

retrofitting suburbia

Tactics

Regreening

Reinhabitation

Redevelopment

step one: 10 minutes

Clarify the Problem

Strengths

- Physical assets?
- Market assets?

Weaknesses

- Why are the properties underperforming? Market weaknesses?
- Lack of connectivity?
- Lack of critical mass and sense of place?

Opportunities

- New identity relative to regional dynamics or local market?
- Retrofit barriers into assets?

Threats

- Outdated regulations?
- NIMBY resistance to change?
- Cost and financing?

step two: 5 minutes

Re-Greening Opportunities

Ecological repair?

- Daylight culverted creeks and restore wetlands?
- Street trees and re-forestation?

Parks and social capital?

- Public parks, playgrounds, and town squares as focal areas at a range of scales?
- Community gardens and urban agriculture?

Green Infrastructure?

- Stormwater management through bioswales, rain gardens, pervious paving, green roofs, cisterns, deep tree wells?

step three: 5 minutes

Re-inhabitation Opportunities

Preservation?

- Target buildings of high quality or historic value

Adaptive Re-Use?

- Civic, institutional, and educational uses?
- Jobs?
- Food and entertainment?
- Maker culture?
- Non-Profit services?

Upgrade systems?

- Add solar? green infrastructure?
Fuel cells or Combined Heat and Power?

Tactical Interventions?

- Farmers Markets, food truck rodeos, fire-pits, cyclovia, etc

step four: 15 minutes

Redevelopment Opportunities: Connectivity

Retrofitting the “strood”

- Boulevarding, re-striping, and road diets?
 - 10' lanes for cars (11' for trucks and buses)
 - Approx 1 lane/10,000 ADT
 - Parking lanes: approx 7'-9'
 - Bike lanes: 5'-6', 3' buffer
- Nodes and Street Networks?
 - 10-minute walkshed is ½ mile
 - Walkable block size = approx ¼ mile (1320') in total length
 - 240' x 360' can easily incorporate a wrapped parking deck
- Streetscaping and Shared Space?
 - Street trees, furnishings, re-surfacing of crossings to foreground pedestrians

Transit

- Different transit types require different minimum densities, spacing of stations, and headways

step five: 15 minutes

Redevelopment Opportunities: Parcels

Catalyst

- What will make this location a destination? A great public space? Civic use? Institution? Entertainment? Food? Retail? (NOTE- retail needs critical mass and visibility)

Buildings

- Ordinary retail/residential mixed-use building depth: 60'
- Ordinary townhouse: 15'-30' x 45'-60'
- Liner buildings: 30'x15'

Parking

- Look for opportunities for shared parking and on-street parking
- Locate surface parking or parking decks mid-block, shielded from view
- Typical 2-sided parking lot = 60'w

step six: 10 minutes

Clarify the vision

Bullet Points

- List out top 3 big moves

Sketch masterplan

- Layer the solutions into a new masterplan illustrating possible build-out with building footprints

Diagrams

- Diagram the concept
- Diagram the improvements to connectivity

Next Steps

- Rezoning?
- Partnerships?
- Land acquisitions?
- Public Private Partnership discussions?

Report Out