



## Best Practices Report | zoning

### Maryland National Capital Park and Planning Commission

Upper Marlboro, MD

2010 Community Challenge

<http://www.mncppc.org/page33753.aspx>

#### Innovative Flex Zoning approach ensures successful TOD while keeping options open

In their Southern Greenline Station Area Plan, MNCPPC introduced the concept of a "Flexible" land-use category, which is new to Prince George's County and may be unprecedented nationally. Flexible zoning specifies multiple different allowable types of development-- office space, high-density residential, or storefront retail--ensuring that the valuable land surrounding Metro stations is used in a way that is both commercially viable and supports transit ridership, walking, and biking. Flexible is distinguished from mixed use in that it can

be a single land use from the three allowed uses, rather than

mixed, or it can be mixed if the market supports. This innovative zoning concept is applied in one of three new proposed base districts, TOD-F (Flexible District). This and the other proposed TOD districts will be used in different combinations in each of the four station areas covered in the plan, with the goal of giving new development at each station its own unique profile.

#### Tags

TOD, zoning

### City of Flint

Flint, MI

2010 Community Challenge

<http://www.imagineflint.com/>

#### Grant allows the first zoning code update in 51 years

4/1/2014

For the City of Flint, a \$1.57 million grant allowed the first update of the zoning code in 51 years.

The common thread across every grantee was partnerships – a fundamental component of every grantee's strategy regardless of the financial, political, or geographic scale of the planning effort.

[http://www.frbsf.org/community-development/files/ci\\_vol26no1-The-Sustainable-Communities-Initiative.pdf](http://www.frbsf.org/community-development/files/ci_vol26no1-The-Sustainable-Communities-Initiative.pdf)

Read the HUD Case Study here: <http://portal.hud.gov/hudportal/documents/huddoc?id=Flintcasestudy.pdf>

#### Tags

case studies, economic development, regional plan, vacant property, zoning

### Mid-America Regional Council (CCP)

Kansas City, MO

2011 Community Challenge

<http://www.marc.org/Regional-Planning/Creating-Sustainable-Places>

#### MARC develops Sustainable Code Framework tool for local governments

1/29/2014

The Sustainable Code Framework is an initiative of the First Suburbs Coalition, Mid-America Regional Council (MARC), and eight inner-ring cities (Gladstone, Grandview, Independence, and Raytown in Missouri and Mission, Fairway, Prairie Village, and Roeland Park in Kansas).

Local governments, particularly first suburban communities, are interested in encouraging development and redevelopment that will help create long-term thriving communities and be responsive to new markets. This is sustainable development. However, local government development codes are often outdated and not responsive to new development patterns and markets, or to the communities' visions. In response, the First Suburbs Coalition, MARC and the participating cities have created the Sustainable Code Framework as a resource for communities to match code strategies with development principles and projects reflective of their visions. The Sustainable Code Framework is based on seven principles identified by MARC's Creating Sustainable Places Coordinating Committee. These are principles that are the hallmark of sustainable development. Using these principles as the starting point the Framework then focused on 22 strategies to implement the principles. The Framework then identifies projects that represent the strategies and codes that can help implement the strategies.

The online Sustainable Code Framework is accessible to people of different interests and levels of expertise from the public or local elected officials that may want to start from the basic principles, to a developer that may want to review sustainable projects, to the code official that is most comfortable starting at the code level. The Framework contains close to 100 Kansas City metro projects that demonstrate these principles and codes from around the country that represent best practices for aligning codes with sustainable development goals.

This project represents not only the work of the participating cities, First Suburbs Coalition, and MARC, but also the consultant on the project Gould Evans architects and planners and several subcontractors. The web development was done by Trozzolo Communications Group.

### Tags

capacity building, green building codes/standards, zoning

## City of Glens Falls, NY/Community & Economic Development

Glens Falls, NY

2010 Community Challenge

<http://www.agcny.org/>

### Glens Falls, NY receives Smart Growth and Sustainable Planning Award

7/3/2013

The City of Glens Falls approved its Downtown Vision and Development Strategy in late June developed with support from HUD's Community Challenge Grant program. The plan identified arts and entertainment as a strong niche for Glens Falls to attract residents and tourists downtown. Well on its way to implementation, the City also approved bicycle and pedestrian recommendations, and is working on inclusionary zoning for workforce housing. Earlier this year, the City received \$500,000 in state economic development funds, which will be used for a mixed-use building with market rate apartments, office space, and parking in an infill location that's currently a parking lot.

<http://www.glensfallsdc.com/>

<http://www.pjscompany.com/projects/view/?project=glens-falls-downtown-vision-development-strategy>

### Tags

arts and culture, award, economic development, finance mechanisms, implementation funding, neighborhood/downtown plan, plan adoption, policy change, transportation choice, zoning

## Chittenden County Regional Planning Commission

Winooski, VT

2010 Regional Planning

<http://ecosproject.com/>

### Quantifiable impacts from HUD's Investment in Chittenden County, VT include job training, new zoning, and a natural resources inventory

7/1/2014

Prior to receiving the SCI grant, the Chittenden County RPC did not work closely with the Department of Health, yet after the grant, the two organizations are engaged in 4 collaborative efforts separate from the ECOS Plan itself. This collaboration will continue to grow and ensure that local land use decisions help to better the well-being of all residents.

Through the ECOS project:

>Chittenden engaged 28 students in STEM education and career choices inspiring them to strive toward these industries.

>The RPC was able to provide 12 New Americans with kitchen skills and job placement services to help them gain a sustainable life in Vermont in a new home.

>22 volunteers were trained to provide rides to the elderly so that they may access medical services in a more cost efficient way than adding more public transit service – doubling the number of rides provided.

>5 Municipalities received funding for a Form Based Code zoning to create more livable downtowns and Villages that house residents close to jobs and services.

>CCRPC produced the most comprehensive inventory of natural communities, wildlife habitats and working lands to date in 4 municipalities to help protect resources and drive development towards the areas planned for growth.

Much of this work could not have been done without HUD/EPA/FHA's Sustainable Communities program, and with this seed money these projects will have lasting effects for the residents and region as a whole.

### Tags

ongoing partnerships, public transit, quantitative results, workforce development and training, youth and aging, zoning