

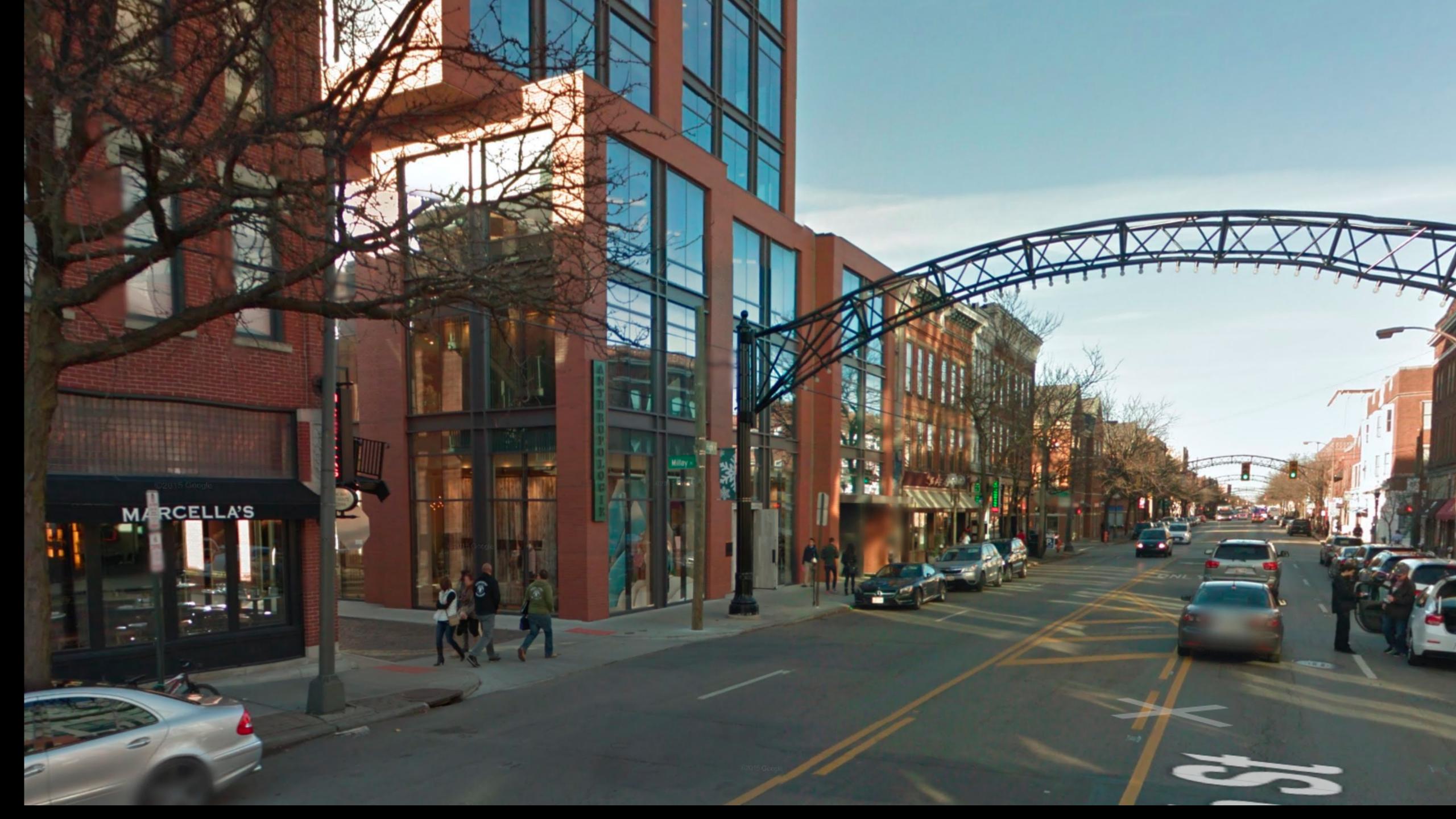
It is Solved by Walking

Planning and Designing Walkable Places

Metro Council PlanIt Conference Brooklyn Park, MN 13 Dec 2016





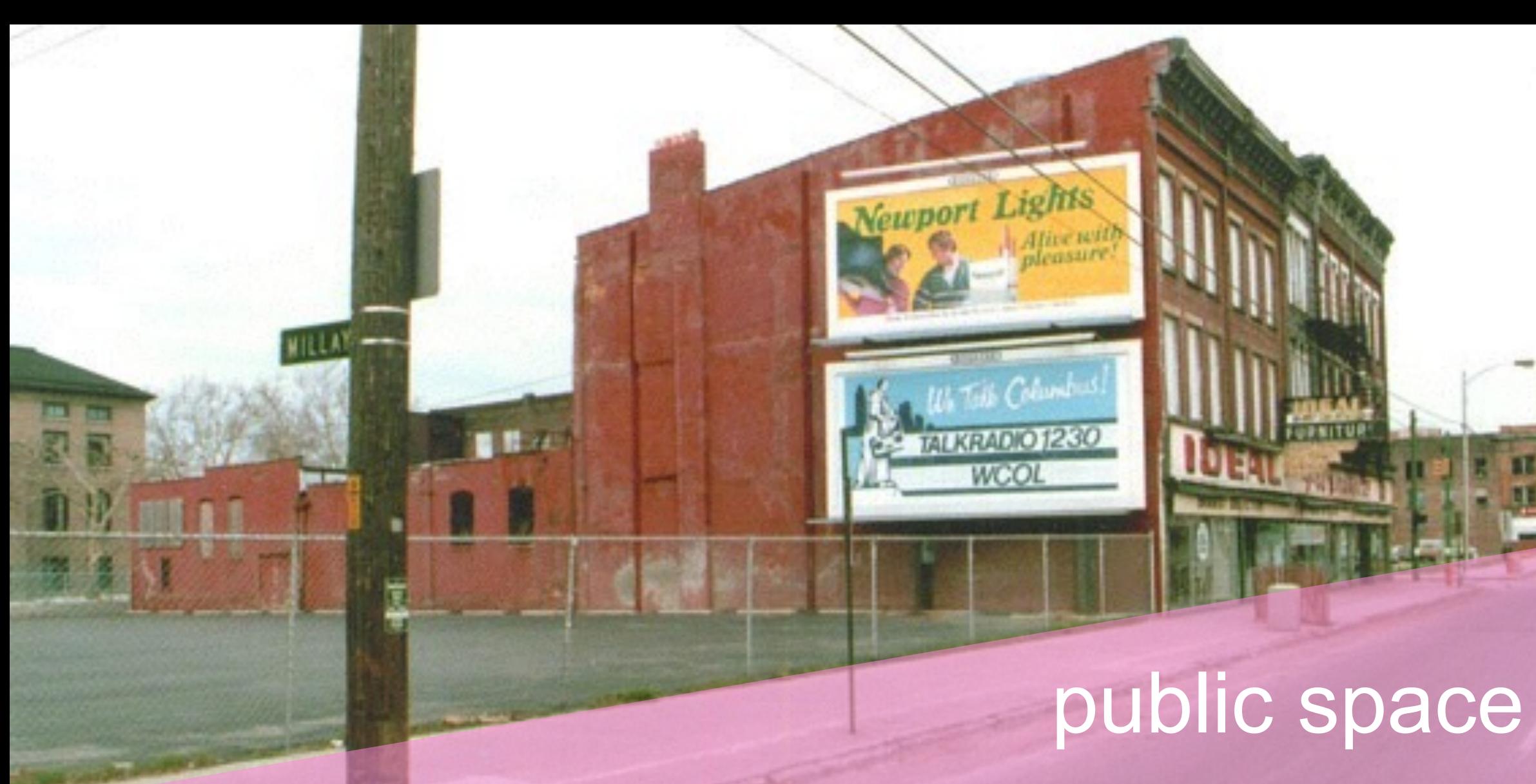








history





public art

preservation

streetscape















old



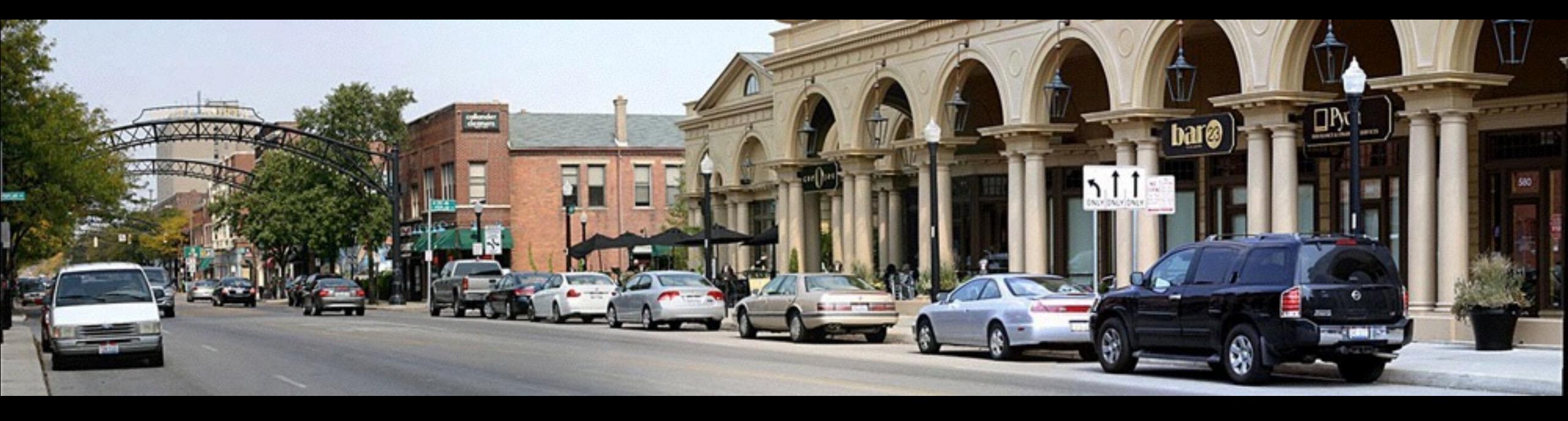
old







Photo: Alex S, MacLean















It's not about the sidewalk



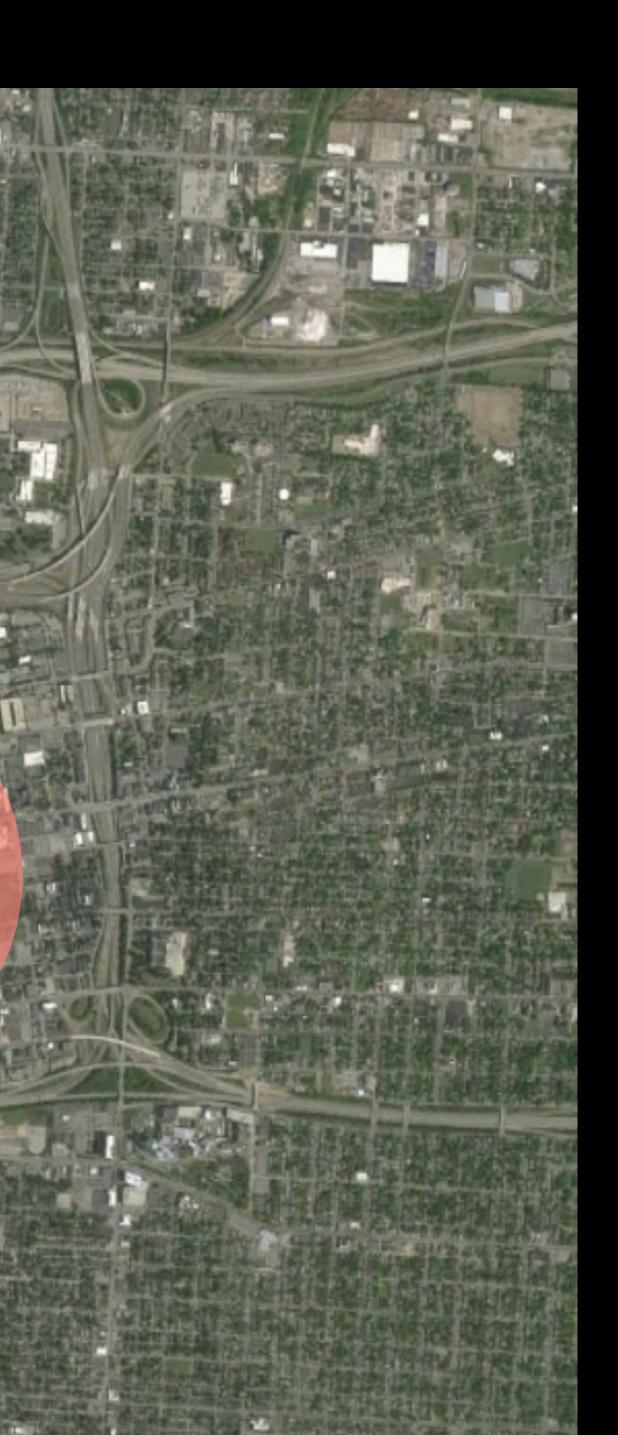


Short North

iew Heights

Downtown Columbus

© 2016^eGoogle



What makes a place walkable?

close to destinations







density

Cambidge, MA





density

Minneapolis, MN

