

Table of Contents

- Introduction p. xvii
- Chapter 1 Urban Sprawl p. 1
- Why Change-of-Use? p. 1
- What is Urban Sprawl? p. 3
- Causes of Urban Sprawl p. 4
- Why Does Urban Sprawl Lead to Decay? p. 5
- The Cost of Urban Sprawl p. 12
- Obstacles to Overcoming Urban Sprawl p. 15
- Combating the Negative Effects of Urban Sprawl: The Role of Redevelopment in Effecting Positive Change p. 18
- Administrative Assistance p. 19
- Legislative Assistance p. 19
- Strategic Assistance p. 20
- Infrastructure Maintenance and Improvement p. 21
- Tax Abatement Agreements p. 21
- Land For Development p. 22
- Business Location Services p. 23
- Supportive Ordinances p. 24
- Anchoring the Urban Core and Defining Urban Form p. 25
- Private Initiatives Intended to Curb Sprawl p. 28
- Mitigating Administrative and Community Obstacles to Specific Redevelopment Projects p. 30
- Chapter 2 Influencing Factors in Land Development Patterns p. 33
- What Are the Forces of Change in Our Cities? p. 33
- Economic Change p. 34
- Economic Development and Self-Refueling p. 47
- Regionalism p. 48
- Environmental Change p. 52
- Technological Change And The Use Of Appropriate Technology p. 54
- Social Change p. 57
- Political Change p. 64
- Demographic Change p. 65
- Latin Culture in America p. 66
- Security Implications of Demographic Trends p. 71
- Younger Populations in Developing Countries p. 71
- Interpreting Demographic Data p. 73
- Psychic/Spiritual Change p. 76
- Chapter 3 Comprehensive Land Use Planning and Zoning p. 79
- Achieving Livable Communities p. 79
- Planning p. 79
- Planning Department Structure and Processes p. 80
- Planning Department Organizational Structure p. 81
- Key Roles and Responsibilities p. 82
- Plan Analysis Tools p. 86

- Citizens Affecting The Planning Process p. 90
- Zoning p. 92
- A Brief History of Zoning p. 92
- Instruments of Zoning and Planning p. 97
- The Plan p. 108
- Urban Core p. 117
- Smart Growth Plans p. 120
- The Downtown Master Plan p. 117
- Changes after 9-11-2001 p. 119
- Transit Oriented Plans p. 119
- New Urbanism, an Approach to Planning and Zoning p. 121
- Kunstler p. 127
- Katz p. 128
- William McDonough and Michael Braungart p. 128
- Calthorpe p. 129
- Duany, Plater-Zybek p. 130
- Dover, Correa, Kohl, Cockshutt, Valle p. 132
- Pattern Language p. 133
- Legal Aspects of Zoning p. 134
- Chapter 4 Development and Sustainability p. 135
- Nature Of Development p. 135
- How Do Communities And Neighborhoods Market Themselves? p. 135
- Courting Development p. 139
- Market Forecasting in Retail Development p. 141
- Brownfield Redevelopment p. 149
- State and local programs p. 153
- Methods p. 155
- Green Design p. 157
- LEED Program/Energy Star p. 159
- Sports Entities in the Urban Environment p. 162
- The Gaming Industry p. 167
- Funding Development Initiatives p. 169
- Private Funds/ Matching Funds p. 171
- Federal Programs and Resources p. 173
- Preservation Funds and Assistance p. 174
- Chapter 5 Compatible New Uses p. 177
- Project Seeking, Identification, Initiation and Development p. 177
- An Overview of New Use Projects p. 177
- Selecting A Suitable Conversion Project p. 188
- Commercial Buildings p. 189
- Nonresidential Properties p. 190
- Flipping for Profit p. 198
- Profit Potential p. 199
- Keepers p. 201
- Managed Property p. 202
- Utilities p. 202

