

Day Two Technical Workshop
**Supporting Equitable
Development**



Asheville, NC
July 17th, 2015
Renaissance Planning



**Sustainable Communities
Building Blocks**



Since 1996, EPA's Office of Sustainable Communities has been working to protect human health and the environment through smart growth development.

- ✓ Changing the conversation
- ✓ Partnering to change the rules
- ✓ Working with the willing





- **Changing the conversation**
 - Publications, conferences, national awards
- **Partnering to change the rules**
 - HUD-DOT-EPA Partnership for Sustainable Communities
 - Work with FEMA, USDA, NOAA—lots of Federal agencies
- **Working with the willing**
 - Technical Assistance to state and local governments, nonprofits



Big challenges + limited resources + a huge demand for new approaches:
Quick-hit technical assistance

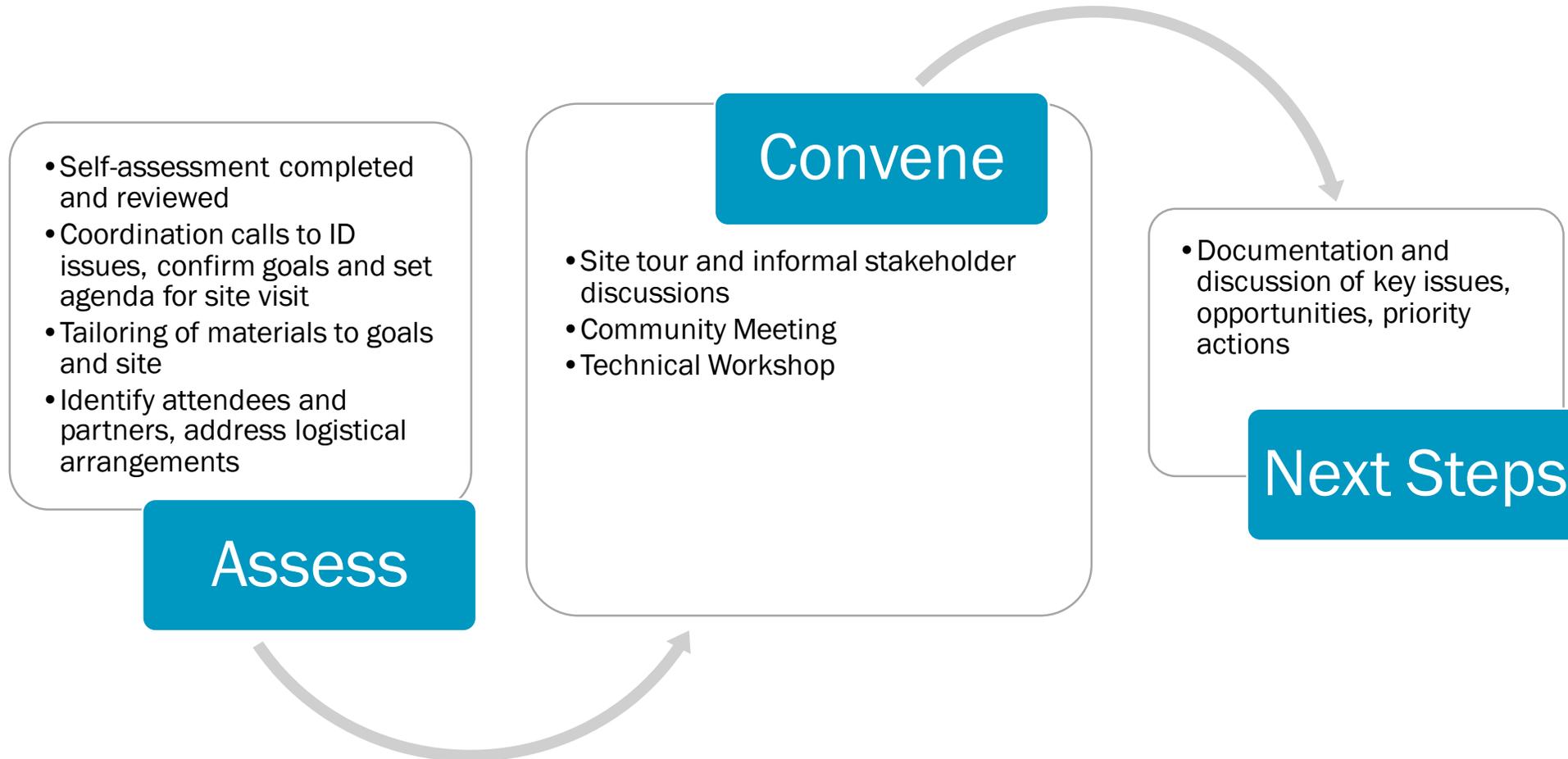


Smart Growth

BUILDING BLOCKS FOR
SUSTAINABLE COMMUNITIES



Technical Assistance Includes...



Asheville - Why Are We Here?

Key Issues

- Displacement concerns for legacy residents and businesses
- Affordable housing
- Strengthening local businesses and neighborhood amenities
- Supporting the arts community



What We'll Cover

Today:

- What is Equitable Development?
- Local Context and Initial Findings
- What We Heard Last Night
- Potential Strategies
- Action Planning



What is Equitable Development?



Equitable Development: Approaches for creating communities and regions where residents of all incomes, races, and ethnicities participate in and benefit from decisions that shape the places where they live.



Photo: Fruitvale Village, Unity Council.

Equitable Development in Asheville

Opportunity
All community benefits
Fair
Have power
Control
Communication
Education
Ecological
Opportunity for former inmates
Open Mindedness
Accountable
Safe spaces for youth
Housing for all
Disable white supremacy



The key is to help communities:

- ✓ **Understand both the challenges and the opportunities** as neighborhoods change, and
- ✓ Identify strategies to **support community goals.**



Common Drivers of Neighborhood Change

- Demographic
 - Aging populations
 - Decreasing percent of families with children
- Social
 - Changing location preferences towards urban areas
 - Social media and online community building
- Economic
 - Increasing service jobs
 - Trends towards urban reinvestment
 - Supply and demand of desirable real estate



Benefits of Neighborhood Change

- Improved access to services
 - Grocery stores and neighborhood-serving businesses
 - Banking and financial services
 - Healthcare
- Improved access to economic and employment opportunities
 - Expanded customer base for local businesses
 - More job opportunities for local residents



Benefits of Neighborhood Change

- Improved recreation and social spaces
 - Art and public spaces that celebrate neighborhood history and culture
 - Improved recreational facilities that support healthy lifestyles
- Growing sense of active community
 - Expansion of community-led organizations
 - Expanded community events
- Improved access to opportunities and amenities
 - More destinations closer by
 - More transportation choices and transit options



Concerns with Neighborhood Change

- Risk of Displacement
 - Rising rental costs and property taxes
 - High resident turnover
- Loss of “sense of place” or neighborhood identity
 - Loss of places with historic and cultural significance
 - Replacing culturally significant buildings with generic buildings
- Threats to social cohesion
 - Declining attendance at long-standing businesses or places of worship in the neighborhood
 - Introduction of amenities that are not accessible to long-term residents (e.g. boutique stores)
 - Rapid influx of new people

