (3.5 acres)
- Used CityEngine (ESRI 3D software), Google Earth, and Trimble SketchUp to depict existing buildings, roads, etc. and model potential new infill development
- Site design and modeled buildings are informed by local zoning, subdivision regulations, development standards



Drawing by Chris Carter Art

Salisbury, Maryland

- **Surface Parking lot can become a mixed use tax revenue generating development -- This lot is 3.51 Acres**
- **Zoning regulations utilized to develop realistic visualization of potential development**

Salisbury, Maryland

Maryland Department of Planning

Salisbury, Maryland

- Animated Movie Slide (**View in Presentation Mode**)

Spotlight Communities

- Baltimore
- Remington Neighborhood Revitalization
- Salisbury Downtown Revitalization

For more about

- Sustainable Communities
- Smart Growth

Spotlight Salisbury ClipFeed

5 hot spots in downtown Salisbury
A mini-Renaissance is underway in downtown Salisbury, with new businesses opening monthly and old staples revamping their efforts to serve the comm...
May 19, 2015 1:02:00 PM

Big changes coming to Salisbury Marina
The Port of Salisbury Marina is on the verge of getting a six-figure makeover that city officials hope will make the spartan facility easier on the...
Feb 1, 2015 7:04:00 PM

New downtown, new cuisine in Salisbury
Looking for pizza, sushi or andouille sausage gumbo? It can all be found on Salisbury's downtown plaza. The andouille sausage gumbo is one of the o...
Jan 30, 2015 7:14:00 PM

Headquarters Live brings new

RSS Feed Widget

Spotlight Communities

Salisbury Downtown Revitalization

image courtesy Ed LeCompte

City leaders are focusing attention on Salisbury's downtown, seeking ways to redevelop strategic areas with a dynamic mix of projects. The Mayor's Office, along with the City Council, is spearheading ways to revive the downtown of the Eastern Shore's largest city.

The Maryland Department of Planning (MDP), supporting Salisbury's efforts, convened a meeting of state agency heads in October to outline potential support for downtown revitalization. See Secretary Richard E. Hall's October 28, 2013 letter to the editor, "Richard E. Hall's opinion: Salisbury, Wicomico poised to grow strategically," published in the Salisbury Daily Times. State agencies like the Department of Housing and Community Development can provide community revitalization funding through a variety of programs, and MDP can provide technical assistance with land-use planning.

Downtown Revitalization

The Mayor's Office has studied ways to transform expansive parking lots that separate downtown from the riverfront into a vibrant mixed-use urban center. Following release of a city request for proposals to develop three downtown parking lots, city officials entered into a predevelopment agreement with local developer/builder Harkins Downtown, LLC for redeveloping Lots 1 & 11.

Harkins proposes to build 200 apartments, 46,000 square feet of retail, 17,600 square feet of public space, a boutique hotel and restaurant, outdoor amenities and a parking garage. See City Unveils Developer's Salisbury Parking Lot Plans in The (Salisbury) Daily Times.

The predevelopment agreement runs until January 2015. During that time, Harkins will provide more specifics about the project and city officials will not actively seek other proposals.

The city's "A Plan for Transformation 2012-2020" also calls for increasing the number of jobs and creating new housing. The City Council has implemented parts of the plan, including:

