

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!

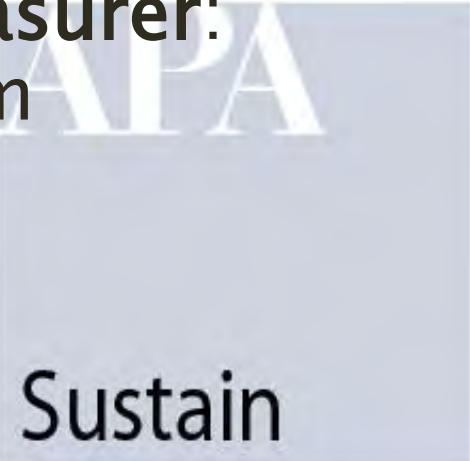
- Dewberry
- Farr Associates
- ICLEI
- Lehigh Valley Planning Commission
- mySidewalk by MindMixer
- Nitsch Engineering
- USGBC
- VHB
- WRT
- Clarion
- Teska



# Division Contact Information

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

**SUSTAINABLE COMMUNITIES  
DIVISION**

The logo for the American Planning Association (APA) Sustainable Communities Division. It features the letters 'APA' in a large, white, serif font at the top. Below it, the word 'SUSTAINABLE' is written in a smaller, white, sans-serif font. At the bottom, the word 'Sustain' is written in a larger, white, sans-serif font. The entire logo is set against a light blue background.

**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



MASSDEVELOPMENT





## Why a Pilot? MassDevelopment Goals:

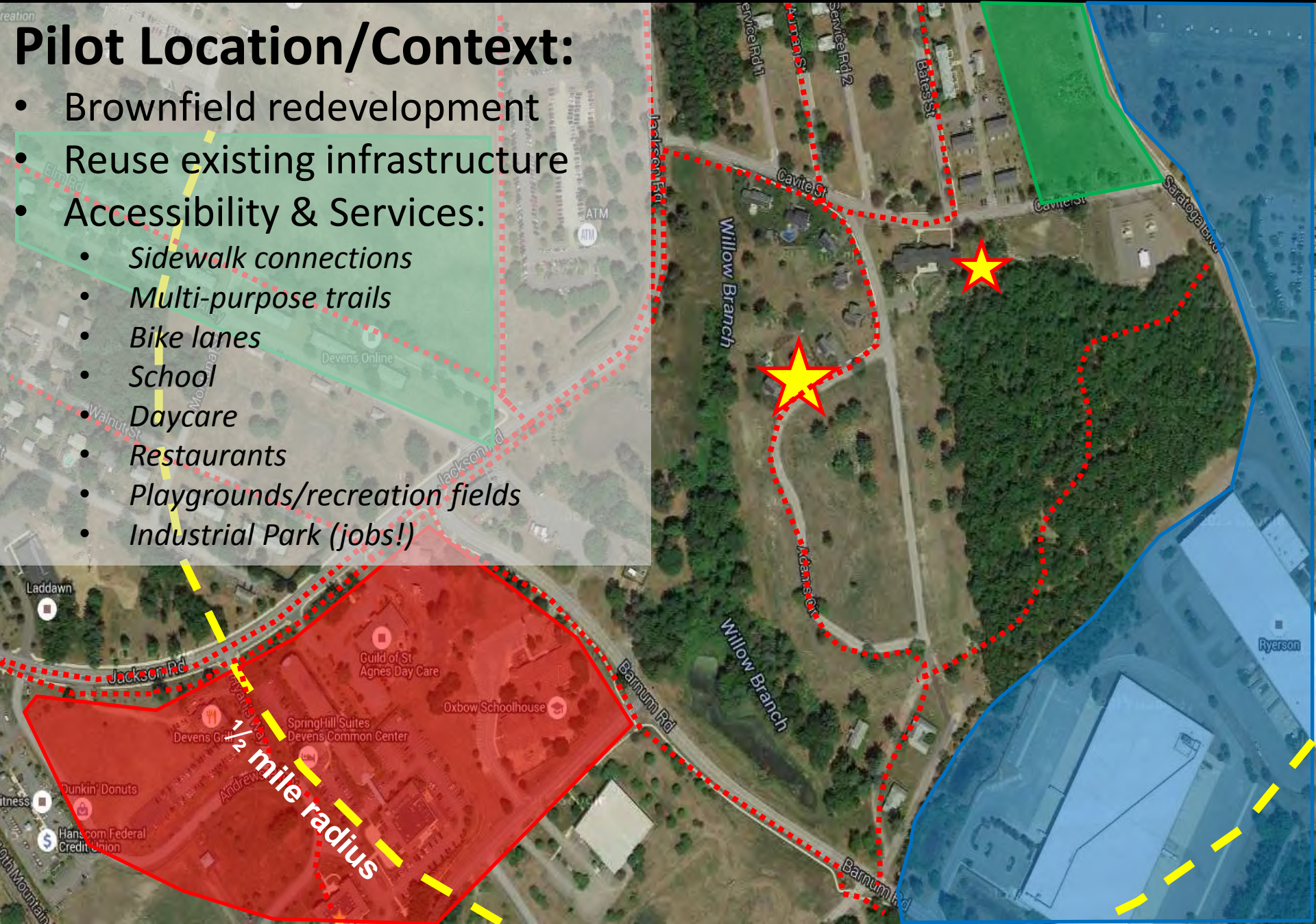
- Showcase sustainable technologies and Res. GB practices
- State goal - ZNEB by 2030 (assist with market transformation)
- Alt. to traditional Single and multi-family housing types
- Social equity (not just for those who can afford it)
- Financial feasibility
- Aesthetics/fit with existing neighborhood character
- Replicability - construction for 21<sup>st</sup> century
- Educate - ease of env. sensitive site design, GB, WE & healthy IAQ





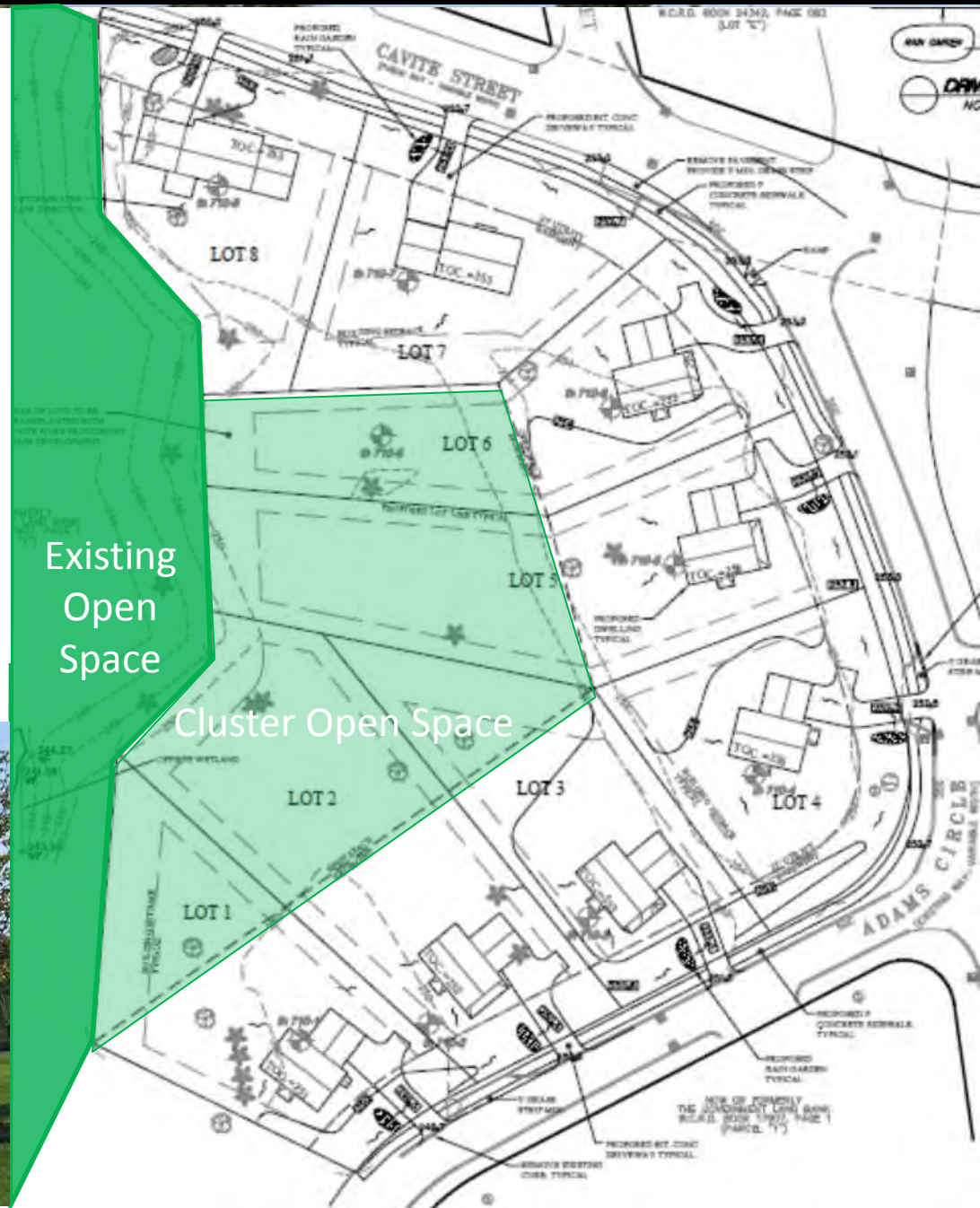
# Pilot Location/Context:

