

B. VACANT LANDS [VNT]

ACTION PLAN

GOAL	STRATEGIES	PARTNERS
VNT-1 Strategically position vacant sites for redevelopment.	VNT-1a Prepare a citywide vacant land management strategy.	City
	VNT-1b Work with developers on how to improve City demolition practices and real estate policies to make development on vacant lots more cost effective.	City, Developers
	VNT-1c Allocate additional funds to broaden the City's clean demolition initiative. Confer with regulatory agencies to determine the appropriate backfill soil quality for the anticipated or known redevelopment.	City
	VNT-1d Inventory the vacant lots identified as 1.00-1.33 in the 2018 Citywide Housing Market Study and identify: 1. lots that should be provided to housing partners for new house construction for home ownership, and 2. lots that would together be the subject of a Request for Proposals to generate interest in getting them redeveloped with housing for all income levels.	City, Land Bank, Housing Organizations
	VNT-1e Inventory the vacant lots identified as 1.66-2.33 in the 2018 Citywide Housing Market Study and identify: 1. lots that should be provided to housing partners for new house construction for home ownership, 2. lots that would together be the subject of a Request for Proposals to generate interest in getting them redeveloped, and 3. lots that should be set aside for public uses such as public art or transit hubs.	City, Land Bank, Housing Organizations

Notes:

1. Partners listed in bold are recommended to lead the implementation of that strategy.
2. For a list of partner acronyms see [Appendix A](#).

GOAL	STRATEGIES	PARTNERS
VNT-1 Strategically position vacant sites for redevelopment.	VNT-1f Inventory the vacant lots identified as 2.66-3.00 in the 2018 Citywide Housing Market Study and identify: 1. lots that should be offered to adjacent property owners for side yard additions, 2. lots that should be set aside for public/community uses or activities, 3. lots that may be aggregated and included in a request for proposals for community solar field installations or other green energy installations, and 4. Hold lots that would together be the subject of a Request for Proposals to generate interest in getting them redeveloped for economic development projects.	City
	VNT-1g Based on an inventory (see strategies VNT-1d, VNT-1e, and VNT-1f) for lots that should be repurposed for construction of new homes for home ownership, prepare a Request for Proposals for the lots along with a promotional campaign to foster interest in the lots. This campaign should include pro formas for new homes (both singles and doubles) and quality of life information along with strategic promotional activities and events to foster interest in the lots and city living.	City
	VNT-1h Prepare targeted small-area plans to get more specific strategies for vacant land.	City

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<p>VNT-2 Turn vacant lots in areas of low housing market demand into vibrant community spaces.</p>	<p>VNT-2a Identify community groups who are willing and have the capacity to help manage and program space for community gathering and playability. Write grants to offset capital and operational costs. It should be clear to all involved parties that it is not the City’s intent to turn vacant lots into long-term parkland by virtue of allowing interim uses.</p>	<p>City, Common Ground Health, Community Groups/Funders</p>
	<p>VNT-2b Develop a program for enabling local artists to add installation or artistic programming to strategically located vacant lots.</p>	<p>City, Arts Community, Community Groups/Funders</p>
<p>VNT-3 Facilitate Community Gardening on vacant lots.</p>	<p>VNT-3a Create the administrative infrastructure for long-term (e.g.,5-year) permit/lease arrangements for the sponsor of a community garden on City-owned land who has demonstrated a sustainable gardening operation that is supported by the immediate neighborhood.</p>	<p>City</p>
	<p>VNT-3b Allow gardeners to respond to City Requests for Proposals for vacant lot redevelopment in areas where gardens may be a desired amenity and are widely supported by the surrounding neighborhood, particularly within the lower demand housing markets.</p>	<p>City</p>
	<p>VNT-3c Consider changes to the Zoning Code that allow gardening as a principle use within specified parameters.</p>	<p>City</p>

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GOAL	STRATEGIES	PARTNERS
VNT-4 Create the City Hall administrative infrastructure to allow creative and flexible options for repurposing vacant lots.	VNT-4a Revisit Real Estate land disposition policies to see where changes can be made to respond to the 2018 Citywide Housing Market Study recommendations.	City
	VNT-4b Remove or revise the City’s policy and language in Chapter 21 of the City Code around the terms “buildable” and “unbuildable” residential vacant lots. The current policy is inconsistent with the built form of the city and our desired restoration of urban vitality, density, and pedestrian scale design.	City
	VNT-4c Develop policies and protocols for temporary or interim uses of City-owned vacant lots for green space, while recognizing that the City’s long term goal is to return most City-owned lots to housing, commercial, or mixed-use development that provides community benefits while also contributing to the city’s tax base.	City
	VNT-4d During the rewrite of the City Zoning Code, include provisions to allow long-term temporary uses of vacant lots for gardening and/or community gathering/events space.	City
	VNT-4e Review models from other cities to develop some creative programming for public art installations on strategic vacant lots throughout all areas of the City of Rochester.	City, UR, Arts Community