

# Virginia Avenue Corridor Redevelopment Plan Update



March 22, 2006



<http://www.adventuregovernment.com>

## Update on Virginia Avenue Redevelopment Plan

- Plan
- Funding
- Development Opportunities
- Incentives
- Other initiatives



## Plan



## Plan Summary

- Adopted on January 10, 2006
- Plan based on Steering committee, community meetings, and survey comments
- Analysis of needs
- 10 goals and 11 projects identified



## Plan Goals

- Create a new image/vision for the community
- Encourage Corridor to be a Place to Shop, Work, and Live
- Remove blighted structures
- Promote development of new mixed-use commercial structures
- Revitalize residential neighborhood
- Improve Pedestrian/Vehicular Safety
- Provide Sufficient Parking/Loading
- Construct Community Pavilion
- Establish an Artist Program
- Develop program to enhance visual quality of the corridor

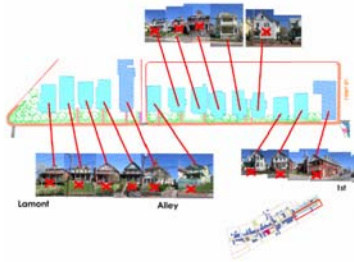


## 1. Reconstruct Virginia Avenue

- Remove above ground wiring not in use
- Replace sidewalks, crosswalks, curbs, and gutters
- Repair underground utilities
- Repave and re-stripe street
- Install thematic lighting, signs, and planting



## 2. Establish Streetscape Rules and Guidelines

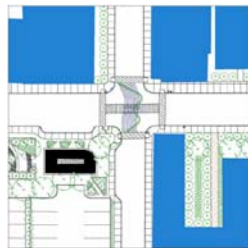


## 3. Install Neighborhood Identification Signs



## 4. Make Intersection Improvements

- Provide basic traffic control devices
- Provide architectural elements (using material such as brick or stone) to enrich pedestrian environment
- Incorporate signs and graphics into the built environment

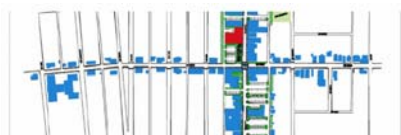


## 5. Parking Lot Improvements

- Install plant material
- Repair parking lot surfaces
- Install parking identification signs



## 6. Reconstruct 2<sup>nd</sup> Street Sidewalks



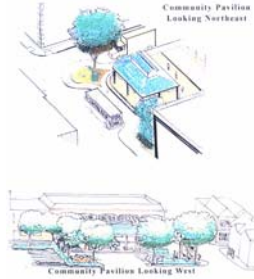
## 7. Install Street Furniture

- Benches
- Trash receptacles
- Planters



## 7. Bus Pavilion and Parking Lot

- Acquire land at 202 04 Virginia Avenue
- Build shelter and parking area
- Install bus/loading pull off area



## 8. Lighting

- Install thematic lighting throughout the corridor



## 10. Façade Improvement

- Initiate a façade improvement program
  - Provide loan assistance
  - Provide architectural assistance



## 11. Playground

- Renovate Springdale Playground into a passive community space.
  - Remove all structures and fences
  - Remove all play structures and paving
  - Re-grade to improve drainage and visibility
  - Add planting to provide shading



## Funding



## Community Legacy

- Maryland Neighborhood Revitalization Program
- 7 Projects submitted (\$1.626 million)
  - HRDC Facility Re-Location (\$400k)
  - Upper Story Redevelopment (\$200k)
  - Live and Work under the Same Roof (\$200k)
  - **Infrastructure Improvements (\$300k)**
  - Residential/Commercial Code Compliance (\$250)
  - **Homestead Project (\$76k)**
  - Demolition/Blight Removal (\$200k)
- Two projects funded



## Community Legacy Funding

- **Infrastructure (\$135k)**
- This project calls for the improvement of sidewalks, safety improvements, street improvements, parking, and acquisition/installation of a bus shelter and an adjacent parklet to improve transit facilities within the target area.



## Community Legacy Funding

- **Homestead Project (\$77k** split between Rolling Mill and Virginia Avenue)
- This project includes acquisition and rehabilitation of one property per neighborhood. Upon rehabilitation efforts the properties will be marketed for sale to be owner occupied units.