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



## 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:

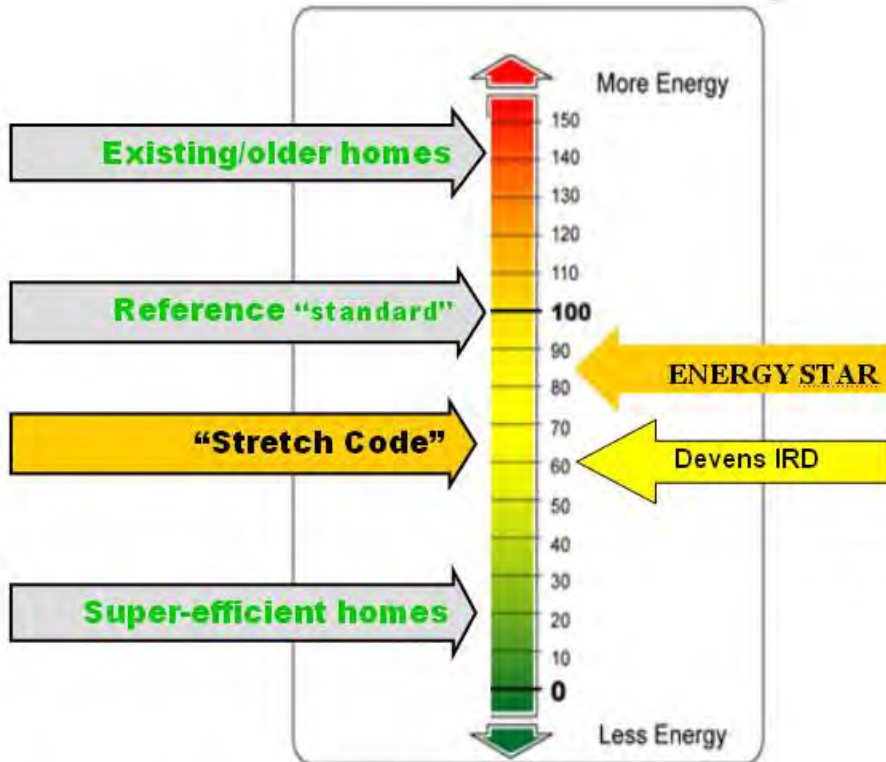
- East-west long axis - maximize active solar
- Passive solar – south facing windows/roof solar shading
- Passive survivability (consistent internal temp. control)
- “Right-sized” homes (1,000 sq.ft. to 2,200 sq.ft)





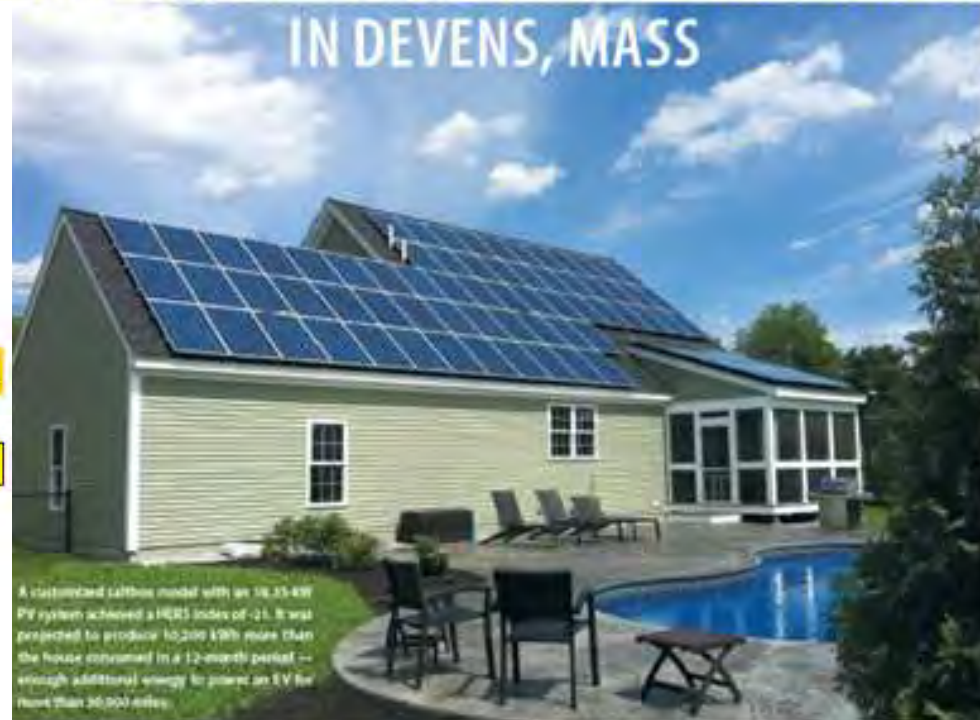
## Pilot Results: Exceeding expectations

- HERS index:



## ENERGY-POSITIVE HOMES

IN DEVENS, MASS



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

## LID strategies:

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



## Devens Sustainable Housing Pilot – 2015 APA Award for Excellence in Sustainability



- 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)
- Mix 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

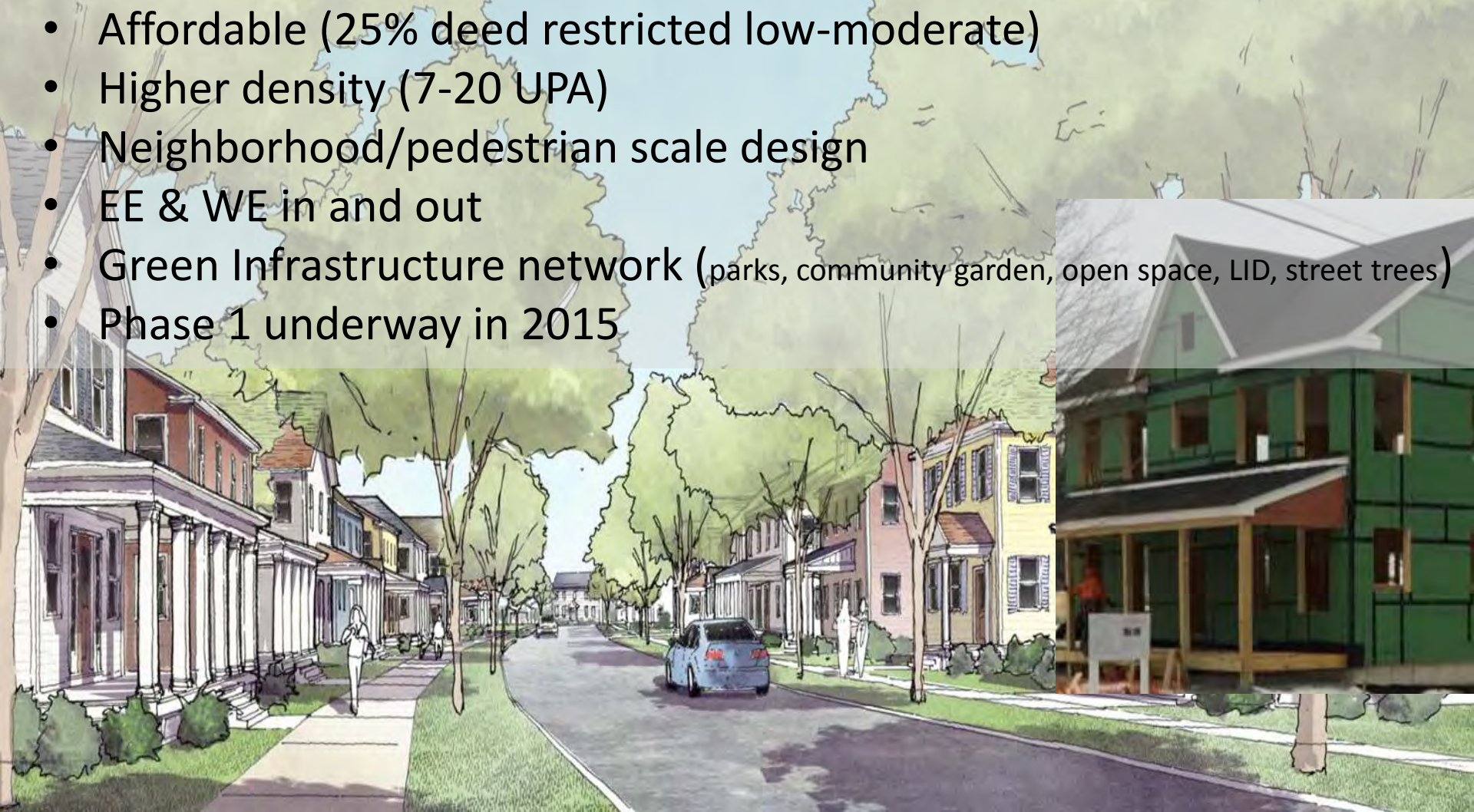
Creating neighborhood character

[devensec.com/](http://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
- Balance 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](mailto:neilangus@devensec.com)**

