



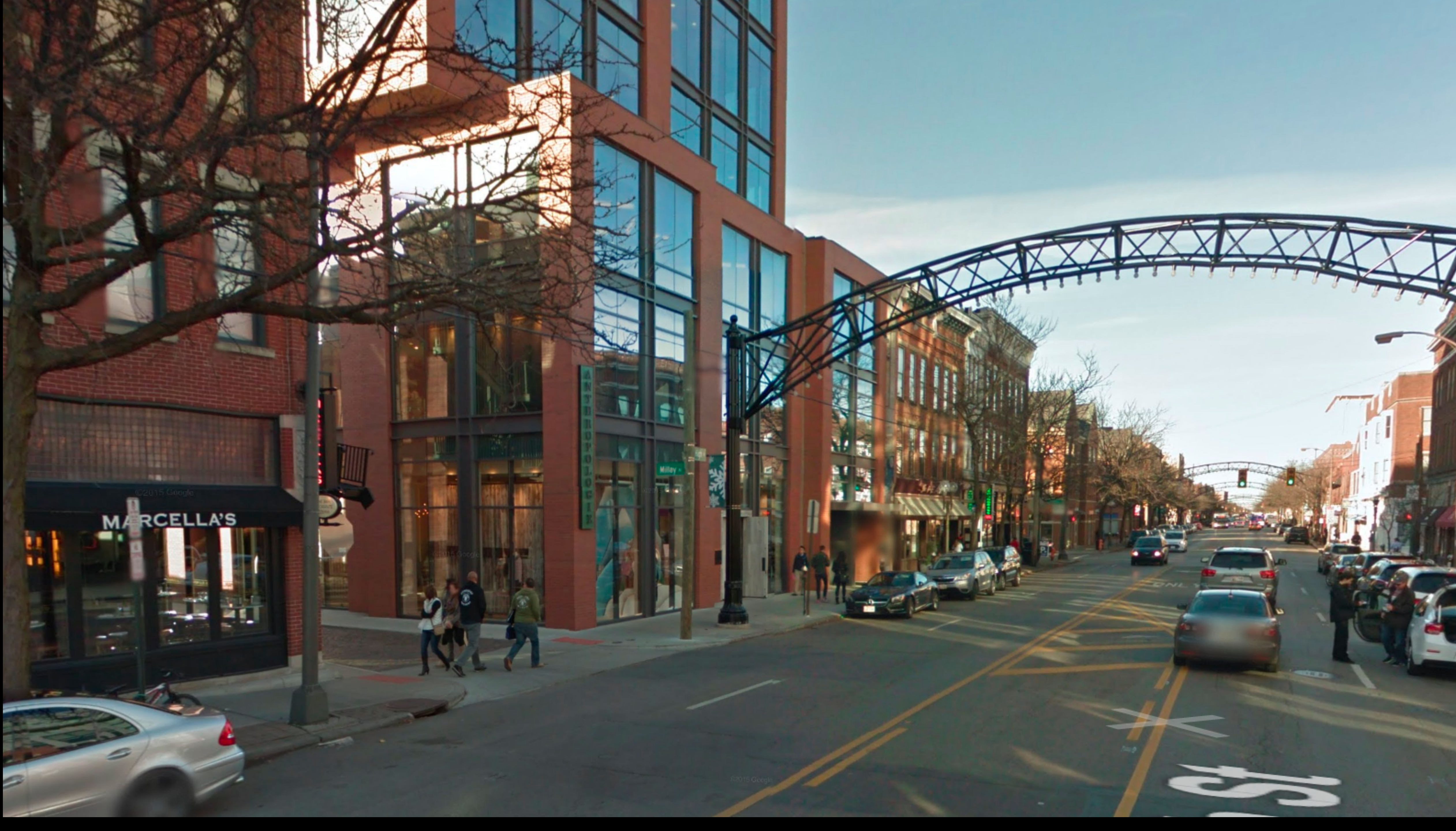
# It is Solved by Walking

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## Planning and Designing Walkable Places

Metro Council  
PlanIt Conference  
Brooklyn Park, MN  
13 Dec 2016















# history







public space



A photograph of a city street scene. In the background, a large brick building is covered in a colorful mural depicting various figures and scenes. The street is lined with trees, some of which are bare, suggesting a cooler season. A white car is parked on the street, and a dark car is driving in the distance. A black lamppost with string lights is in the foreground. The sky is clear and blue. The text 'public art' is overlaid in white on the mural, 'preservation' is overlaid in white on the right side of the image, and 'streetscape' is overlaid in white at the bottom right.

public art

preservation

streetscape















new



old







new



old













*Photo: Alex S, MacLean*











4-20 →  
E POPLAR AVE

STOPPING  
TAXI-NEW  
4PM-5PM  
MONDAY  
THRU-FRI  
NOV 11-15

ALLANDER  
CLEANERS

ART

Cherry's  
FRESH  
FRESH  
FRESH

4

NO STOPPING  
TAXI-NEW  
4PM-5PM  
MONDAY  
THRU-FRI  
NOV 11-15

6

















*It's not about the sidewalk*













*What makes a  
place walkable?*

---

close to  
destinations





*What makes a  
place walkable?*

---

density

*Cambridge, MA*





*What makes a  
place walkable?*

---

density

*Minneapolis, MN*



*What makes a  
place walkable?*

---

balance of uses





*What makes a  
place walkable?*

---

balance of uses



*San Diego, CA*





What makes a  
place walkable?

