

Strategies for Density & Housing

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Strategies for Density & Housing

- **Repurpose/Reuse:** City, regional mall, strip mall, single parcel
- **Zoning:** single use vs. mixed-use/form-based codes
- **Land Use:** determines predominant mode of travel
- **Mode:** drives value
- **Revitalization Strategies:** Charrettes, Better Block
- **Affordability Strategies:** Landbanks, land trusts, and design

The 15-Minute City

Old-Fashioned, Compact, Convenient,
Mixed-Use Development

Goal: Meeting one's daily needs within a 15-minute walk (or roll) of one's residence.

How to: Rethink land use controls / Mixed use/Reprogram office and retail space.

Travel: Pedestrians take priority.

Housing: All kinds at all price points. SF, duplexes, triplexes, townhouses, condos, apartments and larger multi-family.

Enabling Density/Compactness

- Infill development
- Accessory dwelling units
- High-quality design
- Less personal space means increased need for public space
- Fewer cars means increased need for alternative modes.



Implementing the 15-minute city

- Mixed-use zoning/Form-based codes
- Use county-owned land for greater control
- Prioritize people, not cars



Rockville Pike Redevelopment: Pike & Rose

PIKE & ROSE

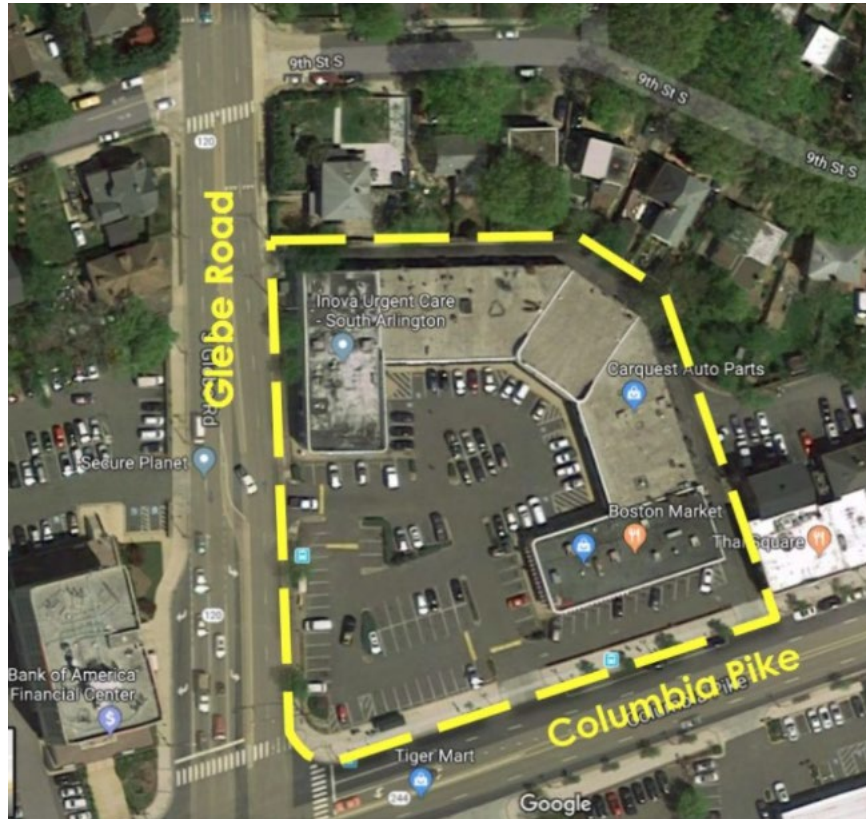


BEFORE REDEVELOPMENT



AFTER REDEVELOPMENT

Columbia Pike, Arlington, VA

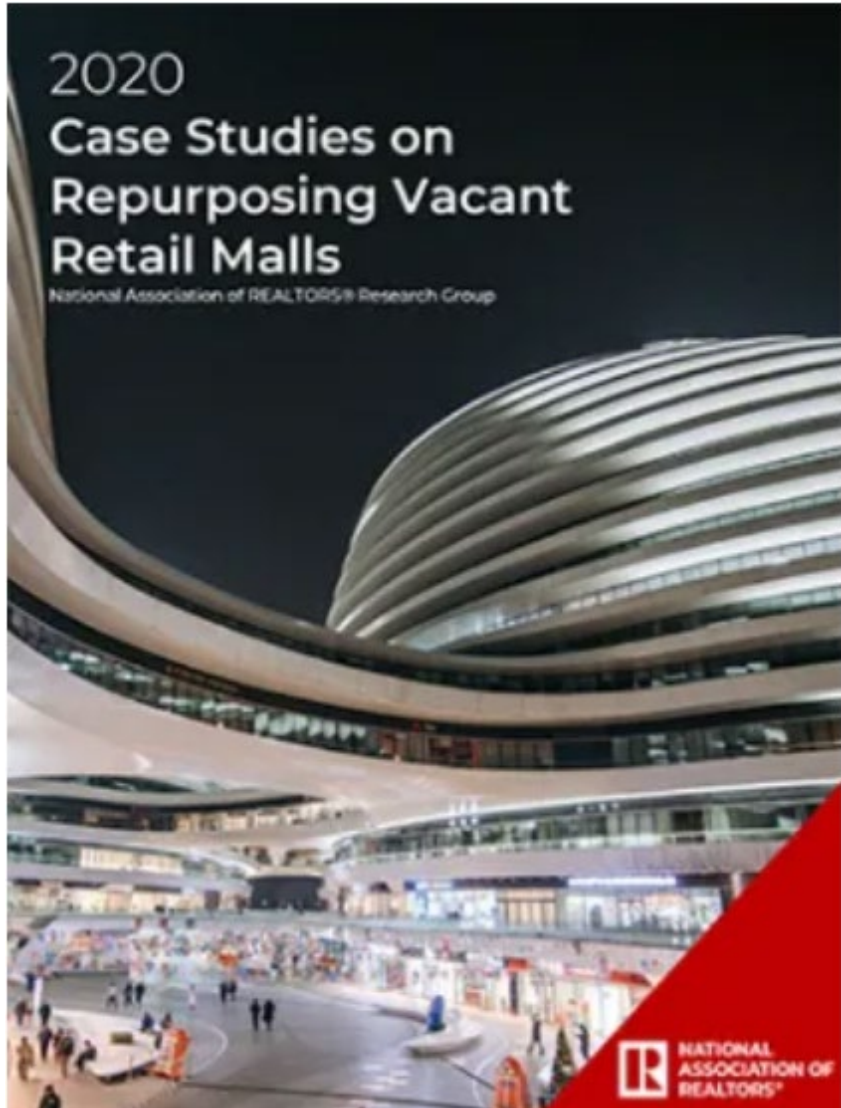


Columbia Pike, Arlington, VA



NAR Commercial Research

[Repurposing Malls](#)