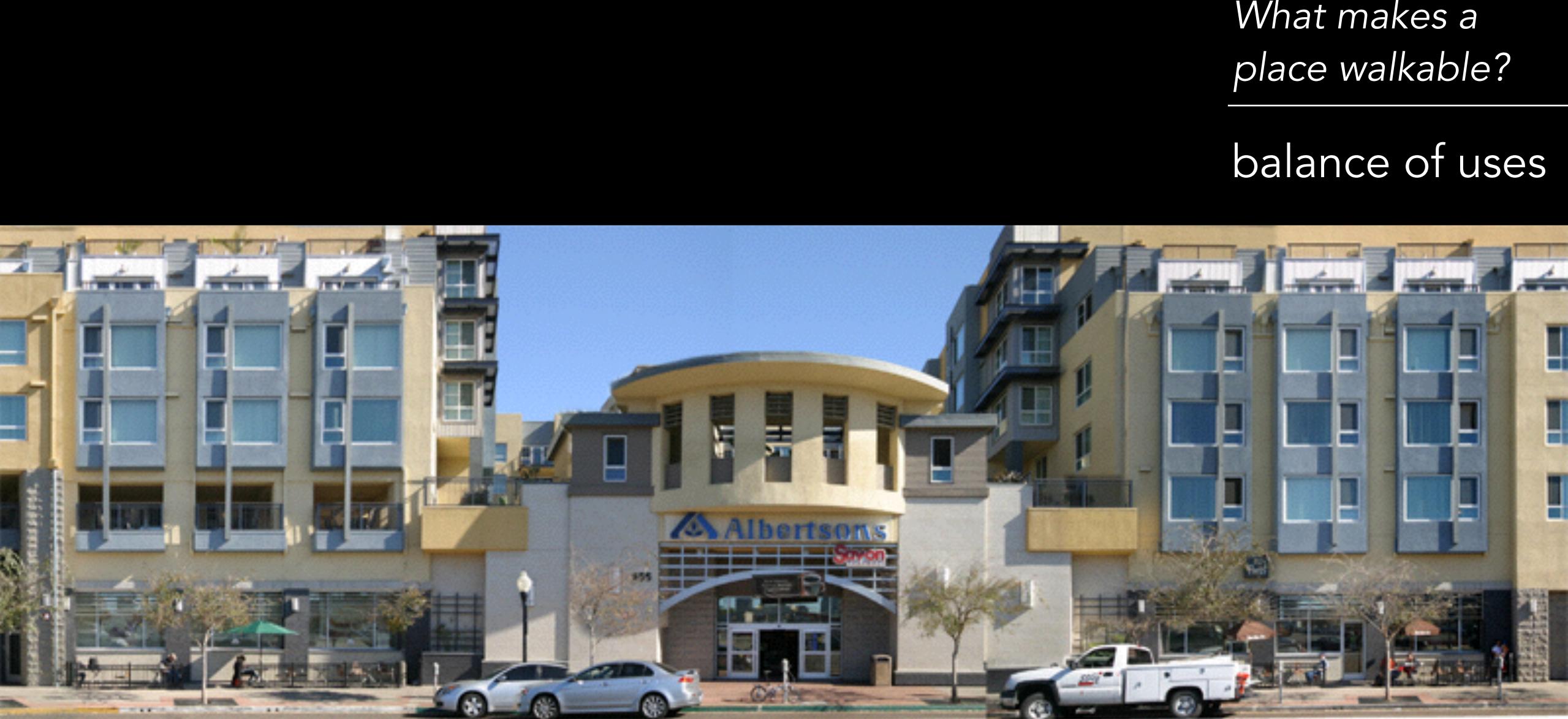






balance of uses





What makes a

San Diego, CA

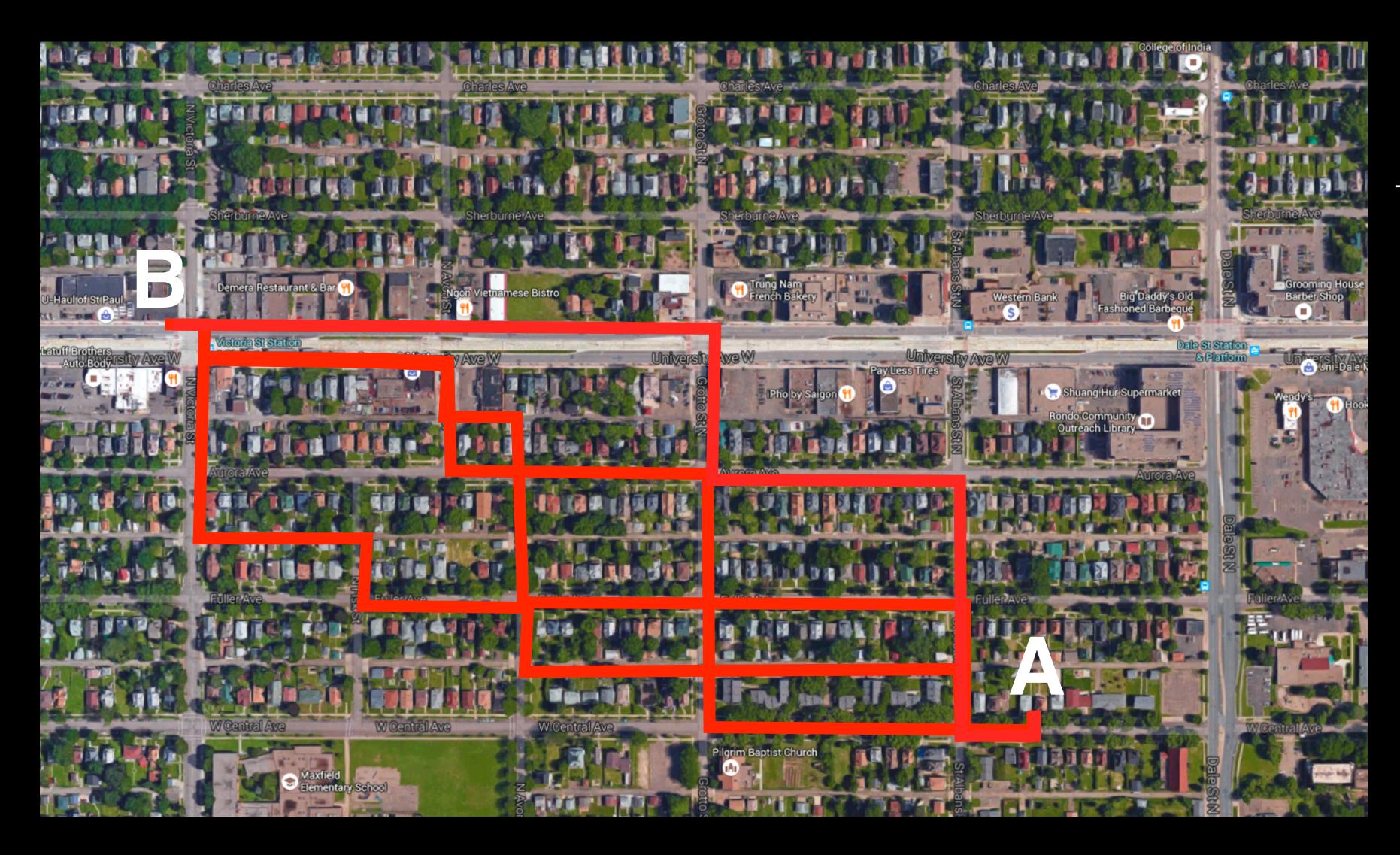


seamless connections

St. Paul, MN







seamless connections









seamless connections

Minneapolis, MN









seamless connections

Salt Lake City, UT









seamless connections









seamless connections

Vancouver, BC







good design

Shaker Heights, OH













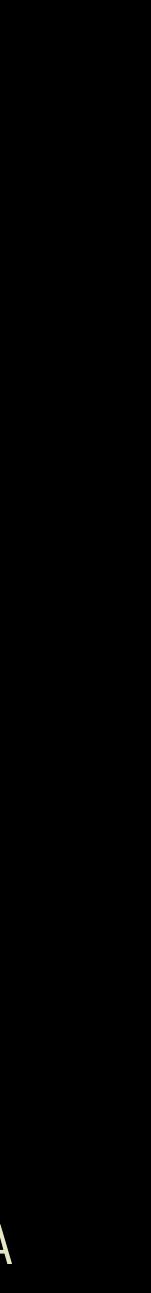


new office buildings Boston, MA





Bellingham, WA





Charlotte, NC







Burlington, VT



Burlington, VT



FREE EXERCISE EQUIPMENT on other side of door.



đ.