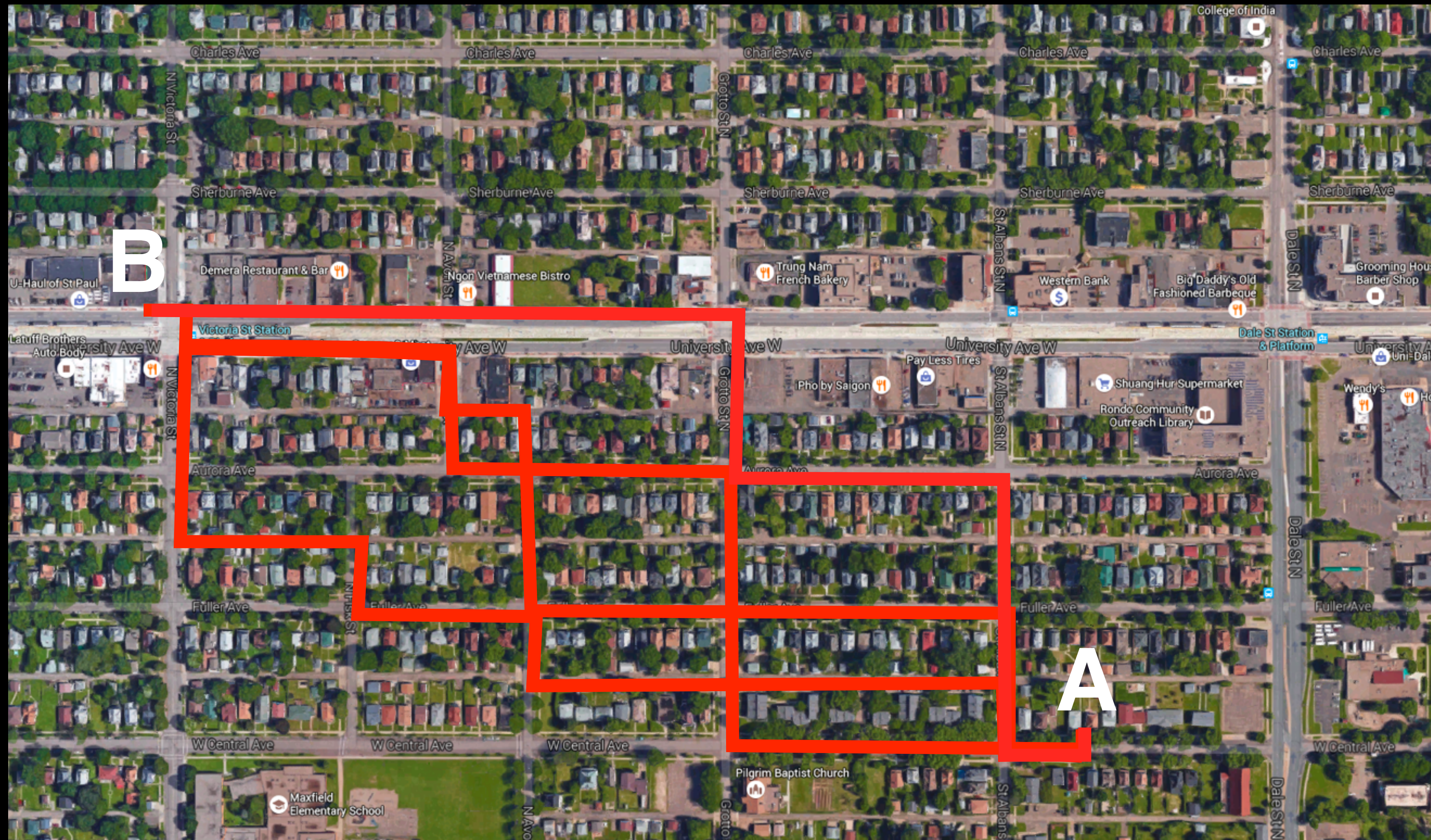
seamless  
connections

St. Paul, MN



*What makes a  
place walkable?*

seamless  
connections



*St. Paul, MN*





*What makes a  
place walkable?*

---

seamless  
connections

*Minneapolis, MN*





*What makes a  
place walkable?*

---

*seamless  
connections*

*Salt Lake City, UT*





*What makes a  
place walkable?*

---

*seamless  
connections*

*Denver, CO*



*What makes a  
place walkable?*

---

seamless  
connections



*Vancouver, BC*



*What makes a  
place walkable?*

---

*good design*



*Shaker Heights, OH*





# Made for Walking

Density and Neighborhood Form

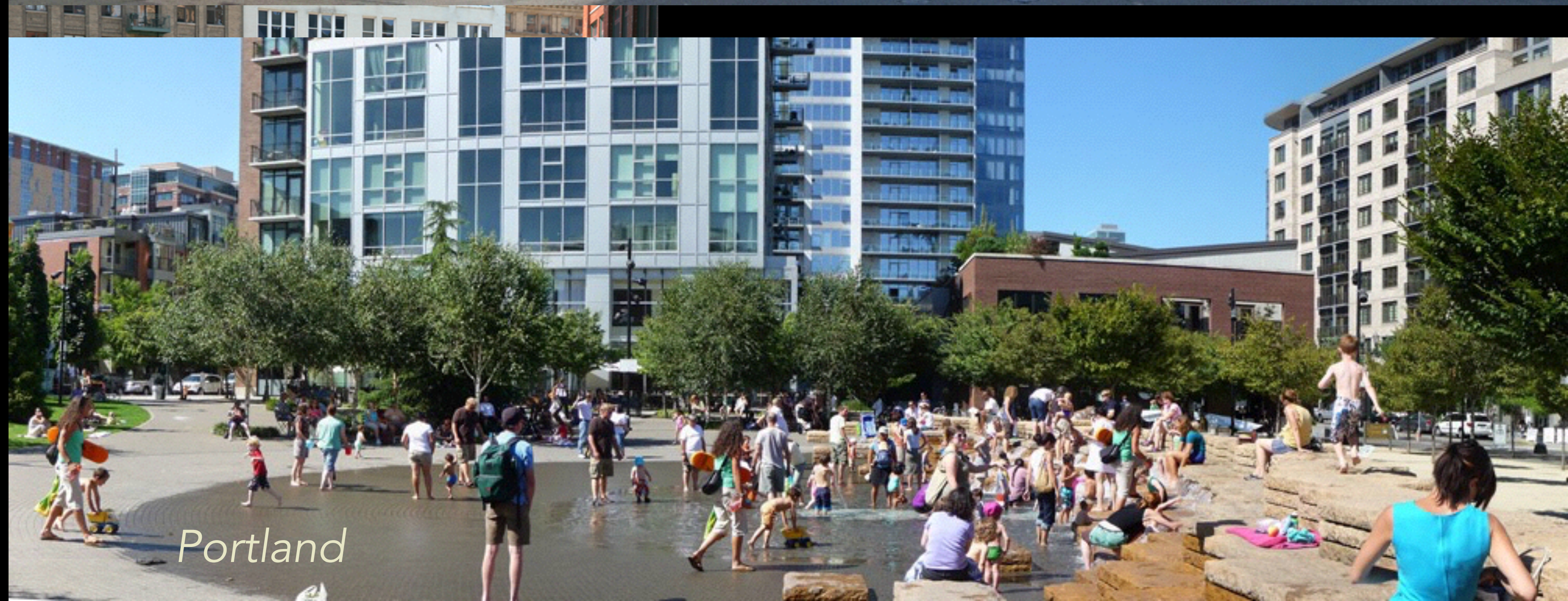
Julie Campoli

Made for Walking

















*new office buildings  
Boston, MA*





*Bellingham, WA*





Charlotte, NC





Minneapolis





*Burlington, VT*





*Burlington, VT*





**FREE  
EXERCISE  
EQUIPMENT**  
on other side of door.



**Time to Get On the Move**  
For more ideas or to get started,  
go to [www.americaonthemove.org](http://www.americaonthemove.org)  
or call 800.807.0077

**America on the move**  
Steps to a Healthier Way of Life™

America On the Move, with support from LEAN CUISINE, presents the Healthcare Professional Toolkit, designed to show patients how small steps can lead to big changes that improve health and quality of life.  
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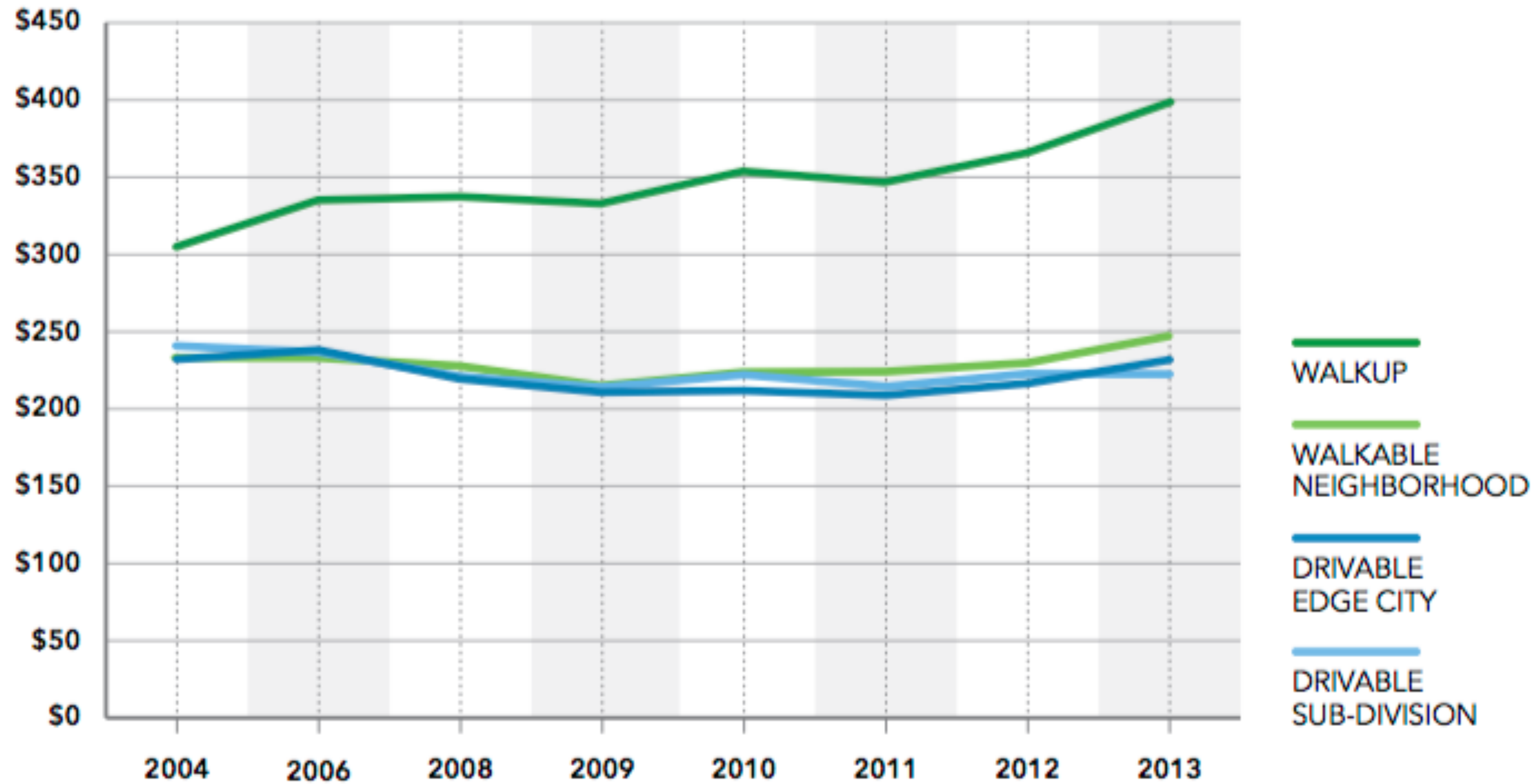




*San Francisco, CA*



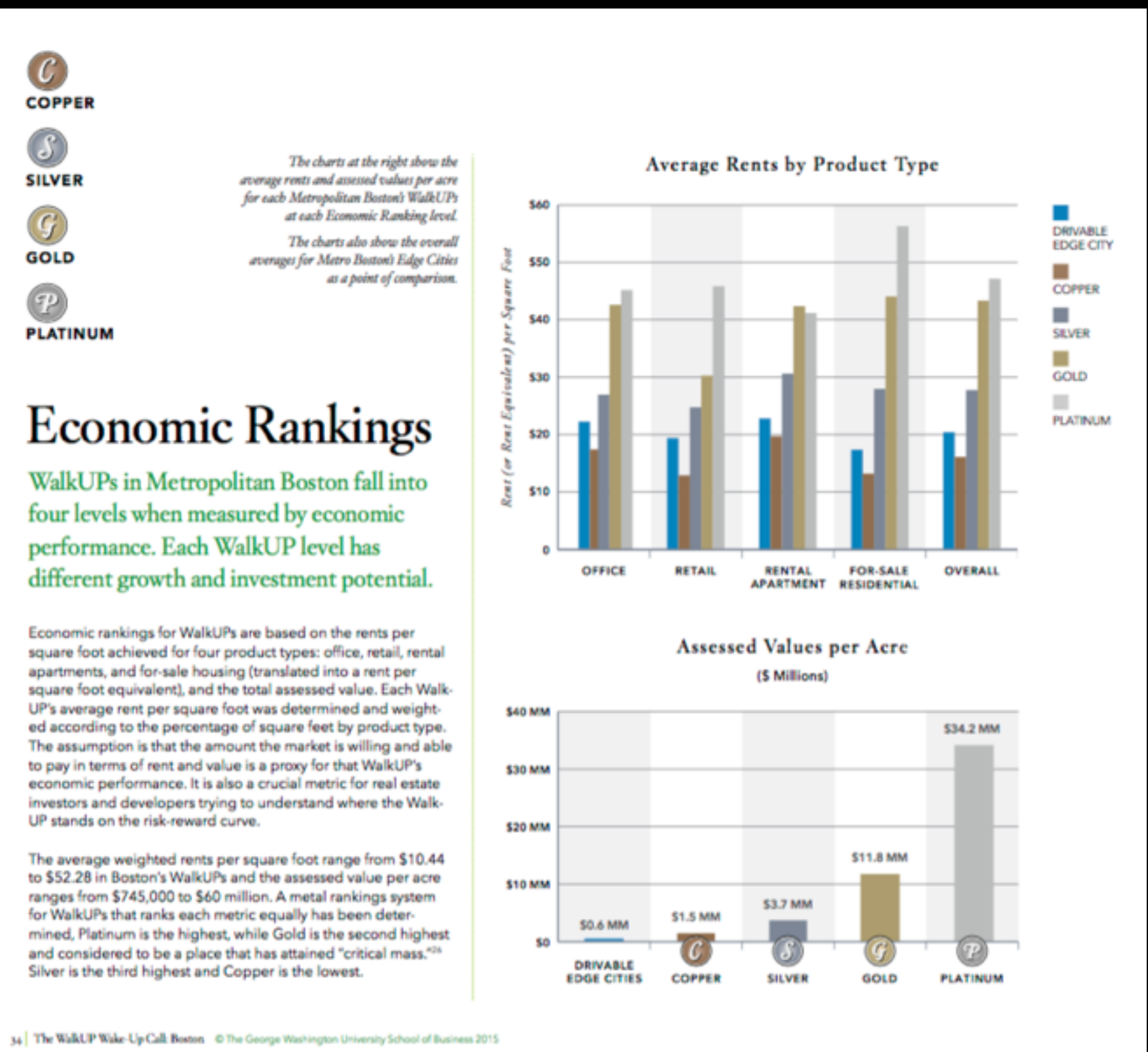
## Average Home Sale Price: (Cost per Square Foot)



