The APA Sustainable Communities Division supports planners who are committed to planning for sustainable communities by integrating all aspects of sustainability into our work through the combined economic, social, and ecological factors that shape our communities.

SUSTAINABLE COMMUNITIES DIVISION

Thanks to our 2015–2016 Sustainable Communities Division Sponsors!

- Dewberry
- Farr Associates
- ICLEI
- Lehigh Valley Planning Commission
- mySidewalk by MindMixer
- Nitsch Engineering
- USGBC
- VHB
- WRT
- Clarion
- Teska



Division Contact Information

- Website: planning.org/divisions/sustainable
- **Blog** (sign up for e-bulletin): www.sustainableplanning.net
- LinkedIn: APA Sustainable Communities Division
- Facebook/Twitter: APASCD
- Scott Turner, SCD Chair: APASCD@gmail.com
- Jennifer Koch, SCD Secretary-Treasurer: JenniferK@Rhodeside-Harwell.com SUSTAINABLE COMMUNITIES DIVISION

Sustain

Today: Award-Winning Sustainability

- Neil Angus Environmental Planner, Devens Enterprise Commission
- Ronda Fast Environmental Program Coordinator, City of Portland Environmental Services
- Justin Golbabai, MPA, AICP, CNU-A Neighborhood Partnering Program Manager, City of Austin Public Works Department
- John Zeanah, AICP Administrator, Memphis–Shelby County Office of Sustainability SUSTAINABLE COMMUNITIES DIVISION

Devens Sustainable Housing Pilot



Neil Angus, AICP CEP, LEED AP BD+C, ND Environmental Planner Devens Enterprise Commission



Devens Overview

- 35 miles outside Boston
- 4400 ac. former base
- Superfund Site
- 1993 Sustainable redev.
- 5.5mil. sq.ft. of dev.
- 4,500+/- jobs created
- 400 residents
- 1800 ac. open space
- Work and Play....Live?
- Pilot housing project (8 &12)





Partners/Roles:

- MassDevelopment Landowner
 - State Economic Development Agency
 - Owner/Manager of Utilities and Infrastructure
- DEC Regulatory/Permitting Authority
 - Planning and Zoning
 - Conservation
 - Historic
 - Board of Health
 - ZBA
 - Licensing Authority
- Transformations, Inc. and Metric Corp.
 - Designers, Builders









Why a Pilot? MassDevelopment Goals:

- Showcase sustainable technologies and Res. GB practices
- State goal ZNEB by 2030 (assist with market transformation)
- Alt. to traditional Single and multi-family housing types
- Social equity (not just for those who can afford it)
- Financial feasibility
- Aesthetics/fit with existing neighborhood character
- Replicability construction for 21st century

Educate - ease of env. sensitive site design, GB, WE & healthy IAQ

Pilot Location/Context:

- Brownfield redevelopment
- Reuse existing infrastructure
- Accessibility & Services:
 - Sidewalk connections
 - Multi-purpose trails
 - Bike lanes
 - School
 - Daycare
 - Restaurants
 - Playgrounds/recreation fields
 - Industrial Park (jobs!)

SpringHill Suites Devens Common Center

Dunkin' Donuts

S Hans com Fee S Credit Union Devens Common Center

iter

Ryanson

DEC Reg. Review 2011

- Regulation audit/barriers
- Red. lot size/frontage
- Typ. cluster/density bonus
- EE, WE & IAQ Req.
- Adding to open space





Showcase EE, WE and IAQ:

- MD Selecting the right Developer
- Double-wall construction
- Triple glazed windows
- Low/no VOC materials
- Air sealing and IAQ (build it tight!)
- EPA Water Sense Plumbing Fixtures
- Stronger, more resilient buildings (climate mit./adaptation)
- Typically higher building material costs, but....