Time to Get On the Move

For more ideas or to get started, go to www.americaonthemove.org or call 800.807.0077

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 enprove health and quality of Be. © 2008 America Dr. the Move Frankator, All rights reserved. UAN CUISINS⁴ is a registered to show or Burletik S.A., Verey, Burltonland.

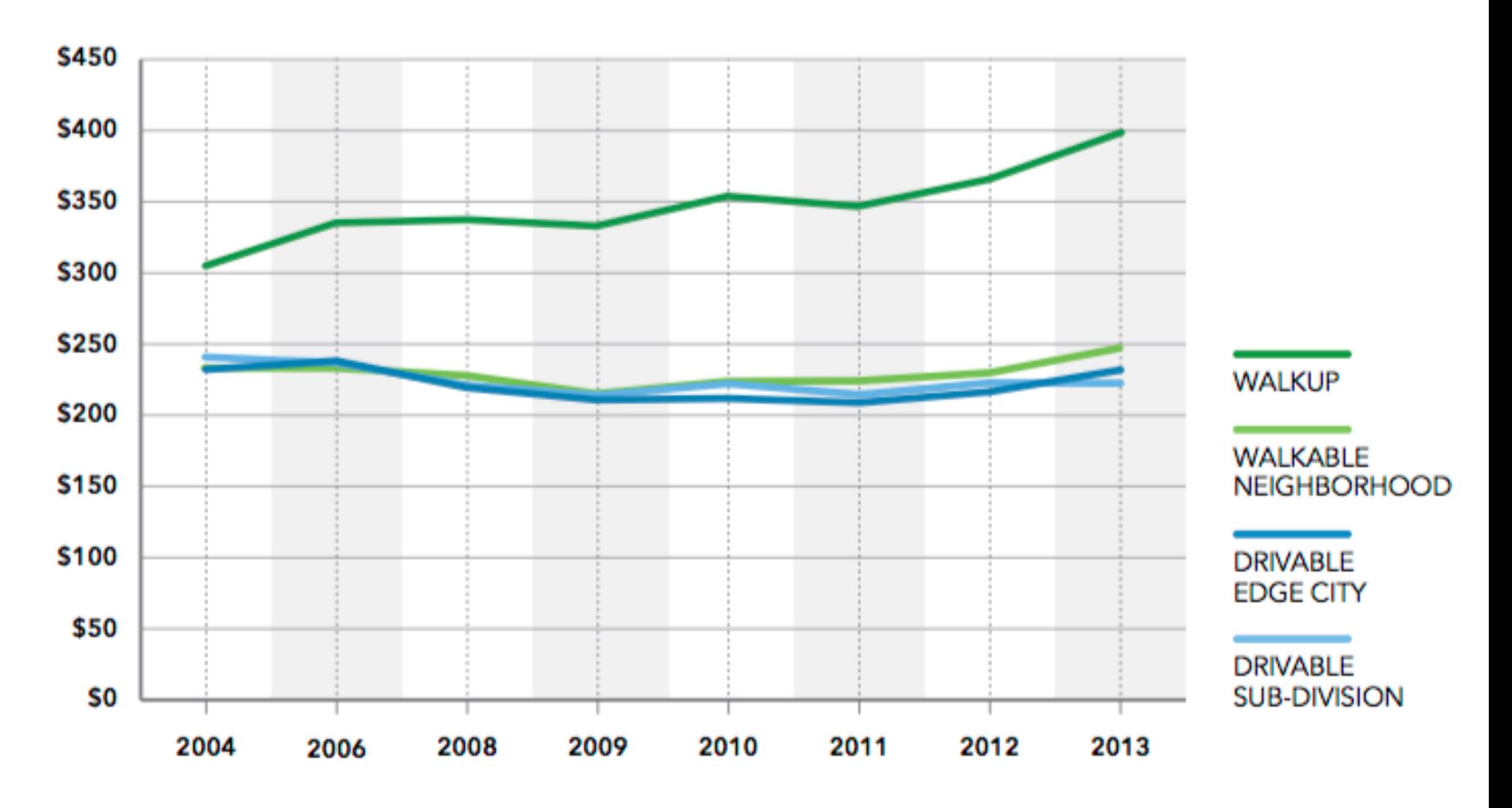




San Francisco, CA



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"



P

PLATINUM

The charts at the right show the average rents and assessed values per acre for each Metropolitan Boston's WalkUPs at each Economic Ranking level. The charts also show the overall averages for Metro Boston's Edge Cities as a point of comparison.

Economic Rankings

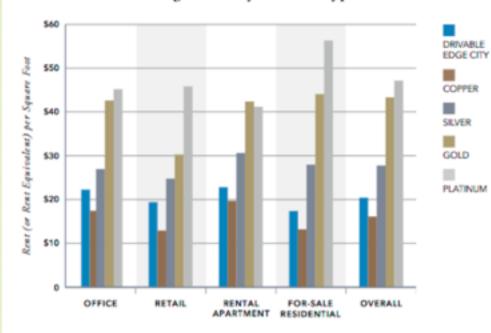
WalkUPs in Metropolitan Boston fall into four levels when measured by economic performance. Each WalkUP level has different growth and investment potential.

Economic rankings for WalkUPs are based on the rents per square foot achieved for four product types: office, retail, rental apartments, and for-sale housing (translated into a rent per square foot equivalent), and the total assessed value. Each Walk-UP's average rent per square foot was determined and weighted according to the percentage of square feet by product type. The assumption is that the amount the market is willing and able to pay in terms of rent and value is a proxy for that WalkUP's economic performance. It is also a crucial metric for real estate investors and developers trying to understand where the Walk-UP stands on the risk-reward curve.

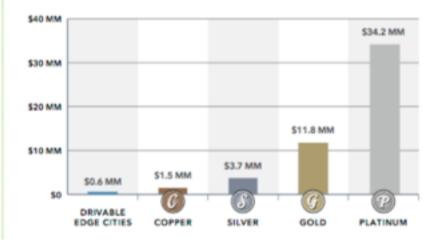
The average weighted rents per square foot range from \$10.44 to \$52.28 in Boston's WalkUPs and the assessed value per acre ranges from \$745,000 to \$60 million. A metal rankings system for WalkUPs that ranks each metric equally has been determined, Platinum is the highest, while Gold is the second highest nd considered to be a place that has attained "critical mass. Silver is the third highest and Copper is the lowest.

14 The WalkUP Wake-Up Call: Boston © The George Washington University School of Business 2015

Average Rents by Product Type



Assessed Values per Acre (\$ Millions)



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



Social Equity Rankings

WalkUPs fall into the same four levels as the economic rankings, although driven by entirely different variables: Accessibility, Opportunity, and Affordability.

While economic performance is obviously the principal objective of real estate, public policy must take into account a variety of other concerns, and increasingly prominent among those is the issue of social equity. From federal agencies to municipal governments and community-based organizations, there is a growing interest in ensuring that public policies and private investments are oriented so as to improve economic opportunity for the disadvantaged; reduce disparate burdens on low-income, minority, and immigrants; and minimize displacement from areas experiencing reinvestment.

To better understand the social equity dimensions of the Walk-Jrs that have been defined, the research team developed social equity rankings that characterize the extent to which low-income and minority residents can benefit from housing and economic opportunities in those places-and the extent to which existing residents might be affected by escalating rents and sale prices.

Metrics Used to Determine Social Equity

In examining social equity, we looked at nationally available measures of accessibility, opportunity and affordability. The final six measures (four in accessibility/opportunity and two in affordability) selected include the following:

ACCESSIBILITY (1/3 of Social Equity ranking)

Transit Accessibility

Proportion of the region's working-age population that can access the WalkUP by transit within 45 minutes a measure created by the EPA and available in the Smart Location Database. This measure takes into account actual travel times by transit during the PM peak hours, and includes walking, waiting, in-vehicle travel and transfer times. Accessibility by transit is an important measure of access to the WalkUP for residents of the region, especially in WalkUPs close to the Boston/ Cambridge/Somerville area, where driving can be prohibitively expensive and inconvenient.

ABC Commuting Accessibility

Proportion of the WalkUP's residents that commute by non-car modes (i.e. Transit, Biking, Walking), a measure available in the American Community Survey. This measure reports actual commuting behavior; the presence of transit alone does not necessarily reflect its actual use. In general, if people can and do reach their jobs by non-car modes, the WalkUP is considered more accessible than one where transit is available but not well utilized.

OPPORTUNITY (1/3 of Social Equity ranking)

Job Density

Calculated as a WalkUP's average number of jobs per acre. For this report, the number of jobs is approximated from the InfoUSA 2011 database due to the lack of availability of the commonly used Longitudinal Employer-Household Dynamics (LEHD) survey in Massachusetts. This measure is included as an opportunity for employment in the WalkUP.

School Reading Proficiency

Percent of test takers in the WalkUP's elementary and elementary/middle schools that score at least proficient in reading, calculated using Massachusetts Comprehensive Assessment System data. This measure is included as an opportunity for quality schools for resident families.

AFFORDABILITY (1/3 of Social Equity ranking)

Location Affordability Index

Housing and transportation costs as a percentage of area median income, a measure developed by HUD. Since housing and transportation costs are generally linked, especially if the household has to "drive till you qualify," exchanging lower housing costs for higher transportation costs, this measure combines the overall expenses paid by the WalkUP's residents on both of these living expense categories

Housing Cost Burden

Proportion of households under 100% Area Median Income that are severely housing costburdened (50%+ of income spent on housing), a measure we calculated using data provided by Strategy (CHAS) dataset. This ma provides the level of cost burden that comes specifically from housing. It is included both to provide an alternative source of housing costs and to reflect the reality that housing costs alone can frequently be crippling for residents whose income is less than the Area Median Income.

