

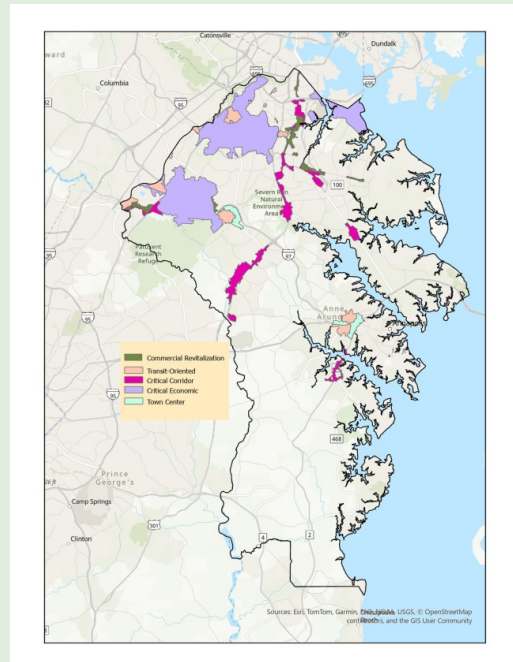
An important redevelopment bill is before the Council

Bill 2-25, a redevelopment bill, was introduced to the County Council on February 4. The bill is consistent with Plan 2040 and intended to provide incentives for redevelopment in targeted growth and revitalization areas. Many of the goals and policy priorities within the Plan 2040's Built Environment chapter center around redevelopment and revitalization.

Text of the bill can be found [here](#).

While Countywide, this legislation would only apply to redevelopment projects in specific policy areas: Critical Economic, Critical Corridor, Town Center, Village Center Overlay, and Transit-Oriented Development (TOD) Overlay GDP policy areas and in Commercial Revitalization Areas. The targeted areas are shown in the map to the right. [Click on the map to see a larger version.](#)

The bill requires that the developer hold a community meeting to present information regarding the proposed redevelopment and allow the community to ask questions and provide comments. This is something GAN had advocated for in a previous, unsuccessful redevelopment bill.



The bill streamlines a redevelopment application for subdivision or site development by allowing it to proceed directly from a concept plan to a final plan or a site development plan. **Critical area constraints are preserved and open space, recreation area, open area, landscaping, natural features, and stormwater requirements remain similar to those of undeveloped properties.**

Bill 2-25 amends conditional use provisions in commercial districts to allow for higher density residential development via duplexes, quadruplexes, multifamily dwellings, townhouses and stacked townhouses.

This bill would take effect concurrent with the Housing Attainability Act. These two bills, plus the recent Mixed Use bill would be very useful tools for shaping development

and redevelopment in the County.

The GAN Legislative Committee generally supports Bill 2-25, but there are a few things we would like to see changed. One would be that the provisions apply to more areas of the county than in the Targeted Development Redevelopment and Revitalized Policy areas specified in the bill. As the map above clearly demonstrates, the targeted areas are only a small portion of the County.

GAN would also like to find a way to apply the Mixed Use provisions to more redevelopment projects. Housing at multiple price points below market value is a critical need, and redevelopment providing such housing should be encouraged in all redevelopment, but especially in employment centers.

Finally we would like Mixed Use overlay areas to be added to the list of policy areas to which the provisions of this bill apply.

The bill has been amended and will be heard again on February 18. **GAN members are encouraged to contact their County Council representative and convey their perspective on Bill 2-25.**

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