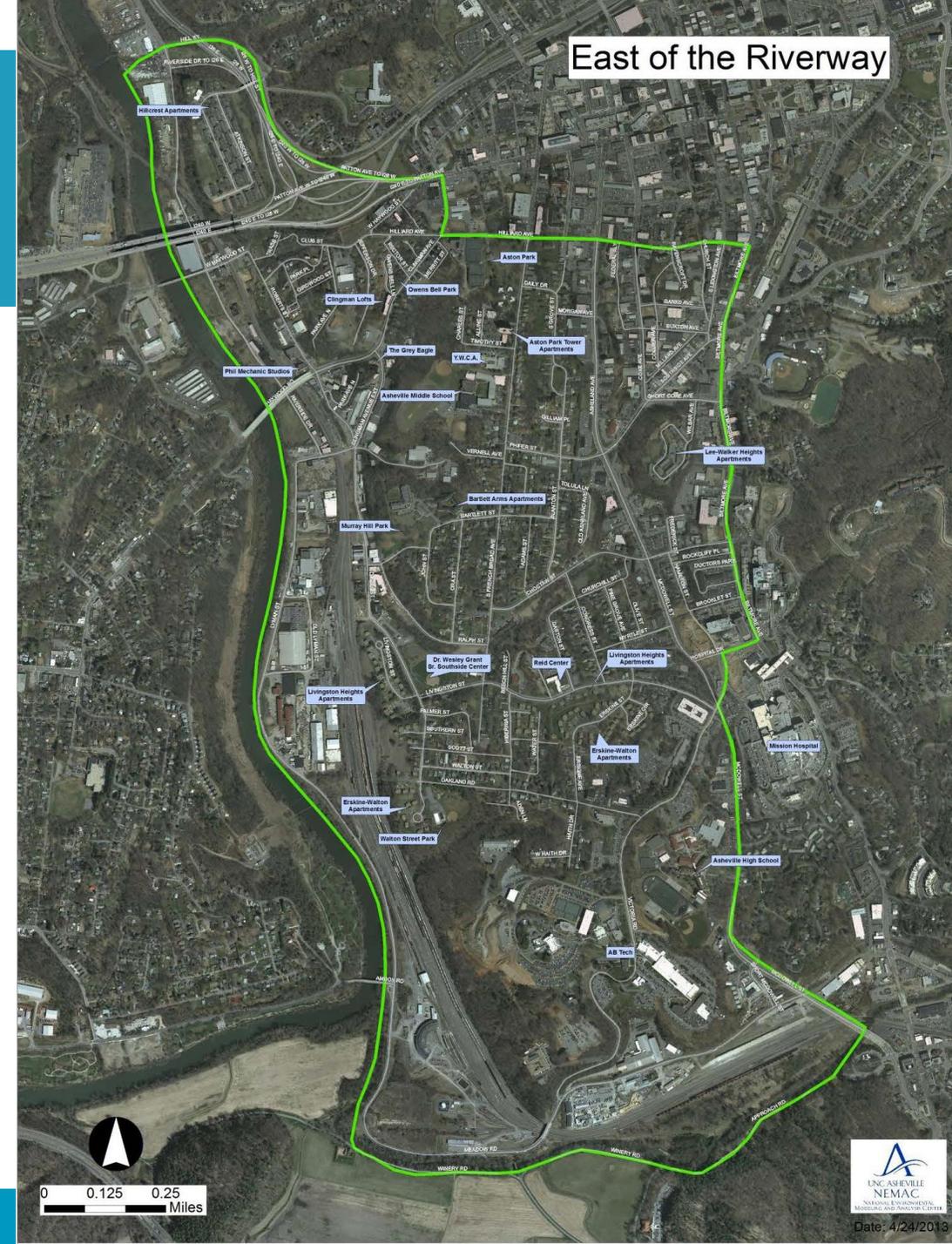


Local Context & Initial Findings



Development happening!

- New jobs and new homes
- Street improvements – look, safety and feel for walkers and bicyclists
- Industrial to non-industrial uses
- Activating the riverfront
- New community amenities



Asheville: What We've Heard

Feedback from
Self Assessment

- Affordable housing
- Displacement concerns for black and other existing residents and businesses
- Strengthening existing local businesses and neighborhood amenities
- Supporting the arts community



