

American Planning Association
Sustainable Communities Division
Webinar

Award-Winning Sustainability 2020 (Part 3 of 3)

Our Parks, Our Future - Long Range Parks and Recreation Plan
&
Hazelwood Green Preliminary Land Development Plan



November 12, 2020
CM | 1.0 (live viewing only)



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A blue wavy line that ends in an upward-pointing arrow.
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Interested in sponsorship? Contact Karla Ebenbach (kebenbach@yahoo.com)



Division Information

Contact

Website: planning.org/divisions/sustainable

Blog: sustainableplanning.net > webinar recordings, event listings

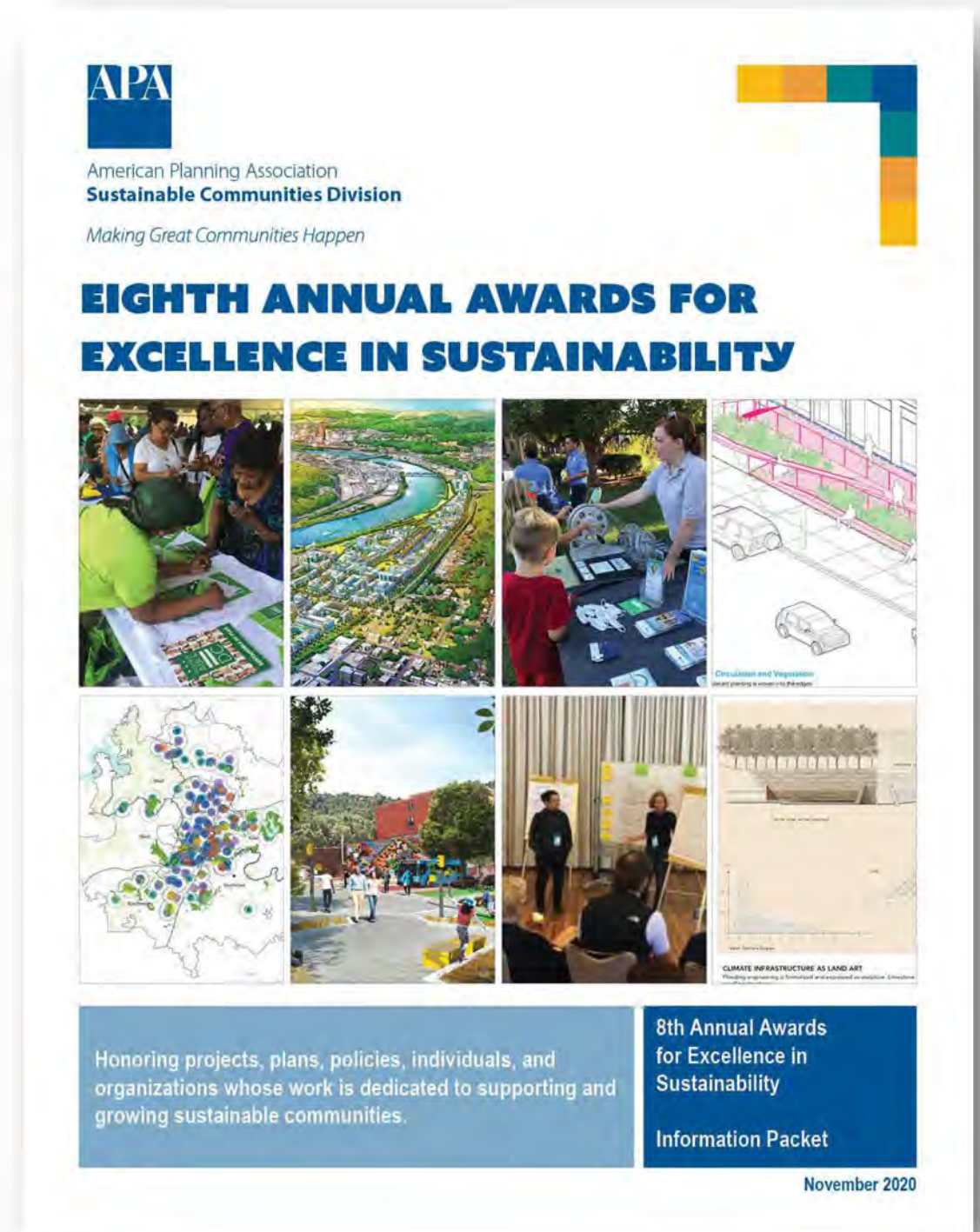
LinkedIn: APA Sustainable Communities Division