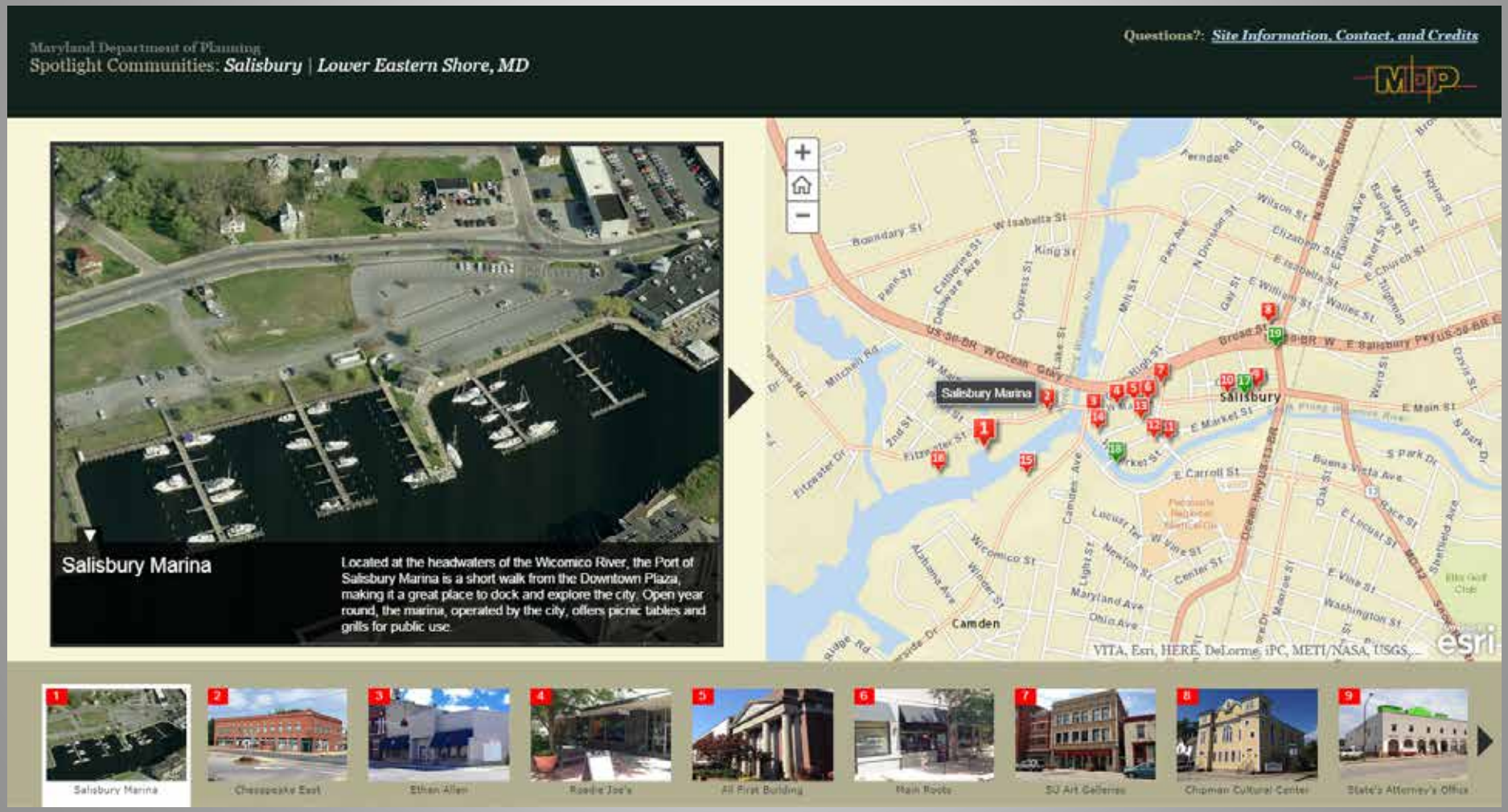
- identifying surplus downtown city parking lots
- creating an incentive for redevelopment in downtown by waiving water and sewer connection charges in a new EDU Zone

See Salisbury's redevelopment in progress in our story map highlighting 17 venues.

This 3D representation of downtown Salisbury depicts a scenario to redevelop a 3.5-acre parking lot bounded by Division, Camden and West Market streets and Circle Avenue known as Lot 1.

This 3D representation shows a 2.9-acre city-owned lot, at the intersection US 13 and US 50 known as Lot 10.