[Repurposing Hotels](#)



Zoning

Traditional/Euclidean Zoning focuses on the type of use allowed on the land.

Form-Based Zoning focuses on building form as it relates to streetscape and adjacent uses. Encourages mixed use.

The 20th Century Way:
Each use separated



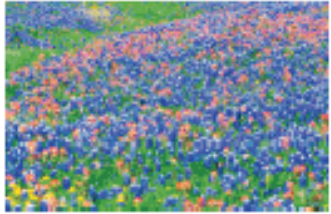
The 21st Century Way:
Uses are mixed





The Value of Walkable Land

WalkUP



The WalkUP Wake-Up Call:

Dallas- Fort Worth

By Tracy Hadden Loh, PhD
Christopher B. Leinberger

Center for Real Estate
and Urban Analysis

THE GEORGE WASHINGTON UNIVERSITY

Full Report: creua.business.gwu.edu/research/walkups

- In most metro areas, only 2 to 5 percent of the land is walkable urban but that land creates a wildly disproportionate share of the value. Walkable land is more valuable than drive-only land.
- Example: 4% of the land area in Boston is walkable but it has 40% of the value.

People Before Cars: Transportation modernization key to the future of Route 1



National Landing BID



July 25, 2021, 4:58 PM



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This content is sponsored by the National Landing BID.

National Landing benefits from a multibillion-dollar transportation investment program that is transforming the area into the nation's most well-connected downtown. An essential component of this plan – the redevelopment of Route 1 – plays a pivotal role in the future of the community.

Designed and built in an auto centric era, Route 1 has divided the community for

MORE RETAIL.