## Springdale Street Park

- Submitted in Governor's Budget
- Not yet formally approved
- \$100k
- \$15k match from City



## Community Betterment

- Block grant funded program based on plans submitted by Neighborhood Associations
- **FY 2004 (\$50,050)**
  - Lighting Project (\$11,050)
  - Commercial Facades (\$8,000)
  - Homestead project (\$16,000)
  - Sidewalk improvements (\$15,000)
- **FY 2005 (\$46,000)**
  - Virginia Avenue Plan (\$15,000)
  - Homestead project (\$10,000)
  - Sidewalk improvements (\$15,000)
  - Commercial Facades (\$6,000)
- **FY 2006 (\$30,000)**
  - Phase I - Revitalization Plan (\$30,000)
- **FY 2007 preliminary (\$85,000)**
  - HRDC building (\$50,000)
  - Phase IA - Revitalization Plan Phase IB (\$35k)



## Appalachian Regional Commission Application

- Project separated from Rolling Mill project
- Will be submitted by April 15, 2006 deadline.
- Engineering to be done by City (in kind contribution of \$200k)
- Cost estimate of \$1.8 million (city—preliminary) (\$2.7 million Faux Group).
- Improvements include milling, patching, and resurfacing of the street; along with drainage improvements. Also included, if funding is available, will be the replacement of curbs and sidewalks.
- Exact schedule of improvements unknown at this time.



## Development Opportunities



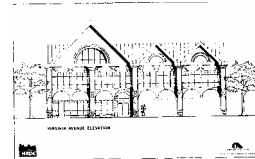
## HRDC Office/Senior Center Relocation

- Parking Lot (13,344 square feet) Property transfer agreement to be adopted in near future (possibly April 11, 2006)
- Must acquire additional property for parking
- Estimated cost of building is \$2.9 million.



## HRDC Office/Senior Center Relocation

- HRDC has/will apply for funding from various sources (federal, state, county, city)
- City contribution
  - Parking lot
  - Additional funding committed through block grant, other



## Committee and Staffing

- Five member committee drawn from business community on Avenue
- Kathy McKenney and I will continue coordinating roles



## Incentives



## Historical Preservation – National Register of Historic Places

- Maryland Department of Planning advised that Chapel Hill, Decatur Heights, and Green Street Historic Districts were entered into the National Register of Historic Places, effective December 28, 2005.



## Historical Preservation Incentives-- Federal

- The program enables owners or long-term leaseholders of income-producing certified historic structures (listed in the National Register of Historic Places, or a contributing element within the boundaries of an historic district), to receive a federal tax credit. The credit amounts to 20 percent of the cost of a certified rehabilitation (a rehabilitation that meets the Secretary of the Interior's "Standards for Rehabilitation").



## Historical Preservation Incentives-- State

- The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits equal to 20% of the qualified capital costs expended in the rehabilitation of a “certified heritage structure.”



## City Historical District Tax Incentives

- **Tax Credits**
  - Renovation credit equal to 10% of owners' expenses.
  - New structure credit of 5% of owners' expenses for architecturally compatible new structure.
- **Tax Freeze**
  - Tax Freeze for improvements for a period up to 10 years.
  - Length of freeze directly related to the amount invested in the property.
  - In order to qualify for the tax credit, the property owner must invest a minimum of five thousand dollars (\$5,000.00) in improvement costs.
- Ordinances will be adopted at our April 11<sup>th</sup> meeting.

Improvement cost as % of market	Available tax exempt status of improvement
10-19 %	1 year
20-39 %	2 years
40-59 %	3 years
60-79 %	4 years
80-89 %	5 years
90-99 %	6 years
100-199 %	7 years
200-299 %	8 years
300-499 %	9 years
500 and over %	10 years

## County Historical District Tax Incentives

- Allegany County also participates in the tax assessment freeze, but they require a Certificate of Appropriateness to be issued for a project to qualify



## HUB Zone Expansion

- **HUB (Historically Underutilized Business) Zone**
  - Bid preferences on federal contracts (set-asides and 10% preference) for small businesses located in HUB Zone who have at least 35% of employees reside in HUB Zone
  - Congressional and Senate representatives are working on expanding the zone to include all of Cumberland.



## Other Initiatives



## Code Enforcement

- Increased and focused code enforcement activities
  - Initial enforcement notification letter was mailed second week of March





## Zoning Changes

- Adoption of "Floating Zone"
  - "A floating zone is a zoning district that is defined in an ordinance, but not used for a particular location until enacted for a specific project. Floating zones are used to anticipate certain types of uses for which locations will not be designated on the zoning map until developers apply for zoning. (Center for Transportation Excellence)
- Expansion of Permitted/Conditional Uses



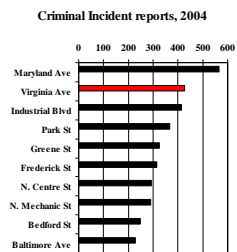
## Blight Removal

- Blight projects
  - Blaul Avenue
  - Springdale Street (2 building demolitions planned/in progress)
- Create official blight list



## Policing/Safety

- Mounting of 2 surveillance cameras later this spring/summer
  - Virginia Avenue
  - Arch Street



## Scheduling

- So far, we are adhering to a schedule. But, road improvements will likely be moved back one two years.



## Additional Needs

- Marketing Plan
  - Property inventory
    - Template is available
  - Brochure
  - Website