Facebook/Twitter: APASCD

Email: APASCD@gmail.com

2021 Awards Overview

- Information packet will be posted on our website soon.
- We'll be using a process similar to last year, with a web form submission.
- Some changes to categories!
- If you would like to be directly notified of any substantial updates, please send an email to the awards coordinator (jenniferk@rhiplaces.com), with the subject line "SCD Award Updates"





Today's Event

Award-Winning Sustainability 2020 (Part 3 of 3)

Our Parks, Our Future Long Range Parks and Recreation Plan

- **Kim McKnight**, MSHP, AICP, CNU-A | Program Manager, Austin Parks and Recreation Department
- **Nancy O'Neill**, AICP | Associate Urban Planner, WRT

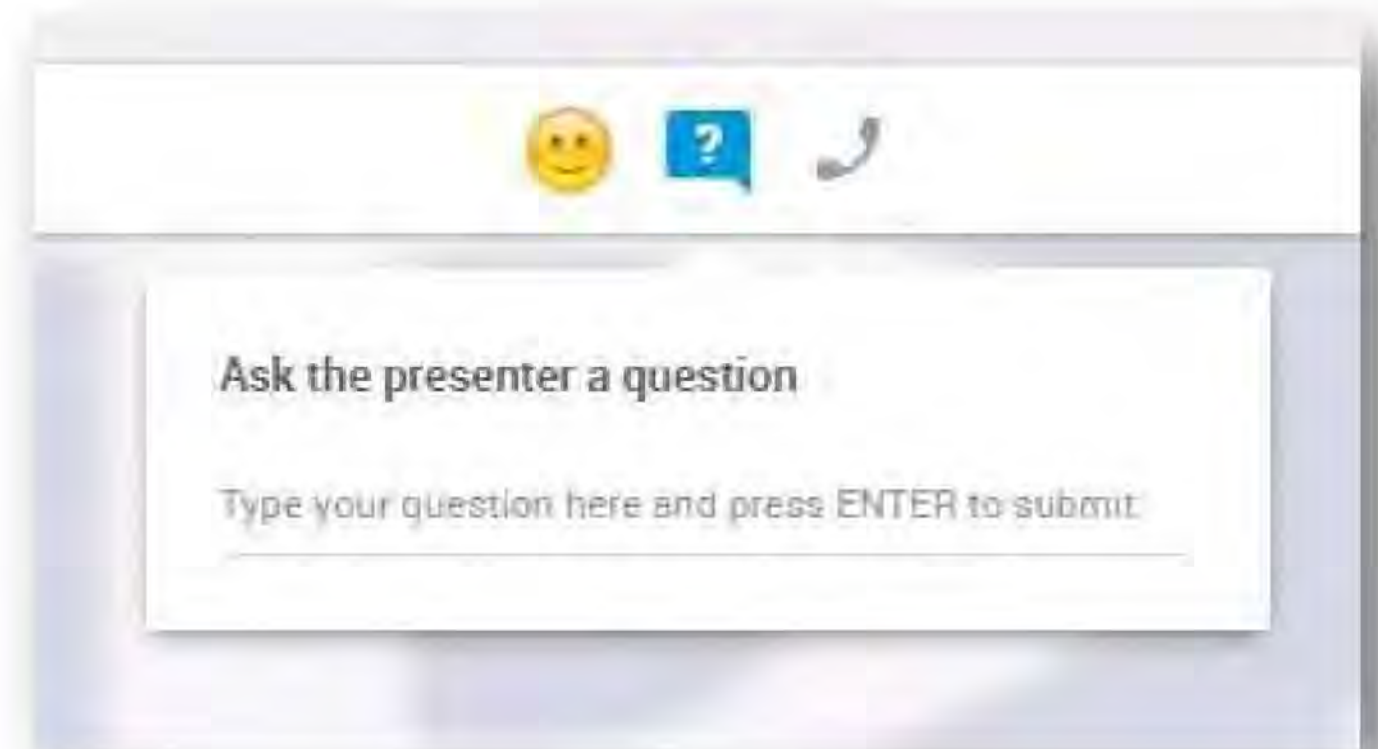
Hazelwood Green Preliminary Land Development Plan

- **Rebecca L. Flora**, AICP, LEED ND/BD+C | Founder, ReMake Group



Submit Questions throughout the Session!

