



Reinvest Maryland:

Accelerating
Infill
Redevelopment &
Community
Revitalization

A report of the Maryland Sustainable
Growth Commission

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planning.maryland.gov/RMd

Presentation of Jon Laria, Chairman
to the New Partners for Smart Growth Conference
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REINVEST MARYLAND PRINCIPLES

We need to protect the Chesapeake Bay, its rivers and streams, preserve farm and forest land, and at the same time accommodate 1 million new Marylanders and 600,000 jobs over the next 25 years.

Common sense tells us that much of this growth should be infill and redevelopment in areas where there is already significant public investment in infrastructure.




COMMISSION'S TASK

- Make recommendations to accelerate Maryland's infill, redevelopment, revitalization efforts
- *How to accommodate growth?*
- *How to build on previous infrastructure investment ?*



COMMISSION FRAMEWORK

- “Infill” – development of vacant parcels within previously-built areas
 - “Redevelopment” – building or rebuilding on parcels that have been previously developed
 - “Revitalization” – instilling new life and vitality into a place through infill and redevelopment
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INPUT



Background Research

- Recommendations from previous reports
- Best practices
- Data

INPUT



New Information

- Case studies
- Interviews
- TOD Roundtable
- Planning Directors' Roundtable
- ULI Developer Forum
- ULI Elected Officials Forum
- Advocates Roundtable
- MML/MACo Engagement
- Growth Commission Public Meeting
- Online Survey



WHAT WE HEARD: PROGRAMS



- Difficult to combine multiple sources of funding
- Hard to rely on annually allocated funding
- Lack of funds for predevelopment work and operating expenses
- Lack of funds for mid-market projects

WHAT WE HEARD: REGULATIONS



- Lack of coordination, communication
- Inconsistent application
- Time-consuming reviews
- Conflicts between codes
- Redundant business licenses and fees

WHAT WE HEARD: FUNDING & FINANCING



- Infrastructure finance
- Project finance
- Soft markets
- Tax structure



WHAT WE HEARD: EQUITABLE DEVELOPMENT



- Issues vary according to health of community
- Some places need affordable housing
- Others need better schools, safer streets, better access to jobs, quality of life enhancements



WHAT WE HEARD: DESIGN



- Physical barriers
- Lack of design staff
- Difficulty of retrofitting existing conditions
- Difficulty of increasing density in existing communities

WHAT WE HEARD: CAPACITY



- Lack of staff who can handle complex real estate projects
- Need for training in finance, affordable housing, sustainability
- In some communities, the private sector also has trouble finding people with needed skills

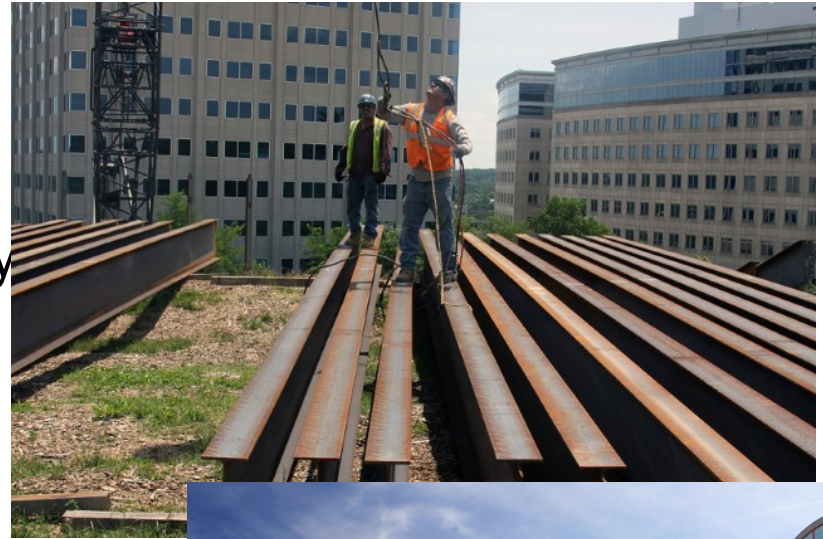
WHAT WE HEARD: EDUCATION & OUTREACH



- Need to reach elected officials, the public, media, realtors, state and local government staff, commission members, developers, business owners
- Different methods of delivery

WHAT WE HEARD: TRANSIT-ORIENTED DEVELOPMENT

- Insufficient transit service and infrastructure
- Poor connectivity to community
- Burdensome regulations, especially parking
- Community opposition
- Counter-productive engineering standards
- Very high costs



WHAT WE HEARD: TRANSIT-ORIENTED DEVELOPMENT

- Affordable housing difficult to achieve
- Land assemblage a challenge
- Unclear division of costs and responsibilities between public and private sector
- Need for “rural TOD”



WHAT WE HEARD: TRANSIT-ORIENTED DEVELOPMENT

“Community and local government stakeholders continue to be concerned that TOD poses more of a threat than an opportunity in terms of parking scarcity and traffic growth, fiscal burdens on schools, and in some cases crime and safety”



RECOMMENDATIONS



- 60+ recommendations
- State + local + MSGC

Maryland Best Practice:

Revitalization Incentives, Hagerstown
To support economic development in its City Center, Hagerstown leaders offer incentives to inspire building renovation and much more. See more, page 45



National Model:
Fiscal Metrics



Recommendations in Brief



Recommendations in Detail

RECOMMENDATION AREAS



- Vision /Education / Technical Assistance
- Programs
- Regulations & Policies
- Financial Tools
- Equitable Development
- Design/Preservation
- Metrics
- Transit Oriented Development

RECOMMENDATIONS: VISION/EDUCATION/TECHNICAL ASSISTANCE

- Community reinvestment vision
- Alignment of resources, regulatory environment



RECOMMENDATIONS: PROGRAMS

- Align application processes
- Small business support
- Sustainable funding sources
- Pre-development soft costs, operating expenses
- Mid-market projects



RECOMMENDATIONS: REGULATIONS & POLICIES

- Regulatory review
- Business permitting
- Streamlining



RECOMMENDATIONS: FINANCIAL TOOLS

- Better use of existing funding
- Infrastructure Fund
- Smart Growth Investment Fund (MEDCO)



RECOMMENDATIONS: EQUITABLE DEVELOPMENT



- Environmental justice
- Mixed-income housing
- Community fabric



RECOMMENDATIONS: COMMUNITY DESIGN



- Excellence in community design
- Education and technical assistance



RECOMMENDATIONS: METRICS



- State Stat
- Gauge success and provide accountability



RECOMMENDATIONS: TOD



- TOD ROUNDTABLE OF EXPERTS
- Six Factors:
 - Policy & Planning Frameworks
 - Market for TOD
 - Financial Feasibility
 - Financing
 - Quality Transit Service
 - Community Support

RECOMMENDATIONS: TOD



- Determine who must be at the table and who's in charge of what
- Make the case for TOD
- Land assemblage tools
- Dedicated funding source
- Parking solutions
- Complete Streets
- Technical assistance
- TIF Flexibility & State TIFs
- Streamline entitlements and permits
- Public sector should act like a partner, not a regulator



Maryland
Sustainable
Growth
Commission