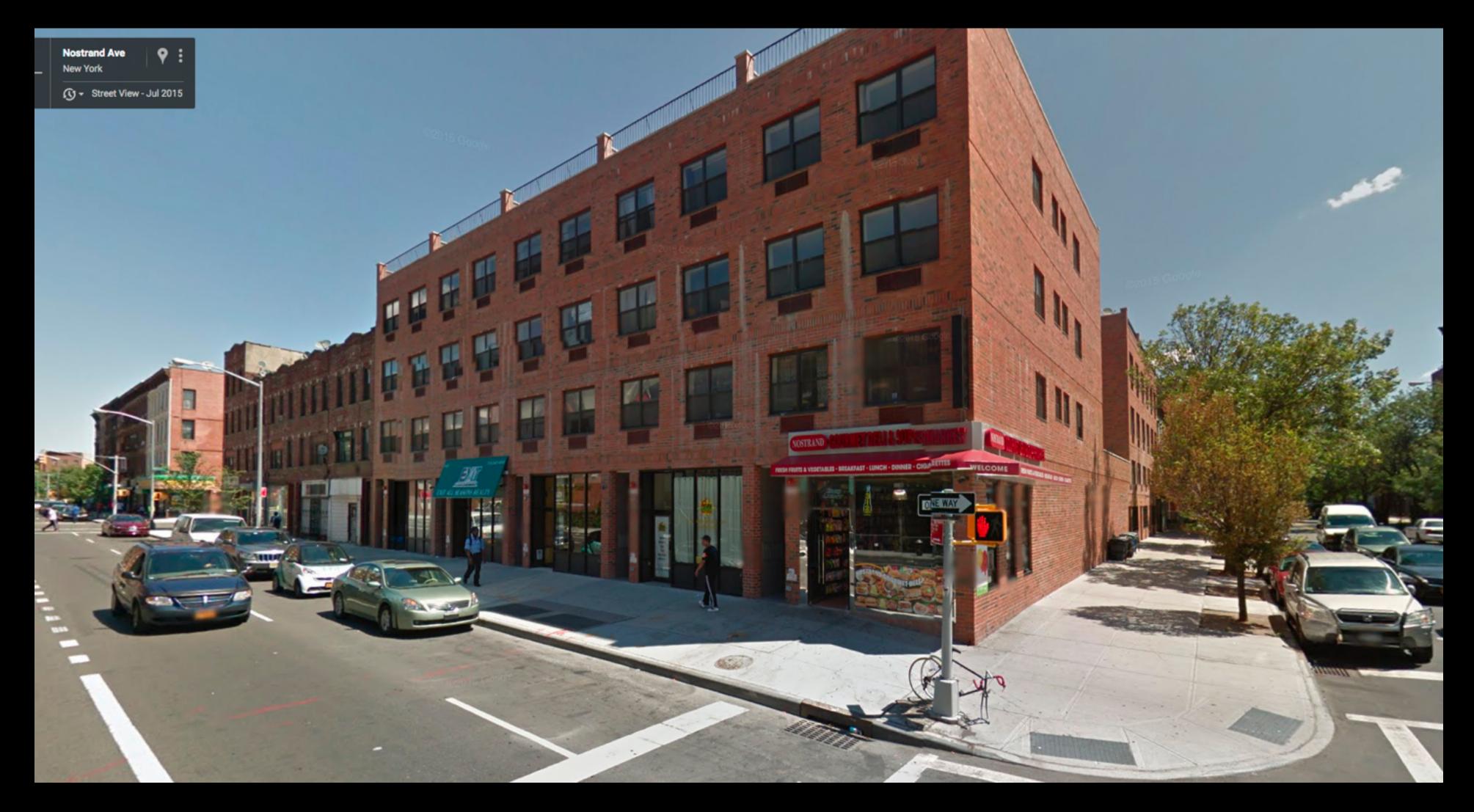
gentrification

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

GENTRIFICA		
B		N
YOGA STUDIO	FREELANCE NOMADS	GROWN UPS ON SKATE BOARDS
\$5.00 COFFEE	CURBSIDE CAST-OFFS LOOK NEW	BAREFOOT HIPSTERS
NANNIES IN THE PARK	OPEN HOUSE SIGNS	FREE CRAFT BREW
VEGAN FOOD	FARMER'S MARKET	ARTIST LOFTS COMING SOON
DECK SHOES	WHINEY ADULTS	POP-UP SHOPS

T	TION			
	G			
	JUICE BAR	ARTISNAL ANYTHING		
	NEW WHOLE FOODS	GRAFFITI REMOVAL		
	GOODWILL REPLACED BY VINTAGE SHOP	GASTROPUB		
	CITY TARGET	WHITE PEOPLE ON BIKES		
	KOGI TRUCK	1ST WORLD PROBLEMS		

