

REUSING PROPERTIES TO BUILD STRONGER COMMUNITIES

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Outline of the workshop

1. Knowing your neighborhood
2. Understanding reuse alternatives
3. Making sound reuse decisions - interactive case study
4. Putting it in context

I Know your neighborhood

- Understand the market
 - Residential opportunities and constraints
 - Non-residential opportunities and constraints
- Understand assets and constraints
 - Location
 - Amenities
 - Stability factors
 - Community strengths and weaknesses

Understanding markets

- **Understanding markets is a key to:**
 - Defining both opportunities and constraints for strategies and interventions
 - Targeting resources effectively
- **Market-building is a critical element in building city or neighborhood vitality**

Understanding assets

- Location
 - proximity to downtown, major employers or transit
- Amenities
 - parks, water bodies, historic houses
- Stability factors
 - high level of homeownership, safety, good schools
- Community strength
 - CDCs, organizations, community engagement

II Reuse options

- **Basic goal: Build a stronger city, downtown or neighborhood – not just fix individual properties.**
 - Some options are **market-driven**.
 - Other options are **not** market-driven, but can also contribute to building a stronger community
- **Central question for all reuse options: will it make the city, downtown or neighborhood better?**

What are the basic reuse options?

Market-driven options		Market-rate housing Retail stores Industrial park
Non-market-driven options	Affordable housing	New construction Rehab
	Neighborhood enhancements	Mini-parks Community gardens
	Surplus land reuse	Urban agriculture Wetlands restoration

What are non-development uses?

- Parks and recreation areas
- Community gardens, mini-parks and playgrounds
- Side yards
- Urban agriculture
- Wetlands and habitat restoration
- Stormwater management



III Making sound reuse decisions

- Address key decisions:
 - **WHAT** is the most appropriate reuse?
 - **WHO** are the most appropriate users?
 - **HOW** should the property most appropriately be disposed of?
- Integrate site, adjacent property and area considerations
- Make process transparent