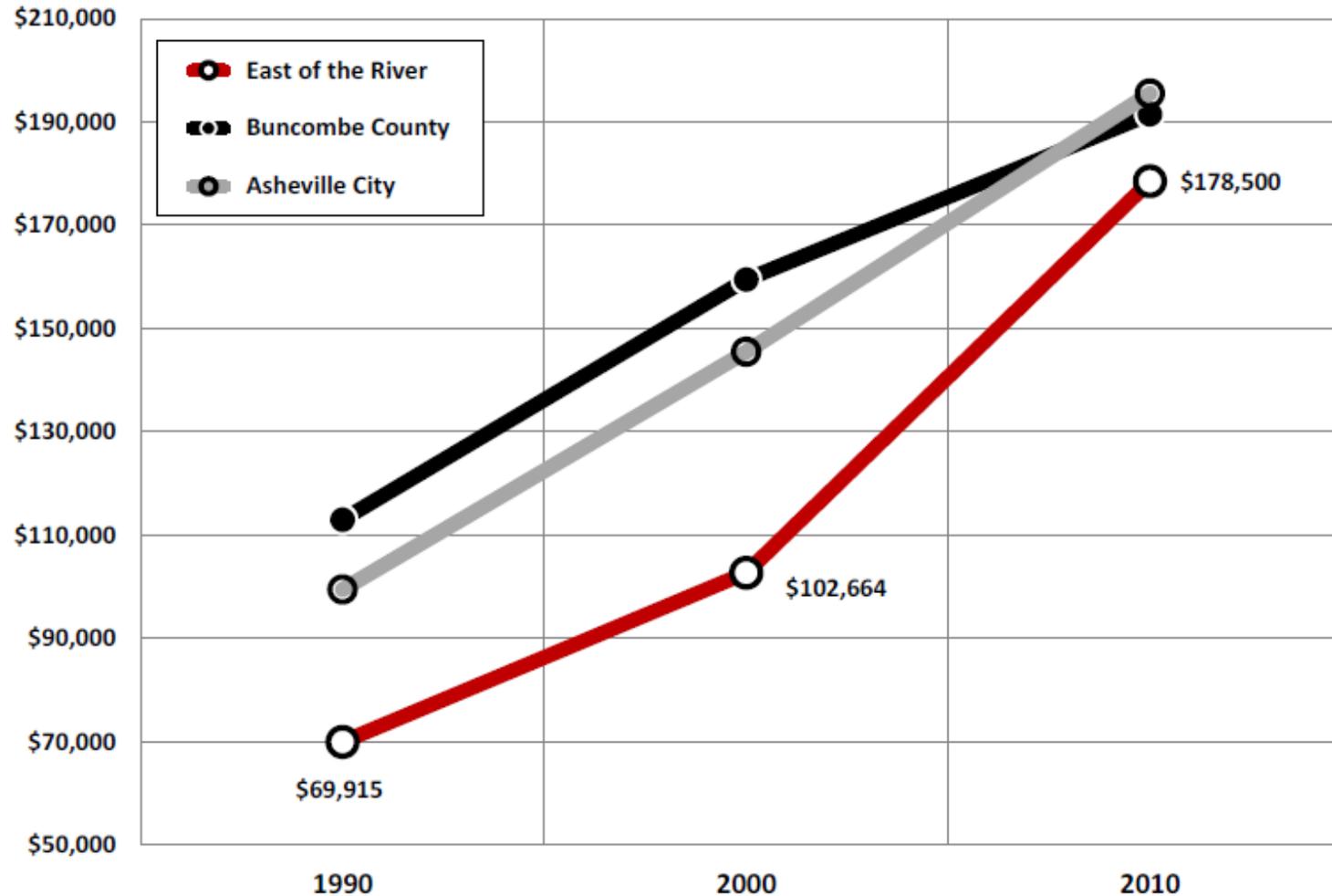
Asheville: What We've Heard

Feedback from
Self Assessment

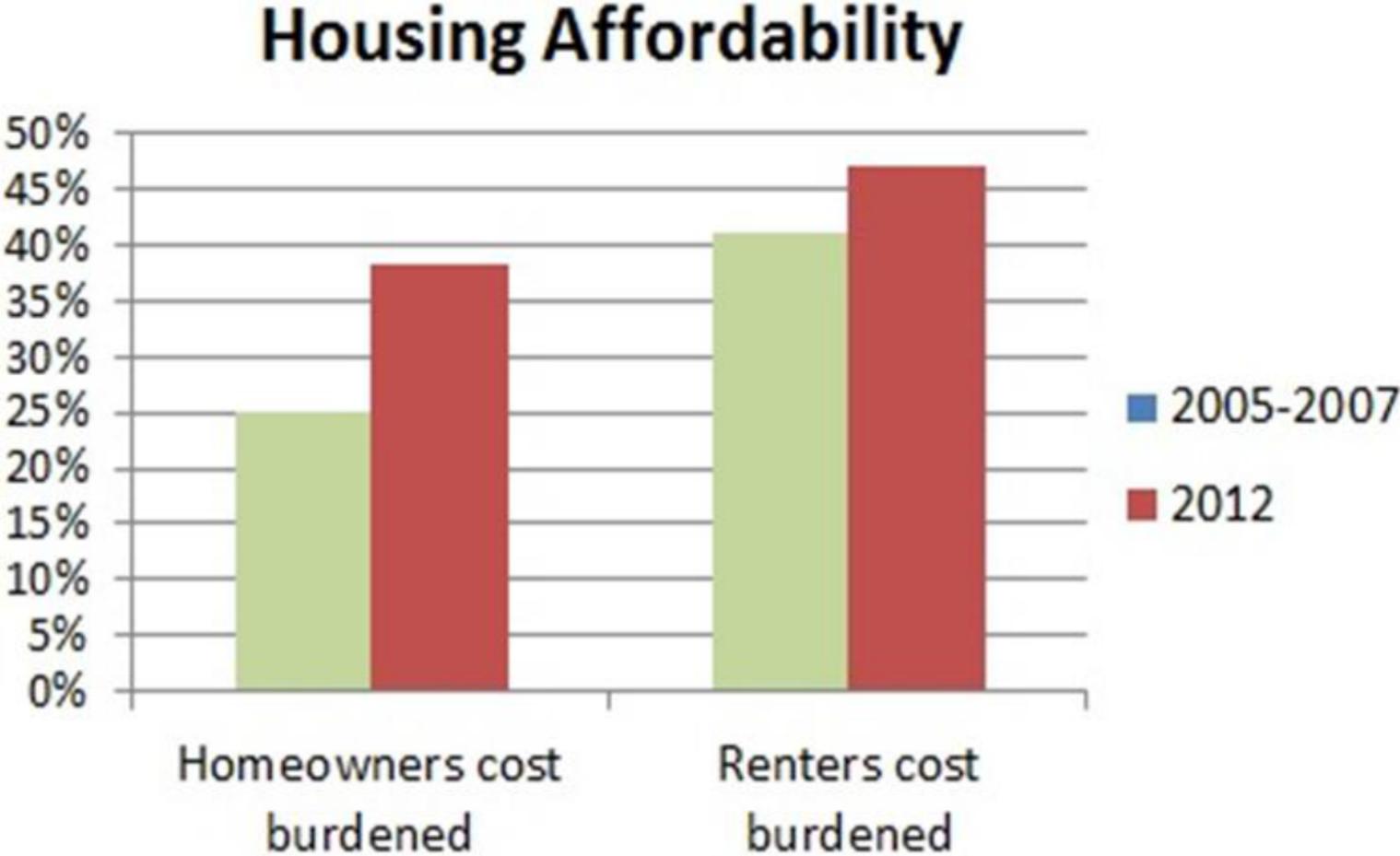
- **Housing affordability**
- Increasing property value
 - 60% rental/40% owner occupied
 - 40% of rentals are public housing units
- High land costs and only 9% percent of area available for new development
- Citywide efforts better than NC peers
- Active resident's councils in public housing
- Nonprofit housing developer at the table



Median Home Value – Owner Occupied



Increasing Cost Burdened Households



Asheville: What We've Heard

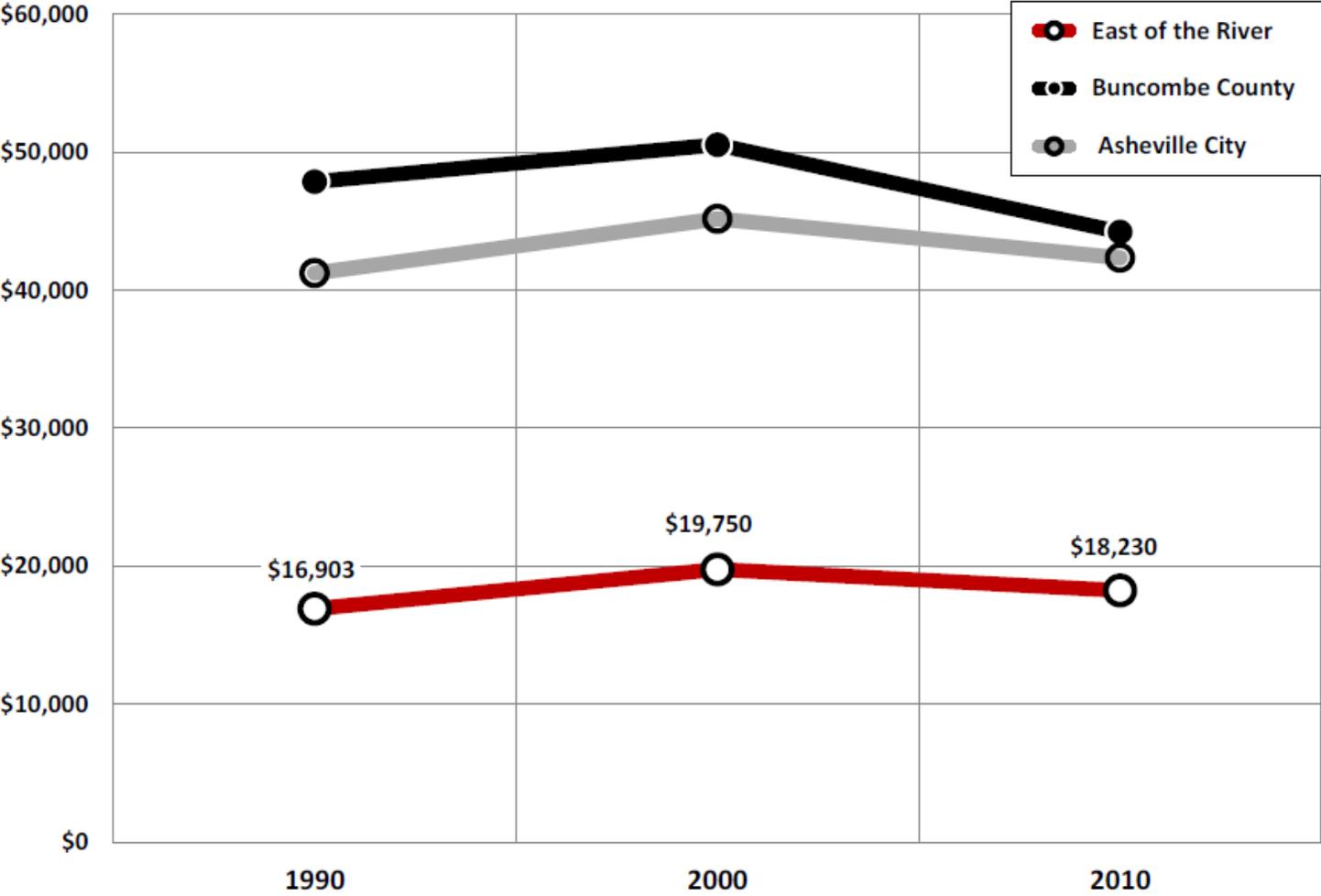
Feedback from
Self Assessment

Changing neighborhood

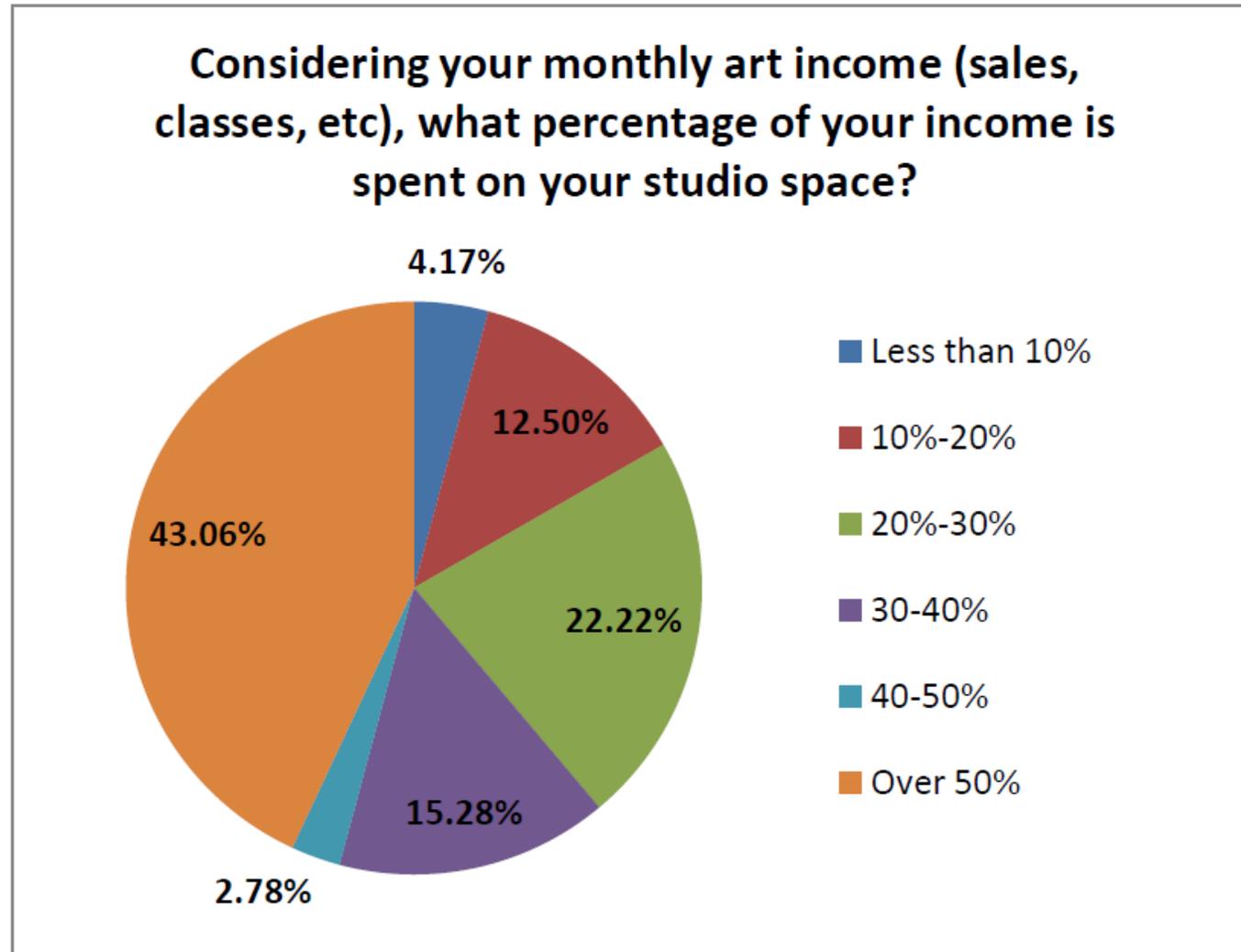
- Changing demographics
 - 76% to 56% African-American 1990 to 2010
- Growing artist's community
- Income gap decreasing between East of the Riverway neighborhood and other areas of City
- Existing public housing changing
- Need for proactive response to changes
- Commitment to collaborative planning