- We'll have a Q&A at the end of the webinar, but please feel free to send your questions any time!
- You can use the chat box or the Q&A tool





OUR PARKS, OUR FUTURE **LONG RANGE PLAN**

2020 APA SUSTAINABLE COMMUNITY DIVISION AWARD WINNER
PARK, RECREATION, OR OPEN SPACE PLAN OR PROJECT



**AUSTIN
PARKS
FOUNDATION**





A REVIEW OF THE
LONG RANGE PLAN



PURPOSE & GOALS



MAJOR PHASES OF WORK, PLAN STRATEGIES, & INNOVATIVE APPROACHES



IMPLEMENTATION & EARLY ACTIONS

OUR PARKS, OUR FUTURE
LONG RANGE PLAN

PURPOSE AND GOALS



ASSESS STATE OF CURRENT PARK SYSTEM

Conduct a thorough assessment of the condition and quality of the current park system to provide a strong data-driven baseline to inform prioritization and track implementation progress over time.



VISION FOR AUSTIN'S PARK SYSTEM

The planning process should focus on engaging the community and city staff to define a new vision that is both inspirational and achievable.



GUIDE FUTURE GROWTH AND DEVELOPMENT

As Austin continues to grow and change, the Long Range Plan provide a careful analysis and guidebook for how and where to invest to ensure a stronger park system.