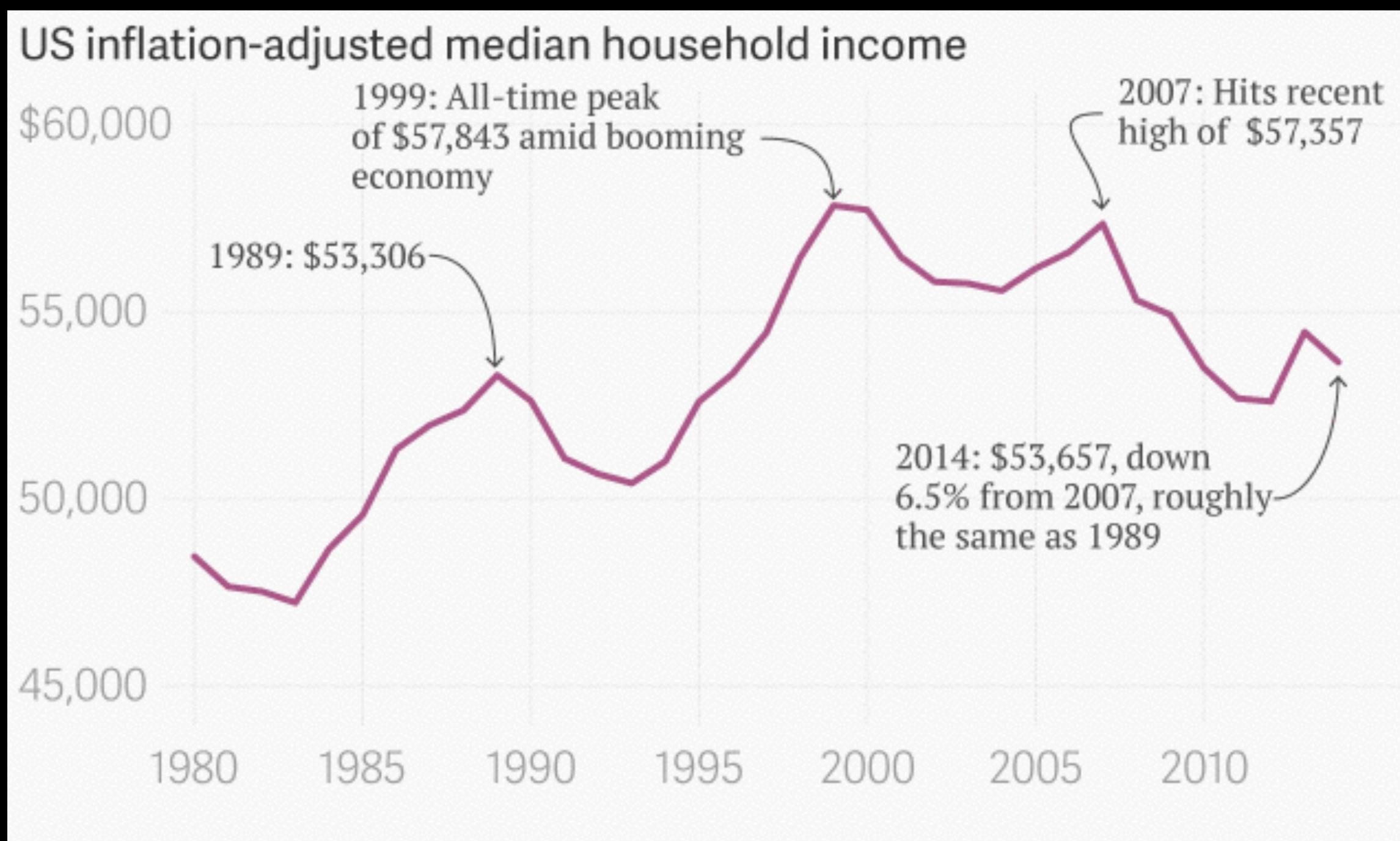
Source: Parallel Play



Crown Heights, Brooklyn, 2011



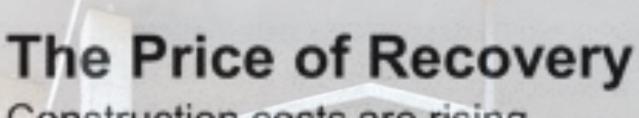
Crown Heights, Brooklyn, 2015



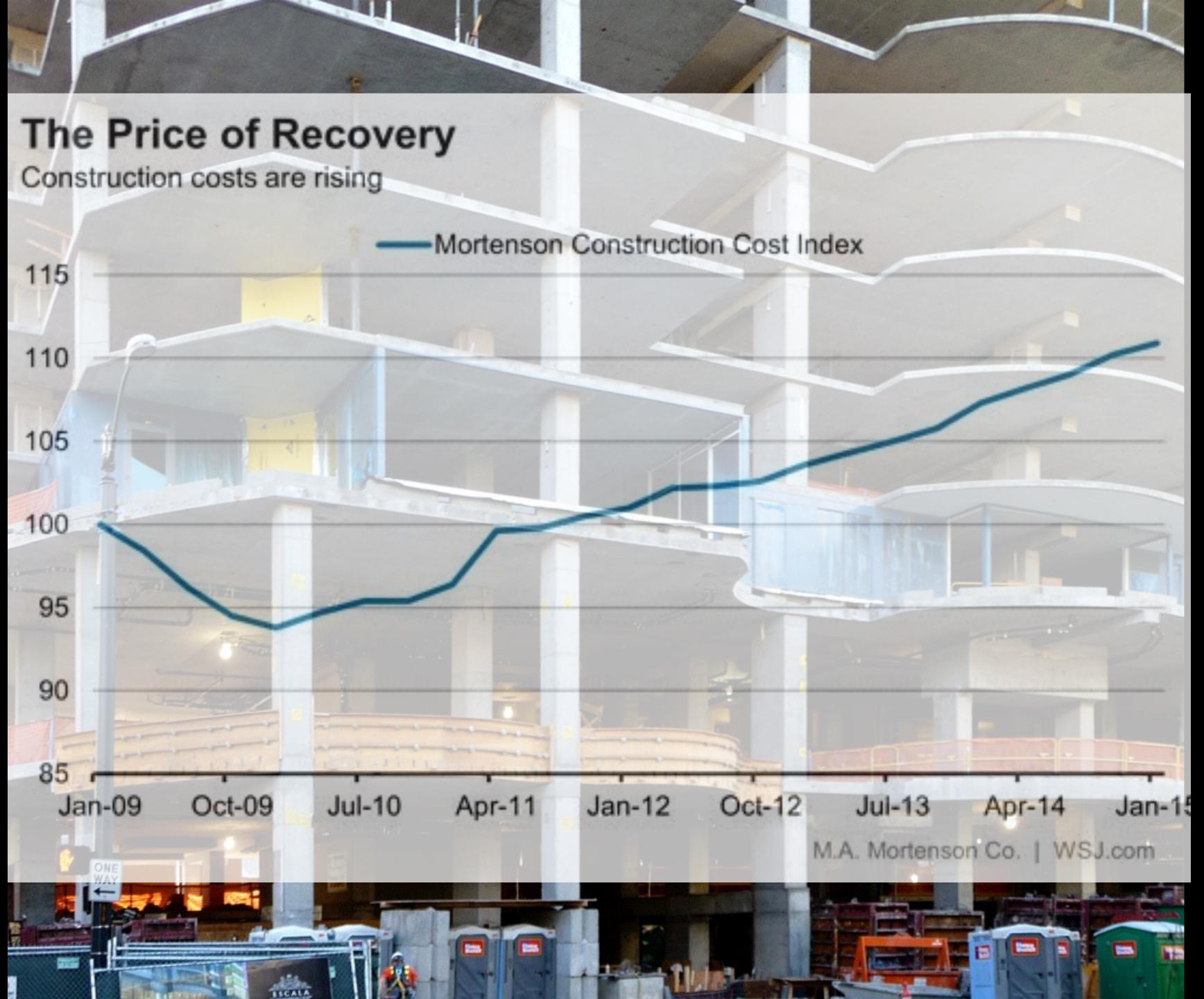
Quartz | qz.com

Data: US Census Bureau



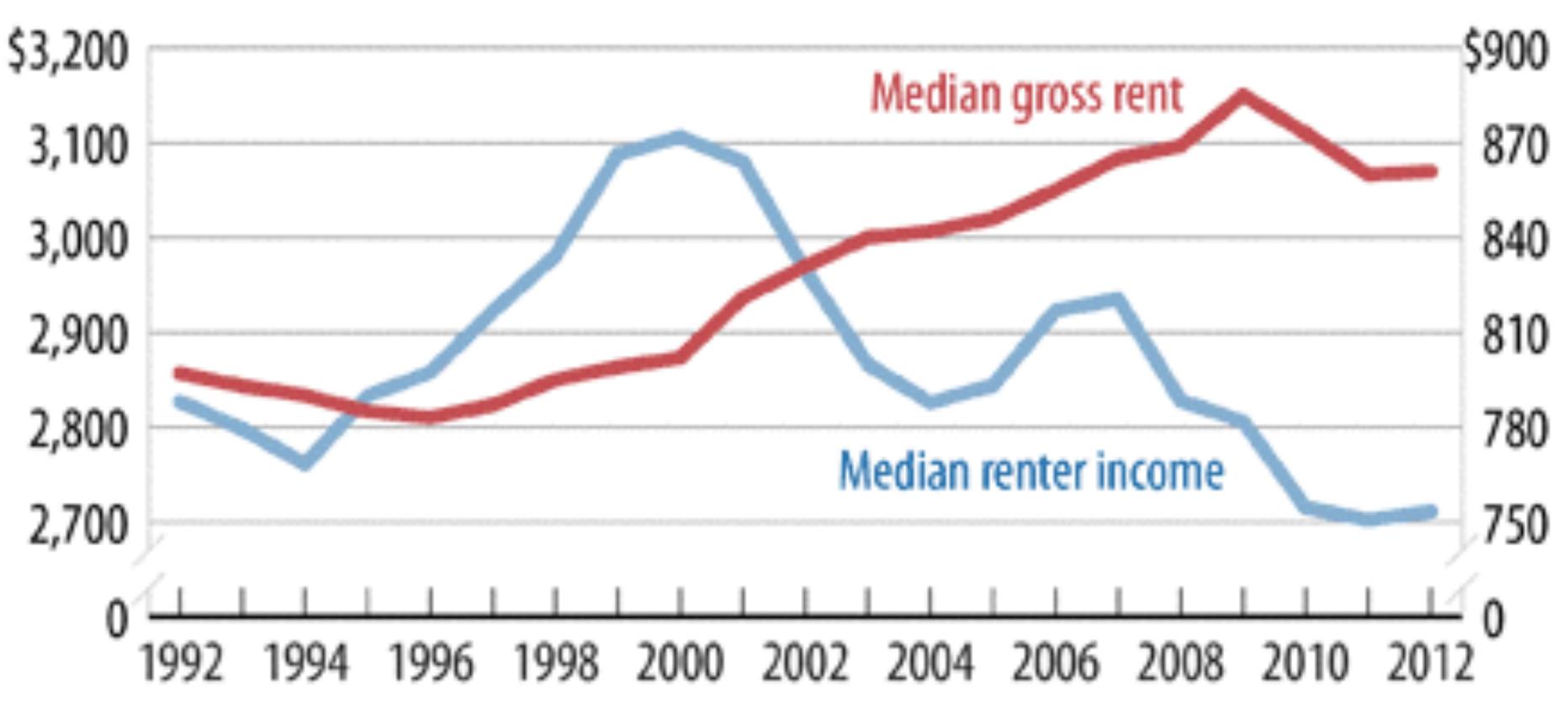






Rents Increasingly Unaffordable in Last Decade

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.

Center on Budget and Policy Priorities | cbpp.org



San Diego, CA

State of the Nation's Housing, 2016

homeownership at 50 yr low

not just the poor

- 21.3 million rent burdened (+3.6 in 6yrs)
- 11.4 million severely rent burdened (+2.1)
 - 72% earn less than \$15,000

Source: Harvard Joint Center for Housing Studies

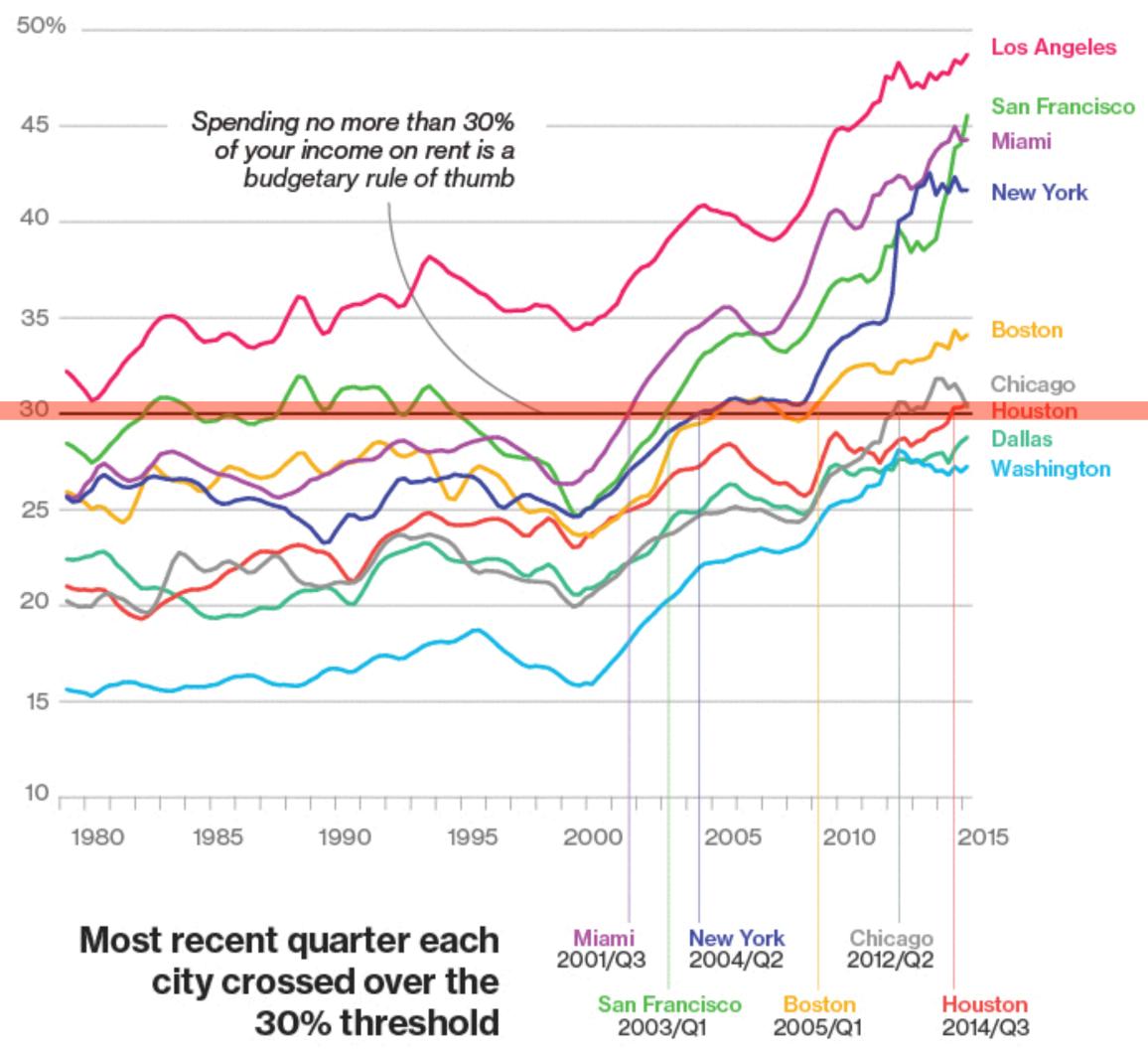
Matthew Desmond EVICTED



POVERTY AND PROFIT IN THE AMERICAN CITY

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

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

Stephanie Pollack Anna Gartsman Jeff Wood

IUNE 2015





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









Alexandria, VA



Fruitvale Station, Oakland, CA

What makes a place affordable?

community development coporations



What makes a place affordable?

community development coporations

CHAMPLAIN HOUSING TRUST 副殿區



What makes a place affordable?











family owns house leases land

community land trust





family owns house leases land

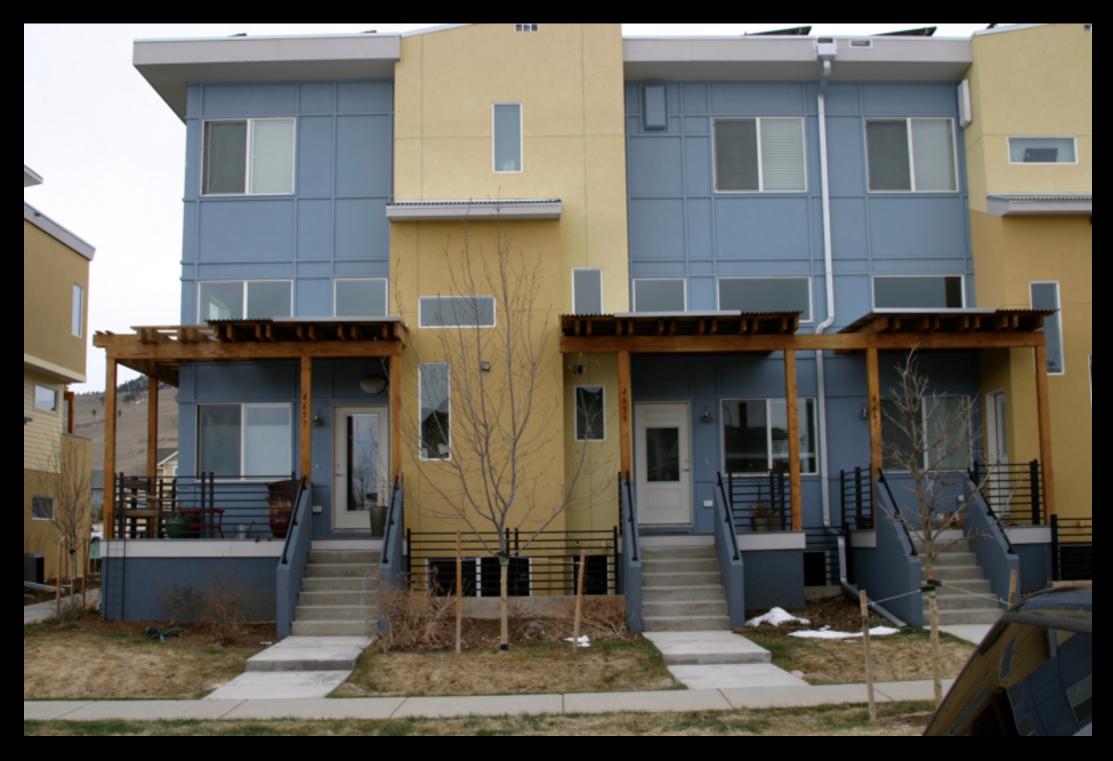
community land trust







subsidized housing





What makes a place affordable?