Change in Median Household Income



Cost of Doing Business Increasing



Asheville: What We've Heard

Feedback from
Self Assessment

- Transportation/Access to Jobs and Training
 - Near larger employers aren't employing locals
 - Multimodal access options limited.
 - Access to other amenities (food, recreational activities, childcare, job training)
- New investments
 - Livingston Street Complete Street
 - New greenways
 - River Arts District Transportation Improvement District (RADTIP)





What We've Seen

- Opportunities between new jobs and existing residents





What We've Seen

- Neighborhoods in transition



What We've Seen

- Neighborhoods in transition



What We've Seen

- Neighborhoods in transition



What We've Seen

- Demand for high end housing and retail in culturally significant areas



What We've Seen

- Demand for high end housing and retail in culturally significant areas



What We've Seen

- Isolated public housing



What We've Seen

- Industrial creative space disappearing



What We've Seen

- Industrial creative space disappearing



What We've Seen

- Riverfront seeing new activity





What We've Seen

- Riverfront seeing new activity



- Frustration in black community
- Uncertainty about long term plan for public housing
- Desire for targeted efforts to retain and promote strengthening of black community
- Existing housing programs not keeping pace
- Desire for capacity building by residents

What We Heard Last Night



- Transparency
- Protection for long term homeowners
- Interest in pushing the envelope with zoning
- Interest in advancing a hire and buy local program

What We Heard Last Night



Key Issues & Opportunities



- Limited state enabling power for housing strategies
- Lack of living wage jobs for people of color
- Political will
- Issues of race bigger than local
- Disconnect about Section 8
- Not enough of housing options
- Educational disparities
- Crime and violence
- Disconnect between artists and market
- Not enough accessible commercial space
- Need for non-profit resources
- Legacy of mistrust

Key Challenges



- Pushing the powers of zoning
- Community Benefit Agreements (Mission Hospital, Brewery)
- Advocate Office
- Rent control
- Buy local, hire local programs
- Celebrate Black Asheville
- Require 20% Affordable Housing
- Directly connect job training/recruitment between neighborhood and employers
- Build on work already done
- Anti-Poverty Strategy

Key Opportunities



- Establishing a living wage policy
- Engaging local banks to lend local, lend black
- Green infrastructure and land revitalization
- Black business associations
- Improving access to healthcare
- Establish Community Land Trust
- Improving communication and collaboration networks
- Anti-discrimination laws for housing source of funds
- More City and County coordination

Key Opportunities



- More recreation and safe open space for black youth
- Commercial incubator for black businesses and black artists (Affrilachian)
- Capacity building for local black organizations
- Messaging and marketing of a true Equitable Development strategy
- Comprehensive Plan – update about to begin

Key Opportunities



Equitable Development Strategies & Examples



Smart Growth and Equitable Development Strategies

Facilitate meaningful community engagement in planning and land use decisions

Promote public health and a clean and safe environment

Strengthen existing communities

Provide housing choices

Provide transportation options

Improve access to opportunities and daily necessities

Preserve and build upon features that make a community distinctive

Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

- Tailor Outreach to Culturally Specific Needs
- Establish Community Ambassadors
- Provide Capacity Building for Community-based Organizations
- Better Link Goals Across Different Projects and Programs



Enhancing Community-based Organizations

Case study: Dudley Street, Boston

- Dudley Neighbors Inc. Community Land Trust
- Community based organization, tied to Dudley Street Neighborhood Initiative
- Acquires land through purchase and eminent domain, develops and leases land to residents.
- 99-year lease on land
- 30+ acres of land under DNI control.
 - 225 affordable homes
 - Greenhouse and urban farm
 - Playground and gardens
- Shows capacity building power of community organizations



Outreach Strategies

What can work here?

Establish new non-profit collaborative strategy

Identify key metrics for success

Create database and/or other communication strategize to let people know who, when and where

Define common techniques/strategies for City to foster two way conversations



Break



Provide Housing Choices

- Increase overall supply and diversity housing supply
- Promote new mixed income and affordable housing
- Locate new affordable housing adjacent to transit
- Preserve existing affordable housing
- Align housing and transit plans



Increase Overall Supply and Diversity of Housing

- Reevaluate current land use and zoning codes to ensure a mix in type and price is possible
- Consider mix relative to household types (families, singles, elderly, etc.)
- Engage local developers in the conversation
- Consider range of incentives and policies to increase supply in targeted neighborhoods

Create New Affordable Housing

- Allowing a wide range of housing types and accessory dwelling units
- Code to encourage affordable housing and smaller lots/units
- Compact development policies
- Remove barriers to housing (such as parking minimums)
- Keep design standards simple



District of Columbia Inclusionary Zoning-Residential Developers

The District's IZ program requires new residential development projects of ten or more units, and rehabilitation projects that are expanding an existing building by 50 percent or more and adding ten or more units to set-aside a percentage of the residential floor area for affordable units. The table summarizes how the affordability set aside varies by construction types and zone district.

Projects required to meet the affordability requirement may receive up to a 20% increase in Floor Area Ratio (FAR). In order to achieve the bonus density, lot occupancy and height limits for inclusionary developments have been adjusted in certain zone districts. The Board of Zoning Adjustment (BZA) can allow some or all of the units to be located off-site in the case of economic hardship or other feasibility challenges.

Density/Construction Type		Zoning Categories	
		Residential Zones (R-2 to R-5-D)	All Other Zones (C, CR, SP, & W)
Low Density Zones (R-2 to R-5-B, C-2-A, W-1) (Stick Built Construction)	% of Units Required	Greater of 10% of residential floor area ratio (FAR) or 75% of the bonus density	Greater of 10% of residential FAR or 75% of the bonus density
	Target Households	Units set aside split evenly between 50% and 80% of AMI	Units set aside split evenly between 50% and 80% of AMI
Units set aside split evenly between 50% and 80% of AMI	% of Units Required	Greater of 8% of residential FAR or 50% of the bonus density	Greater of 8% of residential FAR or 50% of the bonus density
	Target Households	Units set aside split evenly between 50% and 80% of AMI	Units set aside for 80% of AMI

Promote New Mixed Income and Affordable Housing

- Leverage market rate housing for set asides
- Inclusionary zoning
- Reduce minimum lot or dwelling unit size
- Incentive-based zoning (density bonuses, fast track permitting, reduced parking reqs.)
- Development agreements
- Compact development policies



Provide New Mixed Income and Affordable Housing

Case study: Affordable Housing Trust Fund, Charlotte, NC

- Public funding to private developers in exchange for affordable units through competitive process
- Flexibility to provide funding as loan or grant
- 2,836 units rehabilitated or constructed since 2001
- City has committed \$86M to fund