Cost neutral:

- Open floor plan/daylighting
- Passive solar
- No central heating/cooling
- No duct work
- Tankless hot water heating
- Affordable construction (\$200-\$350K)



More elements of efficiency and affordability:

- East-west long axis maximize active solar
- Passive solar south facing windows/roof solar shading
- Passive survivability (consistent internal temp. control)
- "Right-sized" homes (1,000 sq.ft. to 2,200 sq.ft)



Pilot Results: Exceeding expectations

• HERS index:



ENERGY-POSITIVE HOMES IN DEVENS, MASS actioned a HERS Index of -21. It was

HERS -36 single family home. Generates enough excess power an EV for 30,000 miles/yr.

all wheelds to prove an EV to

LID strategies:

- No gutters
- Pervious walkways
- Rain gardens
- Reduced lawn areas
- Street trees
- GI & UHI reduction



- Universal accessibility/age in place
- Educational sessions, tours and case studies throughout project
- Sold out in 2013



Pilot Follow-Up:

- Seeing is believing! Pilot helped gain public support & justify additional reg. updates in 2013
- A step further than Pilot focus on neighborhood design for people first!(LEED ND)
- <u>Mix</u> of incentives and requirements:

-Reduced lot size, frontage and setbacks
-Higher density: 7-20 DU/acre (transit supportive)
-Min. EE, WE and IAQ requirements
-LID and Green Infrastructure





DEC 2013 Reg. Updates:

- Homes framing the street(form)
- Max. block length (walkability)
- Connected/Complete streets
- Mix of housing types
- Proximity to OS (health/active)
- Building Resiliency:
 - -EE, WE (lower GHG) -durability -passive survivability -LID

Creating neighborhood character

devensec.com/



New Grant Road Neighborhood Redevelopment

- Former military housing neighborhood
- 124 unit mix of 1,2,3,4 unit NZE homes and townhomes & 2x20 apts
- Affordable (25% deed restricted low-moderate)
- Higher density (7-20 UPA)
 - Neighborhood/pedestrian scale design
 - EE & WE in and out
 - Green Infrastructure network (parks, community garden, open space, LID, street trees)
- Phase 1 underway in 2015



Pilot Results:

- Building consensus: education and awareness
- Seeing is believing showing how it can be done
- <u>Balance</u> of regulations and incentives that facilitate smart, energy efficient, healthy growth
- Climate mit. AND adaptation strategies (UHI, GHG, resiliency)
- Market transformation (increased demand for a better product)



Pilot Results:

- Healthier, more attractive natural and built environments
- Connecting people with places multi-modal options (transit-supportive densities)
- Setting a new standard for the future of neighborhood development and home building
- Triple Bottom-Line approach Fulfilling Devens Master Plan objectives
- Team Effort



Thanks!

neilangus@devensec.com

Devens Enterprise Commission

www.devensec.com



working for clean rivers



Westmoreland Park Crystal Springs Creek Restoration & Nature Play Projects

Ronda Fast

Environmental Program Coordinator Bureau of Environmental Services

APA Webinar - February 26, 2016



ENVIRONMENTAL SERVICES CITY OF PORTLAND

NICK FISH, COMMISSIONER MICHAEL JORDAN, DIRECTOR





















Westmoreland Park

Master Plan

- 2,400 linear feet of wetland and stream restoration
- 2,500 linear feet of new paths
- Boardwalk and overlook
- Benches, picnic tables, lighting












Nature Play Area















Innovative Partnerships

Project Partners

- Portland Parks & Recreation
- Army Corps of Engineers
- TriMet
- Union Pacific Railroad Co.
- Reed College
- Audubon Society of Portland
- USDA-Wildlife Services
- Greenworks, PC
- Adam Kuby, artist

Capacity Partners

- Portland State University
- Xerces Society
- Johnson Creek Watershed Council
- SMILE Neighborhood Association
- SOLVE
- Crystal Springs Partnership

Funding Partners

- Metro
- NOAA Fisheries
- East Multnomah Soil & Water Conservation District
- Oregon Watershed Enhancement Board
- US Fish & Wildlife Service