Source: Lineberger and Lynch, *The WalkUP Wakeup Call: Boston*



“Many WalkUPs that rank high on the economic scale fall into the lower ranks on the equity scale”



Source: Lineberger and Lynch, *The WalkUP Wakeup Call: Boston*



# gentrification

investment/improvement

property values rise

change in perception

in-migration of wealth





Bedford-Stuyvesant, Brooklyn, 2007





Bedford-Stuyvesant, Brooklyn, 2015



# gentrification

investment/improvement

property values rise

change in perception

in-migration of wealth

# displacement



| GENTRIFICATION      |                             |                           |                                   |                       |
|---------------------|-----------------------------|---------------------------|-----------------------------------|-----------------------|
| B                   | I                           | N                         | G                                 | O                     |
| YOGA STUDIO         | FREELANCE NOMADS            | GROWN UPS ON SKATE BOARDS | JUICE BAR                         | ARTISNAL ANYTHING     |
| \$5.00 COFFEE       | CURBSIDE CAST-OFFS LOOK NEW | BAREFOOT HIPSTERS         | NEW WHOLE FOODS                   | GRAFFITI REMOVAL      |
| NANNIES IN THE PARK | OPEN HOUSE SIGNS            | FREE CRAFT BREW           | GOODWILL REPLACED BY VINTAGE SHOP | GASTROPUB             |
| VEGAN FOOD          | FARMER'S MARKET             | ARTIST LOFTS COMING SOON  | CITY TARGET                       | WHITE PEOPLE ON BIKES |
| DECK SHOES          | WHINEY ADULTS               | POP-UP SHOPS              | KOGI TRUCK                        | 1ST WORLD PROBLEMS    |

Source: *Parallel Play*





Crown Heights, Brooklyn, 2011

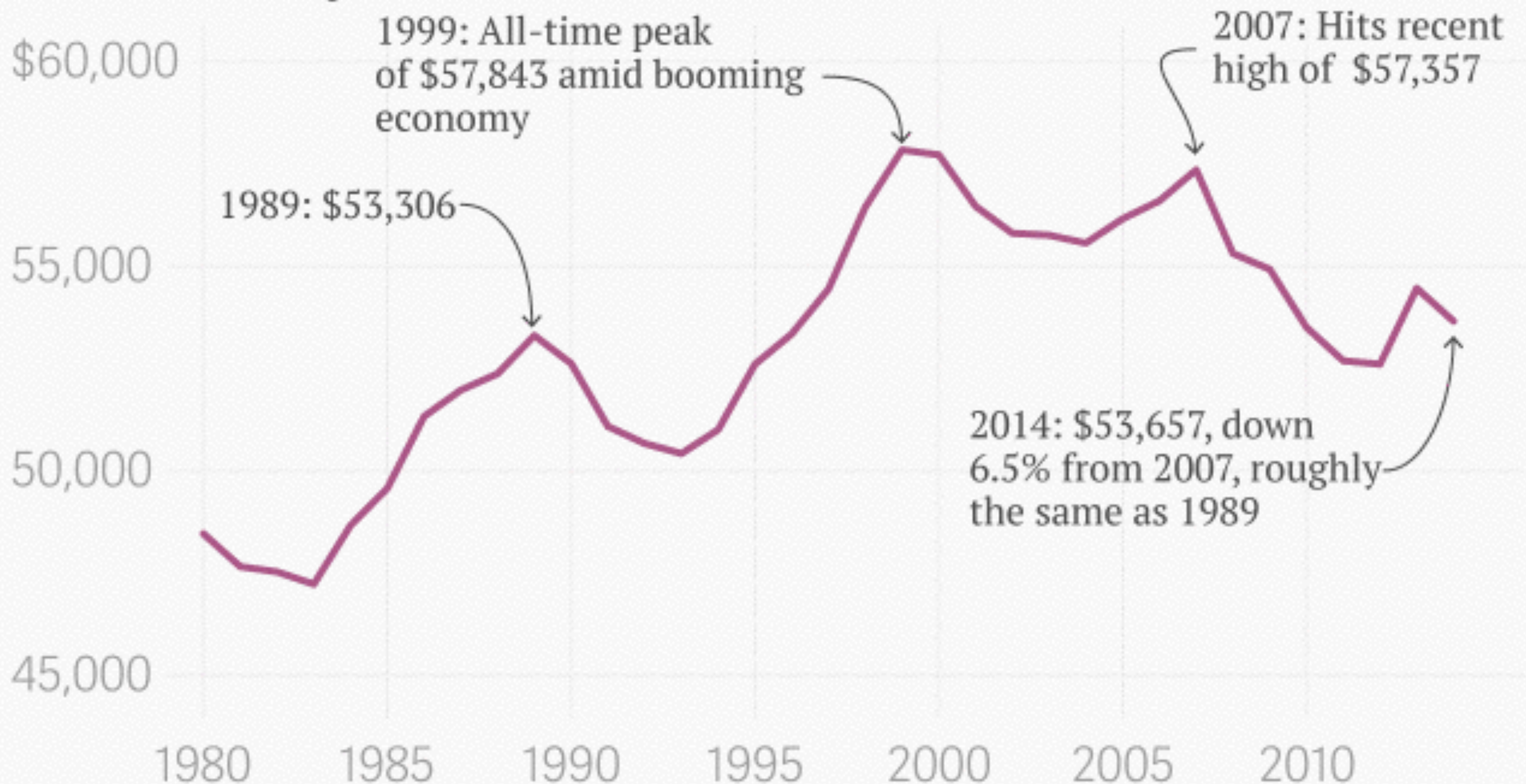




Crown Heights, Brooklyn, 2015



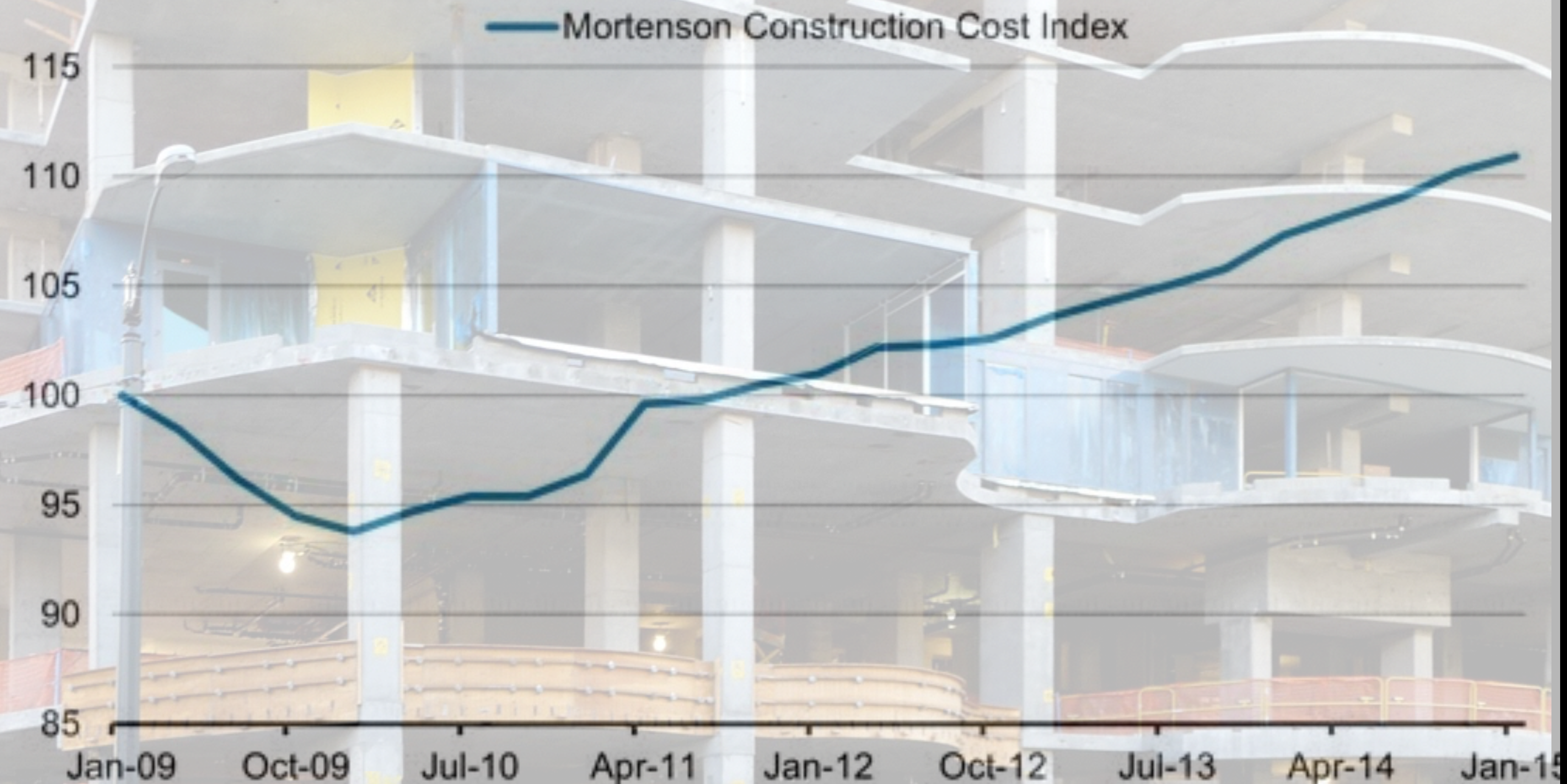
# US inflation-adjusted median household income