- Taxes p. 203
- Condition p. 203
- Location p. 203
- Field Observation p. 203
- Managing Complexity p. 209
- Field Observation Tools and Techniques p. 204
- Changing Nature Of Clients p. 208
- Increased Client Sophistication p. 209
- Evaluation p. 206
- Red Flags p. 206
- Flexibility p. 211
- Profitability p. 213
- Productivity p. 219
- Savings p. 220
- Security p. 222
- Services for Free p. 222
- Step-By-Step Through The Redevelopment Cycle p. 223
- Forms of Contracting and Project Delivery p. 226
- Quality Assurance and Budget Control Tools p. 228
- Expanding the Designer's Portfolio of Services p. 229
- Development Trends p. 232
- Financial p. 233
- Environmental Change and Protection p. 234
- Planning Programs p. 236
- Engineering Lifestyle and Social Trends p. 237
- Visual and Functional Impact p. 239
- Amenities To Incorporate Into Reused Buildings p. 242
- Chapter 6 Locating and Selecting Redevelopment Property with Investment Potential p. 245
- Building Relationships with Real Estate Brokers p. 245
- Should An Investor Work With A Broker? p. 246
- Brokers' Commissions p. 248
- Types of Brokers p. 249
- Roles Of Real Estate Brokers p. 250
- Finding and Working with the Right Broker p. 255
- Buying From A Seller's Broker p. 256
- Buyer's Responsibilities p. 257
- The Reality of a Purchase p. 257
- Assessing Potential Investments p. 259
- Narrowing The Field p. 264
- Demographic Studies p. 268
- Crunching Numbers p. 269
- Talk p. 274
- Historical Data p. 274
- Chapter 7 Evaluation Is Part Of Planning p. 277
- Beginning with Consultants p. 288

- "Before You Buy, Verify" p. 277
- Contingency Clauses and Inspection Provisions p. 279
- Inspection Reports and the Investor p. 281
- Which Experts? p. 289
- Your Lawyer p. 289
- A Survey Crew p. 289
- Soil Tests p. 290
- Environmental Studies p. 293
- Zoning p. 294
- Building Codes p. 295
- Utilities p. 295
- Managing Your Experts p. 296
- Develop A System p. 300
- Tickler Files p. 302
- Phone Calls p. 302
- Files p. 306
- Personal Involvement p. 308
- Chapter 8 Site Planning And Evaluation p. 319
 - The Importance of Evaluation p. 319
 - Factors That Make a Difference p. 319
 - Covenants and Restrictions p. 319
 - Flood Zones p. 321
 - Mechanic's and Material Man's Liens p. 321
 - Preliminary Legwork p. 323
 - Market Demand p. 323
 - Check Existing Leases p. 326
 - The Pre-Purchase Inspection Process p. 326
 - Surveys and Property Lines p. 326
 - Inspecting The Grounds p. 328
 - Site Work p. 329
 - Projecting Site Work--What To Look For p. 335
 - Demolition, Paving, and Landscaping p. 336
 - Demolition and Salvage p. 336
 - Paving p. 338
 - Landscaping p. 338
 - Utilities p. 339
- Chapter 9 Building Planning And Evaluation p. 343
 - The Pre-Purchase Inspection p. 343
 - Under The Occupied Space p. 344
 - In The Occupied Space p. 345
 - Overhead p. 346
 - One That Didn't Fly p. 346
 - Foundation Work p. 348
 - Leaking Foundation p. 349
 - Sinking Foundation p. 350
 - Footings and Foundations p. 351

- Ledge p. 352
- Types of Footings p. 352
- Crawlspace p. 355
- Types Of Foundations p. 353
- Slab Foundations p. 353
- Pier Foundations p. 354
- Basements p. 355
- Roofing Repairs p. 357
- Missing Shingles p. 357
- Flashing Leaks p. 357
- Rotted Sheathing p. 358
- Other Roofing Problems p. 358
- Insulation p. 358
- Insulation Options p. 362
- Foam p. 363
- Loose-fill Insulation p. 363
- Cellulose p. 364
- Mineral Wool p. 364
- Vapor Barriers p. 365
- Moisture p. 366
- Curtain Wall Systems p. 370
- Leaky Window Systems p. 371
- Doors p. 372
- Drywall p. 373
- Plaster p. 374
- Masonry Walls p. 376
- Paneling p. 377
- Tile p. 377
- Ceilings p. 377
- Lay-in Acoustical Board p. 377
- Wood Floors p. 378
- Built-ins and Millwork p. 379
- Custom Counters p. 379
- Existing Trim p. 380
- Elevators p. 381
- Escalators p. 383
- Roger's Advice p. 383
- Plumbing Systems p. 383
- Existing Drains And Vents p. 386
- Old Plumbing p. 386
- Used Materials p. 390
- Keep Your Eyes Open p. 391
- Evaluating Existing (HVAC) Systems p. 392
- Ductwork p. 397
- The Main Unit p. 399
- Radiators p. 400