**Devens Enterprise Commission**

**[www.devensec.com](http://www.devensec.com)**



working for clean rivers



# Westmoreland Park Crystal Springs Creek Restoration & Nature Play Projects



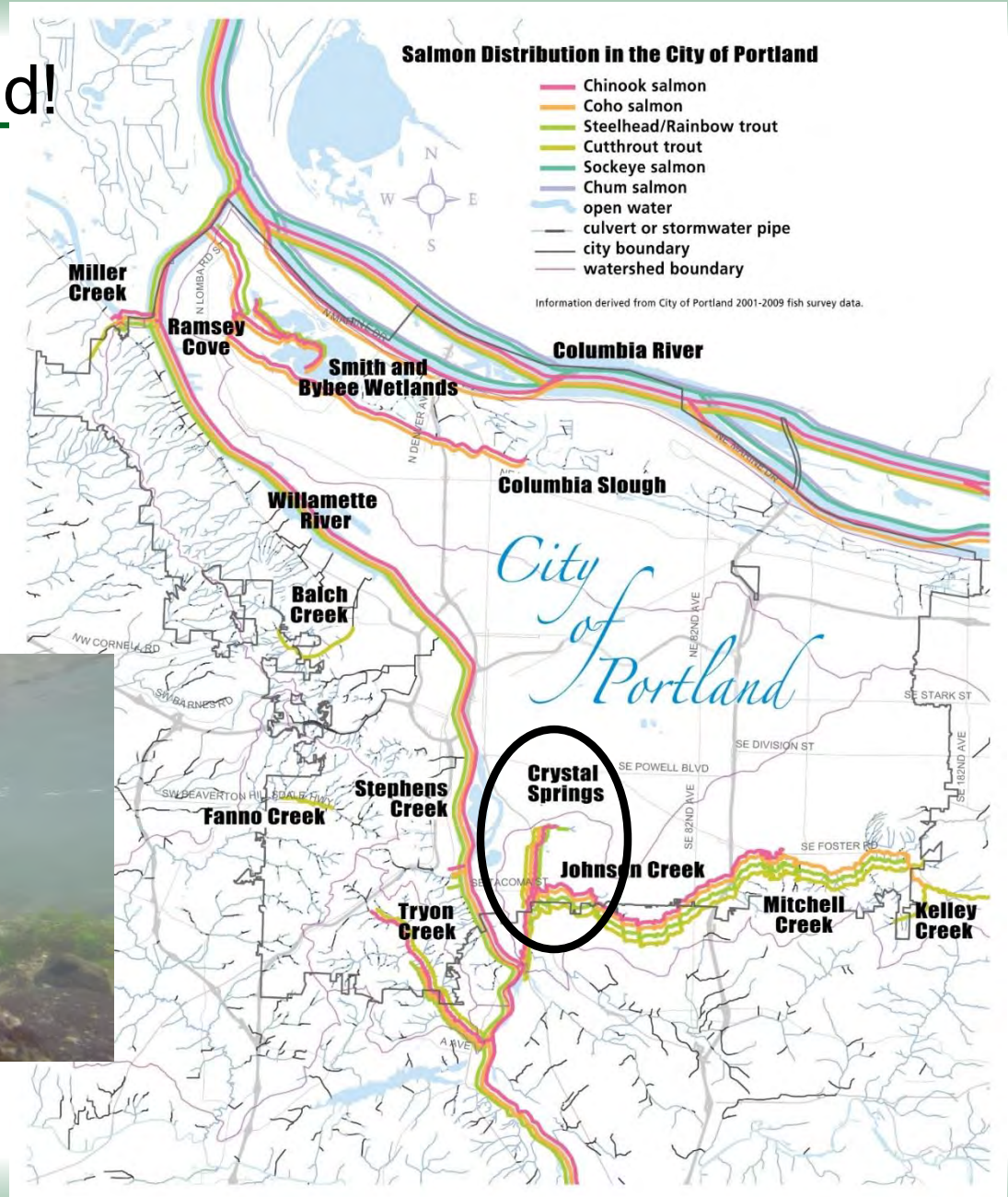
ENVIRONMENTAL SERVICES  
CITY OF PORTLAND

NICK FISH, COMMISSIONER  
MICHAEL JORDAN, DIRECTOR

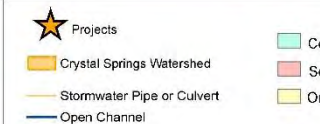
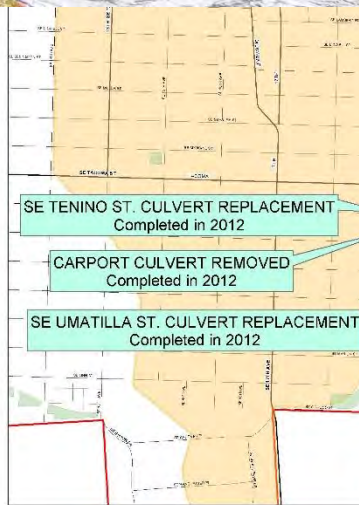
**Ronda Fast**  
Environmental Program Coordinator  
Bureau of Environmental Services

APA Webinar - February 26, 2016

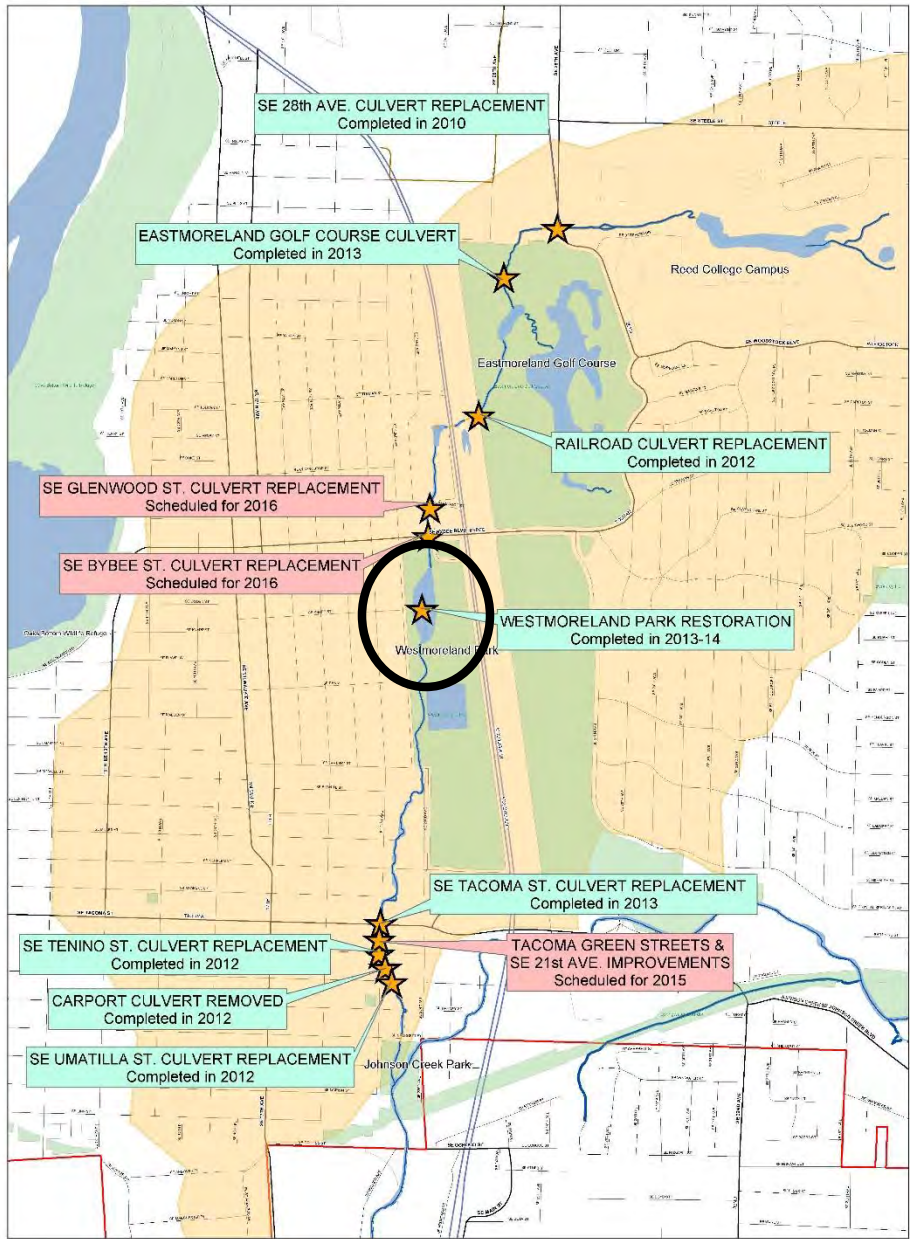
# Salmon are in Portland!



















 Projects	 Completed Project
 Crystal Springs Watershed	 Scheduled for 2015 or 2016
 Stormwater Pipe or Culvert	 Ongoing projects
 Open Channel	

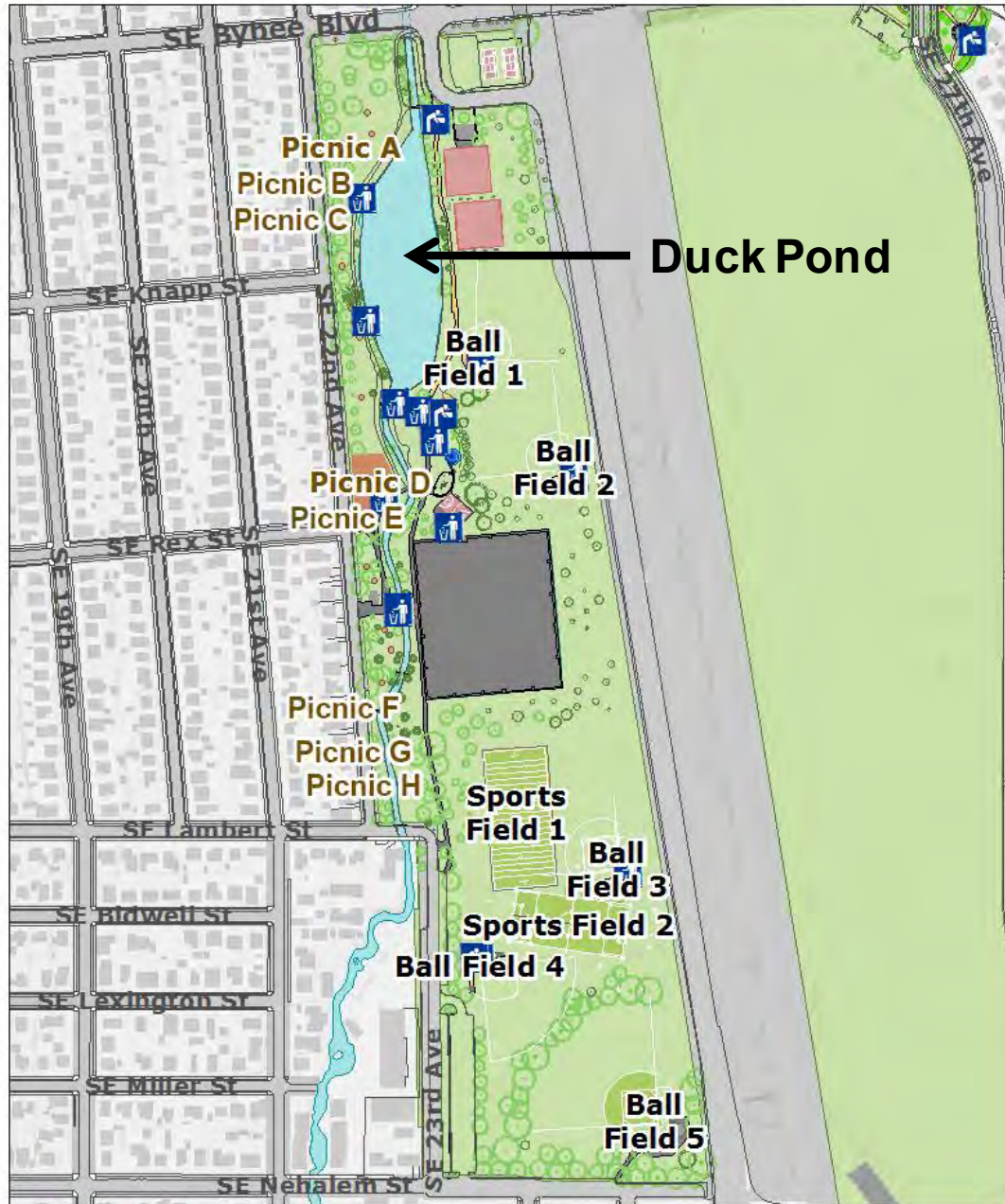
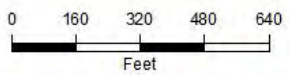


