It is Solved by Walking
Planning and Designing Walkable Places

Metro Council
PlanIt Conference
Brooklyn Park, MN
13 Dec 2016
history
public space
public art
preservation
streetscape
It’s not about the sidewalk
What makes a place walkable? close to destinations
What makes a place walkable?

density

Cambidge, MA
What makes a place walkable?

density

Minneapolis, MN
What makes a place walkable?

balance of uses

Toronto, ON
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?

Shaker Heights, OH

good design
new office buildings
Boston, MA
FREE EXERCISE EQUIPMENT
on other side of door.

America On The Move
Time to Get On the Move
For more ideas or to get started, go to www.americathemove.org
or call 800.807.0077.

America On The Move, with support from U.S. Core, presents the healthcare professional toolkit.
This toolkit is designed to increase general well-being and improve the health and quality of life.
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
gentrification

- investment/improvement
- property values rise
- change in perception
- in-migration of wealth

displacement
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<th>O</th>
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<td>YOGA STUDIO</td>
<td>FREELANCE NOMADS</td>
<td>GROWN UPS ON SKATEBOARDS</td>
<td>JUICE BAR</td>
<td>ARTISINAL ANYTHING</td>
</tr>
<tr>
<td>$5.00 COFFEE</td>
<td>CURBSIDE CAST-OFFS LOOK NEW</td>
<td>BAREFOOT HIPSTERS</td>
<td>NEW WHOLE FOODS</td>
<td>GRAFFITI REMOVAL</td>
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<td>NANNIES IN THE PARK</td>
<td>OPEN HOUSE SIGNS</td>
<td>FREE CRAFT BREW</td>
<td>GOODWILL REPLACED BY VINTAGE SHOP</td>
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<td>VEGAN FOOD</td>
<td>FARMER'S MARKET</td>
<td>ARTIST LOFTS COMING SOON</td>
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<td>DECK SHOES</td>
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<td>POP-UP SHOPS</td>
<td>KOGI TRUCK</td>
<td>1ST WORLD PROBLEMS</td>
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Source: Parallel Play
Crown Heights, Brooklyn, 2015
US inflation-adjusted median household income

- 1999: All-time peak of $57,843 amid booming economy
- 2007: Hits recent high of $57,357
- 1989: $53,306
- 2014: $53,657, down 6.5% from 2007, roughly the same as 1989
The Price of Recovery
Construction costs are rising

Mortenson Construction Cost Index
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.

State of the Nation’s Housing, 2016

- Homeownership at 50 yr low
- 21.3 million rent burdened (+3.6 in 6 yrs)
- 11.4 million severely rent burdened (+2.1)
- 72% earn less than $15,000
- Not just the poor

Source: Harvard Joint Center for Housing Studies
When Your City Became Unaffordable

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

Spending no more than 30% of your income on rent is a budgetary rule of thumb.

Most recent quarter each city crossed over the 30% threshold:
- Miami: 2001/Q3
- New York: 2004/Q2
- Chicago: 2012/Q2
- San Francisco: 2003/Q1
- Boston: 2005/Q1
- Houston: 2014/Q3

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

Source: Zillow
What makes a place affordable?

Community development corporations

Fruitvale Station, Oakland, CA
What makes a place affordable?

Community development corporations
What makes a place affordable?

community land trust
community land trust
family owns house leases land

community land trust
community land trust

family owns house leases land
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

small lot

Denver, CO
average cost of a space
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
require large lots
setbacks, high minimum parking
limit housing types
limit height
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
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