# The Price of Recovery

Construction costs are rising

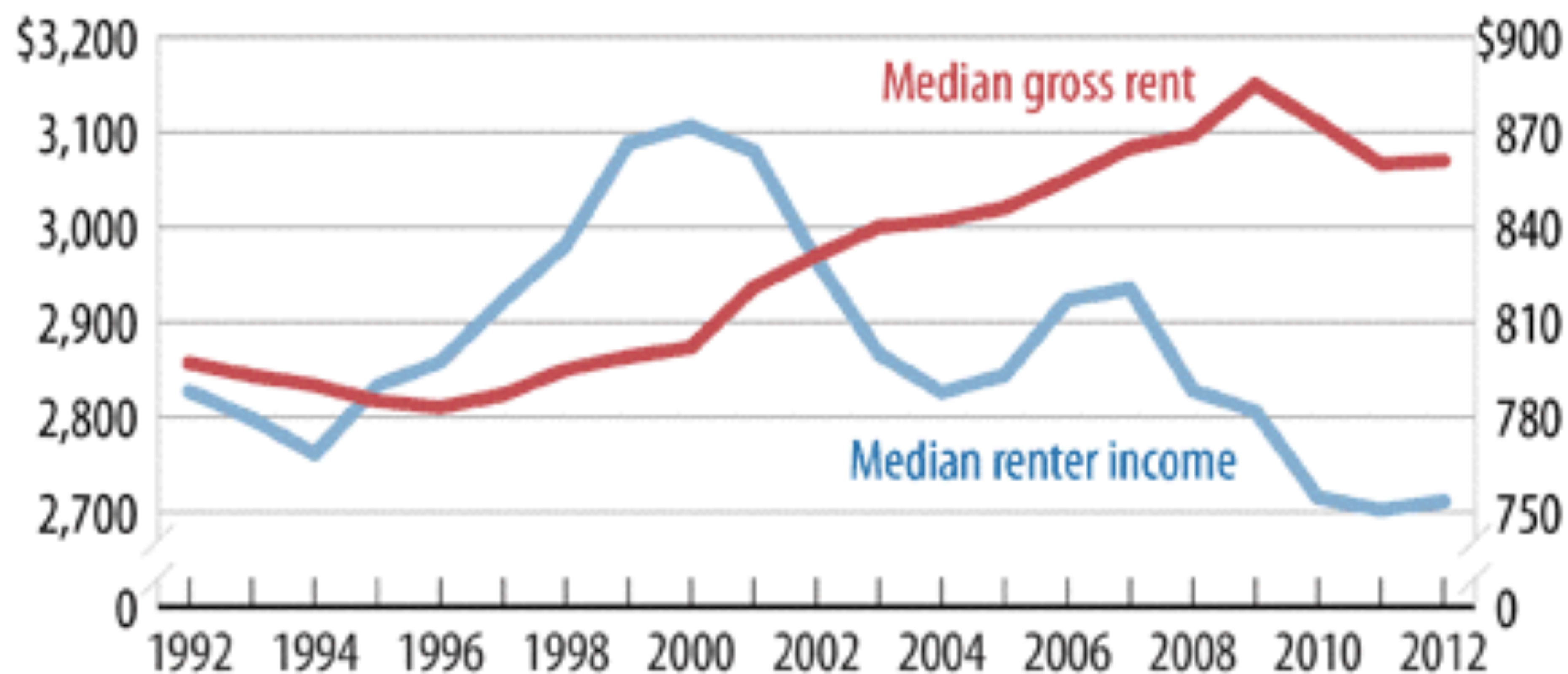


M.A. Mortenson Co. | WSJ.com



# Rents Increasingly Unaffordable in Last Decade

Monthly renter income and housing costs (2012 dollars)



Note: The rent axis is 30 percent of the income axis because rent is generally considered affordable when it does not exceed 30 percent of a family's income. The rent line moves above the income line whenever median rent exceeds 30 percent of median income.

Source: Joint Center for Housing Studies of Harvard University, "America's Rental Housing: Evolving Markets and Needs," December, 2013, Table A-1.





*San Diego, CA*



# State of the Nation's Housing, 2016

---

homeownership at 50 yr low

21.3 million rent burdened (+3.6 in 6yrs)

11.4 million *severely* rent burdened (+2.1)

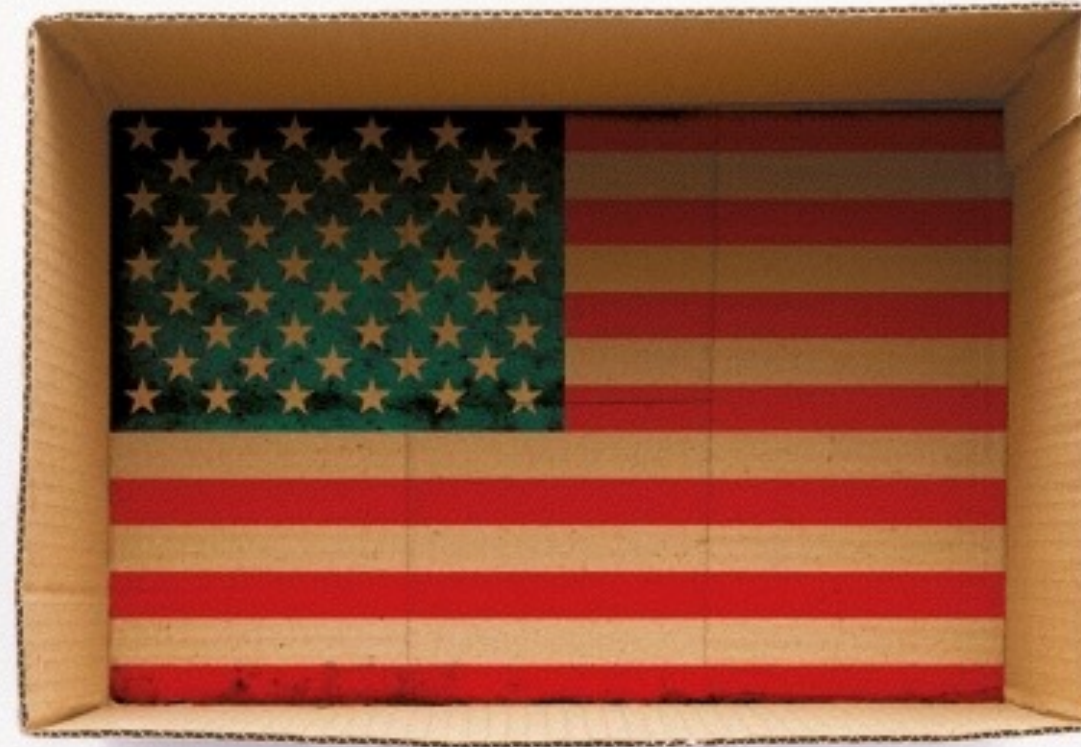
72% earn less than \$15,000

not just the poor



Matthew Desmond

# EVICTED



**POVERTY AND PROFIT IN  
THE AMERICAN CITY**

‘A masterpiece. Beautiful,  
harrowing and deeply human.’

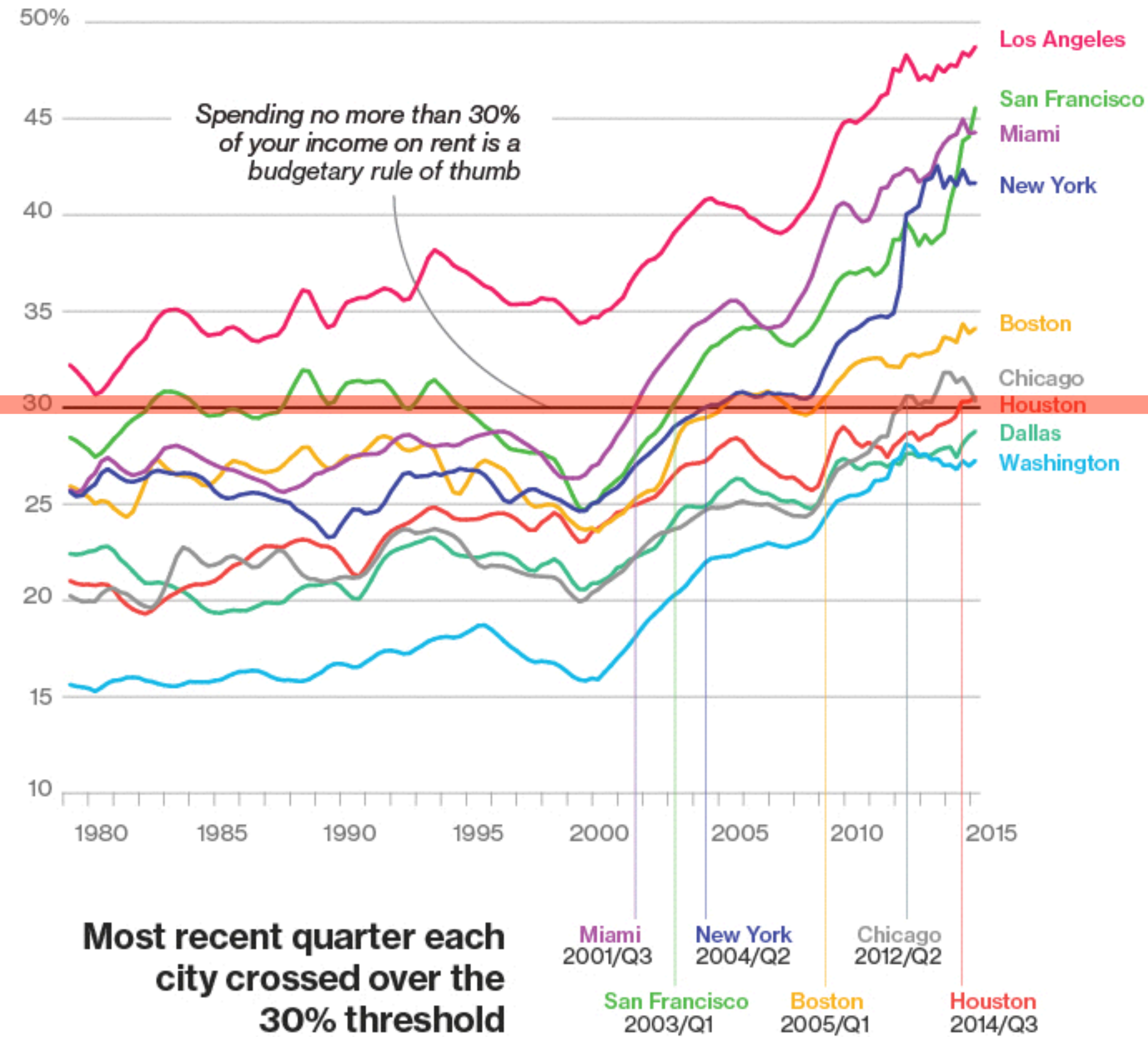
Rebecca Skloot, author of  
*The Immortal Life of Henrietta Lacks*



30%

## When Your City Became Unaffordable

The percentage of income that the typical young worker (age 22 to 34) paid in rent.