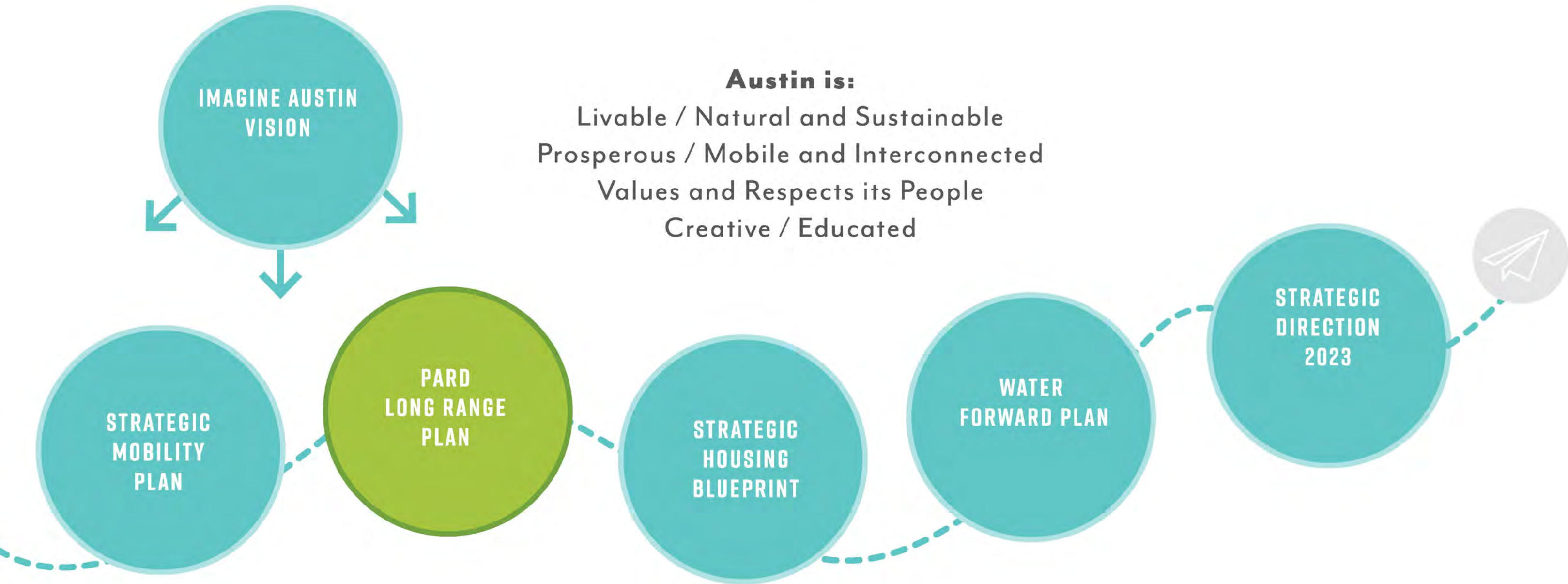
PARK SYSTEM RECOMMENDATIONS

Include both citywide strategies and planning area priorities to inform the Capital Improvement Plan and development of Park Master Plans.

RELATIONSHIP TO OTHER
CITYWIDE PLANS

Austin is:

Livable / Natural and Sustainable
Prosperous / Mobile and Interconnected
Values and Respects its People
Creative / Educated



A LOOK AT THE PARK SYSTEM

TODAY

JUST SOME OF THE FACILITIES

291

PARKS

6

GOLF COURSES

15+

PUBLIC/PRIVATE PARTNERSHIPS

47

VOLLEYBALL COURTS

40

POOLS

26

RECREATION/SENIOR GARDENS

124

TENNIS COURTS

24

HISTORIC BUILDINGS

227

TRAIL MILES

147

PLAYGROUNDS

13

OFF-LEASH DOG AREAS

5

CEMETERIES

20

REC CENTERS

11

MUSEUMS, ARTS & CULTURAL CENTERS

10

STAGES/ AMPHITHEATERS

78

MIXED-USE FIELDS



100-YEAR ANNIVERSARY OF PARD (2028)