0 500 1,000 Feet



Westmoreland Park

Acres: 43.09











# Westmoreland Park

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## 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



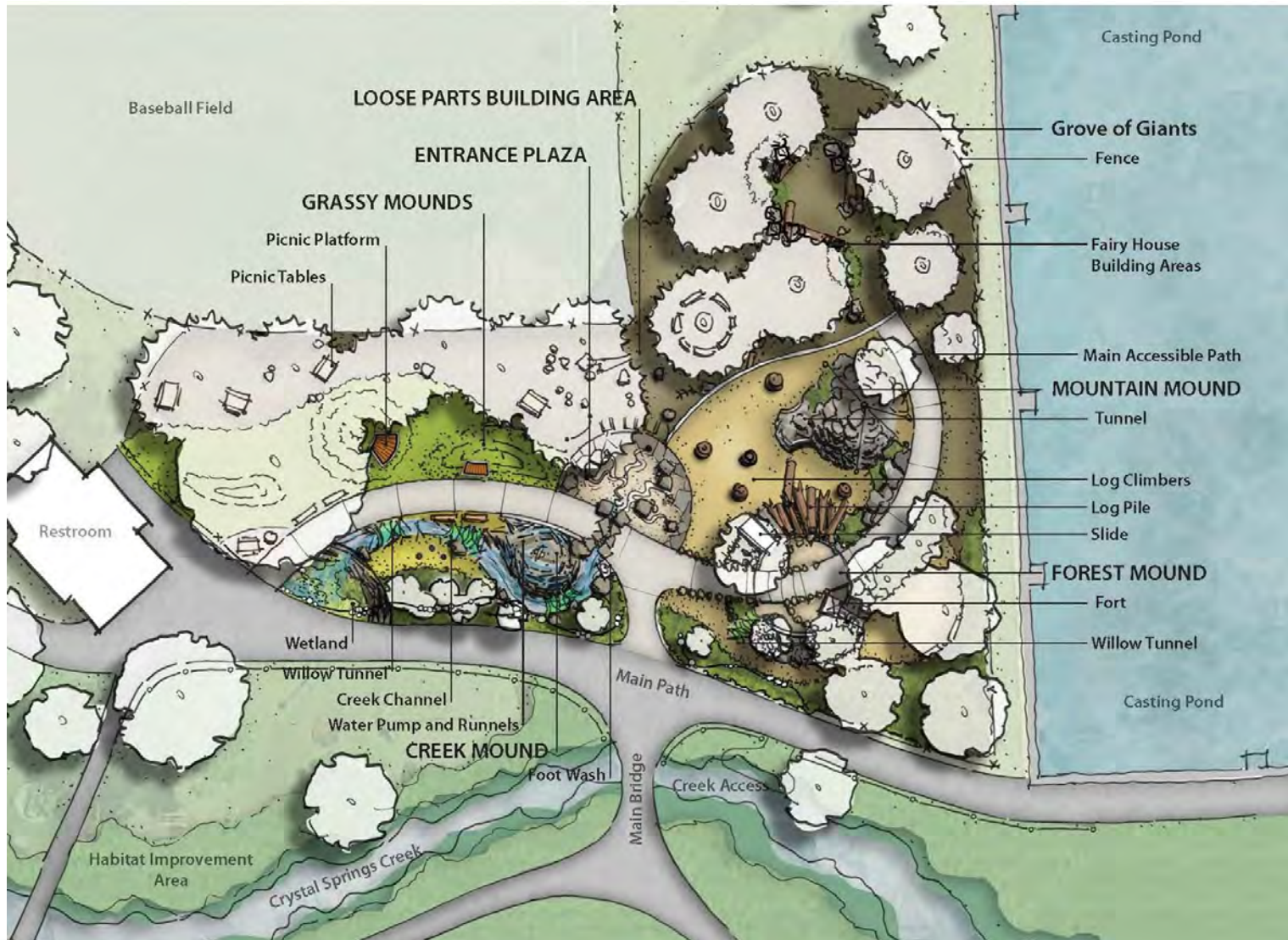








# Nature Play Area













# Innovative Partnerships

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## 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

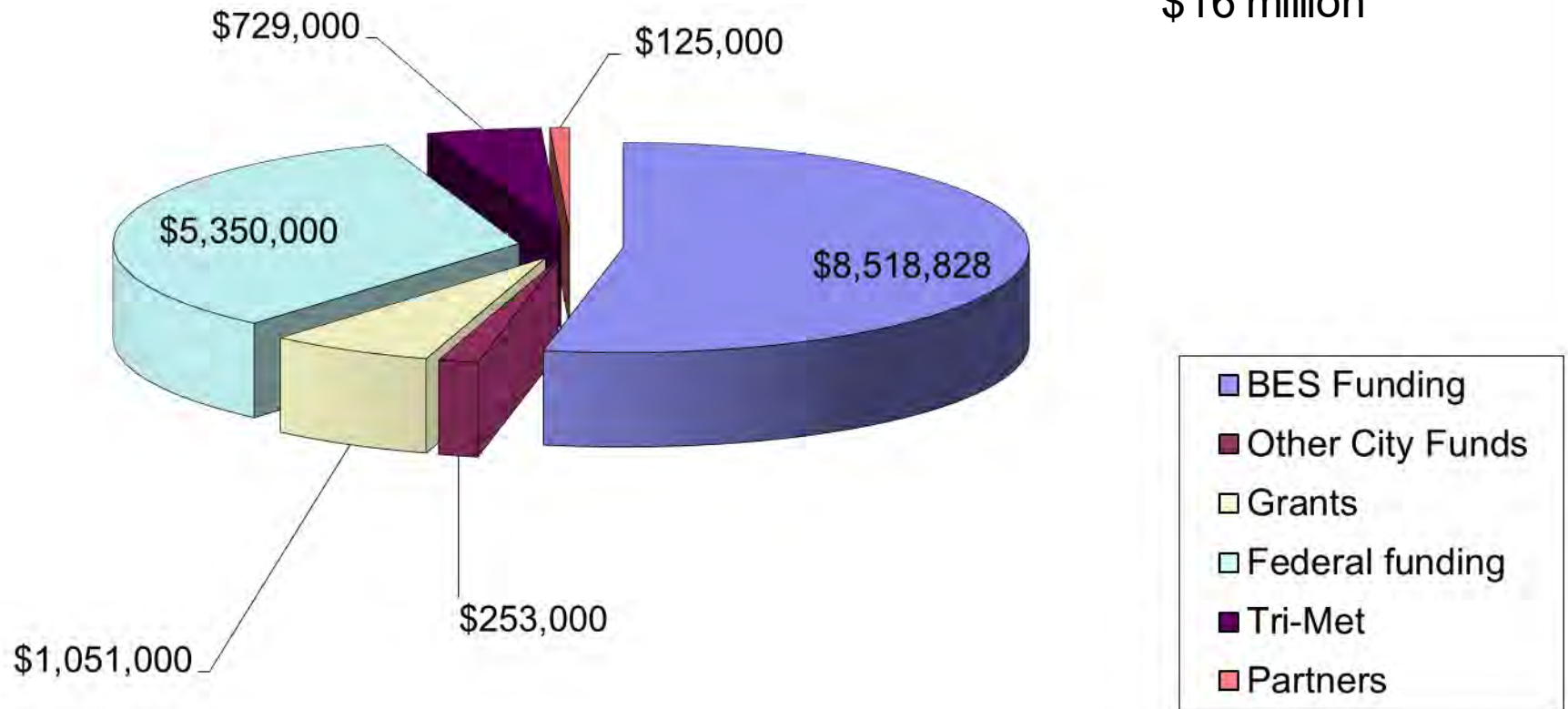
## Regulatory Partners

- 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

Total cost for 9 culverts and restoration:  
\$16 million







## More information/ resources

- [www.portlandoregon.gov/bes/crystalsprings](http://www.portlandoregon.gov/bes/crystalsprings)
- <https://www.portlandoregon.gov/parks/61107>
- [www.crystalspringspdx.org](http://www.crystalspringspdx.org)

# Award Winning Sustainability

## Today's Speakers:

- Neil Angus - [neilangus@devensec.com](mailto:neilangus@devensec.com)
- Ronda Fast – [ronda.fast@portlandoregon.gov](mailto:ronda.fast@portlandoregon.gov)
- Justin Golbabai - [Justin.Golbabai@austintexas.gov](mailto:Justin.Golbabai@austintexas.gov)
- John Zeanah - [John.Zeanah@memphistn.gov](mailto:John.Zeanah@memphistn.gov)



# NEIGHBORHOOD PARTNERING PROGRAM

EMPOWERING NEIGHBORHOODS  
BUILDING COMMUNITY



# Three Main Questions



How do you make great places?



How do you empower people?



How do you make it accessible to everyone?