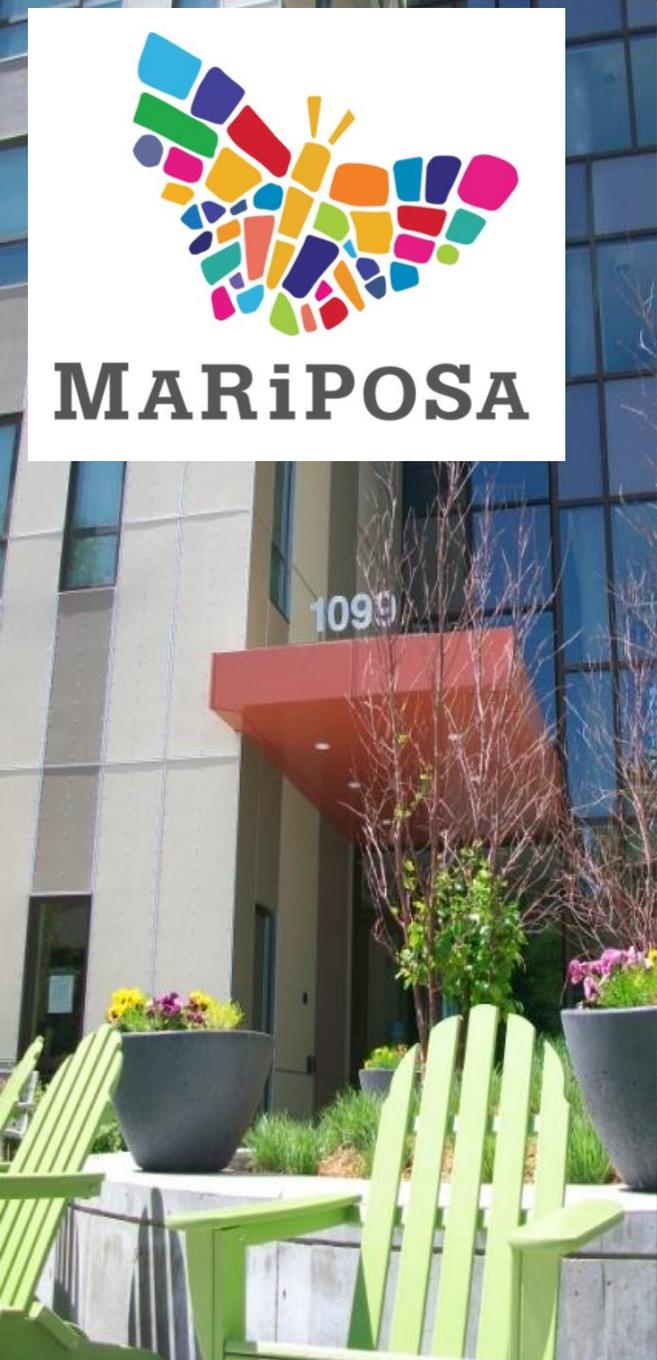
Locate New Affordable Housing Adjacent to Transit

Case study: Brownsville Transit Village, Miami, FL

- Joint Development (FTA program) project adjacent to Metro
- Mixed income, mixed housing options
- Elderly, low income, affordable family housing
- Low Income Tax Credits, Joint Development



MARiPOSA



Provide Access to Health Foods, and Parks and Greenspace

Case study: Mariposa, Denver, CO

- Master Plan Emphasis on Healthy Development with Active Living Guidelines
- Green Streets
- Play areas
- Links to nearby parks and trails
- Community gathering spaces



Preserve Existing Affordable Housing

- Community Land Trusts
- Housing trust funds
- Rent control ordinances
- Transfer taxes
- Tax abatement
- Historic preservation

Establish a Community Land Trust

- Founded in 1987 by community members
- Non-profit community based organization
- Mission – provide permanent affordable housing for low and moderate income populations
- Hold annual fundraising events
- 200 units in Durham's west end with 50 units under development
- Renovation of existing and creation of new
- Resulted in additional community projects



Housing Strategies

What can work here?

Housing Authority to identify new partnerships for alternative housing options and commercial incubation

More communication, outreach and education with community about housing options



Lunch Break



Strengthen Existing Communities

- Fix existing infrastructure first
- Reuse vacant and abandoned properties
- Redevelop commercial corridors
- Create Neighborhood Improvement Districts
- Leverage anchor institutions





Engage Anchor Institutions

Case study: Evergreen Cooperative, Cleveland, OH

- Launched in 2008 by a working group of Cleveland-based institutions
- Focuses anchor institution purchasing locally
- Created several new community-based, co-op businesses

Community Benefit Agreements

- Legally enforceable or voluntary agreement between developers, communities, and local governments.
- Allows for community input into development process.
- Requires developer to provide community benefits in return for support from the community.
- Examples:
 - Pittsburgh, PA. Penguins develop new Hockey Arena, CBA led by the “Hill District Consensus Group results in \$8.3 million in benefits, including a donation for a grocery store, and creation of a “Neighborhood Partnership Program”
 - Wilmington, DE. Composting facility is built, CBA requires 20% local, and 20% minority hiring requirement, funding for a job training program, and ban on construction trucks using local residential roads



Citywide Policies for Equity

- Racial and Social Justice Initiative – City of Seattle
- Three year plan to incorporate equity issues in all city policies and programs
- Work with community based organizations
- Tap regional and national networks



Strengthen Community Strategies

What can work
here?

Create more voluntary Community Benefit Agreements for job creation

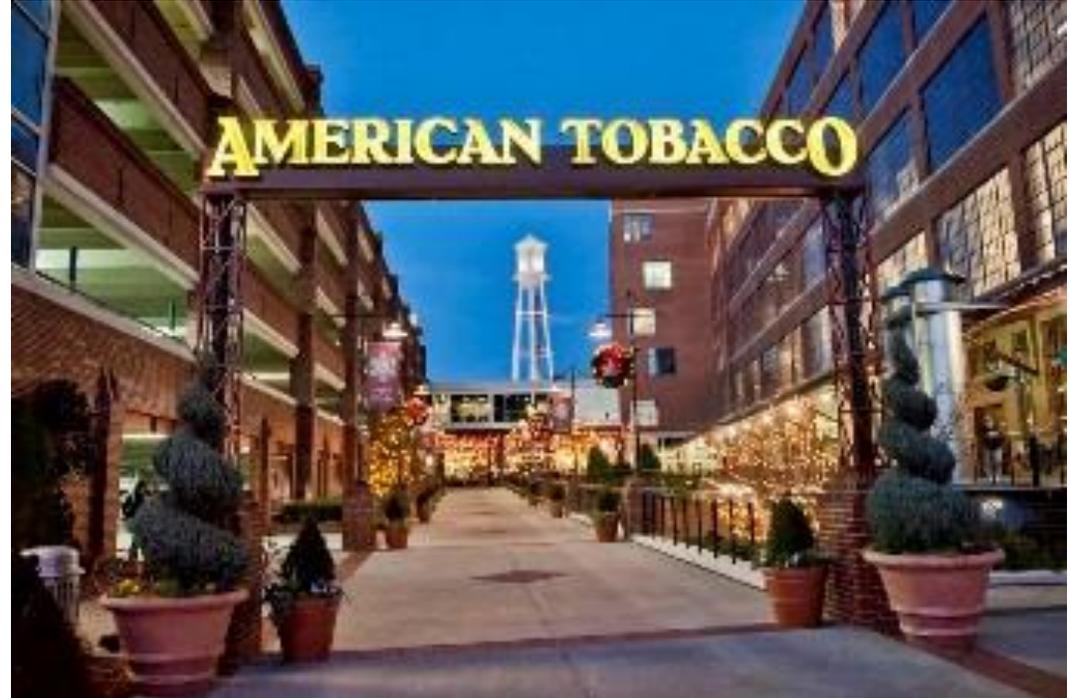
Engage Anchor Institutions in voluntary buy and hire local

Incorporate Equitable Development into the Comprehensive Plan



Preserve and Build Upon Features that Make a Community Distinctive

- Preserve existing cultural features
- Create new development that strengthens local culture





Preserve Existing Cultural Features

- A neighborhood's name or history
- Architecture
- Unique signs and public art
- Important community/public spaces



Preserve Existing Cultural Features

- Document historic or cultural resources
- Enact preservation policies (buildings, districts, viewsheds, etc)
- Use supportive codes and financial incentives for historic rehab, such as tax abatement or revolving loan pool



Preserve Existing Cultural Features

- Public events and festivals can bring foot traffic and customers to priority infill areas
- Smaller neighborhood-centered events also can connect neighbors and build identity.
 - Farmers markets
 - Craft and food fairs
 - Winter holiday ice rinks
 - Church festivals



Preserve Existing Cultural Features

Case study: Bronzeville, Chicago, IL

- Historic African American neighborhood, at its peak in 1940s.
- Art district with museums, galleries, and studios run by residents. Art District tours.
- Revitalization and redevelopment while maintaining historic character and affordability.