Integrating information

SITE FEATURES

- Current use
- Size
- Configuration
- Topography



ADJACENT PROPERTY FEATURES

- Character
- Condition



NEIGHBORHOOD FEATURES

- Market
- Assets
- Character



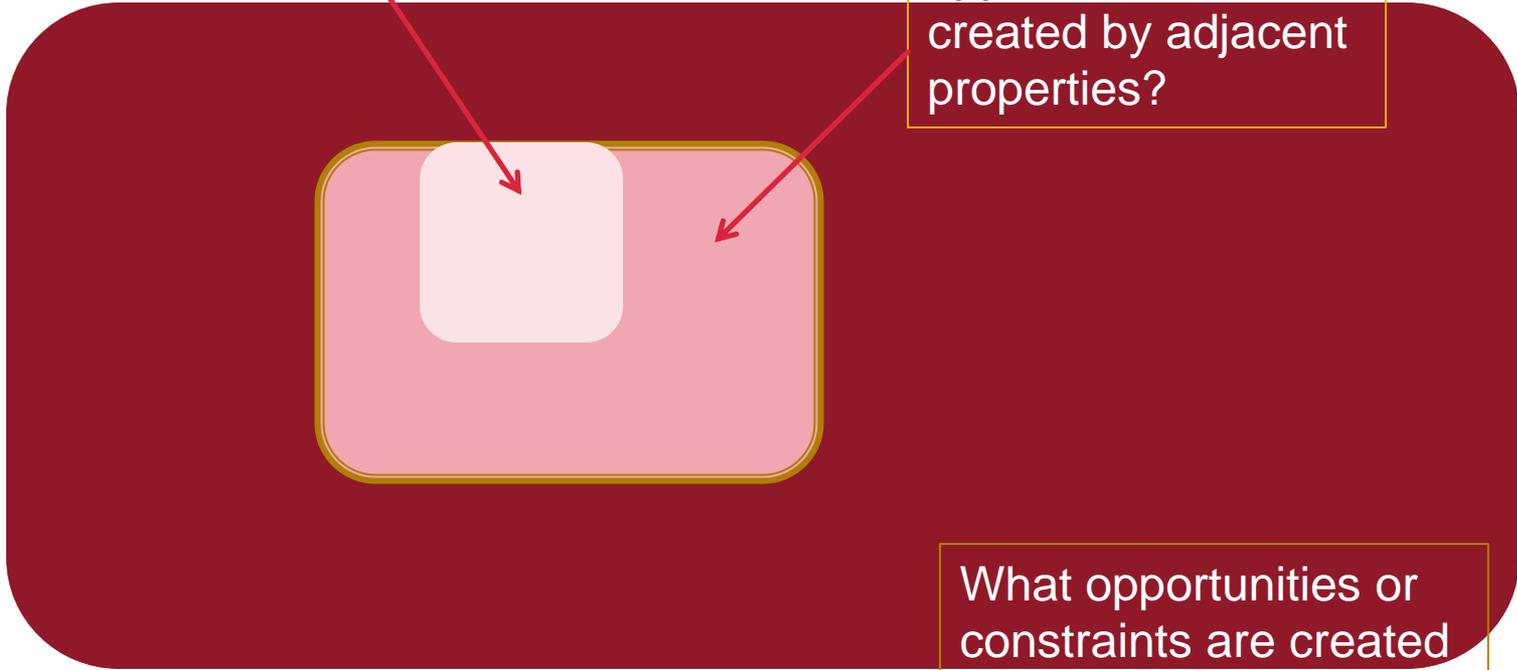
MOST APPROPRIATE REUSE OPTION

Three layers of information

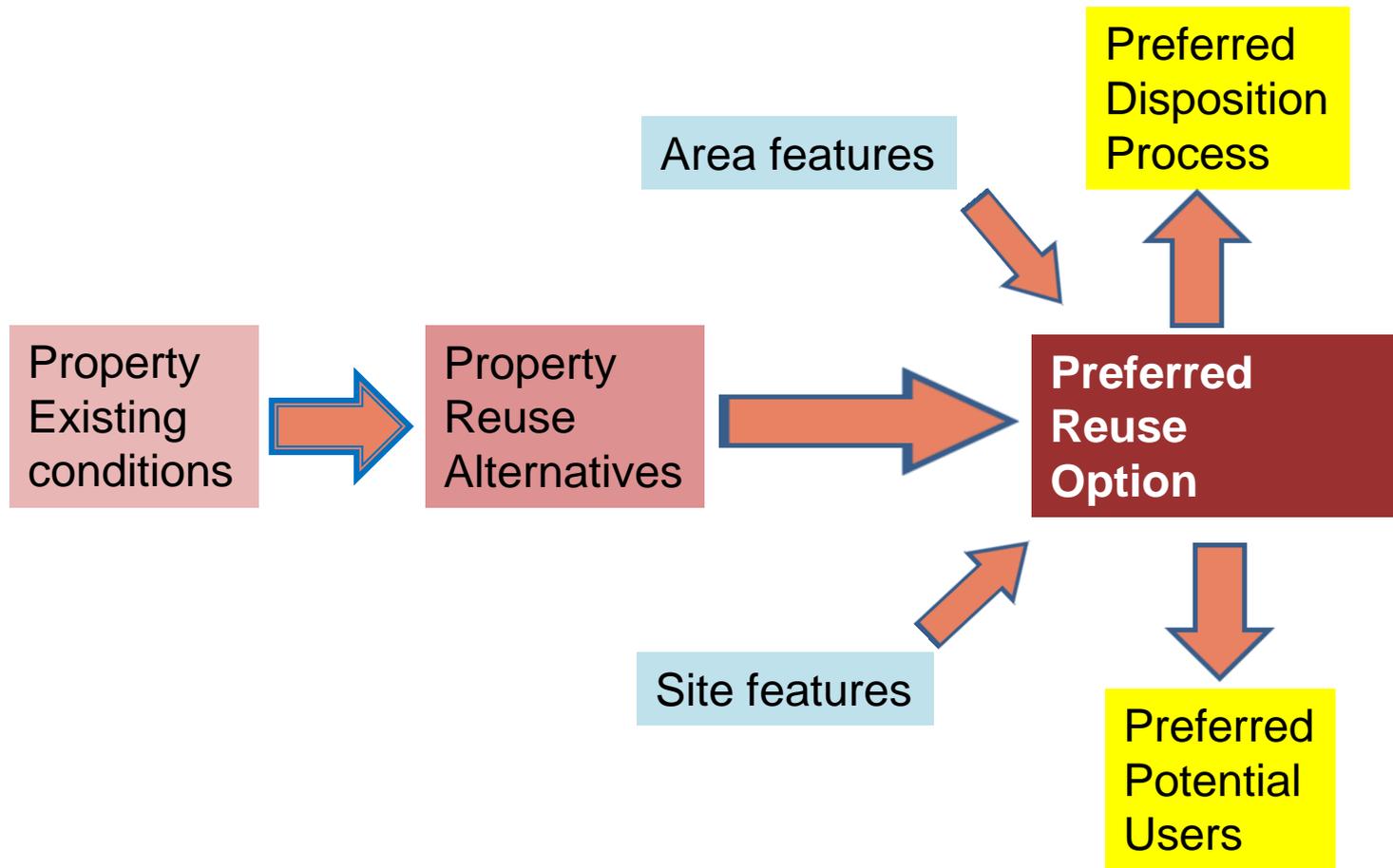
What does the site want to be?

