



Post-Pandemic Thriving Streets

Lessons Learned from the National Capital Region

OchoaUrbanCollaborative.com

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What We Will Cover

- Main Street programs
- Business Improvement Districts
- Local Governments

The logo for Ochoa Urban Collaborative, featuring the same stylized building and family silhouettes as seen in the first slide, with the text "OCHOA URBAN COLLABORATIVE" below.

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National Capital Region

- Two states and one federal district
- 8 counties
- Several independent municipalities



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Main Street Defined

- Main Street™ is a volunteer-led, place-based management strategy and network of over 1,600 communities of all sizes from rural to urban areas who share a commitment to place and building stronger communities through preservation-based economic development.
- Main Street is a preservation-based economic development framework driven by a locally-adopted, market-based strategy.

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Lincoln Road Mall, Miami Beach, Florida



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Severe Impacts but Recovering



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Just Because You Close a Street...



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Bethesda, Maryland



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Bethesda, Maryland



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Georgetown, Washington, DC



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Georgetown, Washington, DC



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Georgetown, Washington, DC



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Dupont Circle, Washington, DC



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Cleveland Park, Washington, DC



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What About Strip Malls?



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Riverdale, MD



Photo Credit: UMD Making Place Architecture Studio S'21.

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Repurposing Empty Space

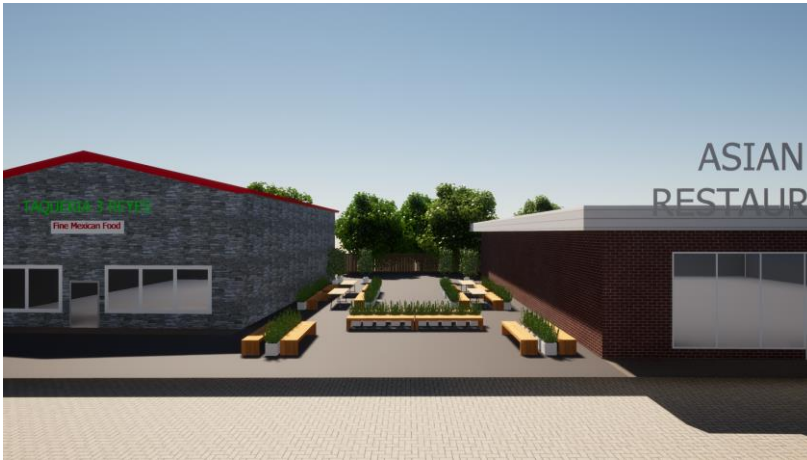


Photo Credit: UMD Making Place Architecture Studio S'21.



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Creative Solutions

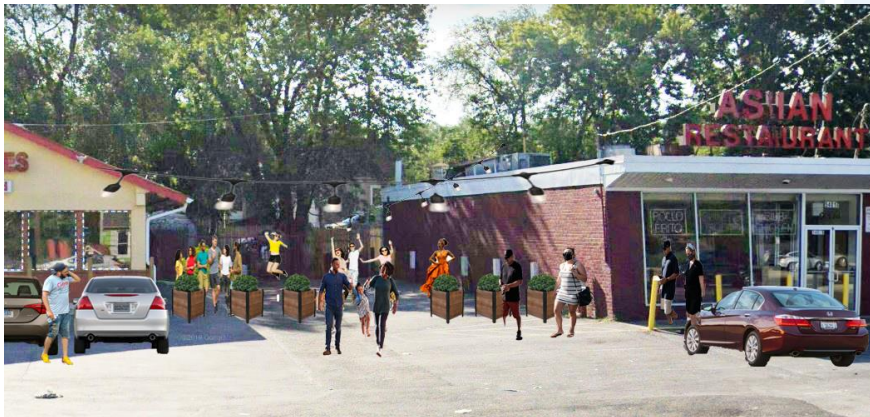


Photo Credit: UMD Making Place Architecture Studio S'21.



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Montgomery County Grant Programs

Reopen Montgomery Grants

Reimburses Montgomery County businesses for expenses incurred to comply with State and County reopening requirements.

Restaurant Relief Grant – Phase 1

Provides grants of up to \$10,000 to eligible County restaurants and other food-service businesses.