Regulatory Partners

- USFWS
- Oregon Department of Fish & Wildlife
- Army Corps of Engineers
- Oregon Department of State Lands
- Bureau of Development Services
- NOAA-Fisheries



Crystal Springs Leveraging 2016











More information/ resources

•<u>www.portlandoregon.gov/bes/crystalsprings</u>

- https://www.portlandoregon.gov/parks/61107
- www.crystalspringspdx.org

Award Winning Sustainability

Today's Speakers:

- Neil Angus neilangus@devensec.com
- Ronda Fast ronda.fast@portlandoregon.gov
- Justin Golbabai Justin.Golbabai@austintexas.gov
- John Zeanah John.Zeanah@memphistn.gov



Eleler

Three Main Questions

How do you make great places?



How do you empower people?



How do you make it accessible to everyone?











The North Lamar Combined Neighborhood Planning Area

Neighborhood Plan

An Amendment to the Austin Tomorrow Comprehensive Plan

June 24, 2010



















Program Rules

WHO CAN APPLY?

- Neighborhood or Homeowners Associations
- Neighborhood Plan Contact Teams
- Community Service Associations, Non-Profits, Educational, Ethnic, Cultural, Civic or Religious Organizations.

WHAT ARE THE CRITERIA?

- Proposed project is on City property or appropriate easements
- Project is submitted by a community group
- 60% of impacted stakeholders must approve of the project
- Community Group maintains the project for the life of the project (does not include concrete or asphalt-related work).

Evidence of Support Map

Total Number of Support Signatures	84
Impacted Stakeholders Identified	56
Impacted Stakeholders Signatures	34
Percentage	61%



Evidence of Support Criteria: Met









Neighborhood Partnering Program
















Case Example: EM Franklin Green Street





EM Franklin Green Street

TEXAS Architecture



EM Franklin Green Street

















EMPOWERING NEIGHBORHOODS BUILDING COMMUNITY

QUESTIONS?

NEIGHBORHOOD PARTNERING PROGRAM

<u>http://www.austintexas.gov/</u> <u>neighborhoodpartnering</u>

Justin Golbabai, MPA, AICP, CNU-A Neighborhood Partnering Program Manager Public Works Department City of Austin, Texas Justin.Golbabai@austintexas.gov (512) 974-6439





Celes We

Core Values

Community Participation

Cost Sharing



Quality of Life Enhancement

Incorporation of City Initiatives

Geographic Equity



The Mid-South Regional Greenprint and Sustainability Plan seeks to connect a network of green space across Shelby County TN, Fayette County TN, Crittenden County AR, and DeSoto County MS

Wississippi

ARKANSAS



SSIPP

Proposed Trail Corridors

owntown Memphis Riverfront	27	Wolf to Chelsea Connector
arahan Bridge Connector	28	Wolf to Nonconnah - Collierville Connector
helsea Ave Greenline	29	Wolf to Nonconnah - Utility Line Connector
vpress Creek & Horn Lake Creek to Hernando	30	Wolf River Corridor East
restone Greenway	31	Wolf River Corridor West
etcher Creek to IH Managerial Park	32	Coldwater Corridor
uller Park to Hernando Desoto Park	33	Hurricane Creek Corridor
269 Greenway Corridor	34	Missouri Pacific Rail Trail
shns Creek Greenway	35	Fifteenmile Bayou Corridor
ohnson Creek Corridor	36	Island 40 Connector
oosahatchie River Corridor	37	Loosahatchie Bridge Connector
oosahatchie River to Wolf River	38	JFK Park to Loosahatchie Connector
larion to Harahan Bridge Corridor	39	Tenmile Creek and Utility Line Connector
leeman Shelby State Forest Connector	40	I-240 Utility Line Connector
Illington Connector	41	Nonconnah-Coldwater Connector
Restant Bloom Couldon	42	Bidanna Cananana