naturally occurring affordable housing

Pittsfield, MA





small lot

What makes a place affordable?

favorable land use regulations

Boulder, CO



small lot

What makes a place affordable?

favorable land use regulations



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

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





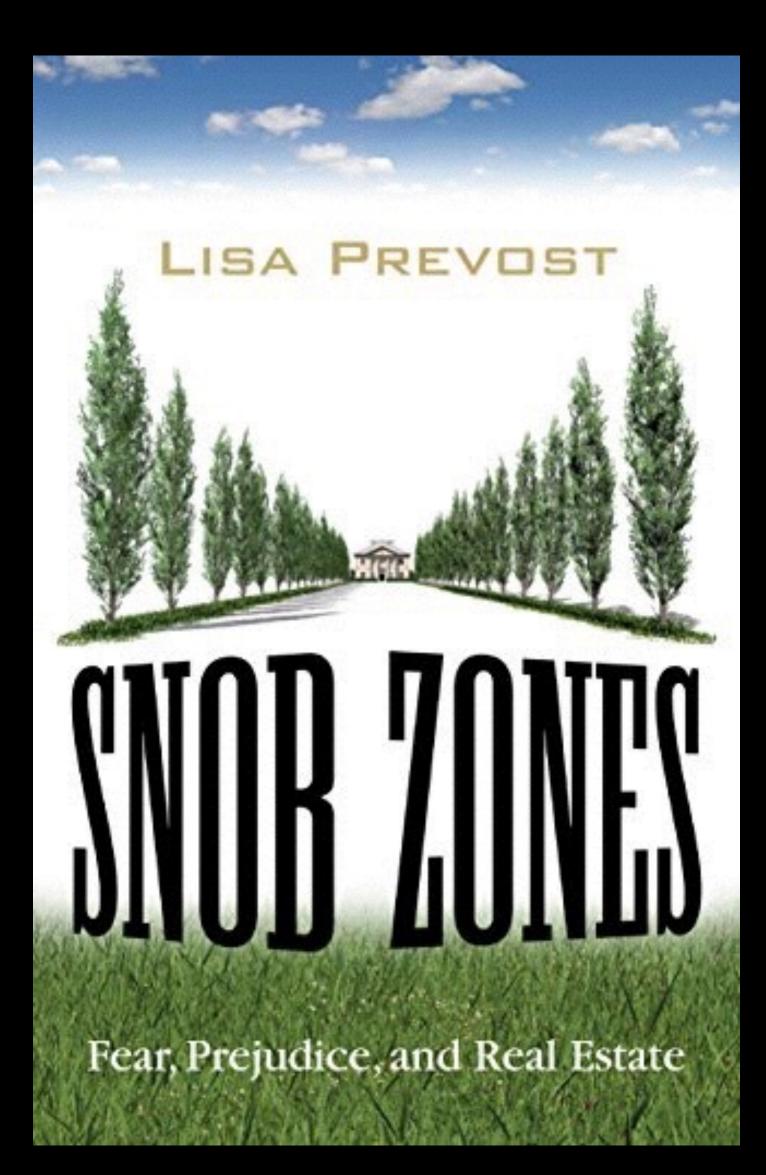


What makes a place affordable?