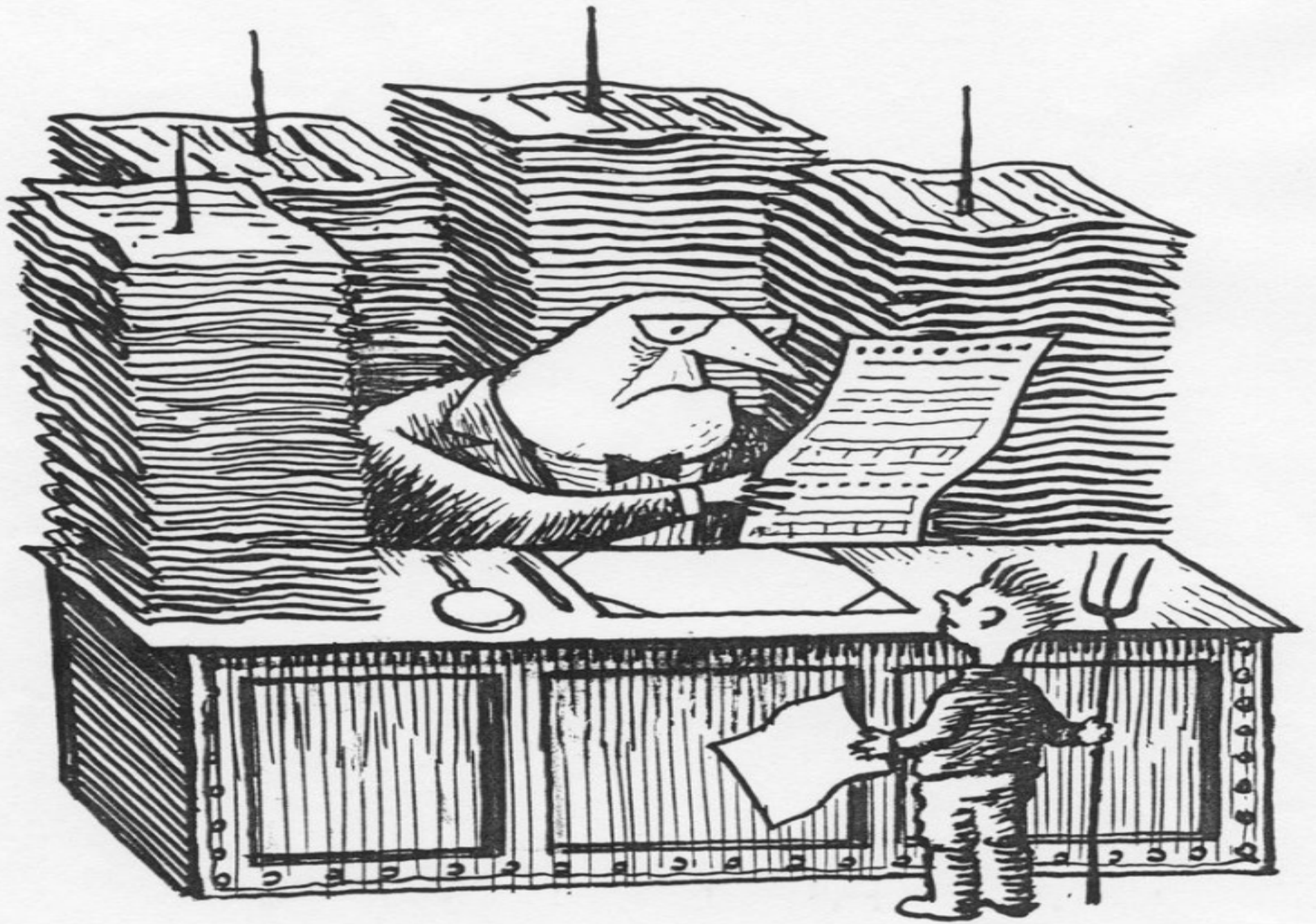




The North Lamar  
Combined Neighborhood  
Planning Area  
Neighborhood Plan

An Amendment to the  
Austin Tomorrow Comprehensive Plan

June 24, 2010





# PROJECT LIFECYCLE

**1**

Rally your neighborhood with a **PROJECT**



**2**

**CONTACT**  
NPP Staff



**3**

Submit a project **APPLICATION**

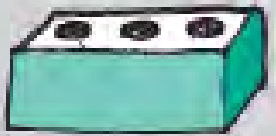


**4**

Receive **APPROVAL** and **PROJECT AGREEMENT**

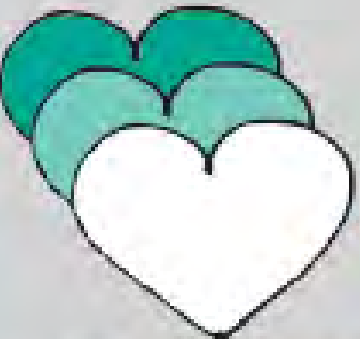
**5**

Project **CONSTRUCTION** begins



**6**

**CELEBRATE** and **ENJOY!**

















# 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.

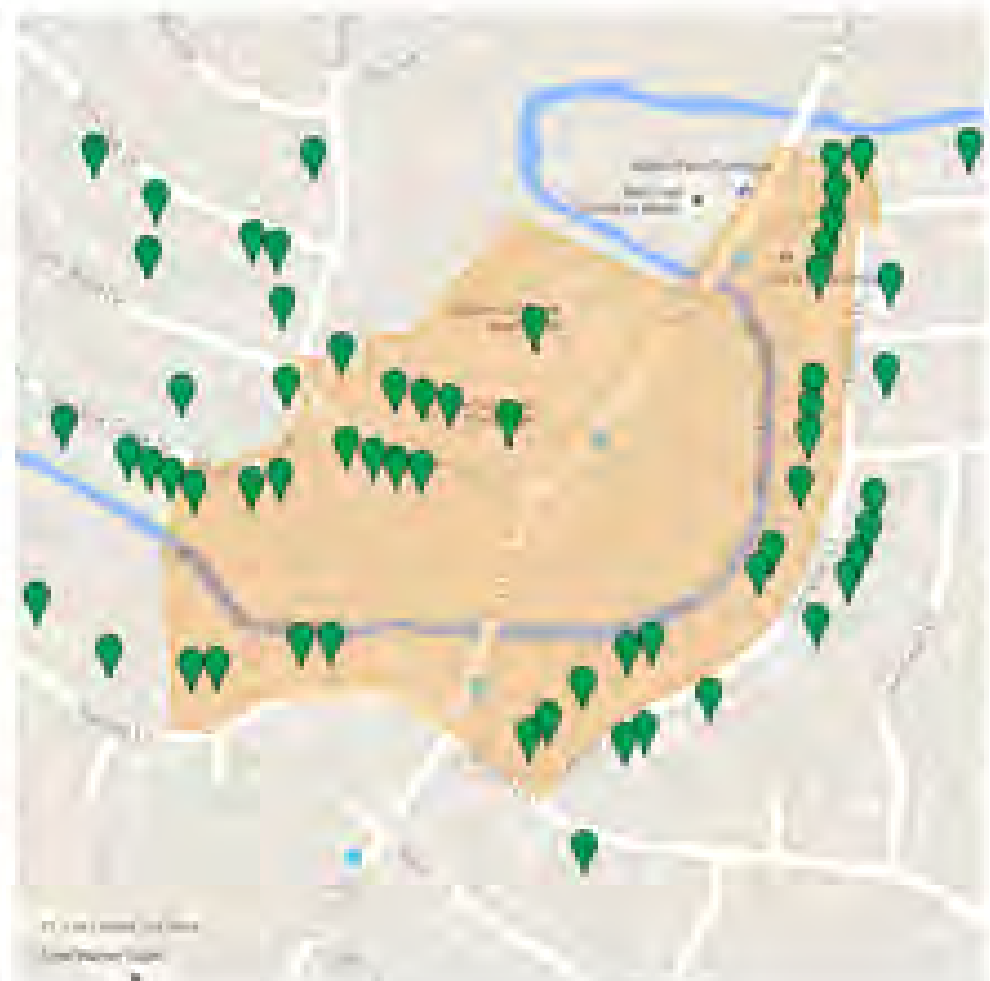


## WHAT ARE THE CRITERIA?

- 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**

**WE**   
**RAMSEY** **PARK**

**DONATE TODAY**

Proud Signage Partner  
**BUILD A SIGN**

**WE**   
**RAMSEY** **PARK**

**RAMSEY** **PARK**


**RAMSEY**

**DONATE TODAY**

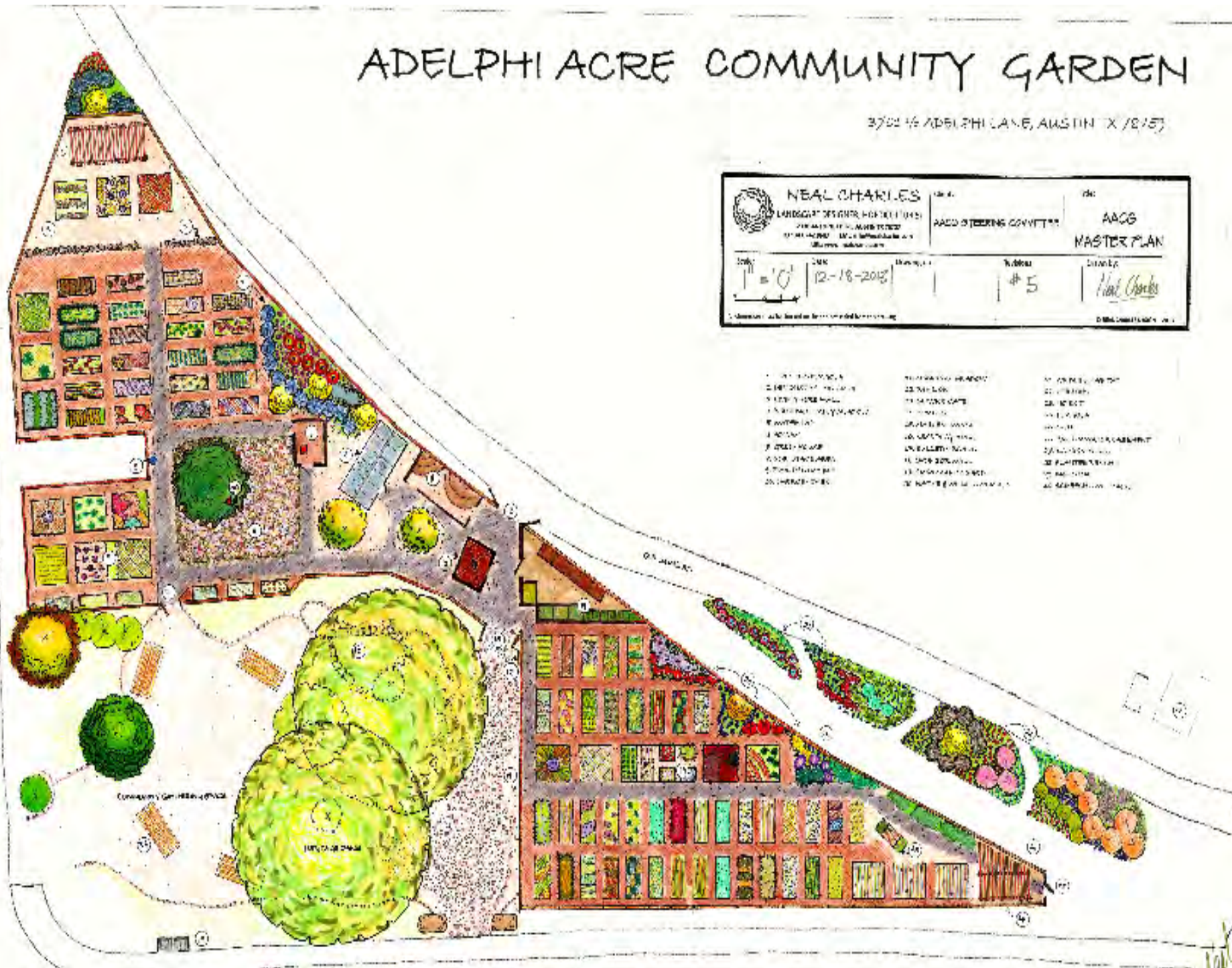


# ADELPHI ACRE COMMUNITY GARDEN

3702 1/2 ADELPHI LANE, AUSTIN TX 78757

 <b>NEAL CHARLES</b> LANDSCAPE DESIGNERS FOR THE FUTURE 1700 W. 10TH ST. SUITE 1000 AUSTIN, TEXAS 78703	DATE: 12-18-2012	DRAWN BY: Neal Charles
	PROJECT: AACC STEERING COMMITTEE	SCALE: 1" = 5'