19,000+ ACRES OF MANAGED PARKLAND



967K POPULATION IN 2018* **1.143M** PROJECTED POPULATION IN 2030*

700+ FT EMPLOYEES



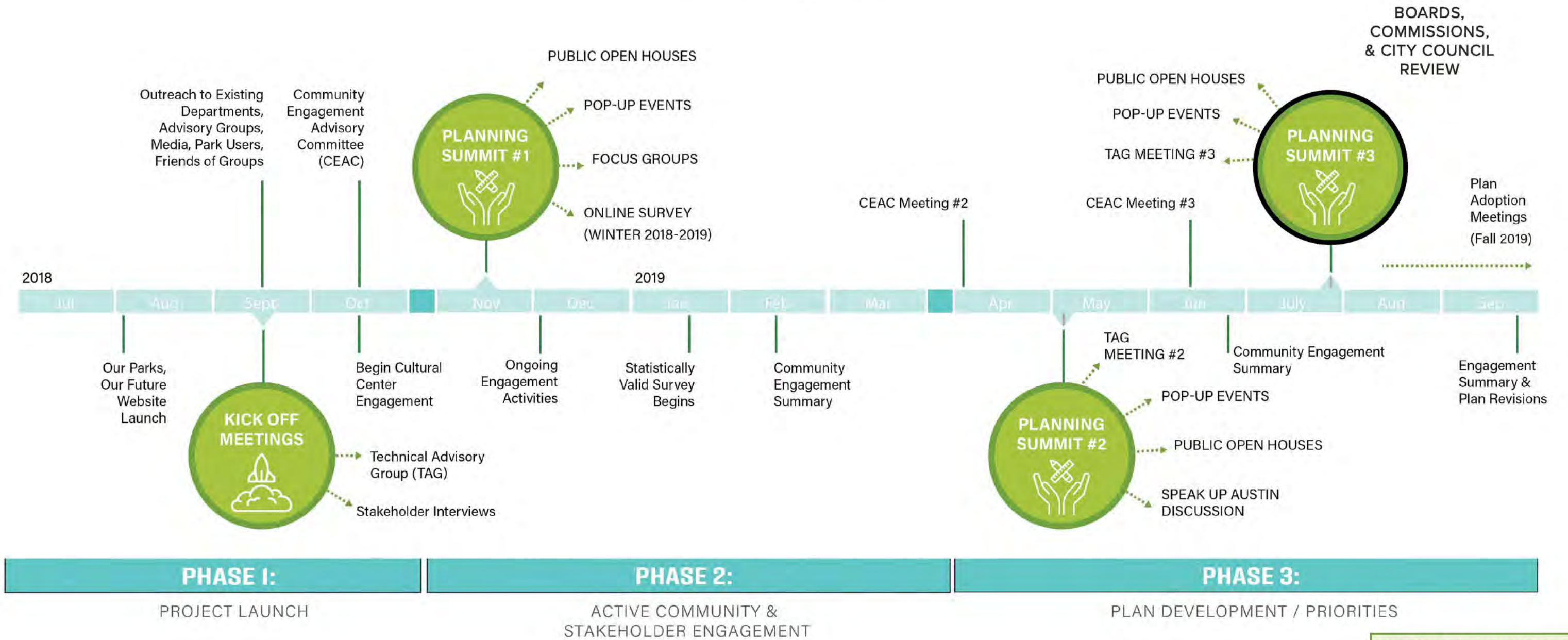
1,000+ PT & SEASONAL

KEY METRICS

SOURCE: AUSTIN PARKS AND RECREATION DEPARTMENT FY18 ANNUAL REPORT AND STRATEGIC PLAN 2017-2021; *FROM AUSTIN AREA POPULATION HISTORIES AND FORECASTS



LONG RANGE PLAN SCHEDULE



REACHING OUT & ENGAGING THE PUBLIC



OPEN HOUSES
400+ PARTICIPANTS



TEXT "SURVEY" TO (512) 580-8881
VISIT AUSTINFUTUREPARKS.ORG/S

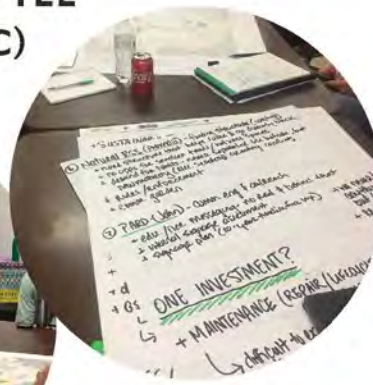
SURVEYS, WEBSITE & SOCIAL MEDIA

925 STATISTICALLY VALID SURVEY RESPONSES
4,400+ COMMUNITY SURVEY RESPONSES
9,000+ COMMUNITY SURVEY COMMENTS



PARK TOUR & FOCUS GROUPS

COMMUNITY ENGAGEMENT ADVISORY COMMITTEE (CEAC)