What constraints or opportunities are created by adjacent properties?

What opportunities or constraints are created by neighborhood conditions?



Making the decision

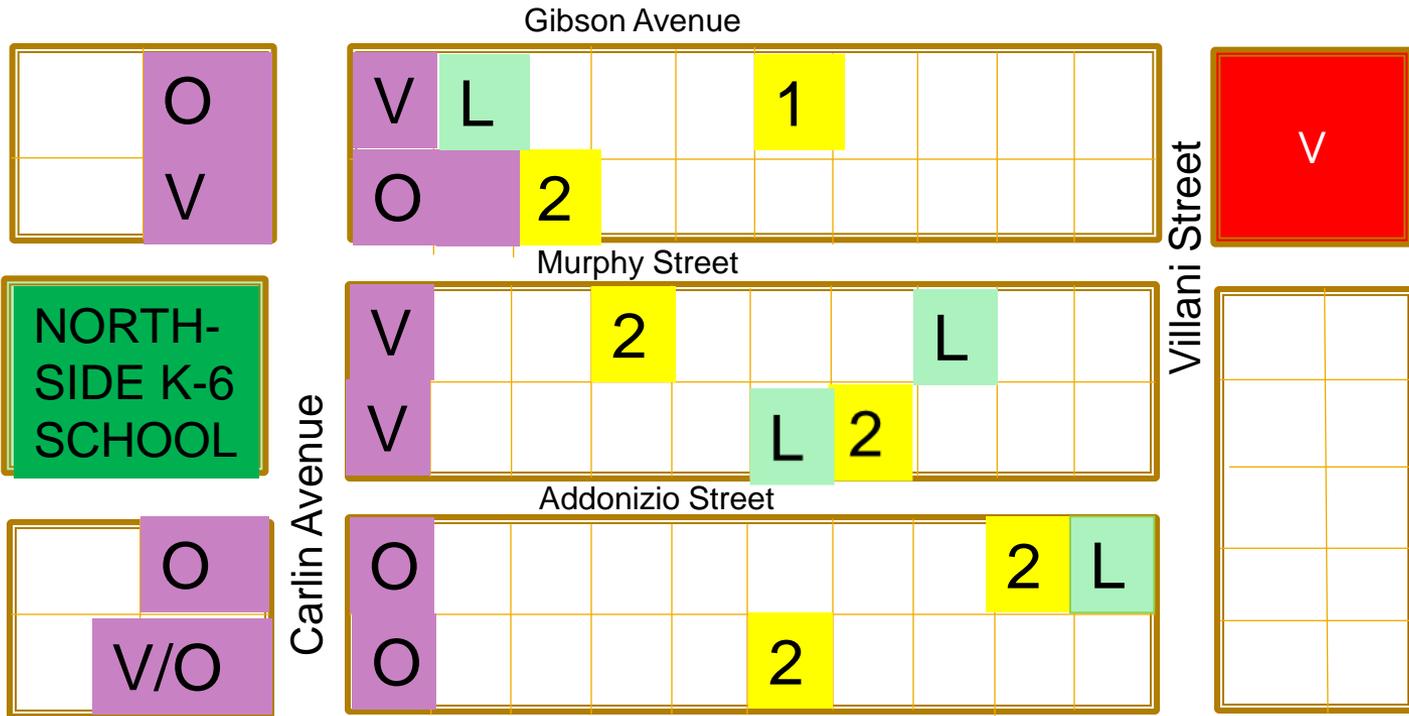


Prioritizing is critical

- Prioritize neighborhoods based on assets and opportunities as well as need – focus on viable areas at risk.
- Prioritize target blocks/block clusters within neighborhoods
- Prioritize key buildings within target areas
- Prioritize strategies to reflect market conditions and community goals.