- 1. ENTRY SIGNAGE
- 2. ENTRY PLANTING
- 3. ENTRY LIGHT FIXTURES
- 4. WALKWAY
- 5. WALKWAY LIGHT FIXTURES
- 6. WALKWAY PLANTING
- 7. SEATING
- 8. SEATING PLANTING
- 9. SEATING LIGHT FIXTURES
- 10. SEATING PLANTING
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- 40. SEATING PLANTING

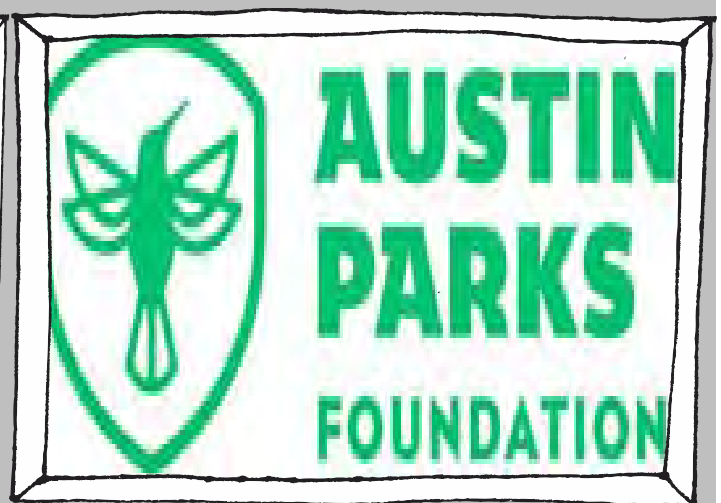
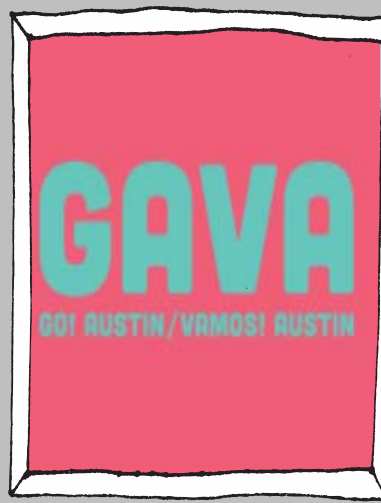


AUSTIN TEXAS





# Neighborhood Partnering Program



***St. Elmo Road  
(Before)***



***St. Elmo Road  
(After)***



***Patterson Park Mosaic  
(Before)***



***Patterson Park Mosaic  
(During)***



***Patterson Park  
Mosaic (After)***



***Cherry Creek Community Garden  
(Before)***





# ***Cherry Creek Community Garden (After)***



## Case Example: EM Franklin Green Street





# EM Franklin Green Street



# EM Franklin Green Street

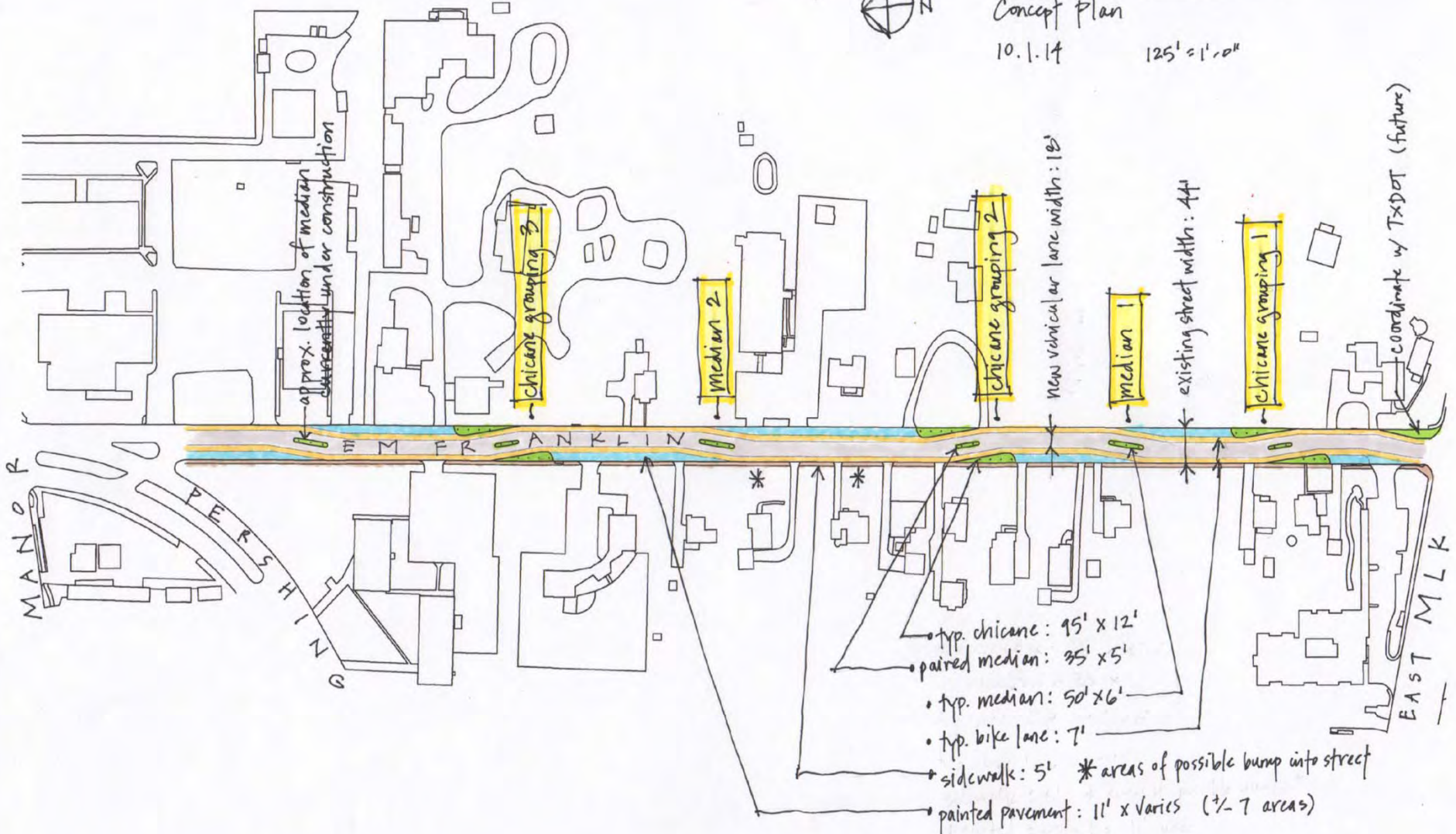


EM Franklin Green Street

Concept Plan

10.1.14

125' = 1" = 0"



[Stanley Studio]













# NEIGHBORHOOD PARTNERING PROGRAM

## PAST PROJECT TYPES



WHAT CAN YOU IMAGINE?

# NEIGHBORHOOD PARTNERING PROGRAM

EMPOWERING NEIGHBORHOODS  
BUILDING COMMUNITY

QUESTIONS?

[http://www.austintexas.gov/  
neighborhoodpartnering](http://www.austintexas.gov/neighborhoodpartnering)

Justin Golbabai, MPA, AICP, CNU-A  
Neighborhood Partnering Program Manager  
Public Works Department  
City of Austin, Texas

[Justin.Golbabai@austintexas.gov](mailto:Justin.Golbabai@austintexas.gov)

(512) 974-6439



# Neighborhood Cost Share Program



Standard > 30% of total project cost



Large Projects > 50% of total project cost



# Core Values



- Community Participation
- Cost Sharing
- Quality of Life Enhancement
- Incorporation of City Initiatives
- Geographic Equity