Note – Washington and Dallas have yet to cross the 30% threshold, Los Angeles's median rent has been unaffordable since before 1979.

Source: Zillow





Northeastern University  
Dukakis Center *for* Urban & Regional Policy



## Oriented Toward Equity: A Rating System for Equitable Transit-Oriented Development

JUNE 2015



Stephanie Pollack  
Anna Gartsman  
Jeff Wood

**CTOD** CENTER FOR  
TRANSIT-ORIENTED  
DEVELOPMENT



Northeastern University  
School of Public Policy & Urban Affairs  
Dukakis Center *for* Urban & Regional Policy





*Alexandria, VA*





*What makes a  
place affordable?*

---

community  
development  
corporations

*Fruitvale Station, Oakland, CA*





*What makes a  
place affordable?*

---

community  
development  
corporations

*Fruitvale Station, Oakland, CA*



# CHAMPLAIN HOUSING TRUST



*What makes a  
place affordable?*

---

community  
land trust



community  
land trust







community  
land trust



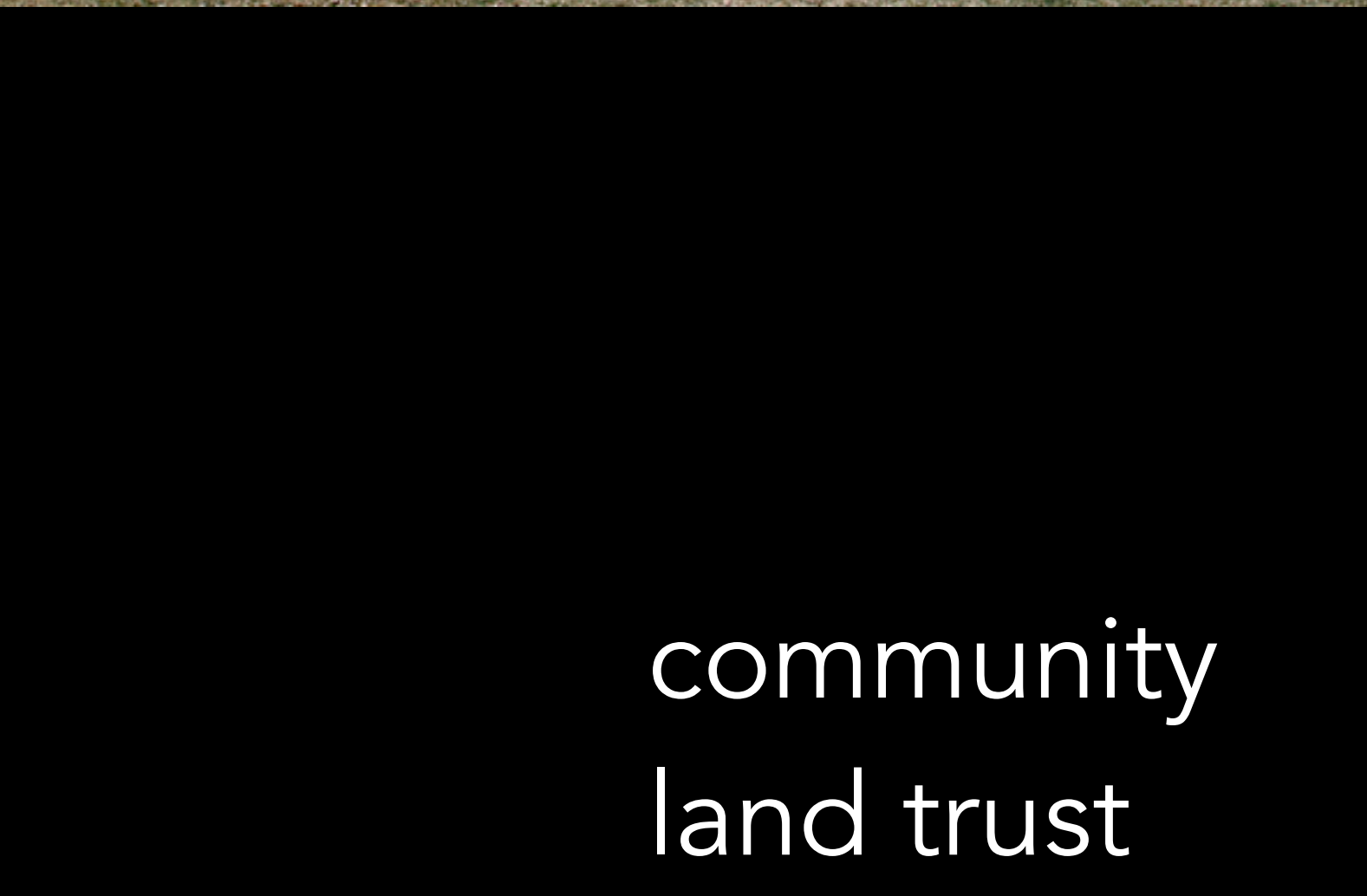




community  
land trust











family owns  
house  
leases land

community  
land trust







subsidized housing



*What makes a  
place affordable?*

---

naturally  
occurring  
affordable  
housing



*Pittsfield, MA*





*What makes a  
place affordable?*

---

favorable  
land use  
regulations

small lot

*Boulder, CO*





*What makes a  
place affordable?*


---

favorable  
land use  
regulations

*Denver, CO*

small lot





average cost of a space  
surface: \$3,000  
garage: \$18 -55 K

added cost to housing  
1 space: 12.5 %  
2 spaces: 25%





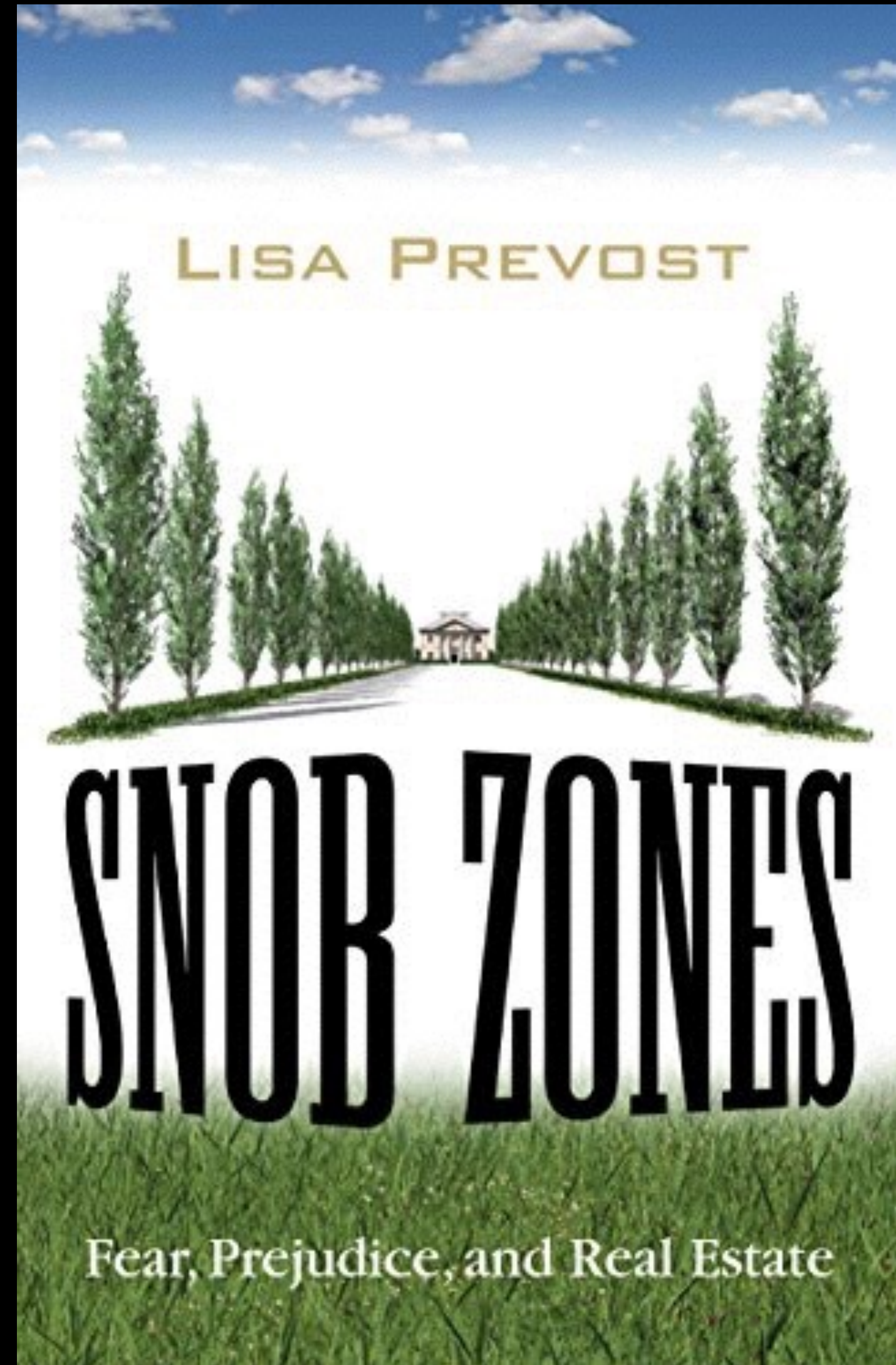
*Burlington, VT*

*What makes a  
place affordable?*

---

**Inclusionary  
Zoning**





## Exclusionary Zoning

require large lots  
setbacks, high minimum parking  
limit housing types  
limit height