Preserve and Build Upon Features that Make a Community Distinctive

Case study: Little Tokyo, Los Angeles, CA

- Historic center of Japanese-American culture
- 30,000+ Japanese and Japanese-American residents at peak
- Community commitment to maintaining this cultural hub.

Preserve Community Identity Strategies

What can work here?

Develop a strategic plan to better connect the River Arts District to the historically black community East of the Riverway

Engage the African American Heritage Commission to identify the Placemaking Assets/Goals

Engage City Parks and Recreation

Engage the Arts Community in this topic



Plan for Action



Outreach Strategies – Group 1

What can work here?

Establish new non-profit collaborative strategy

Identify key metrics for success

Create database and/or other communication strategize to let people know who, when and where

Define common techniques/strategies for City to foster two way conversations



Housing Strategies – Group 2

What can work here?

Housing Authority to identify new partnerships for alternative housing options and commercial incubation

More communication, outreach and education with community about housing options



Strengthen Community Strategies – Group 3

What can work
here?

Create more voluntary Community Benefit Agreements for job creation

Engage Anchor Institutions in voluntary buy and hire local

Incorporate Equitable Development into the Comprehensive Plan



Preserve Community Identity Strategies – Group 4

What can work
here?

Develop a strategic plan to better connect the River Arts District to the historically black community East of the Riverway

Engage the African American Heritage Commission to identify the Placemaking Assets/Goals

Engage City Parks and Recreation

Engage the Arts Community in this topic

Target complete streets to support this



SMART Exercise

- Breakout group discussions by goal area
- Goal 1
- Goal 2
- Etc.



GOAL:

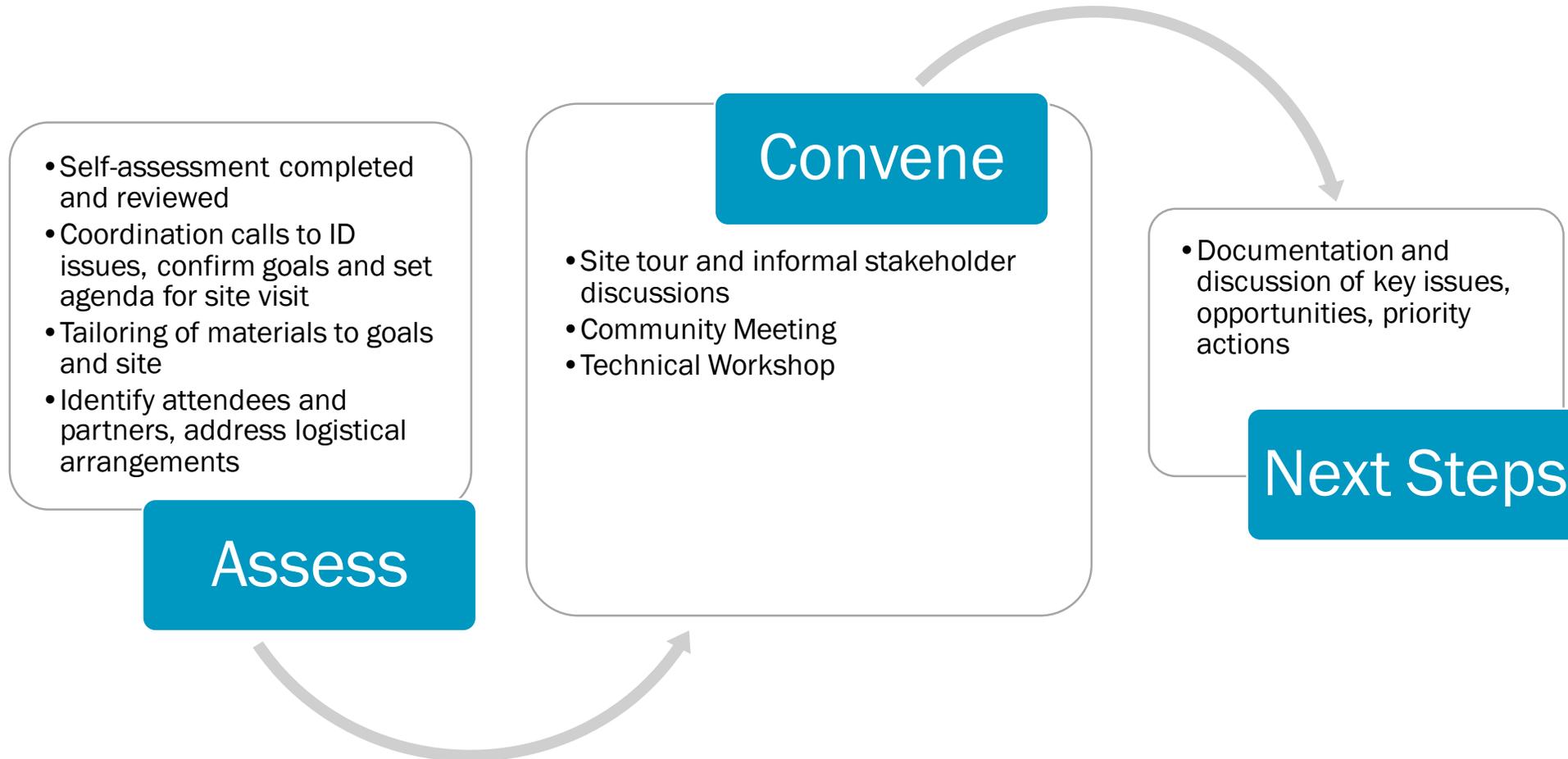
S.M.A.R.T Actions <small>Actions should contribute to success of a goal and be SMART: Specific, Measurable, Achievable, Relevant, and have a Time-frame</small>	Why is this important?	How will we measure success?	Time-frame <small>Short (1-2 years), medium (3-5 years), long (>5 years)</small>	Lead Role <small>Who is the primary responsible organization or person?</small>	Supporting Cast <small>Who else can help?</small>	Costs & Resources <small>Funding sources? Human resource? Brainstorm as many as possible.</small>
Specific Action:						
Specific Action:						
Specific Action:						
Specific Action:						



SMART Exercise

- Report out

What's Next?



Thank You for Joining Us



Asheville, NC

July 17th, 2015

**Sustainable Communities
Building Blocks**

Visit us on the web at

http://www.epa.gov/smartgrowth/economic_success.htm

Insert community-specific photo

SEVEN COMMON ELEMENTS OF SMART GROWTH, ENVIRONMENTAL JUSTICE, AND EQUITABLE DEVELOPMENT

- Facilitate Meaningful Community Engagement in Planning and Land Use Decisions
- Promote Public Health and a Clean and Safe Environment
- Strengthen Existing Communities
- Provide Housing Choices
- Provide Transportation Options
- Improve Access to Opportunities and Daily Necessities
- Preserve and Build on the Features That Make a Community Distinctive

Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

Conduct
Multilingual
Outreach

Conduct Community
Assessments

Hold Community Planning and
Visioning Workshops

Leverage
non-profits
orgs

Create
community
ambassadors

Walkability
Audits

Community
Food
Assess'ts

Other Key
Topic
Audits
(safety, etc)

Pre-
workshop
outreach
strategizing

Multiple
Opportun-
ities for
Participation

Different
geographic
levels

Challenge
Identifi-
cation

Promote Public Health and a Clean, Safe Environment

Reduce Exposure to Facilities with Potential Environmental Concerns

Reduce Exposure to Goods Movement Activities

Clean and Reuse Contaminated Properties

Inventory sites

Good Neighbor Agreements

Buffer Zones

Overlay Districts

Ops Strategies

Exposure Tech

Leverage Brownfield and Superfund programs

Revise local zoning barriers

Redevelopment incentives

Promote Public Health and a Clean, Safe Environment

Promote Green Building

Build Green Streets

LEED Cert

Municipal Incentives

ENERGY STAR Homes

Regional Green Infras. Plans

Permeable Pavements / Materials

Tree Canopy Strategies

Green Alley Programs

Rain garden demo projects

Strengthen Existing Communities

Fix Existing
Infrastructure First

Reuse Vacant and Abandoned Properties

Fix-it-First
Policies

Clean-up
Services

Utilize HUD
N'hood
Stabilization
Program

Community
Land Trusts
/land-
banking

Pop-up
Strategies

Title
Clearance

Supportive
Remedia-
tion

Strengthen Existing Communities

Redevelop Commercial Corridors

Corridor
Plans/
Main St
Programs

Storefront
Programs

Business
Resource
Center

Streetscape
Enhance-
ments

Topic Tours

Business
Improve-
ment
Districts

Public
Safety
Partner-
ships

SB
Incubators

Coordinate
with
Workforce
Dev
initiatives/
Anchors

Provide Housing Choices

Preserve Affordable Housing

Leverage
existing
HUD
programs

Land/Hous.g
Trust Funds

Provide
housing
rehab
assistance

Code
Enforcement

Support
creation of
affordable
housing
cooperative

Adopt
property
transfer
taxes to
slow turn-
over

Provide
home buying
education/
purchase
assistance

Provide Housing Choices

Create New Affordable Housing

Leverage existing HUD programs

Inclusionary Zoning

Eliminate multifamily or accessory dwelling unit restrictions

Reduce property min (sqft, parking, setbacks, etc)

Land packaging

Deed restrictions

Adaptive Reuse of Public Property

Provide home buying education/purchase assistance

Provide Transportation Options

Provide Access to Public Transportation

Implement Equitable Transit-Oriented Development

Greater multimodal coord.