Welcome to the Northside

NORTHSIDE PARK



Commercial
O – occupied
V – vacant

2 - Vacant two family house

1 - Vacant single family house

Vacant lot

Vacant Industrial

Northside



Gibson Avenue



O
V

V	L			1			
O		2					

Murphy Street

NORTH-SIDE K-6 SCHOOL

V		2			L		
V				L	2		

Addonizio Street

O
V/O

Carlin Avenue

O						2	L
			2				

Villani Street

V



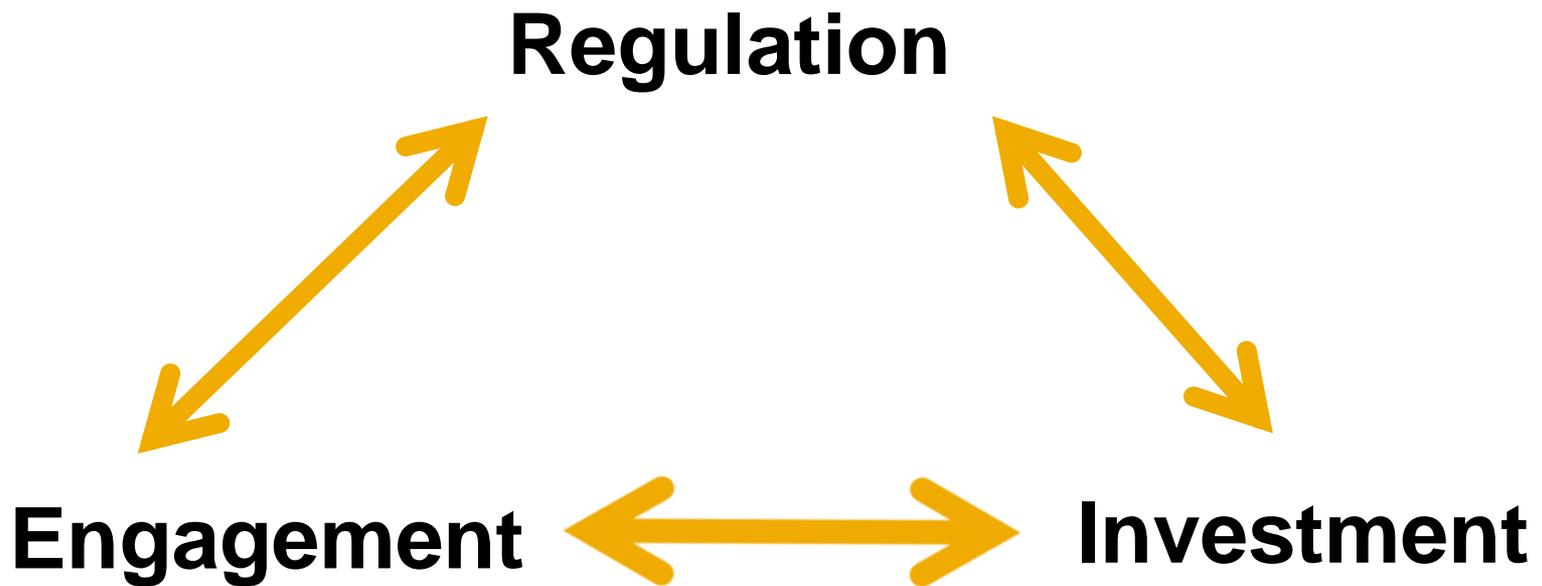
Case study questions

- WHICH PROPERTIES DO YOU PRIORITIZE?
- WHAT REUSE DO YOU PROPOSE FOR EACH PROPERTY?
- WHAT APPROACH WOULD YOU TAKE TO EACH PROPERTY IN TERMS OF HOW TO DISPOSE OF IT, AND TO WHOM?
- HOW WILL YOUR ACTIVITIES HELP BUILD A STRONGER MARKET IN THE AREA?

IV Putting reuse into context

- Reuse of individual properties should be part of a larger revitalization strategy based on a community vision
- The goal of the vision should be to **build a stronger community** based on its assets and capacities.
- Building **stronger markets** and **addressing the needs of residents and business owners** are both part of a larger community-building framework.

Successful revitalization strategies combine three building blocks



The challenge: how do you....

- Create a regulatory environment that fosters and sustains healthy neighborhoods?
- Direct public investment and motivate private investment in neighborhoods?
- Engage residents to effectively maintain the health and stability of their neighborhood?

Key principles

- Use **regulation strategically** to reverse destabilizing forces
- Tie public **investment** to market-building strategies
- **Engage** neighborhood residents in the future of their community.

Focus regulation on strategic targets

- Use code enforcement and nuisance abatement strategically
- Identify and address problem landlords
- Focus on vacant and abandoned properties
 - Motivating property owners
 - Taking control of abandoned properties
- Initiate crime prevention strategies

Use investment to build markets

- Capitalize on regional market demand
- Invest in strategies to reduce vacant properties and increase homeownership
- Target public investments in buildings and public realm to maximize neighborhood stability and market-demand

Engage the community

- Build partnerships between city, CDCs and residents
- Strengthen neighborhood organizations and neighborhood identity
- Support neighborhood-level problem solving
- Build neighborhood resilience