Led by a Consortium of over 80 organizations and 300 individuals from the four-county region, including:

- Municipal and County Governments
- State Agencies
- Non-profit Organizations
- Educational Institutions
- Private Businesses
- Neighborhood Groups
- Individual Citizens

Housir

Input from over 4,000 residents:

- Regional Public Meetings
- Community Meetings
- Subplan/study meetings
- Community Events
- Stakeholder Interviews
- Online Surveys
- U Map It! crowdsourcing tool



The Concept Map recommends a network of 500 miles of trails and 200 miles of on-road connections linking communities across the tri-state region

ARKANSAS

Mississippiai

MID-SOUTH REGIONAL GREENPRINT CONCEPT MAP

Concept for a Regional Network of Connected Green Infrastructure





- The Concept Map recommends a network of 500 miles of trails and 200 miles of on-road connections linking communities across the tristate region
- The Greenprint network was designed to connect and balance population, employment, equity, transportation, and green space
- » If implemented today, 78% of the region's population would live within 1 mile of a greenway trail
- And 79% of the region's jobs would be within 1 mile of a greenway trail

Strategic Directions



A Regional Interconnected Network of Parks, Greenways and Open Spaces

Equitable Participation and Community Ownership



Enhanced Access through Transportation Choices



Healthy and Safe Communities



Improved Neighborhoods and Fair Housing Choices



Sustainable Resources and a Quality Environment



A Productive Workforce and Economy



Effective Long-term Regional Planning

Principles L	Livable Built Environment	Harmony with Nature	Resilient Economy	Interwoven Equity	Healthy Community	Responsible Regionalism	Кеу	
Practice	1. Multi-modal Transportation choices		22. Economic growth capacity	29 Bange of housing types	38.Toxin exposure reduction	43.Local land use plans coordinated with regional transportation	SD1	
Practice	2.Transit-oriented development	13. Green infrastructure	23. Balanced land use mix	31. Jobs/housing balance	39.Public safety increase through crime & injury reduction	46.Local & regional housing plan coordination	SD2	
Proctice	3. Regional transportation/ job clusters	<u>14. Natural topography</u> respect.	24.Access to employment centers	neighborhood improvement		47.Local open space plans coordinated w/ regional frameworks	SD3	
Practice 4	4. Complete streets	15. Carbon footprint reduction	25.Green business & jobs support		41.Physical activity & healthy lifestyles	48.Transit-served growth area designation	SD4	
Practice	5. Mixed land use in walkable patterns	16. Air quality standards	26. Community based economic development	33.Services & health care for minority, low income	42.Accessible parks, recreation, open space	49. Cooperation with region on resource sharing	SD3	
Practice (6 Infill development	17. Climate change adaptation	27. Infrastructure capacity	34. Infrastructure upgrade in older neighborhoods	43.Healthy local food access	50.Local activity center & regional destination connection	SD6	
Practice 7	7. Urban design standards	18. Renewable energy	28. Post-disaster economic recovery plan	35.Workforce development policy	44.Equitable access to health care, schools, public safety, arts & culture	51.Linked local & regional economic & population projections	SD7	
Proctice	8. Accessible public facilities & spaces	19. Solid waste reduction		36.Protect vulnerable neighborhoods from natural hazards		32.Regional development visions recognized in local plans	SD8	
Practice		20.Water conservation and supply		37.Promote environmental Justice		53.Consistent local CIP and regional infrastructure priorities		
Practice 1	10. Green building design	21. Stream,watershed, and floodplain protection						
Practice 1	11. Hazard zone avoidance							

Solid color = practice is addressed by one of the SDs/topic chapters Hatched color = practice is marginally addressed by one of the SDs/topic chapters Bold/Italic/Underline = practice not addressed, but could fit into Greenprint No fill = practice not addressed







John Zeanah, AICP Deputy Director, Memphis and Shelby County Division of Planning and Development John.Zeanah@memphistn.gov 901-576-7167