Explore demand-response transit

Improve Streetscape Accessibility and Amenities

Env and Social Impact Analyses

Participate in rider's councils.

Density bonuses

Land-banking

Reduce fees, permitting reqs, etc.

Leverage public lands.

Provide Transportation Options

Design Safe Streets for All Users

Complete
Streets
Policies

Signal Timing
/Op
Strategies

Improved
Design
Guidance

Env and
Social
Impact
Analyses

Walkability
Audits

Improve Access to Opportunities and Daily Necessities

Promote Diverse, Community-Centered Schools

Create Safe Routes to Schools

Provide Access to Health Foods

Provide Access to Parks and Green Space

Joint Use Agreements

Improve Siting Criteria

Infrastructure Projects

Programming

Corner Store Strategies

Community Co-ops, Farmers' Markets, etc.

Health Food Financing Initiative

Pocket Park Strategies

Regional Trails

Preserve and Build on the Distinctive Community Features

Preserve Existing Cultural Features

Create New Development that Strengthens Local Culture

Identify Assets

Historical Preservation Initiatives

Cultural Tourism

Historic Districts

Design Guidelines

N'hood Conserv. Districts

Support community / civic assn



Facilitate Meaningful Community Engagement in Planning and Land Use Decisions

- Conduct Multilingual Outreach
- Conduct Community Assessments
- Hold Community Planning and Visioning Workshops





Conduct Multilingual Outreach

Case Study: Seattle, WA

- New Light Rail Station
- Outreach to 3,000 and ongoing involvement with 1,600 people.
- Cambodian, Somali, Amharic, Vietnamese, Latino, Native American, African-American communities.



Hold Community Planning and Visioning Workshops

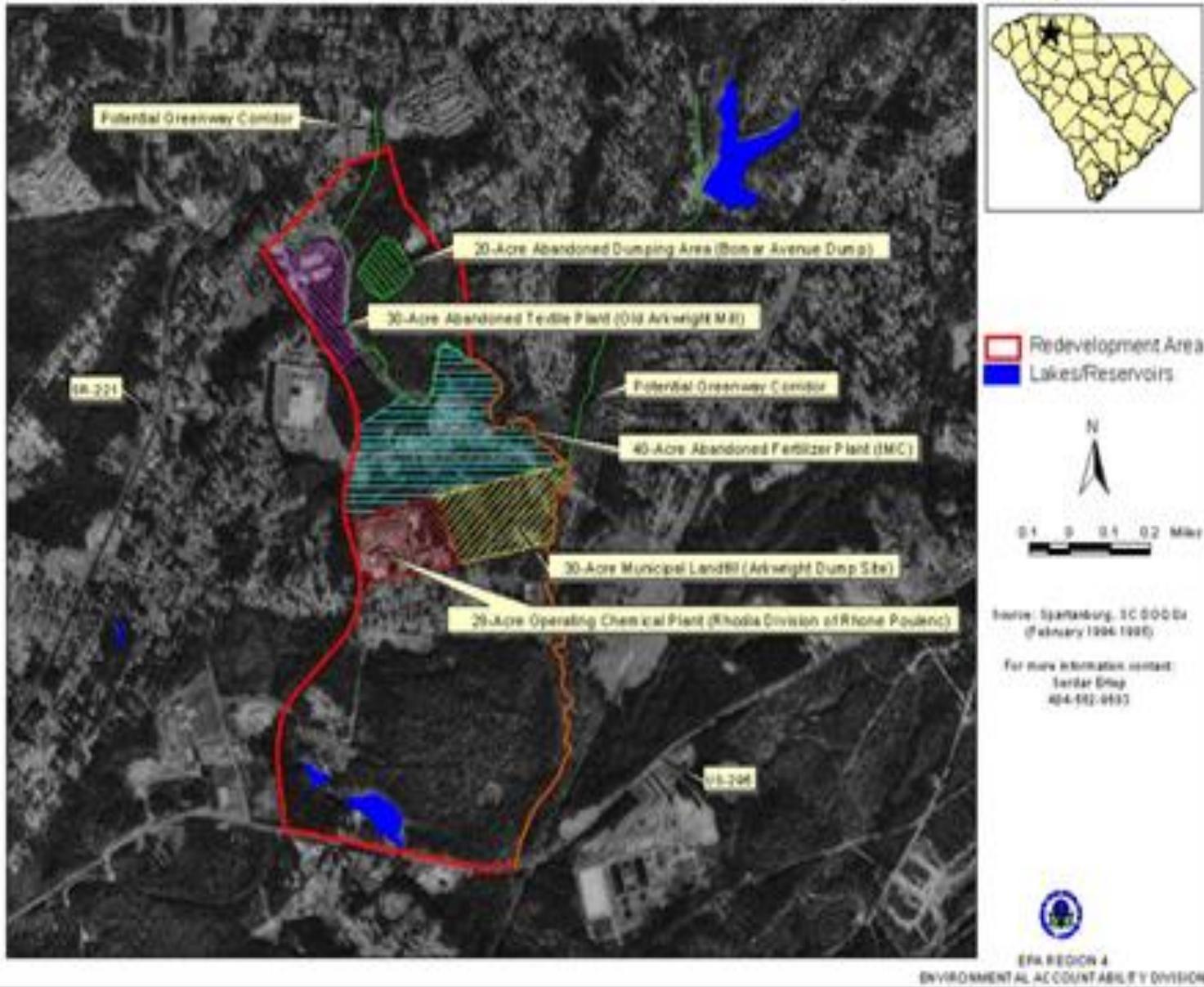
- Engage diverse community groups
- Define a shared vision
- Create visual representations and agreements.
- Use public input for planning, growth and development decisions
- Foster communication
- Provide multiple opportunities for participation

Promote Public Health and a Clean, Safe Environment

- Reduce Exposure to Facilities with Potential Environmental Concerns
- Reduce Exposure to Goods Movement Activities
- Clean and Reuse Contaminated Properties
- Promote Green Building
- Build Green and Complete Streets



ENVIRONMENTAL JUSTICE (EJ) DEMONSTRATION PROJECT ARKWRIGHT/FOREST PARK COMMUNITY REDEVELOPMENT; SPARTANBURG, SC



Clean and Reuse Contaminated Properties

Case Study: Spartanburg, SC

- Spearheaded by ReGenesis, a local EJ organization.
- Superfund site redevelopment lead to a full community revitalization process through HOPE VI.
- \$166M raised for new investment



Clean and Reuse Contaminated Properties

Case Study: Port Arthur, Texas

- Conducted Healthy Home, emergency response, and air quality and job training to over 200 people.



Promote Green Buildings

Case Study: Via Verde, The Bronx, New York

- Mixed-income, 222-unit housing in the Bronx.
- Plentiful outdoor spaces
- Energy efficient technologies
- PV panels
- Green roofs
- New green zoning permitting process





Build Green Streets

- Encourage green infrastructure and water conservation
- Limit impervious surfaces
- Protect the urban tree canopy
- Improve the urban heat island effect