Salisbury Story Map



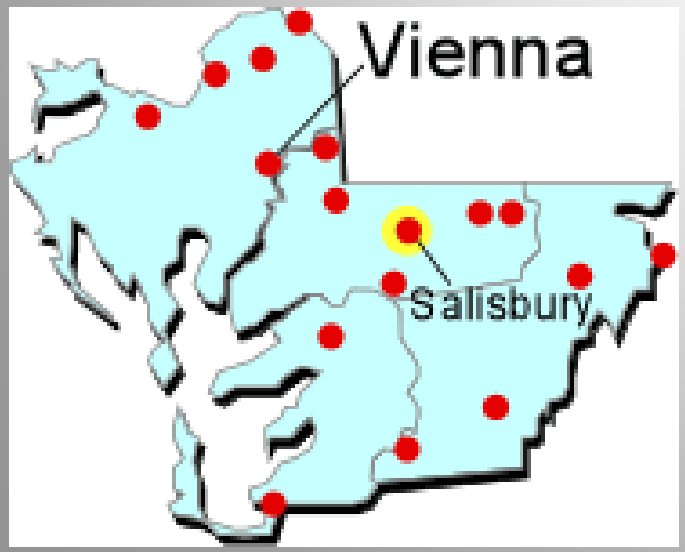
Town of Vienna Waterfront Park

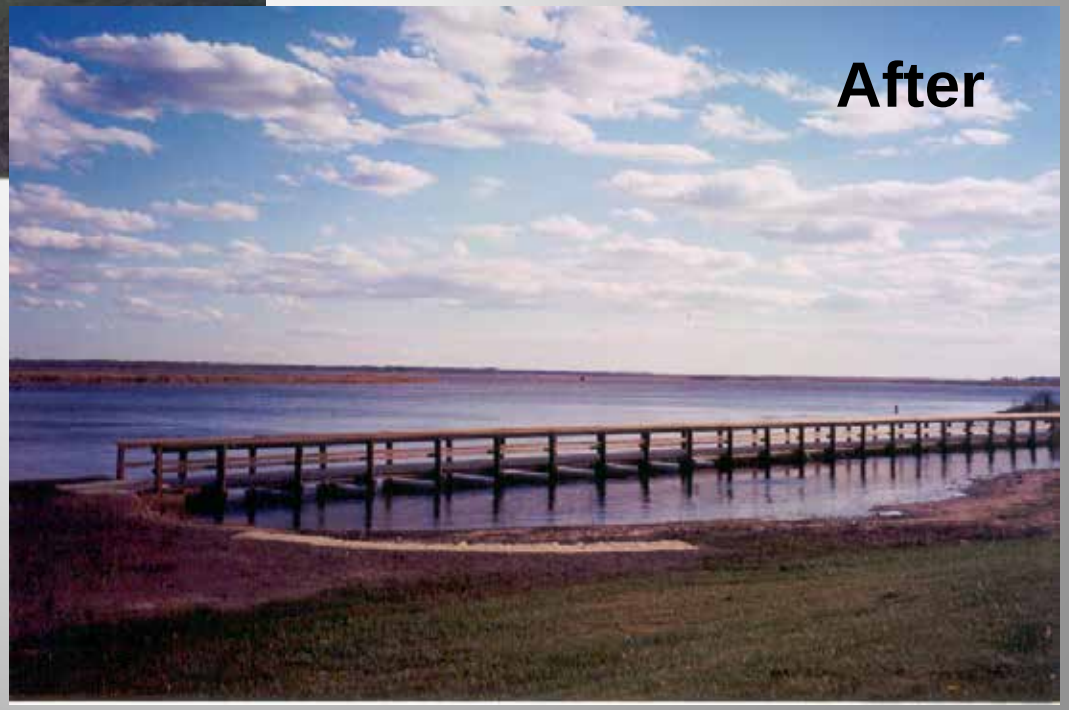
MDP – Lower Eastern Shore Region

Technical Assistance Project

Town of Vienna

Emperor's Landing





Wetlands Restoration Project and Transient Boat Slips

Buffer Plantings

Interpretative Signage

Emperor's Landing / Rendering

Emperor's Landing / Rendering

Vienna Aerial