# GREENPRINT

2015/2040

BARTLETT

GERMAN-TOWN

T.O Fuller State Park

Riverside Park

Audubon Park

Overton Park

Mississippi Greenbelt Park

Island Park

Firestone Park

Davy Crockett Park

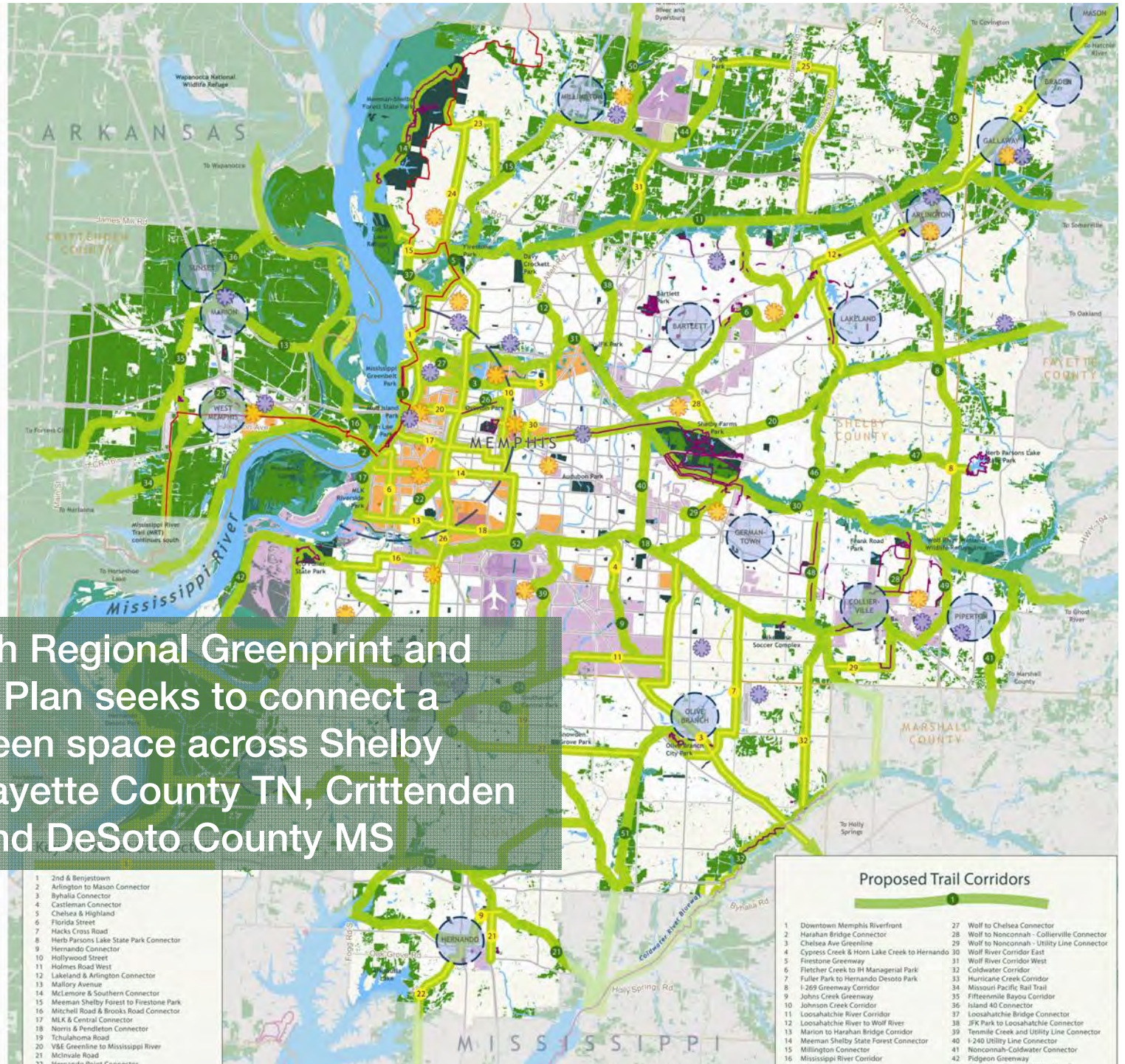
Nesbit Park

JFK Park

Shelby Farms Park

Lake Raleigh

New Allen Rd



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

- 1 2nd & Benjamin
- 2 Arlington to Mason Connector
- 3 Byhalia Connector
- 4 Castleman Connector
- 5 Chelsea & Highland
- 6 Florida Street
- 7 Hacks Cross Road
- 8 Herb Parsons Lake State Park Connector
- 9 Hernando Connector
- 10 Hollywood Street
- 11 Holmes Road West
- 12 Lakeland & Arlington Connector
- 13 Mallory Avenue
- 14 McInroe & Southern Connector
- 15 Meeman Shelby Forest to Firestone Park
- 16 Mitchell Road & Brooks Road Connector
- 17 MLK & Central Connector
- 18 Norris & Persimmon Connector
- 19 Tchulahoma Road
- 20 V&E Greenline to Mississippi River
- 21 McInvale Road
- 22 Hernando Road Connector

- Proposed Trail Corridors**
- 1 Downtown Memphis Riverfront
  - 2 Harahan Bridge Connector
  - 3 Chelsea Ave Greenline
  - 4 Cypress Creek & Horn Lake Creek to Hernando
  - 5 Firestone Greenway
  - 6 Fletcher Creek to SH Managerial Park
  - 7 Fuller Park to Hernando DeSoto Park
  - 8 I-269 Greenway Corridor
  - 9 Johns Creek Greenway
  - 10 Johnson Creek Corridor
  - 11 Loosahatchie River Corridor
  - 12 Loosahatchie River to Wolf River
  - 13 Marion to Harahan Bridge Corridor
  - 14 Meeman Shelby State Forest Connector
  - 15 Millington Connector
  - 16 Mississippi River Corridor
  - 17 Wolf to Chelsea Connector
  - 18 Wolf to Nonconnah - Collierville Connector
  - 19 Wolf to Nonconnah - Utility Line Connector
  - 20 Wolf River Corridor East
  - 21 Wolf River Corridor West
  - 22 Coldwater Corridor
  - 23 Hurricane Creek Corridor
  - 24 Missouri Pacific Rail Trail
  - 25 Fifteenth Bayou Corridor
  - 26 Island 40 Connector
  - 27 Loosahatchie Bridge Connector
  - 28 JFK Park to Loosahatchie Connector
  - 29 Temmie Creek and Utility Line Connector
  - 30 I-240 Utility Line Connector
  - 31 Nonconnah-Coldwater Connector
  - 32 Pidgeon Greenway





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

A man with glasses and a tan jacket is pointing at a large map on a wall with a red pen. The map shows a city grid with green and blue areas. A semi-transparent text box is overlaid on the left side of the image.

**Input from over 4,000 residents:**

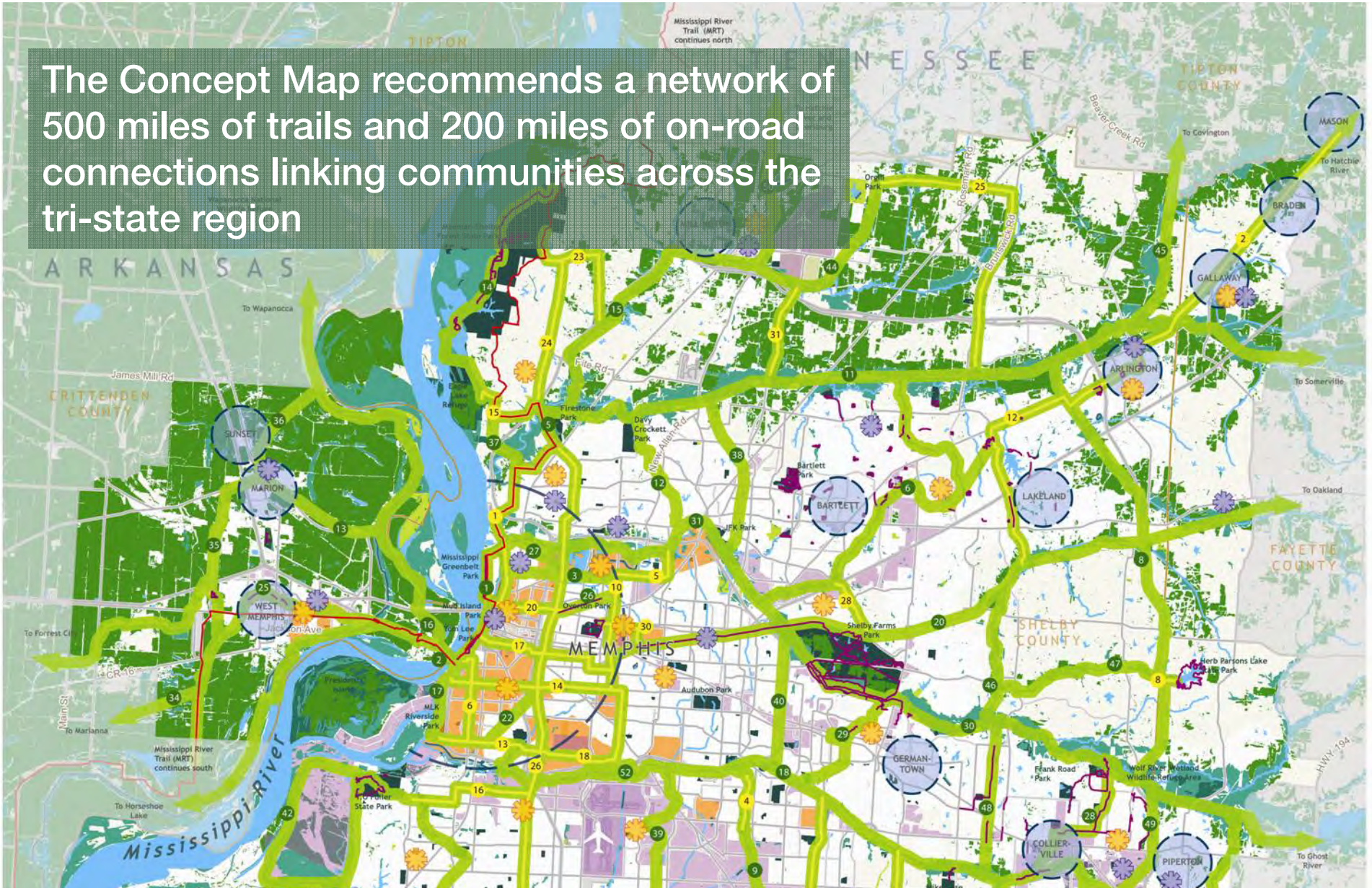
- Regional Public Meetings
- Community Meetings
- Subplan/study meetings
- Community Events
- Stakeholder Interviews
- Online Surveys
- U Map It! crowdsourcing tool