*Photo: Alex S. MacLean*









*Photo: Alex S. MacLean*



## 10 UNITS PER ACRE



Hermosa Beach, CA 10.0 units / acre



context



neighborhood



plan



street pattern



Lake Oswego, OR 10.0 units / acre



context



neighborhood



plan



street pattern



Sandusky, OH 10.2 units / acre



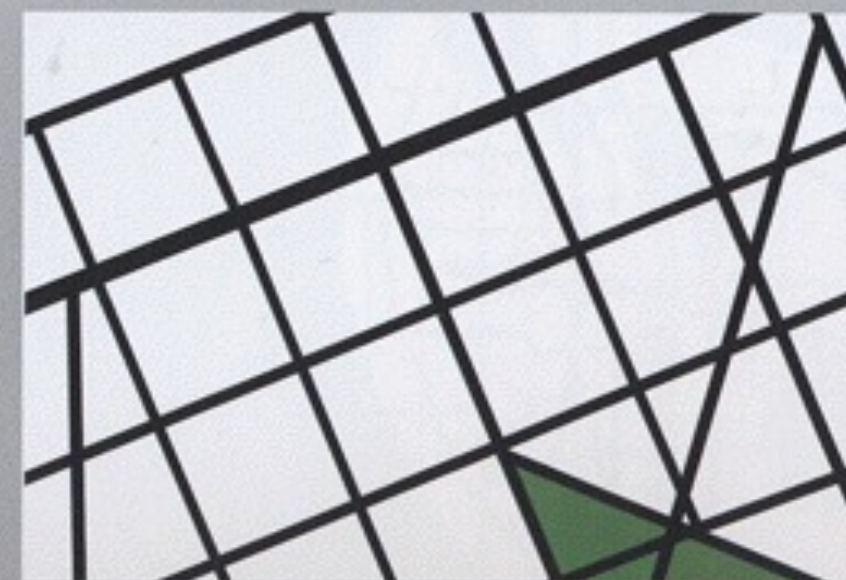
context



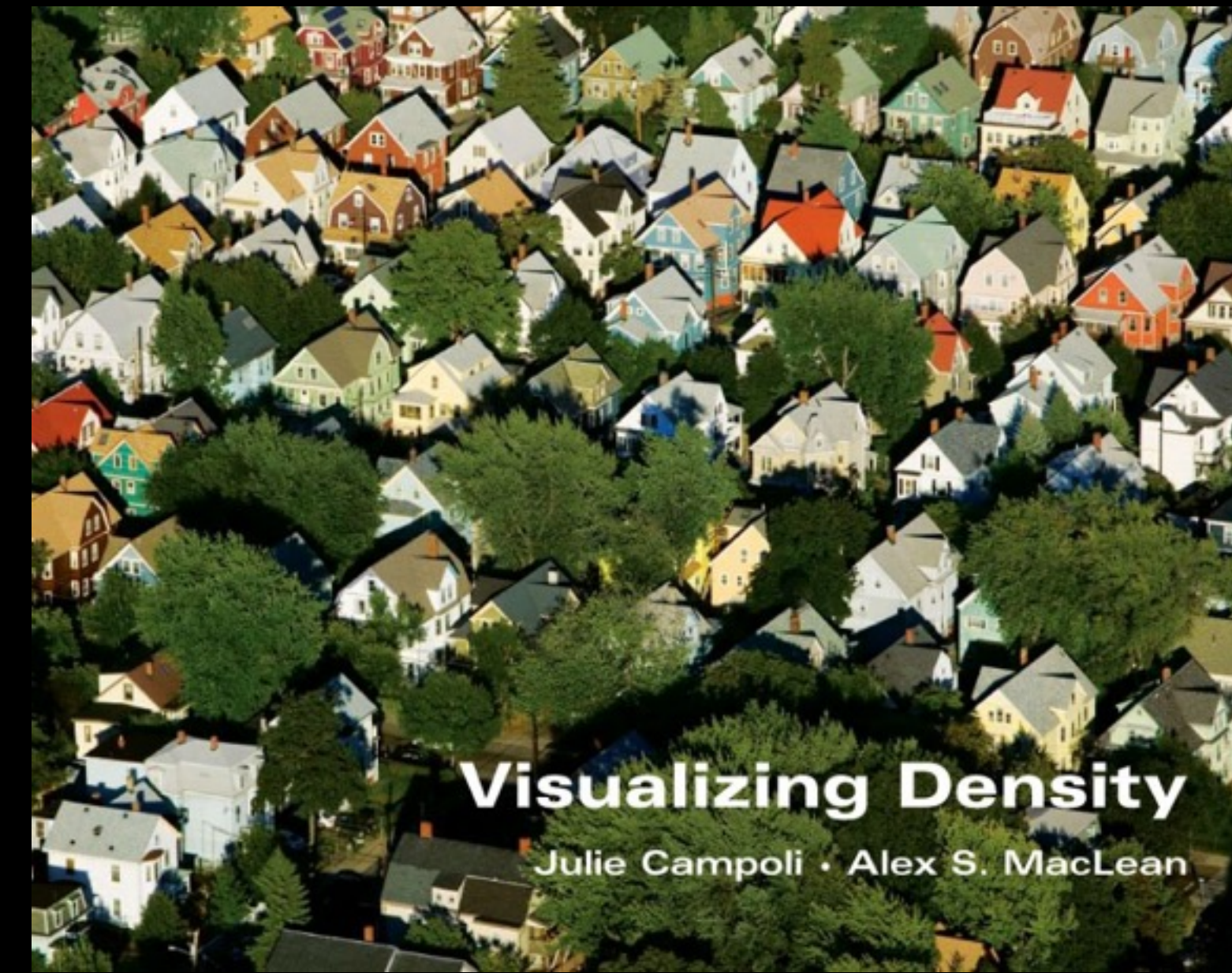
neighborhood



plan



street pattern



## Visualizing Density

Julie Campoli • Alex S. MacLean





*11.7 units per acre*

*11.7 units per acre*





*23 units/acre  
Washington, DC*



*23 units/acre  
Staten Island, NY*



*How dense?*





Density = people  
People make services possible



7-8 units /acre to support bus service  
15 units/acre frequent (convenient) service



Density = people  
People make services possible



6 units /acre to support a corner store  
12 units/acre to support a grocery or drug store