Inclusionary Zoning

Burlington, VT





Exclusionary Zoning

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





Photo: Alex S. MacLean





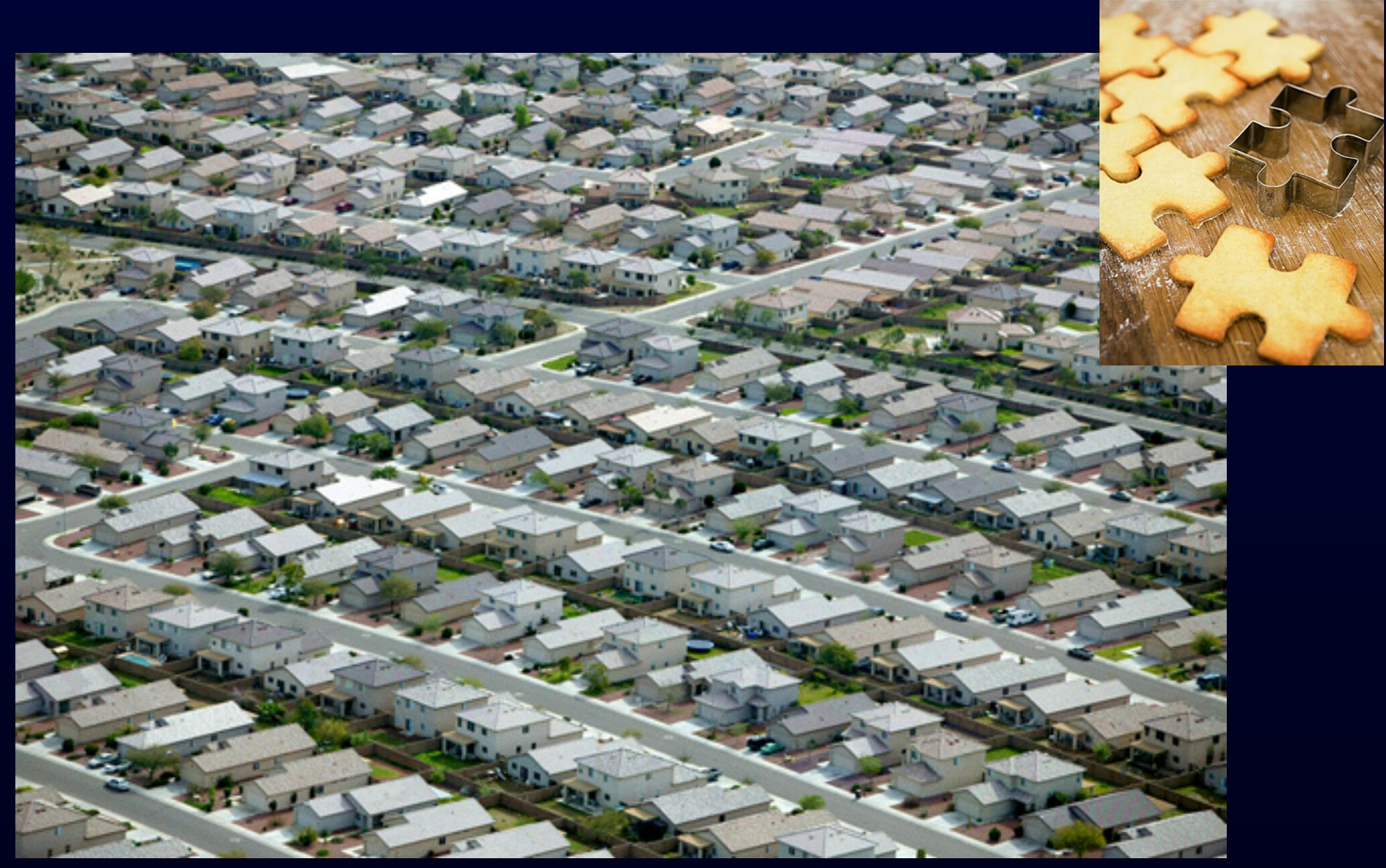


Photo: Alex S. MacLean

10 UNITS PER ACRE



Hermosa Beach, CA 10.0 units / acre



context



plan

neighborhood



street pattern



Lake Oswego, OR 10.0 units / acre



context





neighborhood

plan

street pattern



Sandusky, OH 10.2 units / acre



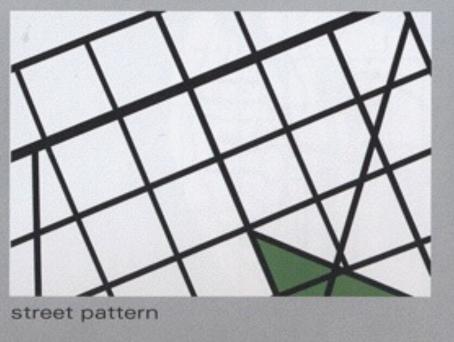
context

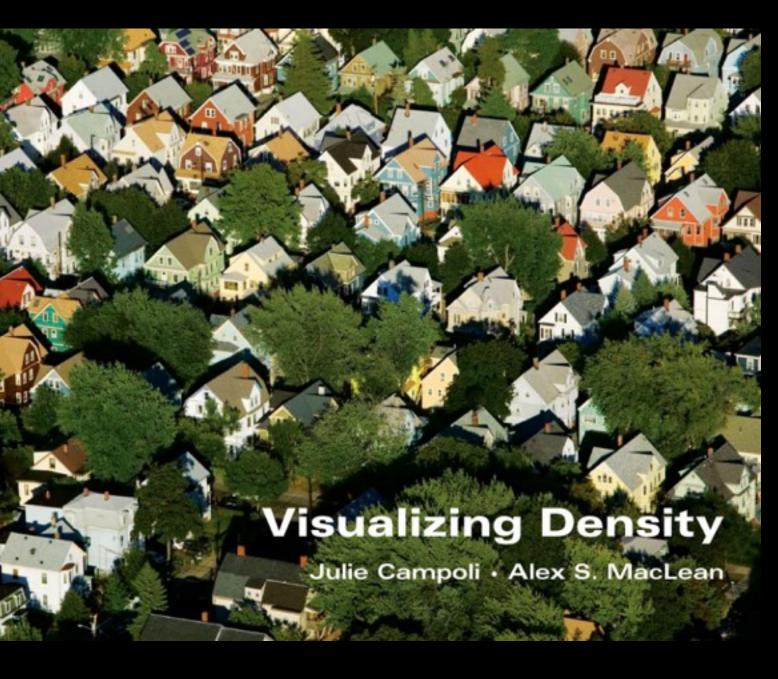




neighborhood

plan







11.7 units per acre

11.7 units per acre



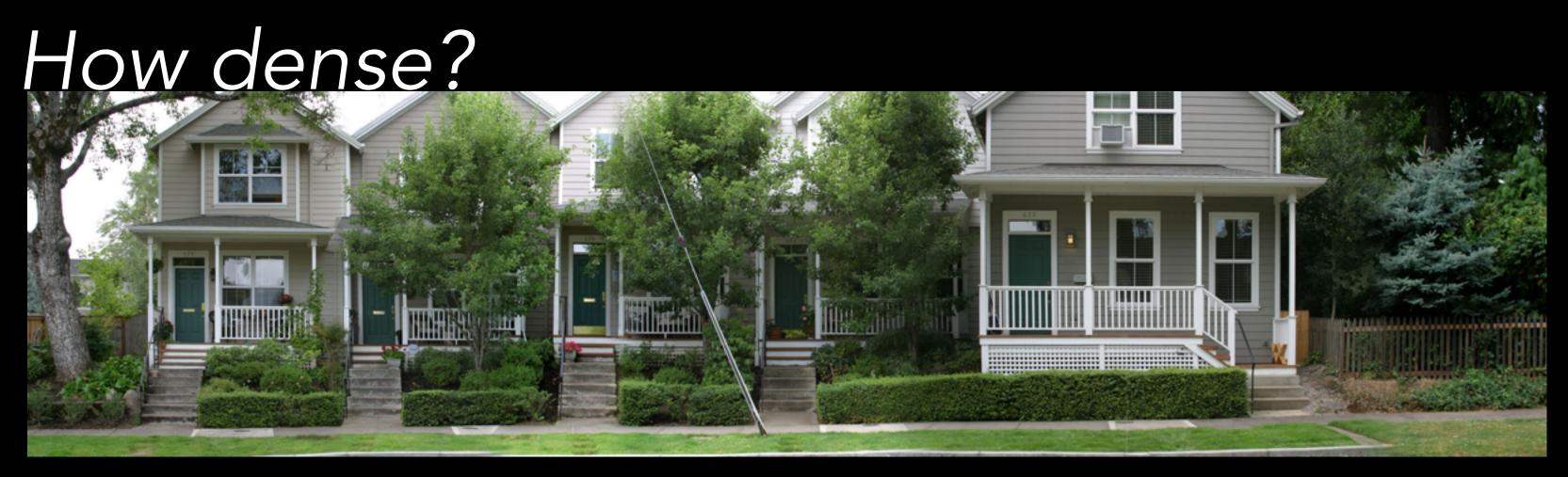
23 units/acre Washington, DC

主てに





23 units/acre Staten Island, NY







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