OVER

58%

OF ARLINGTONIANS

SAY ROUTE 1 IS

NOT SAFE, EASY,

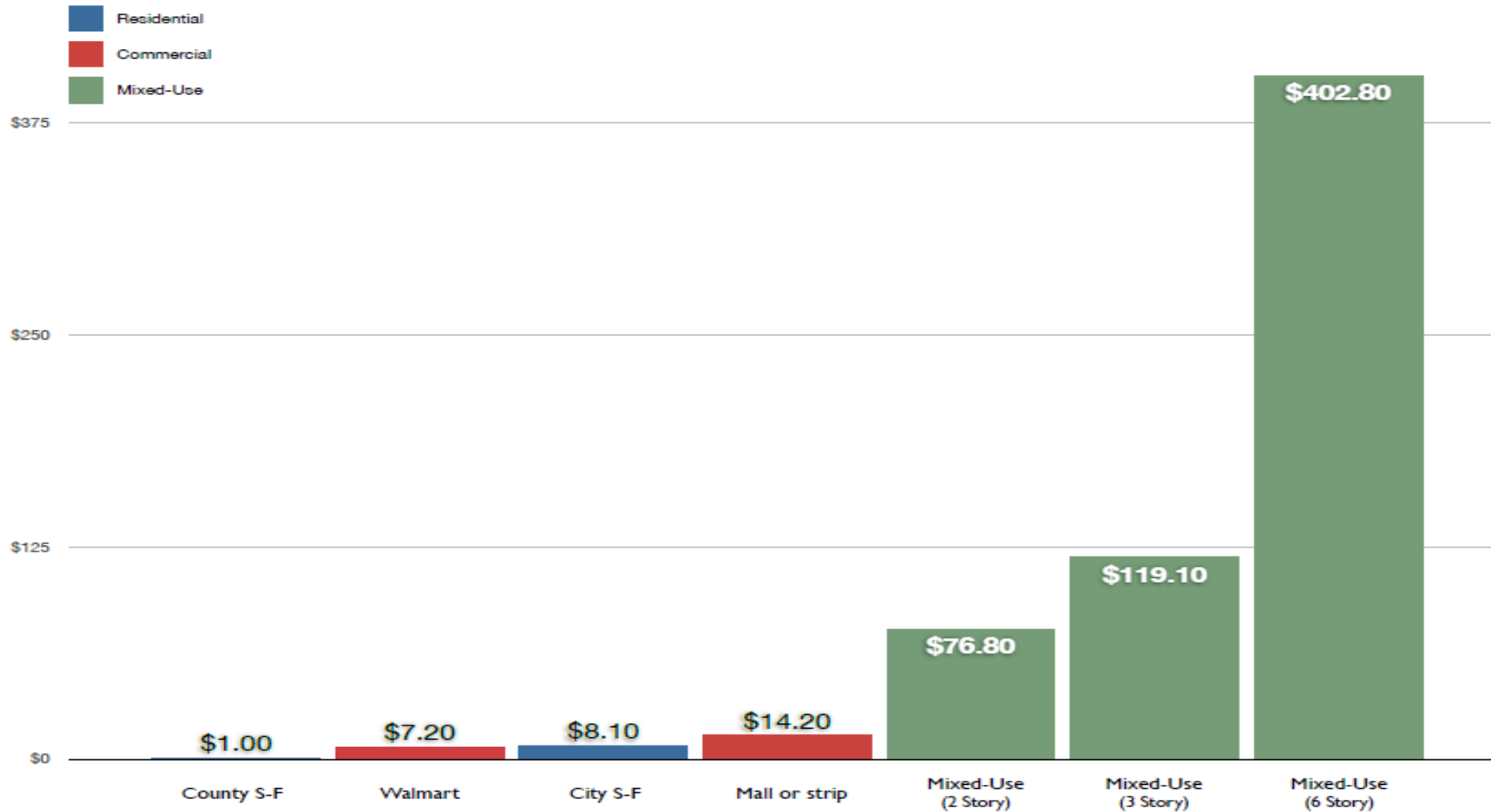
OR EFFECTIVE TO

Urban-3 Tax Revenue by Land-Use Type

County Property Taxes/Acre

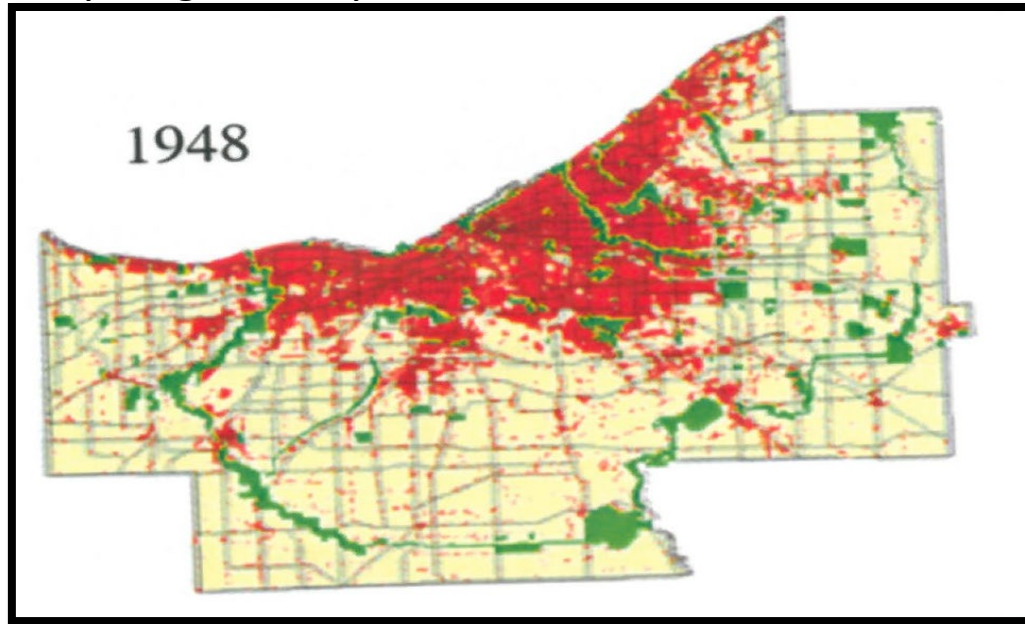
Ratio Difference of 36 City Sample Set, in 11 States