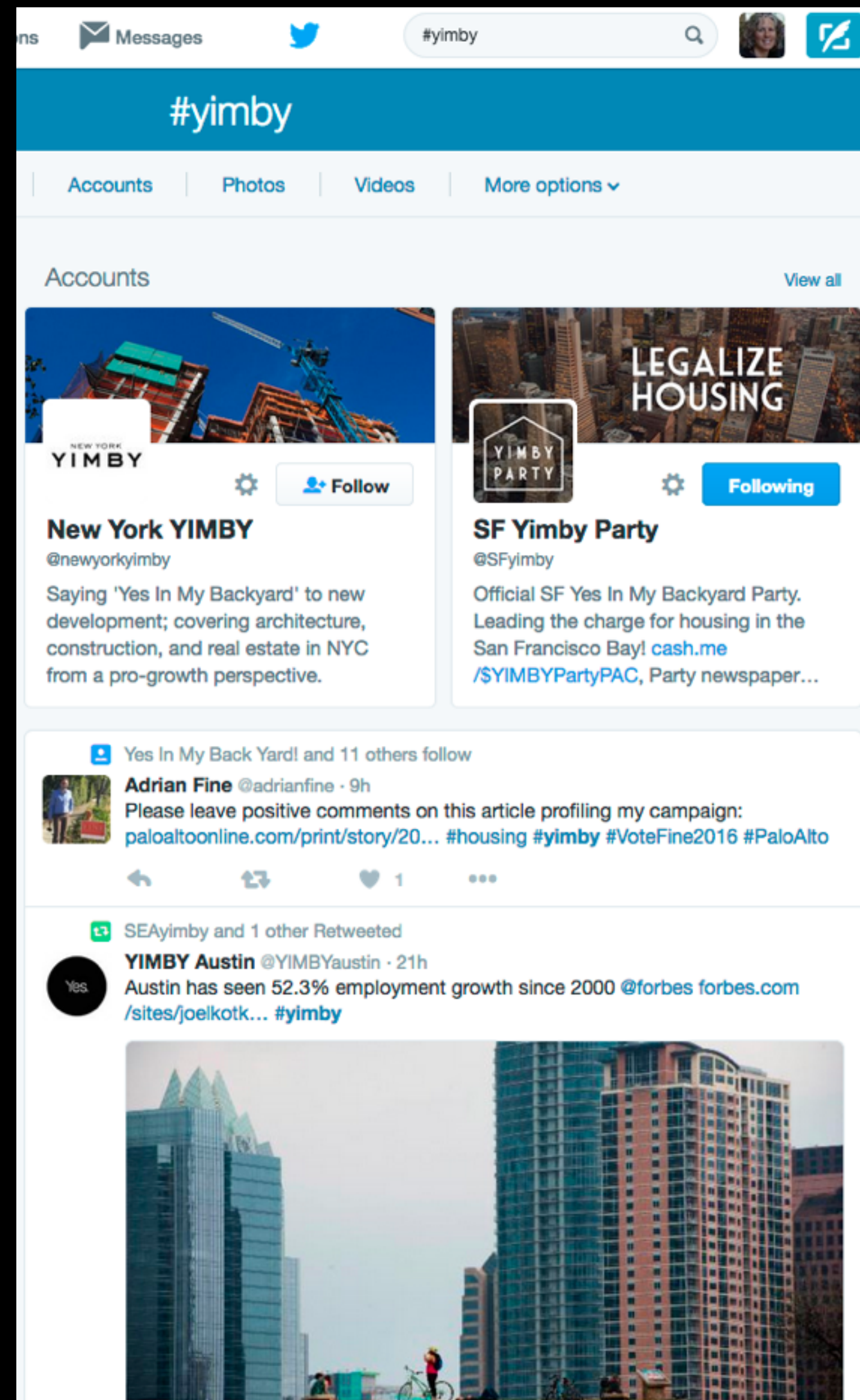


pain  
from  
loss

pleasure  
from gain



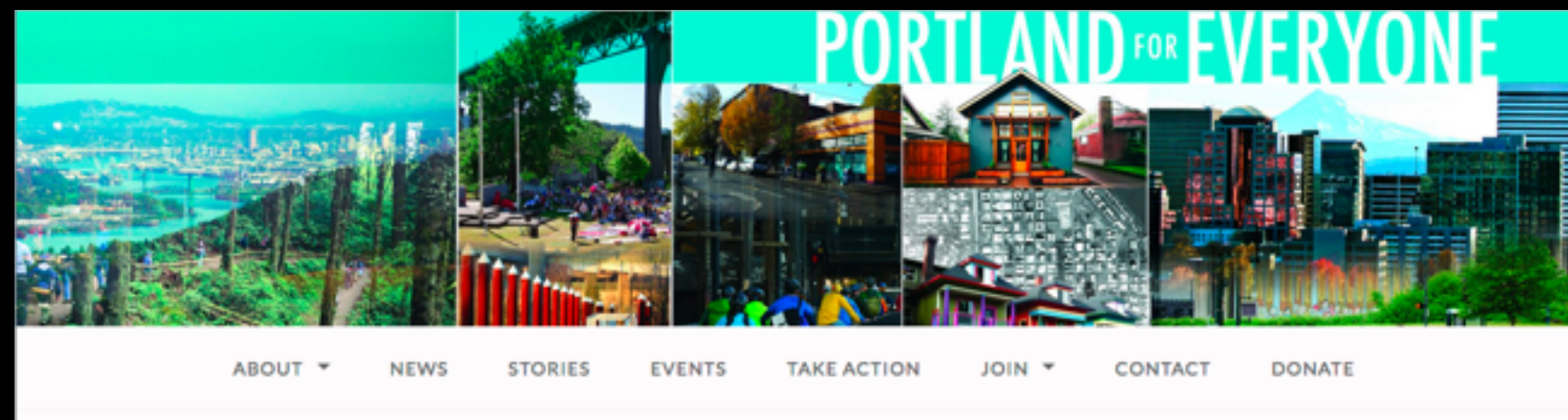
# Yes In My Back Yard



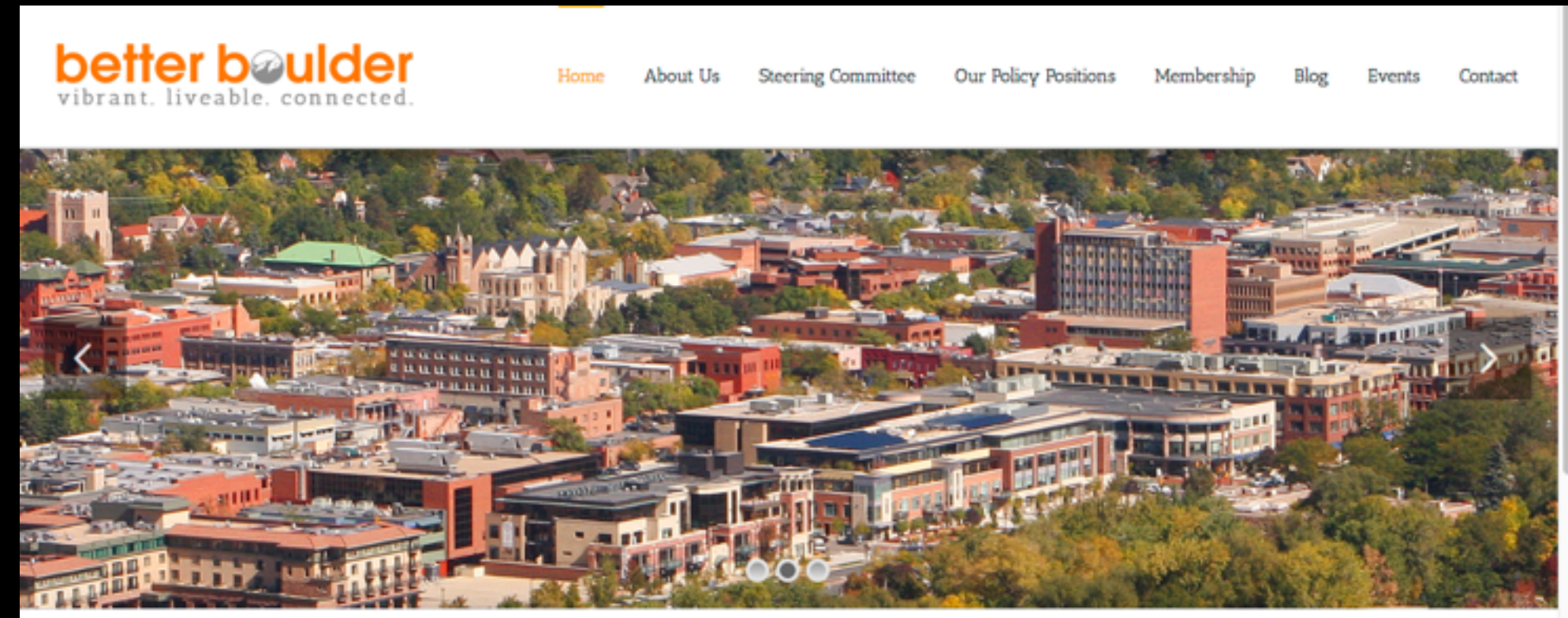




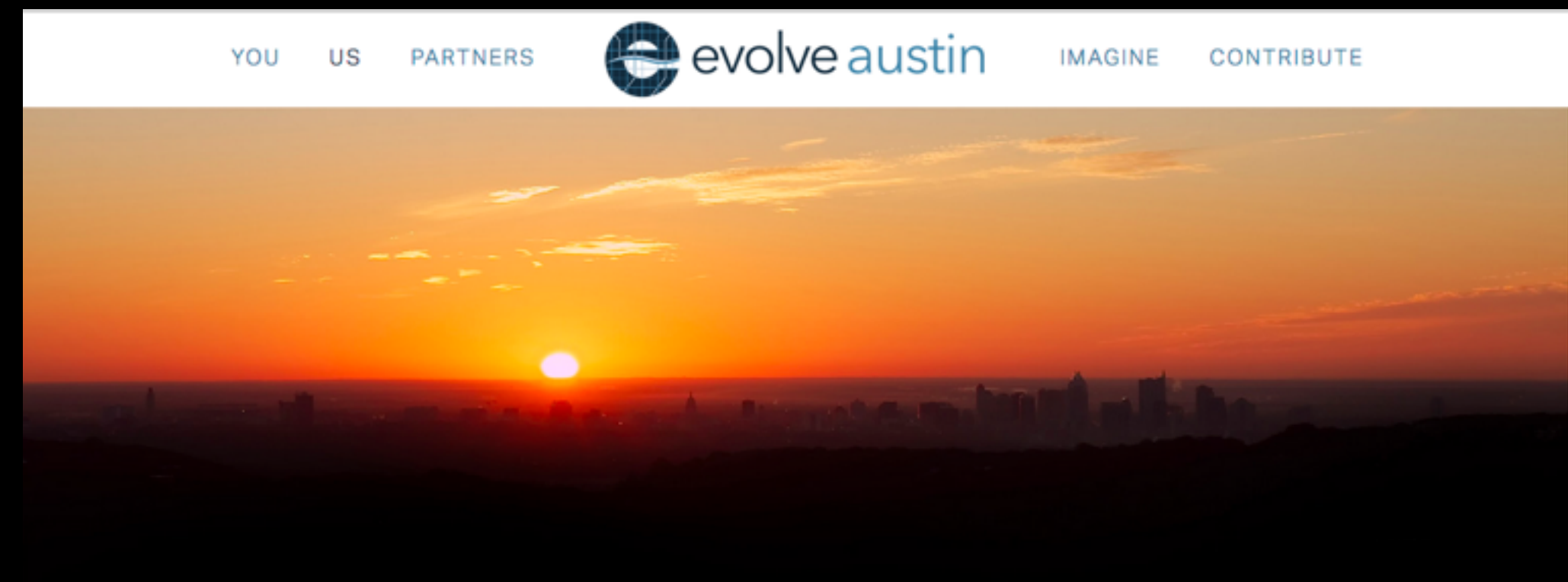
Seattle for Everyone



Portland for Everyone



Better Boulder



Evolve Austin



IF YOU  
FEAR  
CHANGE,  
Leave it  
Here!