# MID-SOUTH REGIONAL GREENPRINT CONCEPT MAP

Concept for a Regional Network of Connected Green Infrastructure

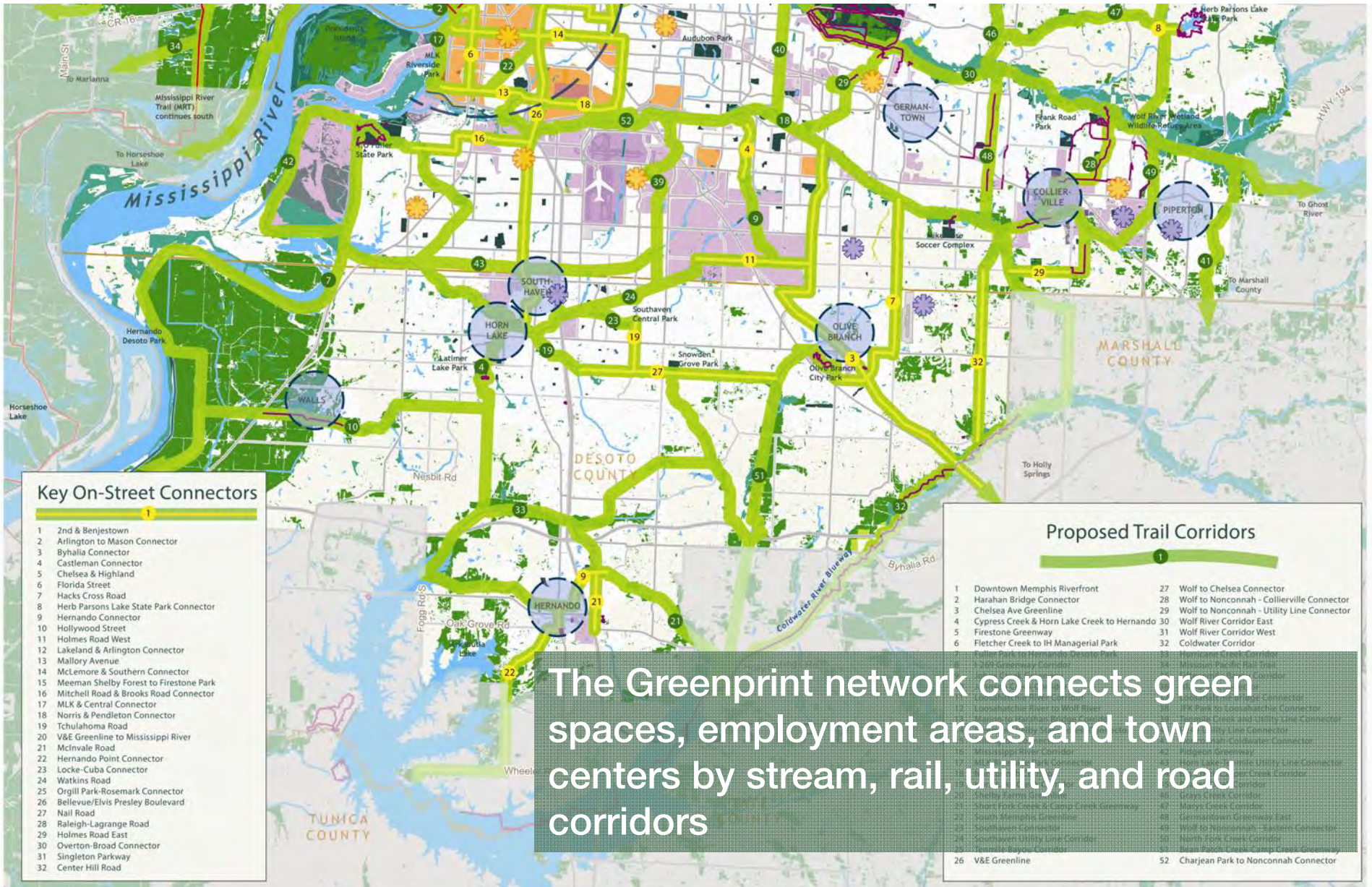
The Concept Map recommends a network of 500 miles of trails and 200 miles of on-road connections linking communities across the tri-state region





# MID-SOUTH REGIONAL GREENPRINT CONCEPT MAP

Concept for a Regional Network of Connected Green Infrastructure



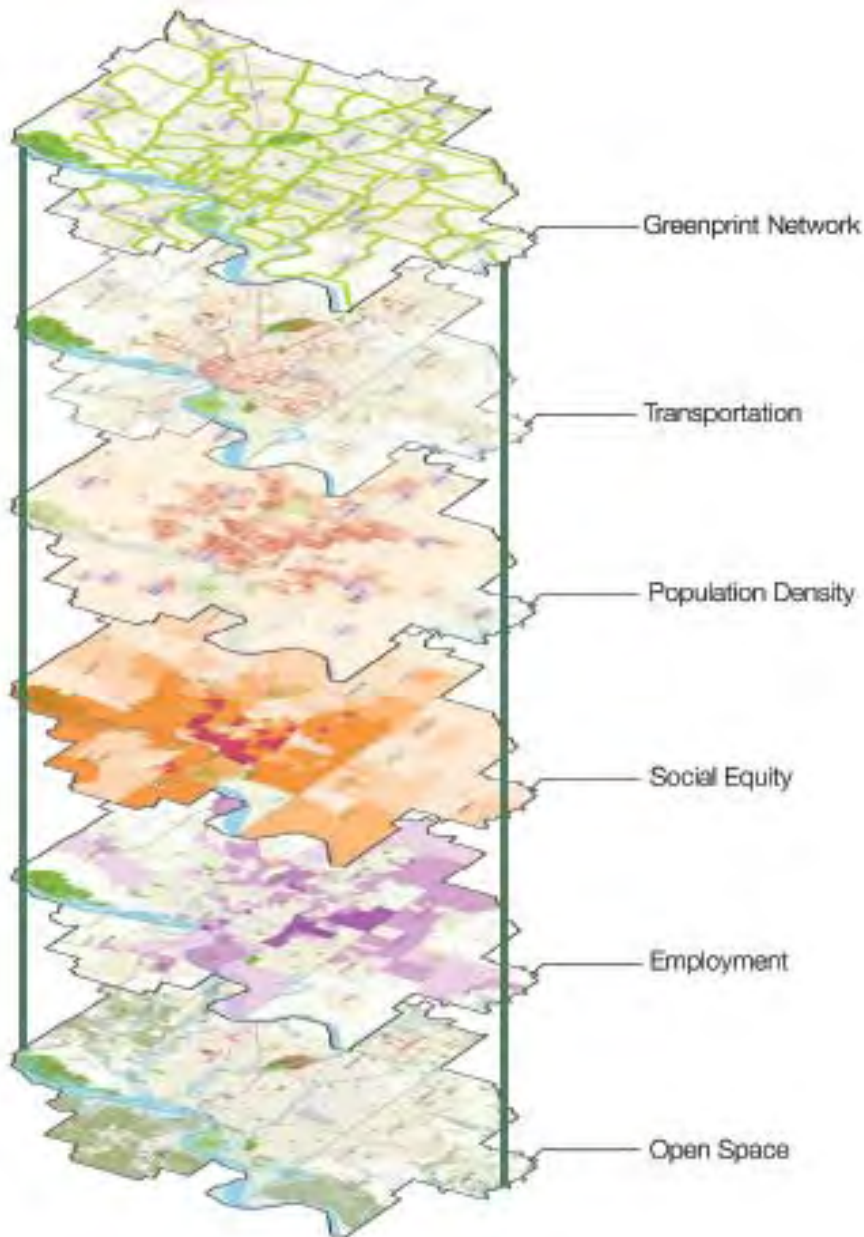
## Key On-Street Connectors

- 1 2nd & Benjestown
- 2 Arlington to Mason Connector
- 3 Byhalia Connector
- 4 Castleman Connector
- 5 Chelsea & Highland
- 6 Florida Street
- 7 Hacks Cross Road
- 8 Herb Parsons Lake State Park Connector
- 9 Hernando Connector
- 10 Hollywood Street
- 11 Holmes Road West
- 12 Lakeland & Arlington Connector
- 13 Mallory Avenue
- 14 McLemore & Southern Connector
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- 16 Mitchell Road & Brooks Road Connector
- 17 MLK & Central Connector
- 18 Norris & Pendleton Connector
- 19 Tchulahoma Road
- 20 V&E Greenline to Mississippi River
- 21 McInvale Road
- 22 Hernando Point Connector
- 23 Locke-Cuba Connector
- 24 Watkins Road
- 25 Orgill Park-Rosemark Connector
- 26 Bellevue/Elvis Presley Boulevard
- 27 Nail Road
- 28 Raleigh-Lagrange Road
- 29 Holmes Road East
- 30 Overton-Broad Connector
- 31 Singleton Parkway
- 32 Center Hill Road

## Proposed Trail Corridors

- 1 Downtown Memphis Riverfront
- 2 Harahan Bridge Connector
- 3 Chelsea Ave Greenline
- 4 Cypress Creek & Horn Lake Creek to Hernando
- 5 Firestone Greenway
- 6 Fletcher Creek to IH Managerial Park
- 7 Herndon Creek Corridor
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- 26 Herndon Creek Corridor
- 27 Wolf to Chelsea Connector
- 28 Wolf to Nonconnah - Collierville Connector
- 29 Wolf to Nonconnah - Utility Line Connector
- 30 Wolf River Corridor East
- 31 Wolf River Corridor West
- 32 Coldwater Corridor
- 33 Herndon Creek Corridor
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The Greenprint network connects green spaces, employment areas, and town centers by stream, rail, utility, and road corridors



- » 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
- » 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	Livable Built Environment	Harmony with Nature	Resilient Economy	Interwoven Equity	Healthy Community	Responsible Regionalism	Key
Practice	1. Multi-modal Transportation choices	12. Natural habitat protection	22. Economic growth capacity	29. Range of housing types	38. Toxin exposure reduction	45. Local land use plans coordinated with regional transportation	SD1
Practice	2. Transit-oriented development	13. Green infrastructure	23. Balanced land use mix	<u>31. Jobs/housing balance</u>	39. Public safety increase through crime & injury reduction	46. Local & regional housing plan coordination	SD2
Practice	3. Regional transportation/job clusters	14. <u>Natural topography respect.</u>	24. Access to employment centers	31. Disadvantaged neighborhood improvement	40. Brownfield mitigation & redevelopment	47. Local open space plans coordinated w/ regional frameworks	SD3
Practice	4. Complete streets	15. Carbon footprint reduction	25. Green business & job support	32. At-risk population health & safety	41. Physical activity & healthy lifestyles	<u>48. Transit-served growth area designation</u>	SD4
Practice	5. Mixed land use in walkable patterns	<u>16. Air quality standards</u>	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	SD5
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. Urban design standards	18. Renewable energy	28. Post-disaster economic recovery plan	<b>35. Workforce development policy</b>	44. Equitable access to health care, schools, public safety, arts & culture	51. Linked local & regional economic & population projections	SD7
Practice	8. Accessible public facilities & spaces	19. Solid waste reduction		36. Protect vulnerable neighborhoods from natural hazards		52. Regional development visions recognized in local plans	SD8
Practice	9. Historic resource conservation	20. Water conservation and supply		37. Promote environmental justice		<u>53. Consistent local CIP and regional infrastructure priorities</u>	
Practice	10. Green building design	21. Stream, watershed, and floodplain protection					
Practice	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





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