Urban³
Joseph Minicozzi, AICP

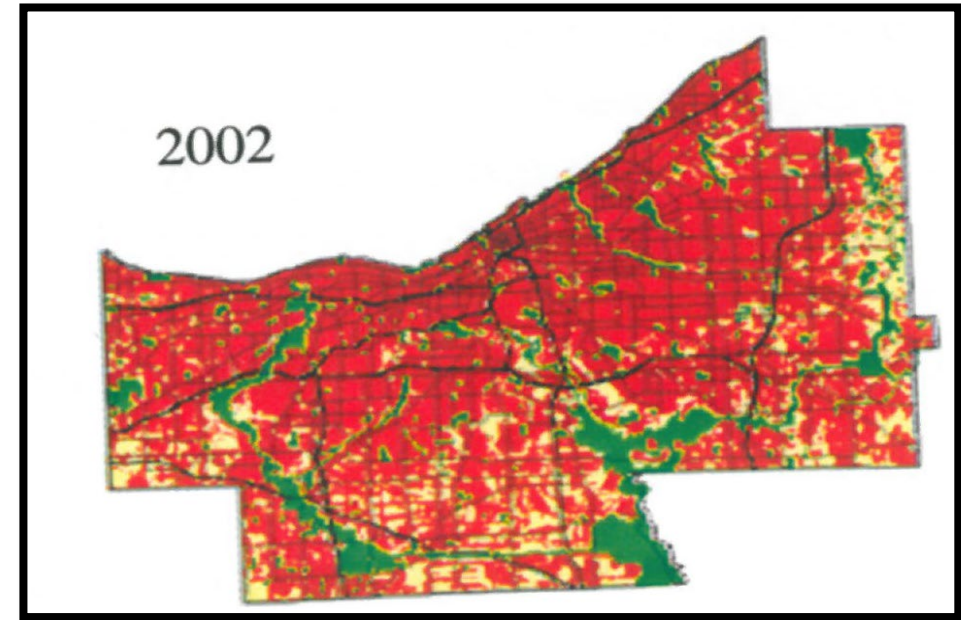


Results: Same population, more infrastructure, higher costs

Cuyahoga County, Ohio



1950 population: 1,389,582



2002 population: 1,393,978

Cuyahoga Co Land Use Maps – Cuyahoga Co Planning Commission

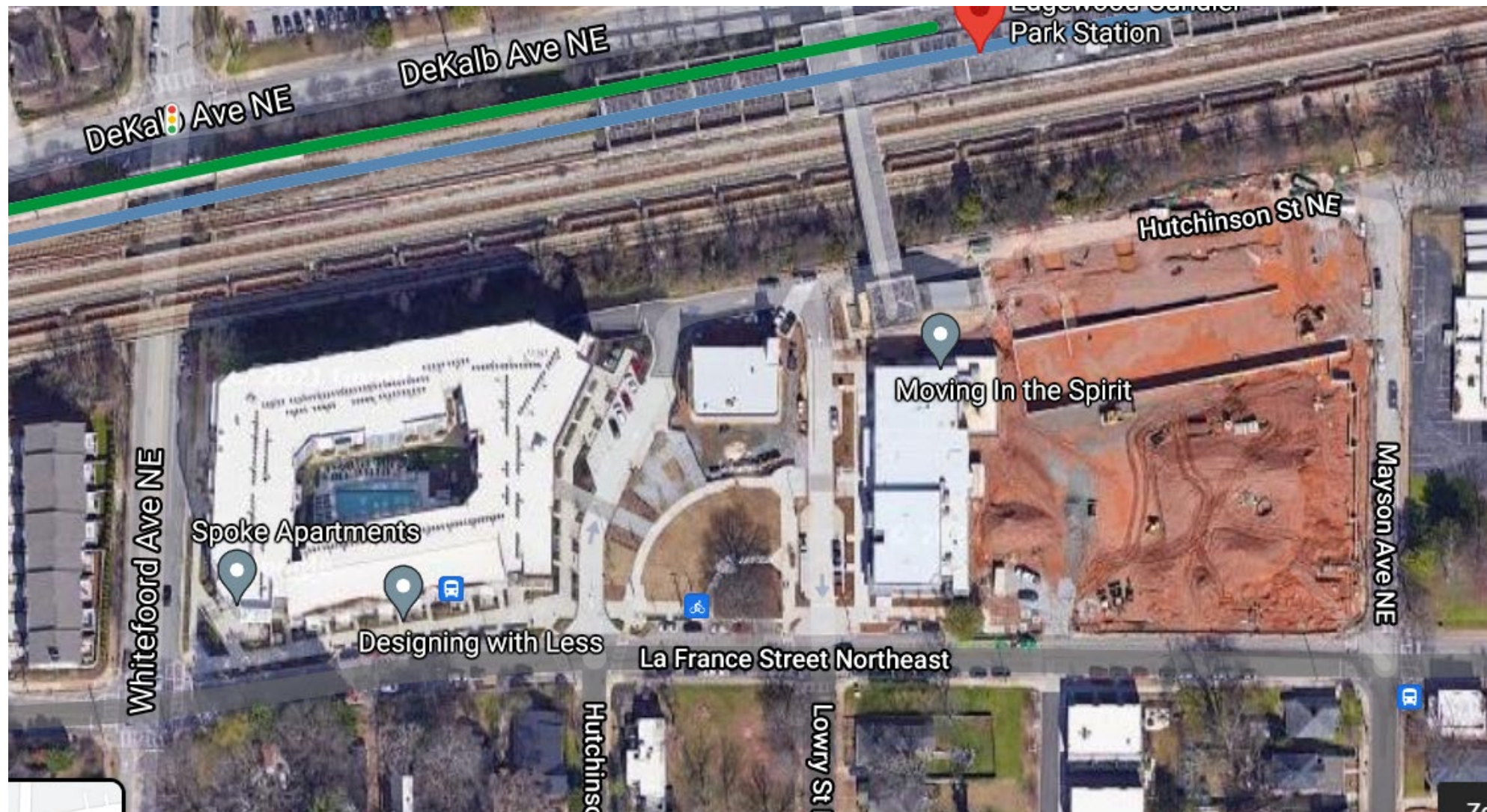
Charrettes: Edgewood Station, Atlanta Subway



Charrettes: Edgewood Station, Atlanta Subway



Charrettes: Edgewood Station, Atlanta Subway



Better Block: [South Bend, IN](#); [Longleaf Pine, REALTORS®](#); [Ottumwa, IA](#)



Affordability

Making it affordable

- Remove minimum parking requirements
- Allow multi units per lot/range of unit sizes
- Encourage, not just enable, the housing you want
- Vacant properties/city-owned land
- Land banks and land trusts

Land banks are public entities which specialize in the conversion of vacant, abandoned and foreclosed properties into productive use. Land banks acquire properties through the property tax foreclosure system.

Land trusts are private nonprofits that hold land in trust to provide affordable housing and other community assets in perpetuity. Land trusts obtain property from land banks.

Art in Architecture



- Florida Housing Coalition
- Co founded by Orlando, FL REALTOR® Steve Chitwood

Takeaways

1. Zoning should allow the type of development you want.
2. Use county-owned land to partner with developers to get the development you want.
3. Invest in public spaces to induce private investment.
4. Incentivize the types of development you want.

THANK YOU.



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