TIPS



solvitur ambulando

it is solved by walking











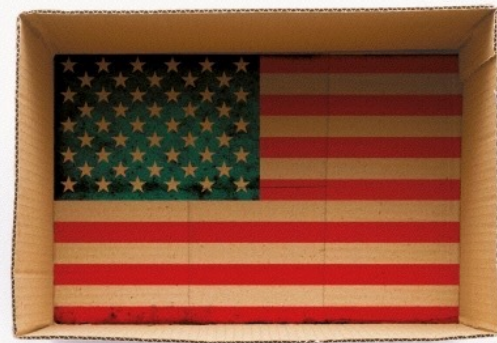






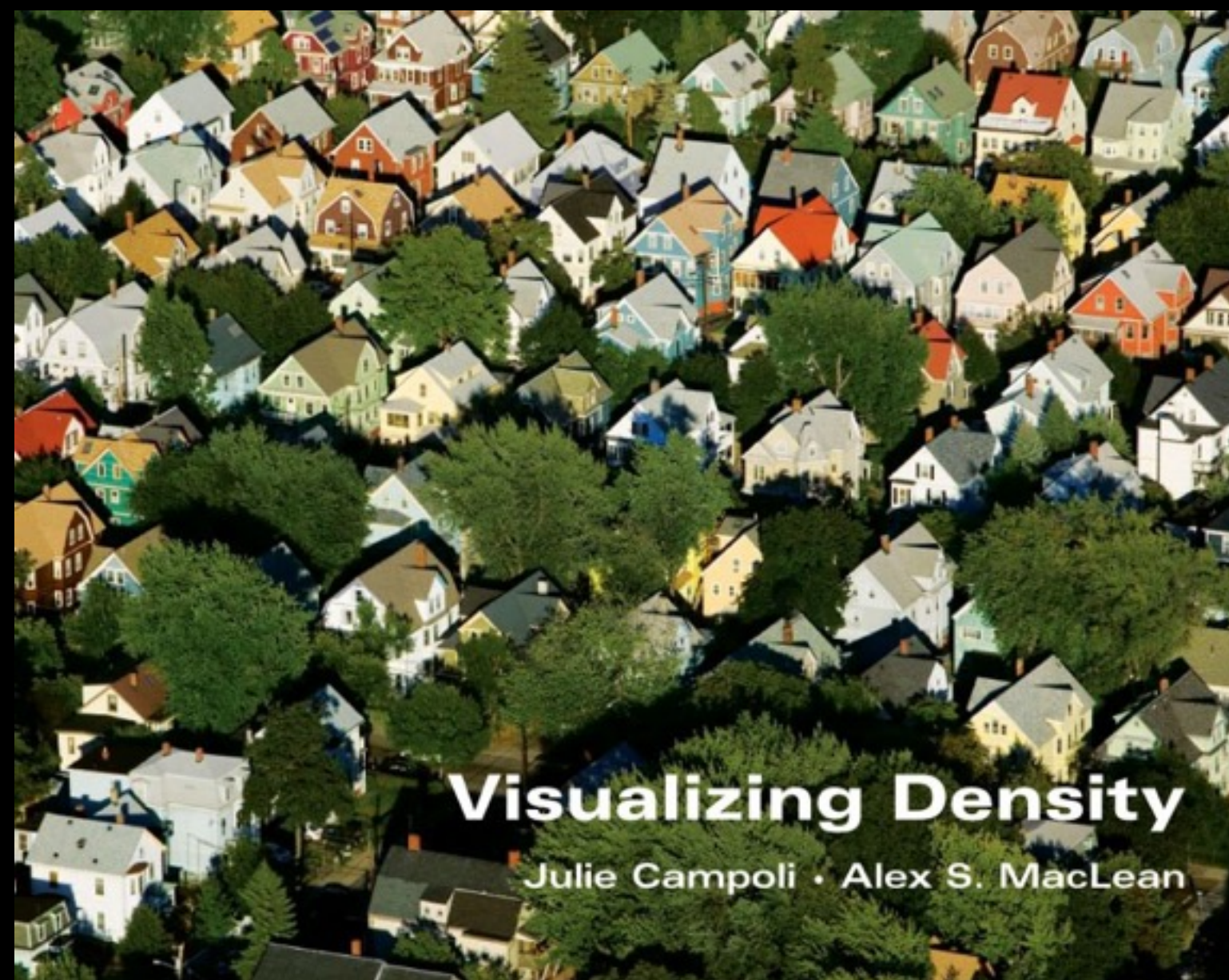
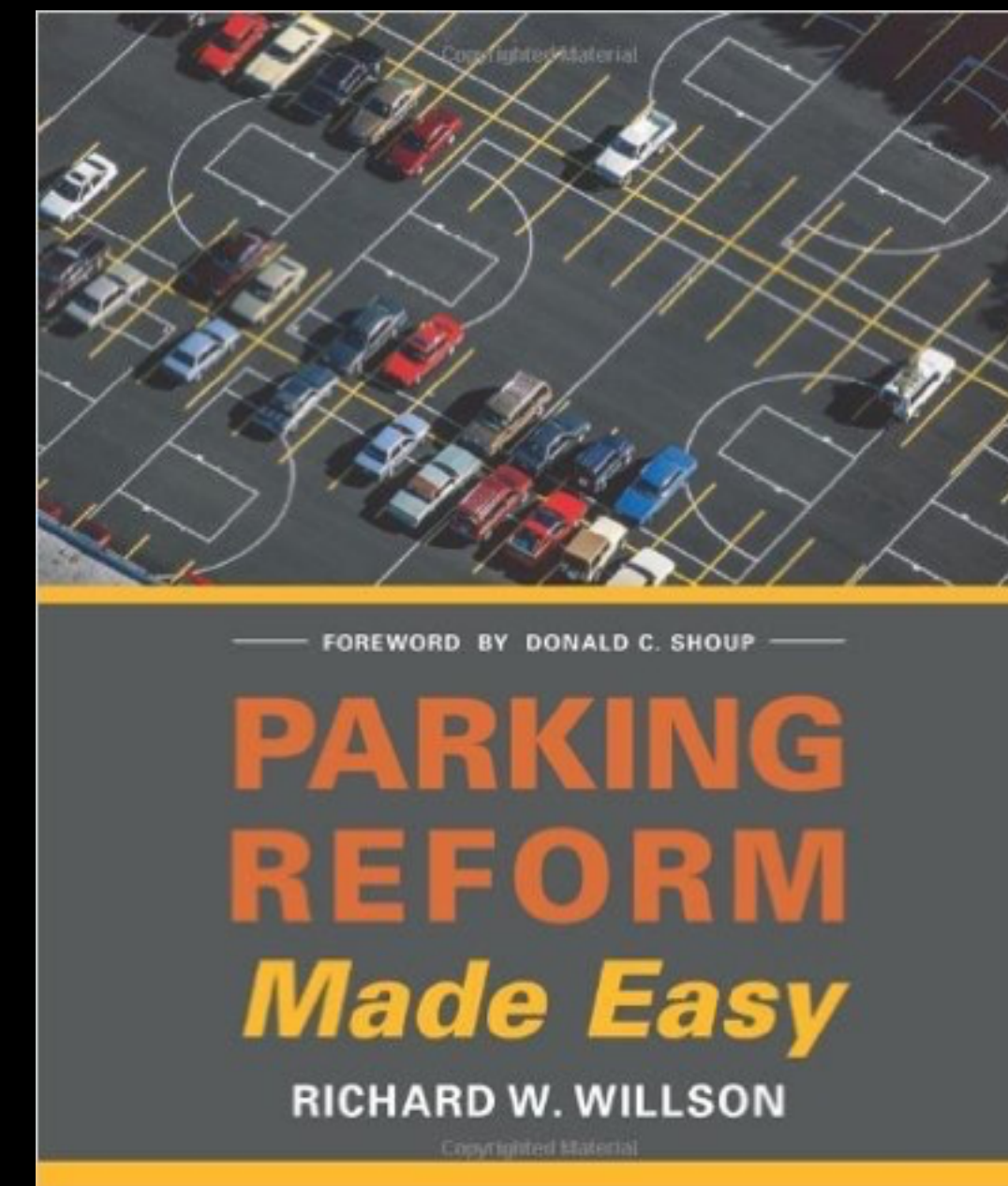
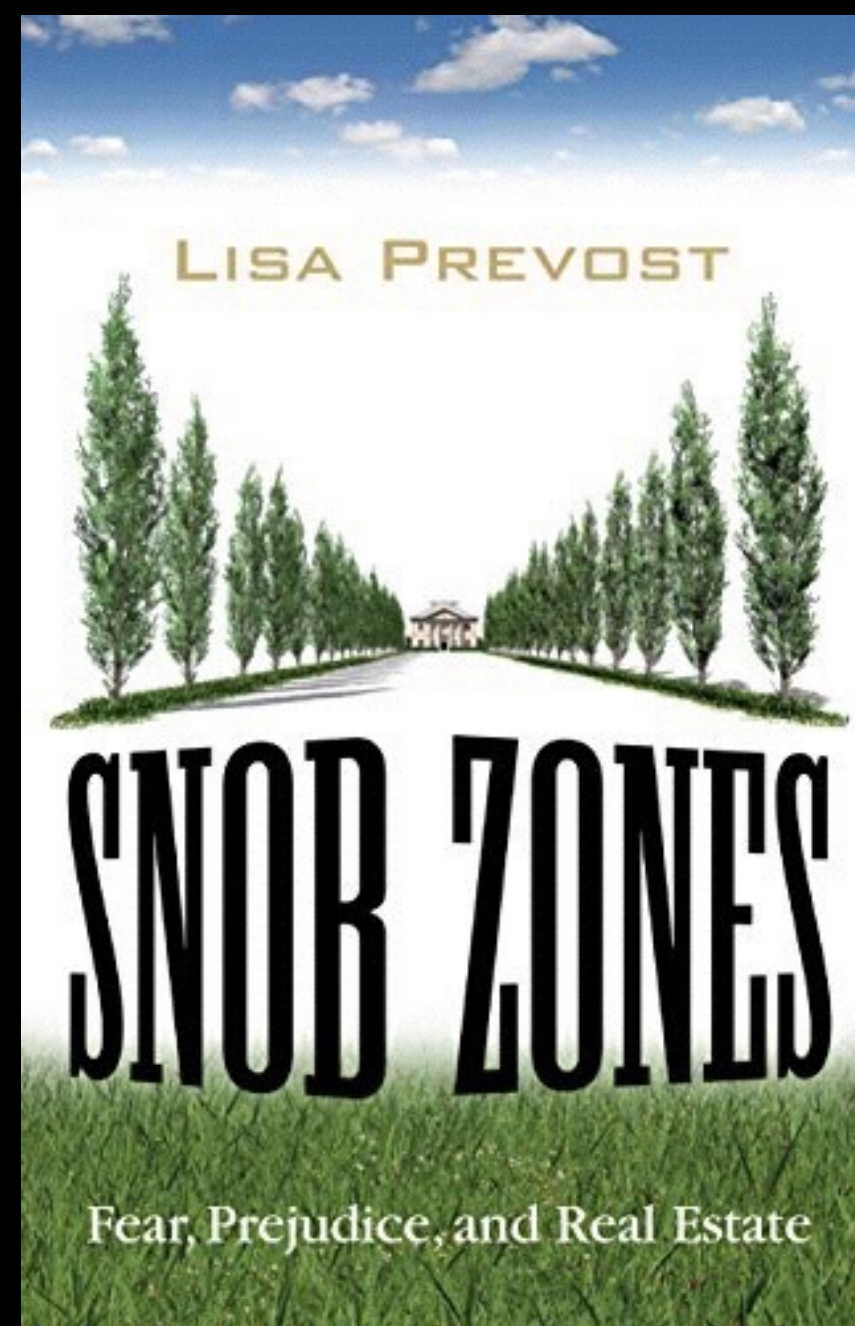


Matthew Desmond  
**EVICTED**



POVERTY AND PROFIT IN  
THE AMERICAN CITY

'A masterpiece. Beautiful,  
harrowing and deeply human.'  
Rebecca Skloot, author of  
*The Immortal Life of Henrietta Lacks*



[www.juliecampoli.com](http://www.juliecampoli.com)