- Electric Heat p. 400
- How Much Do You Know? p. 400
- Cost Factors p. 401
- Types Of Heating Systems p. 402
- Forced Hot Air p. 402
- Heat Pumps p. 403
- Forced Hot-Water p. 405
- Electric Heat p. 406
- Air Conditioning p. 406
- Heat Pumps p. 406
- Straight Air-Conditioning Units p. 407
- Individual Units p. 407
- Have You Thought About Your Switch Locations? p. 409
- Electrical Systems p. 407
- Is Your Electrical Service Adequate? p. 408
- Are You Aware Of The Code Requirements? p. 408
- Have You Set A Budget? p. 409
- Existing Conditions p. 410
- Kitchens p. 411
- Bathrooms p. 411
- Electrical Improvements p. 412
- Electrical Services in Rental Units p. 412
- Old Wiring p. 413
- Bringing Buildings Into Compliance p. 415
- Water Heaters p. 415
- Smoke Detectors p. 416
- Ground Fault p. 416
- Enough Outlets p. 416
- Overhead Lights p. 417
- While You Are Wiring p. 418
- Electrical Fixtures p. 418
- Electricians p. 419
- Security p. 419
- Site Visit Inspections--Tip Offs to Troubled Buildings p. 421
- Site Visit Inspections p. 423
- Structural Problems p. 424
- Negotiating Power p. 426
- Chapter 10 Identifying Cost Effective Improvements and Basic Aesthetic Approaches p. 429
- Overview p. 429
- Designing for Client Satisfaction p. 431
- Design Considerations p. 430
- Scope of Program p. 430
- Commodity Architecture p. 431
- What Are The Appropriate Questions? p. 437

- Is renovation worth the time, expense, and risk for the advantages it might offer? p. 438
- A Project Plan p. 440
- Establishing the Budget p. 441
- Estimating Project Costs p. 442
- Controlling Project Costs p. 443
- Hidden Cost Factors p. 448
- Project Phasing Cost Implications p. 448
- Selection and Delivery Methods as a Source of Savings p. 449
- Time and Materials p. 450
- Design-Build and Traditional Design Delivery Methods p. 451
- Design/Build p. 451
- Obtaining Fair Pricing on Changes in Scope p. 453
- Managing Risk p. 454
- Insurance p. 455
- Project Schedule p. 458
- Maintaining the Project Schedule p. 460
- Penalty and Bonus Clauses p. 460
- Selecting and Prioritizing the Improvements p. 461
- Types of Improvements Made to Buildings p. 464
- Investment-Enhancing Improvements p. 465
- Observing Contextual Conformity in Improvement Materials p. 470
- Capturing Space p. 466
- Cosmetic Improvements p. 467
- Wall and Ceiling Coverings Are Eye Candy for the Passionate Purchase p. 469
- Major Renovation p. 471
- Kitchens and Bathrooms p. 473
- Skylights and the Bottom Line p. 474
- Consider Demolition as an Improvement p. 475
- Operations Improvements p. 475
- Essential Repairs and Maintenance p. 476
- Interior Walls and Finishes p. 478
- Wrong Improvements p. 479
- Common Exterior Elements p. 480
- Repairs To The Skin p. 481
- Reskinning p. 482
- Replacing an Existing Roof p. 482
- Evaluating Window Types p. 486
- Double-Hung p. 486
- Single-Hung p. 487
- Casement p. 487
- Awning p. 487
- Bay/Bow p. 487
- Fixed Glass p. 488
- Exterior Doors p. 488
- Wood Doors p. 488

- Fiberglass Doors p. 488
- Metal-Insulated Doors p. 489
- Sliding-Glass Doors p. 489
- Terrace Doors p. 490
- Frames p. 490
- Value Of Targeted Improvements Must Be Weighed p. 491
- Value Engineering p. 491
- Mandated Improvements p. 493
- The Last Word p. 495
- Index p. 497
- About the Authors p. 505