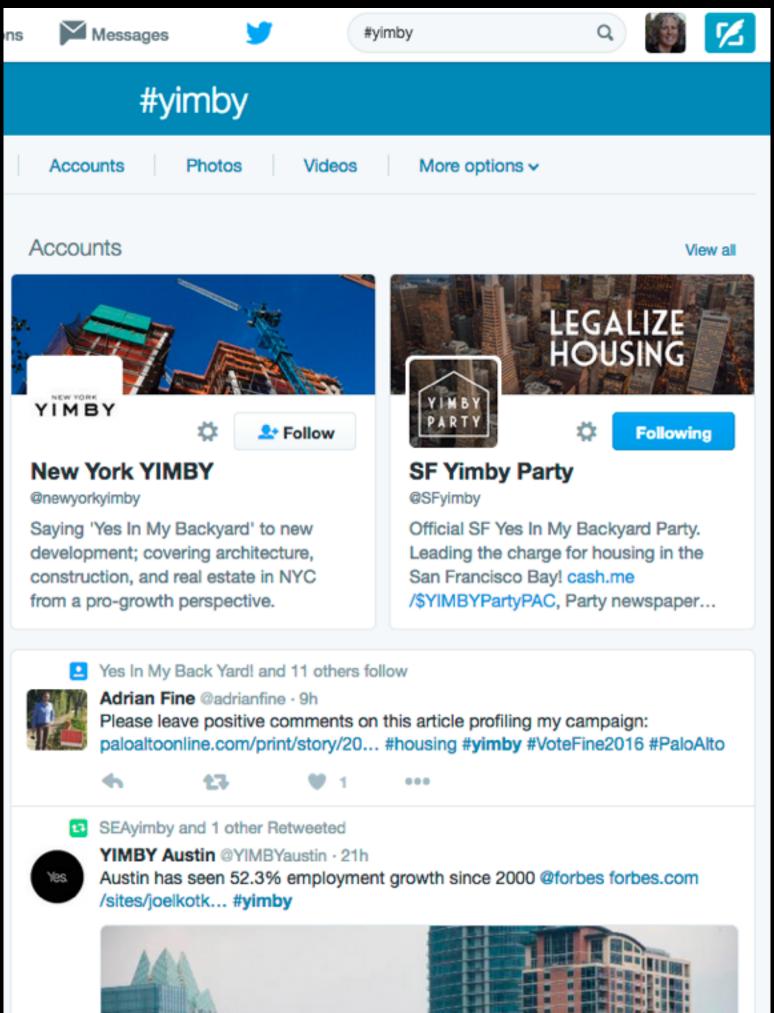


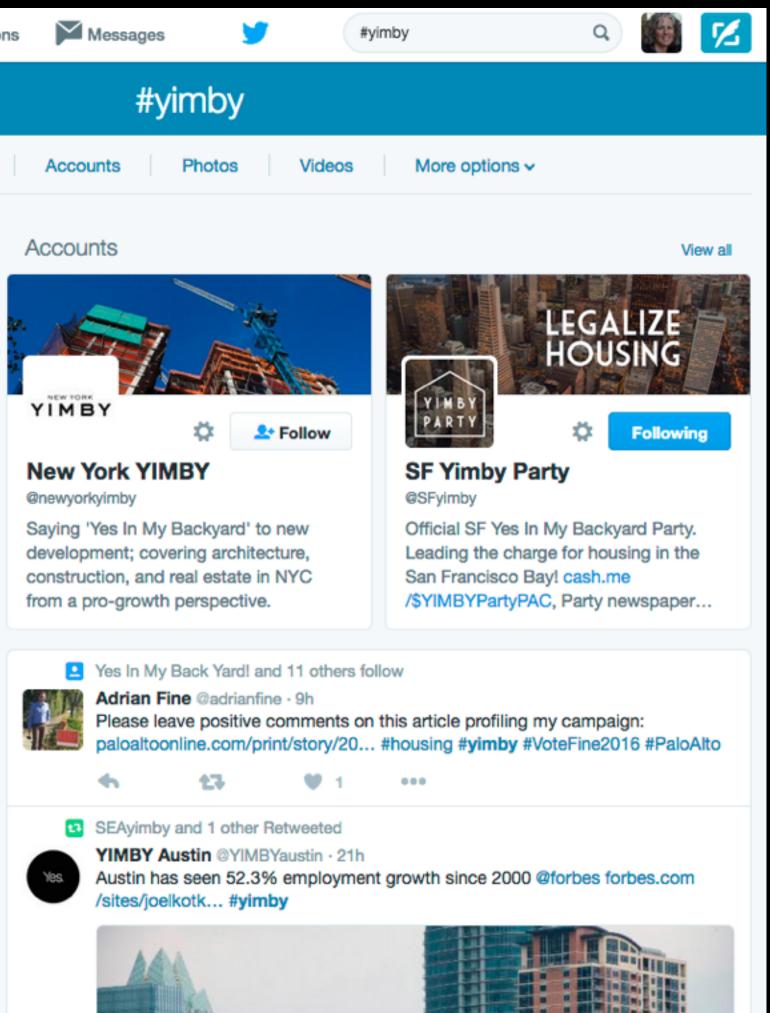




pleasure from gain

Yes In My Back Yard







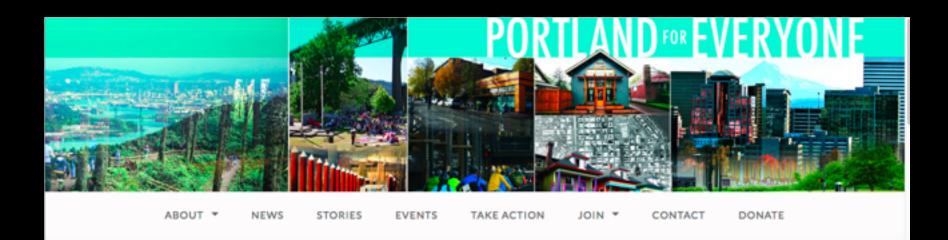






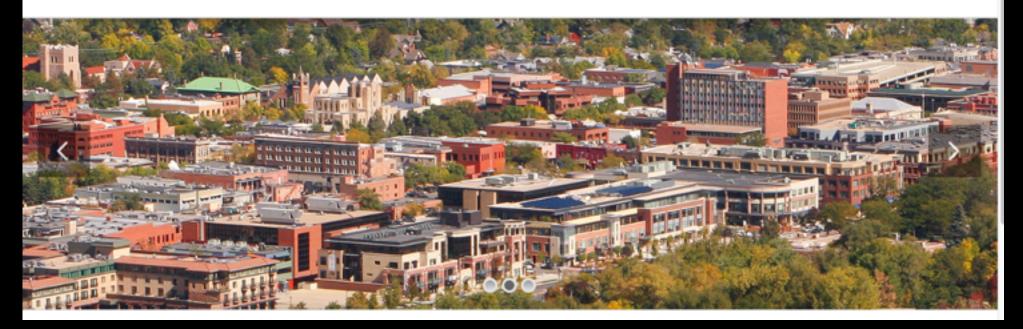


Seattle for Everyone

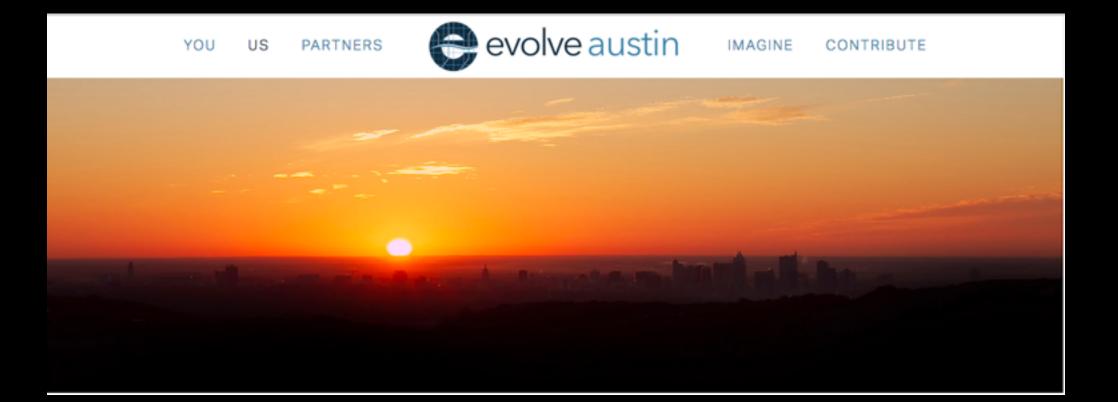


Portland for Everyone

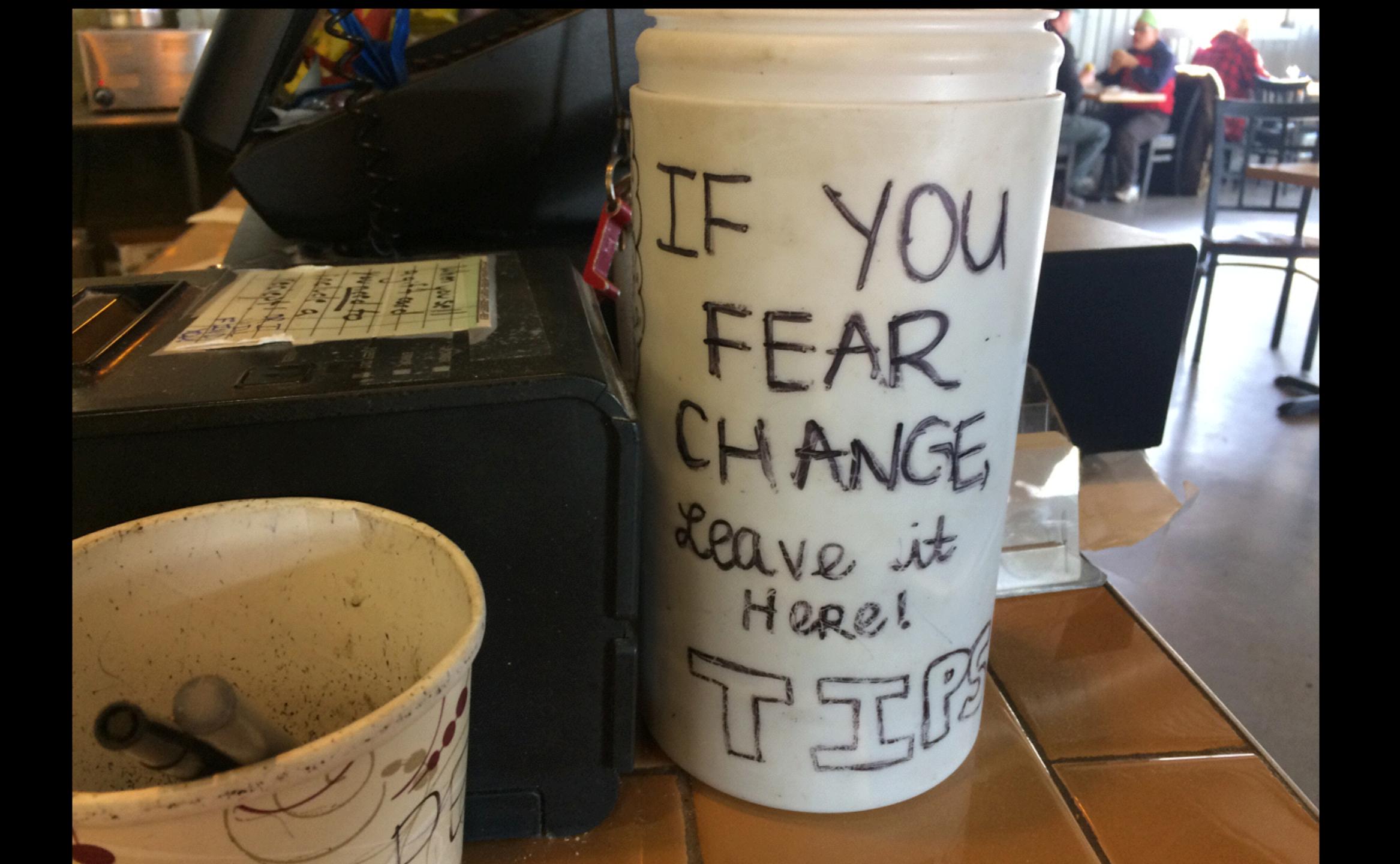




Better Boulder



Evolve Austin



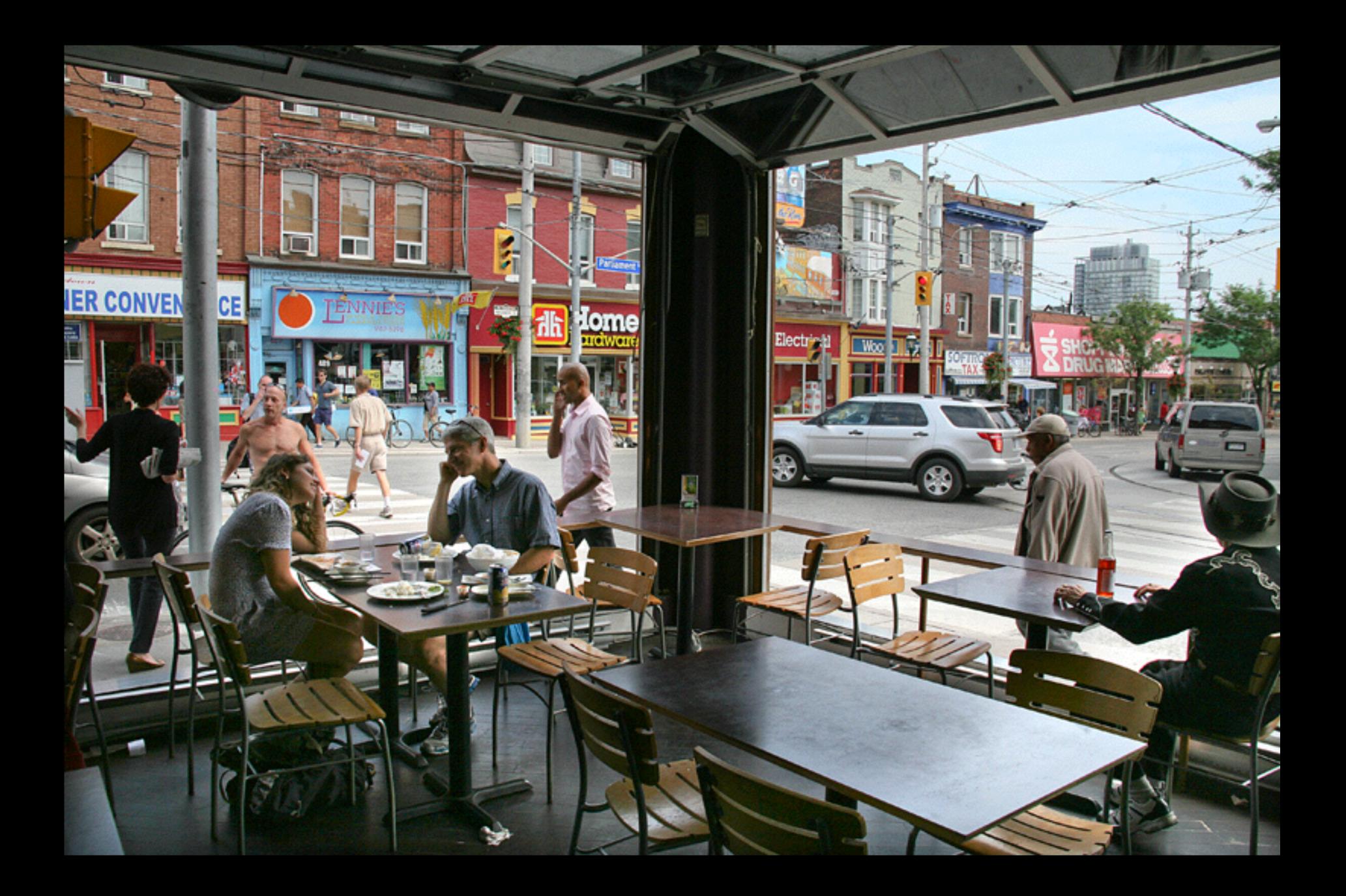
solvitur ambulando

it is solved by walking







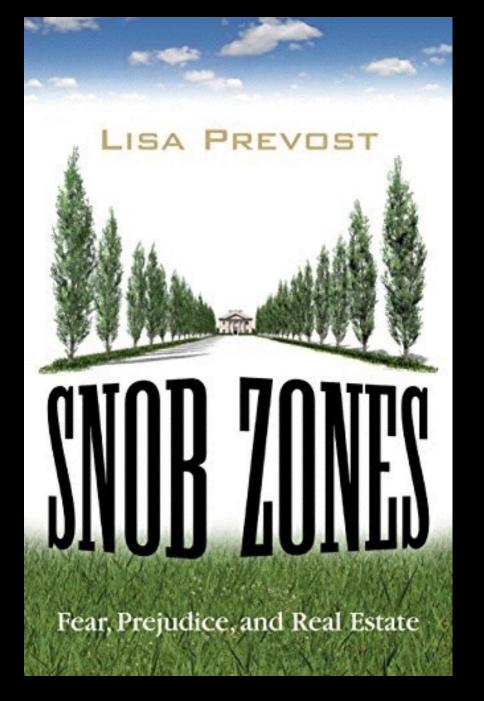


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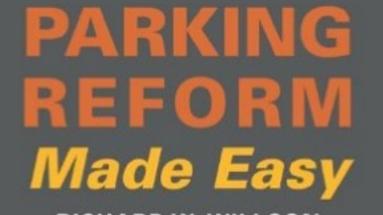


Visualizing Density

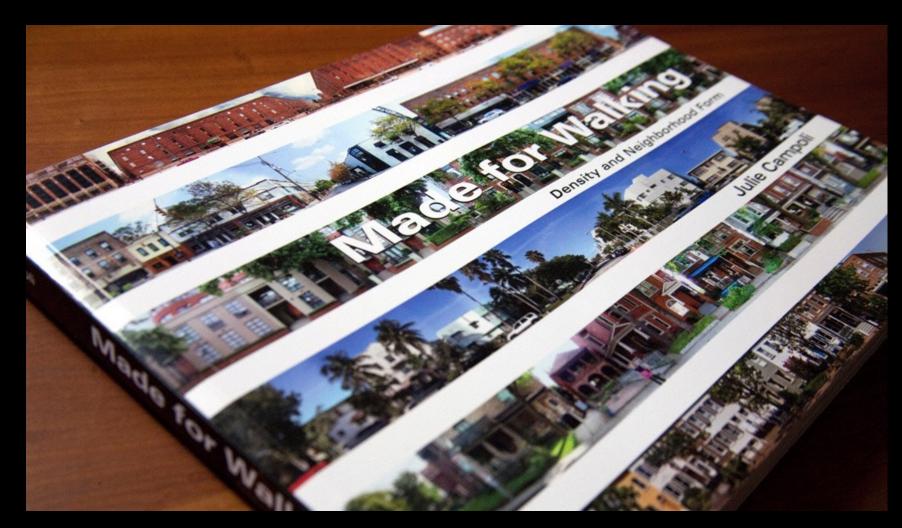
Julie Campoli · Alex S. MacLean



- FOREWORD BY DONALD C. SHOUP ----



RICHARD W. WILLSON



www.juliecampoli.com