Strengthen Existing Communities

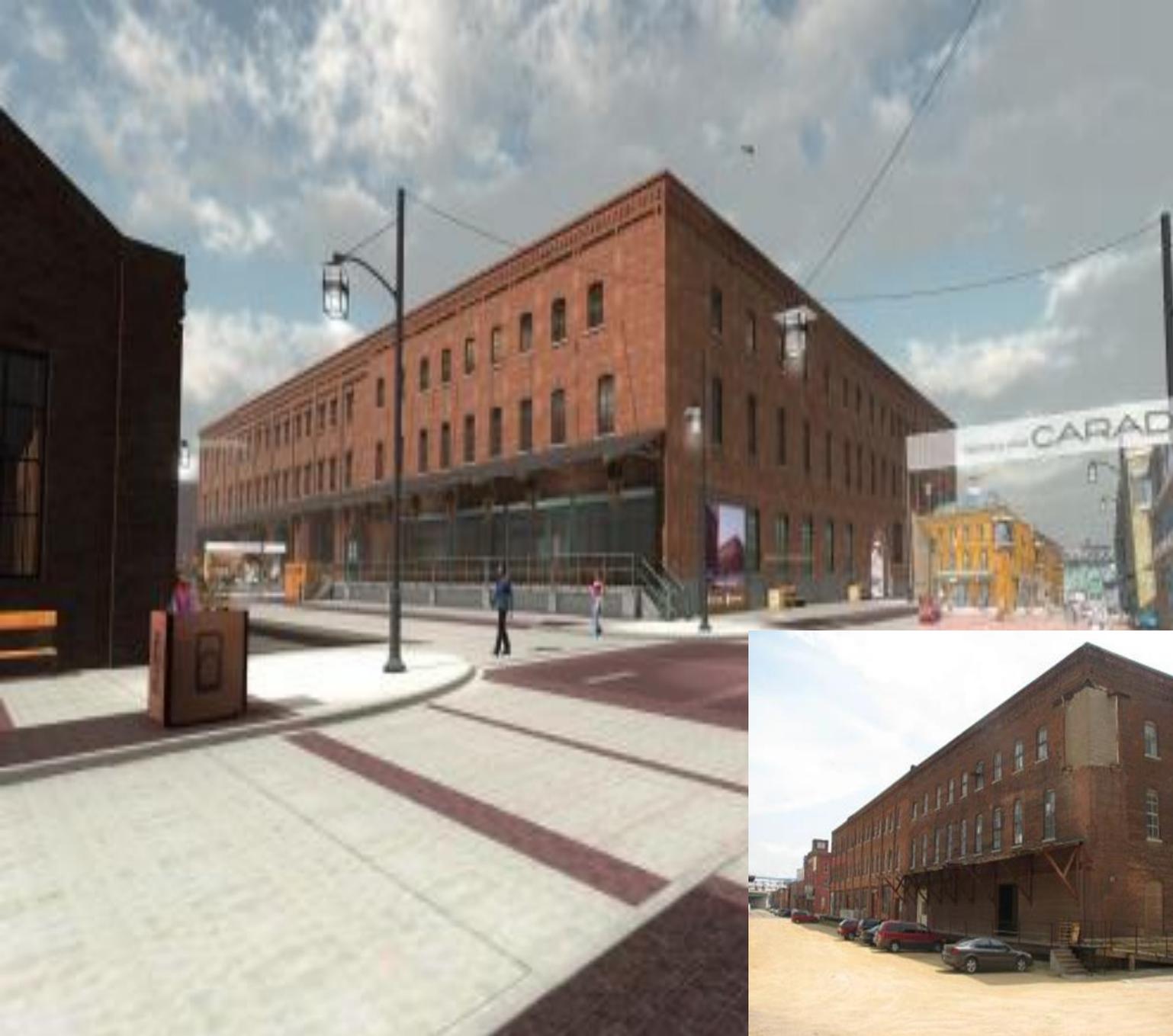
- Fix existing infrastructure first
- Reuse vacant and abandoned properties
- Redevelop commercial corridors
- Target neighborhood programs
- Leverage anchor institutions



Reuse Vacant & Abandoned Properties

Case study: Dubuque, IA

- Creation of a central commercial and residential area
- Lower-income community
- Provides needed housing and amenities to
- Strong community outreach and engagement





Redevelop Commercial Corridors

- Set economic development goals & targets
- Inventory development sites
- Streamline development review process
- Encourage local spending and tourism through “Buy Local” marketing campaigns and local purchasing
- Promotion and incentives to keep existing local businesses



Redevelop Commercial Corridors/Areas

Case study: Evergreen Cooperative, Cleveland, OH



- Launched in 2008 by a working group of Cleveland-based institutions
- Focuses anchor institution purchasing locally
- Created several new community-based, co-op businesses



Provide Transportation Options

- Improve multi-modal transportation access to opportunities
- Create complete streets where walking, biking and transit can thrive
- Implement mixed income transit-oriented development
- Align transit and housing plans





Improve multimodal transportation access to opportunities

- Evaluate transportation access barriers
- Target transit system improvements (service hours, frequency)
- Align walk, bike and transit investments in neighborhoods of need



Provide Access to Public Transportation

Case Study: La Valentina, Sacramento, CA

- Located directly adjacent to light rail to bring residents directly into downtown
- Former brownfields site
- A mixed use, mixed income, affordable housing complex

Implement Mixed Income Transit-Oriented Development

Case Study: Housing Authority of the City of Ft. Lauderdale

- Redevelopment of downtown neighborhood with housing, transit and community space
- Building a True Neighborhood Hub
 - Safe, Attractive Streets, with Wide Sidewalks, Historic Street Lighting, On-Street Parking, and Landscaping





Design Safe Streets for All Users

- Walkability Audits
- Parking maximums
- Street connectivity standards
- Complete streets policy
- Adopt pedestrian friendly design requirements in pedestrian-oriented districts
- Require sidewalks/bike facilities in new development
- Convert one-way streets to two-way to calm traffic

Improve Access to Opportunities and Daily Necessities

- Promote diverse, community-centered schools
- Create safe routes to schools
- Provide access to healthy foods
- Provide access to parks & greenspace



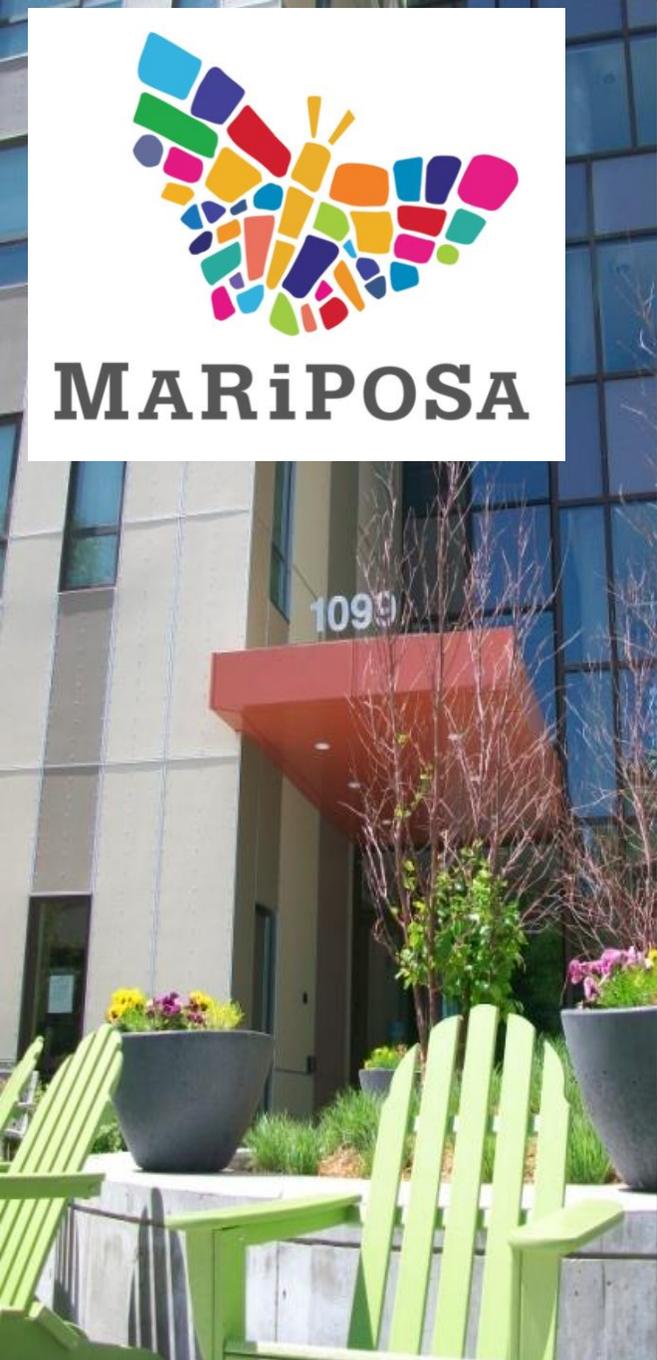


Provide Access to Healthy Foods

- Allow for urban agriculture and for community gardening on public land
- Improve access to healthy fresh foods with a farmers market and by allowing farm stands
- Identify health threats in community and plan for addressing them



MARiPOSA



Provide Access to Health Foods, and Parks and Greenspace

Case study: Mariposa, Denver, CO

- Master Plan Emphasis on Healthy Development with Active Living Guidelines
- Green Streets
- Play areas
- Links to nearby parks and trails
- Community gathering spaces