Restaurant Relief Grant – Phase 2

Provides 2 grants of up to \$10,000 to eligible County restaurants and other food-service businesses that did not apply in Phase I. Provides additional \$5,000 grant to restaurants and other food service establishments that received Phase I grant awards.



Programs and Guidelines



We're offering 2 years of FREE assistance. You can receive help with applying for loans, grants, adapting to COVID-19 policies, business planning, and connecting to other free resources.

To learn more or sign up, contact:

Dakota Boone
240.252.6424
dboone@reelaccess.com



Manuel Ochoa
301.411.6190
mchoa@ochourban.com



FACT SHEET

COVID-19 SAFETY GUIDELINES FOR OUTDOOR DINING TENTS

Montgomery County has allowed restaurants to re-open and with that comes a number of guidelines to minimize the spread of COVID-19. Businesses specifically are trying to find innovative solutions to maintain their doors under the new restrictions. Some of these restrictions include:

- Working meals tables setting or drinking
- Leaving tables at least 6 ft apart
- Limiting the number of persons at each table

To create additional space for outdoor dining, many restaurants have an outdoor seating area and are utilizing tents. Before the tent set safety issues need to be considered when using them, particularly with tent heating equipment. While this information focuses mostly on the use of tents for restaurants, most of these considerations are applicable to the use of tents for any occupancy type.

How Long Can a Tent Be Used?

During the Covid-19 emergency, tents will only be permitted when installed in a safe manner that does not restrict pedestrian access or create a safety impediment. While a formal permit will not be required, you must register with the Department of Permitting Services (see below) on the inspection site areas all safety concerns are met. Once the emergency is lifted, all permitting requirements will remain.

GETTING STARTED

Multiple safety precautions must be followed to erect a tent or tent-like structure. The site restaurant planning team is best, next by following these ten rules:

1. Register with Department of Permitting Services (DPS) at <https://www.montgomerycountymd.gov/DCPS/index.cfm?CID=Development/Outdoor%20Dining%20Tent>
2. Make sure to work with the DPS response to ensure the tent is erected and secured properly.
3. Exceed all applicable requirements in NFPA 1, Life Code, and NFPA 914, All Signs Code.

HOW THE CODES HELP ENSURE SAFETY

Requirements that address the use of tents and tent-like structures are covered in:

- Section 11.2 of the MFC 2001
- Chapter 21 of the MFC 1

These codes provide guidance for heating and fire safety issues that should be considered when using tents, some of which include:

- If tents, occupancy need a minimum of a 3 foot wide aisle and pedestrian path must be maintained around the tent structure.
- Location and placement (tents not be allowed at structures where any entrance is impeded).

EGRESS AND OCCUPANCY

The amount of egress strength with the requirements for the occupancy of the tent. Typically, structures are either an assembly or non-assembly space, depending on the occupancy load. It is important to determine the number of occupants in the space to ensure that there are an appropriate number of egress paths, adequate exit capacity and to ensure appropriate crowd-dissipating of a tent. Additional signs before to entrance include:

- ✓ Is the tent clearly marked?
- ✓ Is the tent required to have emergency lighting?
- ✓ Are all exits accessible and clear of obstruction?

What type of occupancy does a restaurant fall under?

Restaurants with an occupancy load of:

- 500 or more people are typically classified as assembly occupancies.
- More than 50 people are typically classified as non-assembly occupancies.

Occupancy load includes appropriate crowd dissipating of 4 feet.



How Main Streets Responded

- Design, build, and operate streateries and parklets
- Advocate on behalf of businesses
- Answer questions on behalf of local government
- Restaurants are skeptical
- But looks attractive and provides excitement
- However, streateries are also causing the cancellation of outdoor events that bring revenue to organization

How BIDs Responded

- Design, build, and operate streateries and parklets
- Advocate on behalf of businesses
- More initial capital & bigger budgets
- Mostly worked with DC Dept of Transportation
- Parklets paid out of BID funds

How Local Governments Responded

- Progressive Planning
 - Openness to tactical urbanism
- Need to lead projects rather than just regulate
- Internally uncoordinated
- Cumbersome – 17 different agencies to sign off
 - DC, federal, public utility
 - Design, civil engineering, legal, insurance
- Responsive – Permitting time down to 10 days. Permit fees waived.

We Will Get Through This





Thank You

Manuel T. Ochoa, AICP
mochoa@ochoaurbancollaborative.com