Suburban Development and Maximizing Assets

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President of
Archive DS • Architects + Urbanists
Archive DS

is a team of architects and urbanists who are specialists in reestablishing downtowns, districts, neighborhoods, corridors, underutilized buildings and vacant sites.

Mark Nickita, AIA
Dorian Moore, AIA
Kevin Borsay
A Diverse Perspective

- Architect
- Urban Designer
- Municipal Leader-City of Birmingham
  City Commissioner – Elected 2009-Present
  Mayor – Elected 2011-2012
  Planning Board – Appointed 1997-2009
- Urban Retailer
  Pure Detroit / Rowland and Stella Cafes
- Developer
- Global Urban Study – over 400 cities
What is the Primary Element in Urban Development?
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People
What is the Primary Element in Urban Development?

People-Oriented Places

- Placemaking
- Walkable Environments
- Mixed-Use, 24 Hour, 7 Days a week
Existing Conditions of Many Municipalities

Auto-Oriented Development

- Minimal Pedestrian Accommodation
Learning from *Places Worth Caring About?*

**Urban vs Suburban Places**

- People-Oriented Development
- Walkable Places
Pedestrian-Oriented Urban Districts
Pedestrian-Oriented Urban Districts
Making Suburban Development Walkable

Public and Private Sector

Building For People

• Pedestrian Focused-Development
Public Sector Opportunities

• Streets, Sidewalks
• Parks and Public Spaces
• Non-Motorized Access
• Civic Structures
Making Suburban Development Walkable

Public Sector Process

• Civic Leadership & Community Vision
• Align Concepts with Ordinances
• Align Concepts with Policies
Making Suburban Development Walkable

Private Sector Opportunities

• Adaptive ReUse / Infill Development
• Housing / Office / Retail
• Mixed-Use Development
Private Sector Potential

• What Are Developers & Investors Doing?
• What Will They Build?
• Where is Their Focus?
Demographics –

The Paradigm Shift

North America has undergone a significant transformation, driven by issues of

• globalization

• economic restructuring

• technological advancements

• trends / social reconfigurations

resulting in work space, commercial and living conditions that have dramatically changed
Who?

Over 150 Million Americans

- 75 Million Baby Boomers
- 80 Million Millennials
City of Sterling Heights

Master Plan

and

Placemaking
Overview:
The area is centered around by a commercial and retail development. The existing strip retail shopping center is in need of updating/redevelopment to become more efficient. The single-access, single-use commercial businesses are not the highest and best use scenarios for this area.
Node A: 17 Mile Rd. and Dequindre Rd.

Opportunities
Access Issues: The location provides good access based on analysis of walkability. Within the typical pedestrian shed (1/4 mile radius from the intersection) there is a reasonable amount of residential in the surrounding area on the eastern portion of the immediate crime to support efforts to intensify development.

Challenges
Right of Way Issues: The R.O.W. at this location is 120’. This creates long pedestrian crossings in the east/west and north/south directions of the area. The solutions for peacemaking may cause unintended consequences.
Sterling Heights Master Plan - Placemaking

- Public Sector Redevelopment
- Private Sector Redevelopment
- Enhancement of Assets
- Re-orient Priorities
  - Pedestrian Focused-Development
Troy – Big Beaver Corridor
Big Beaver
Corridor Study

A study to reignite the development potential of this premier district
Pedestrianizing Auto-Centric Infill Development
Pedestrianizing Auto-Centric Infrastructure
Infrastructure and Commercial Corridors
Pedestrian-Oriented Development and Complete Streets
How To Achieve Walkability?
How To Achieve Walkability?

1] Shared Vision

Collaborate and Inform Civic Leaders
So They are on the Same Page
How To Achieve Walkability?

2] Support

Establish Community Awareness and Support for Pedestrian-Focused Change
3] Develop A Vision

Develop a Process for the Creation of a Community Goal with a Focus On Walkability
How To Achieve Walkability?

4] Ordinances

Develop and Rework Zoning and Existing Ordinances and Create Form-Based Codes as Tools for Development
Form-Based Code

- Developed in Multiple Cities
5] Implementation

Relentlessly Work to Make the Vision
And Plan A Reality without Spot Zoning
And with Limited use of a SLUP
2. Where an off-street parking lot is visible from a street, it shall be screened by a 3-foot tall screenwall located between the parking lot and the sidewalk, meeting the requirements of Section 4.50. Where a parking lot is adjacent to a single-family residential district, a 6-foot tall screenwall meeting the requirements of Section 4.50 shall be provided between the parking lot and the residential use.

3. Along Woodward Avenue, a single row of parking shall be permitted along the entire front of the building, which may be located within the right-of-way. The parking may be angled or parallel with a one-way circulation lane only. There shall be a minimum 7-foot wide sidewalk between the parking and the building.
1] How Can Developments Connect to Current Demographics and Market Demands?
2] Engaging Private Sector Interests and Drivers

Do Private Sector Interests Align with the Goals of the Municipality?
3] Can Property be Fully Utilized and Land Efficiently Developed?
Engaging Private Sector Interests and Drivers

4] Can Amenities and Services Be Shared?
   • Parking
   • Public Space
   • Infrastructure
   • Natural Elements
5] Are There Any Incentives?

- Tax Credits
- Tax Increment Financing
Where does this all lead……..?
Analyze the Existing Conditions

• Identify assets

• Identify opportunities

• Identify challenges
Get on the Same Page

- Leaders MUST set the path toward implementation
Set up the Team and Process

• Design and planning
  - need to oversee stages

• Engineering

• Construction
IDEAS to APPLY

• Develop concepts for existing buildings and underutilized sites with **new and innovative proposed uses**

• Encourage mixed-use type developments to create a more vibrant and interactive exchange between tenants/uses that promotes flexibility
IDEAS to APPLY

• Design an environment that is more pedestrian and vehicular friendly

• Create sustainable buildings for owners and communities that are financially feasible and environmentally sensitive

• Create zoning that permits flexible uses
WHAT ARE THE RESULTS?

- Create 24 hour / 7 day developments and communities that are vibrant, exciting and desirable places to work, play and live.

- Increase property values for owners.

- Increase the tax base for communities.
Be Resilient

“We Shall Never Surrender”

- Winston Churchill
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