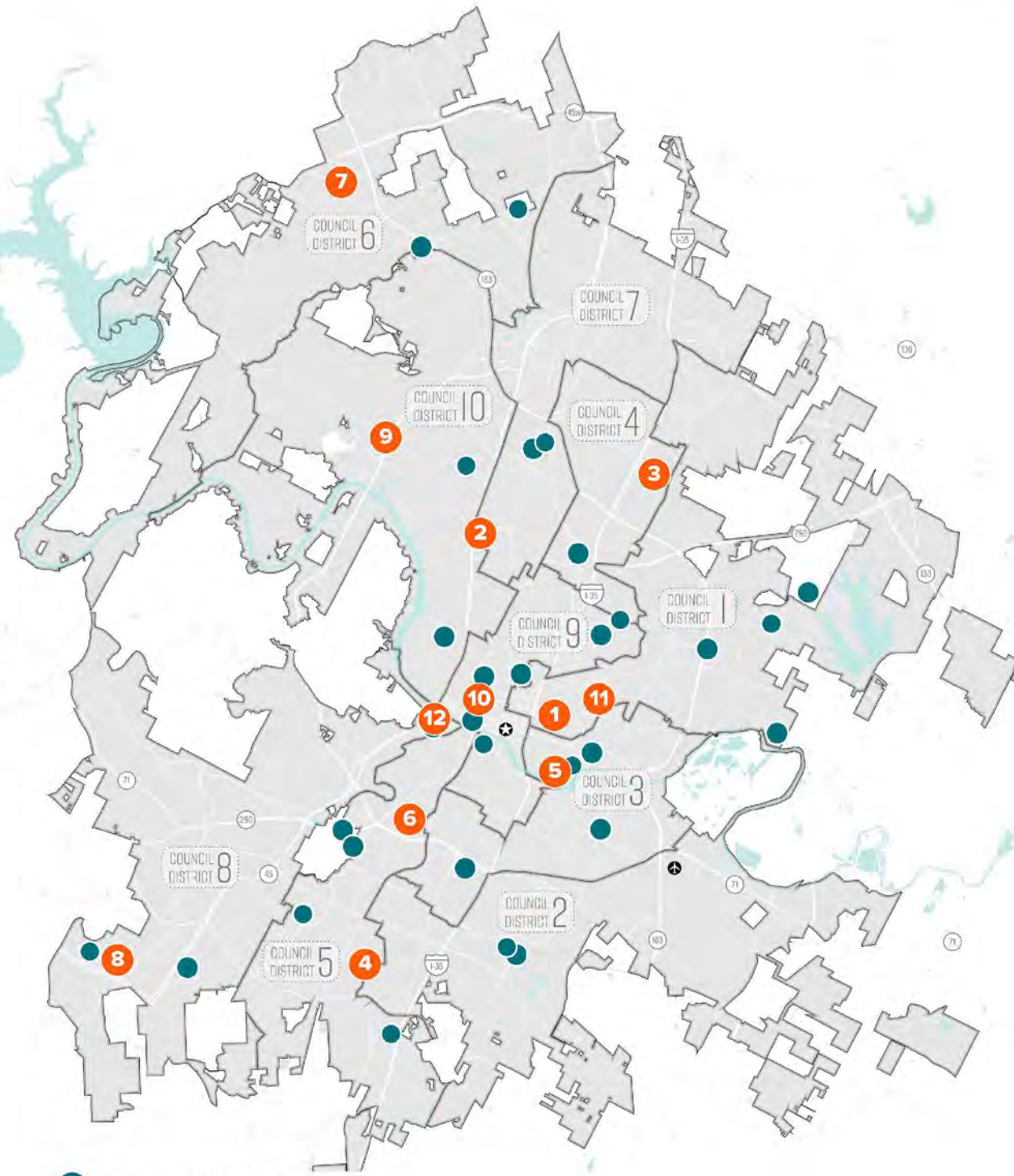
TECHNICAL ADVISORY GROUP (TAG)



POP-UP EVENTS
32 EVENTS ATTENDED
545+ VISITORS ENGAGED



ENGAGING KIDS THROUGH ART



● Pop-Up Locations
Community Meetings

OUR PARKS, OUR FUTURE

COMMUNITY THEMES

Ten themes emerged from the numerous community engagement events and surveys completed as part of this planning process. Those themes along with the priority needs and citywide analysis form the basis of the system-wide recommendations to follow.

NATURAL EXPERIENCES

People express a desire for parks that feel more natural. This includes undeveloped, wild natural spaces, rustic finishes instead of paved areas and more native plants.

UNSTRUCTURED SPACES

In general, people care less about spaces for specific programming, opting for more multi-use spaces and preserving green, natural and open spaces.

GREEN INFRASTRUCTURE

Proactively use green infrastructure in parks to build a more resilient city. This includes stormwater management, flood protection, heat island effect mitigation, drought tolerance, and native planting/habitat areas.

LINEAR PARKS & TRAILS

People are more interested in parks that allow them to move (walk/run/bike) as opposed to staying in one place. There is an interest in nature and multipurpose trails within PARD parks as well as connectivity between parks along urban trails.

PROXIMITY & ACCESS

People are concerned about both the lack of parks near them and/or their ability to get to parks. This includes walkability issues, lack of adequate parking and the lack of public transit access.

URBAN SPACES

People express a concern that existing parkland in high-density urban areas exists already at critical locations, but are underutilized. The desire is for a renewed commitment to well-maintained green spaces and enhanced programming in urban parks in high-density areas.

PARKS & ARTS/CULTURE

People express a desire for increased arts/culture programming in parks. This includes increased community-focused programming and more cultural centers that could host these kinds of programs.

EDUCATIONAL OPPORTUNITIES

People are interested in more hands-on educational opportunities. This includes youth education, art-based education and summer camps.

INCLUSIVITY

People express a desire for parks and programming to be more inclusive. This includes more publicity about activities, reducing fees that prevent low-income residents from participating, addressing language access, increasing multi-generational programs and spaces, and ensuring cultural diversity in programming.

CLEANLINESS & SAFETY

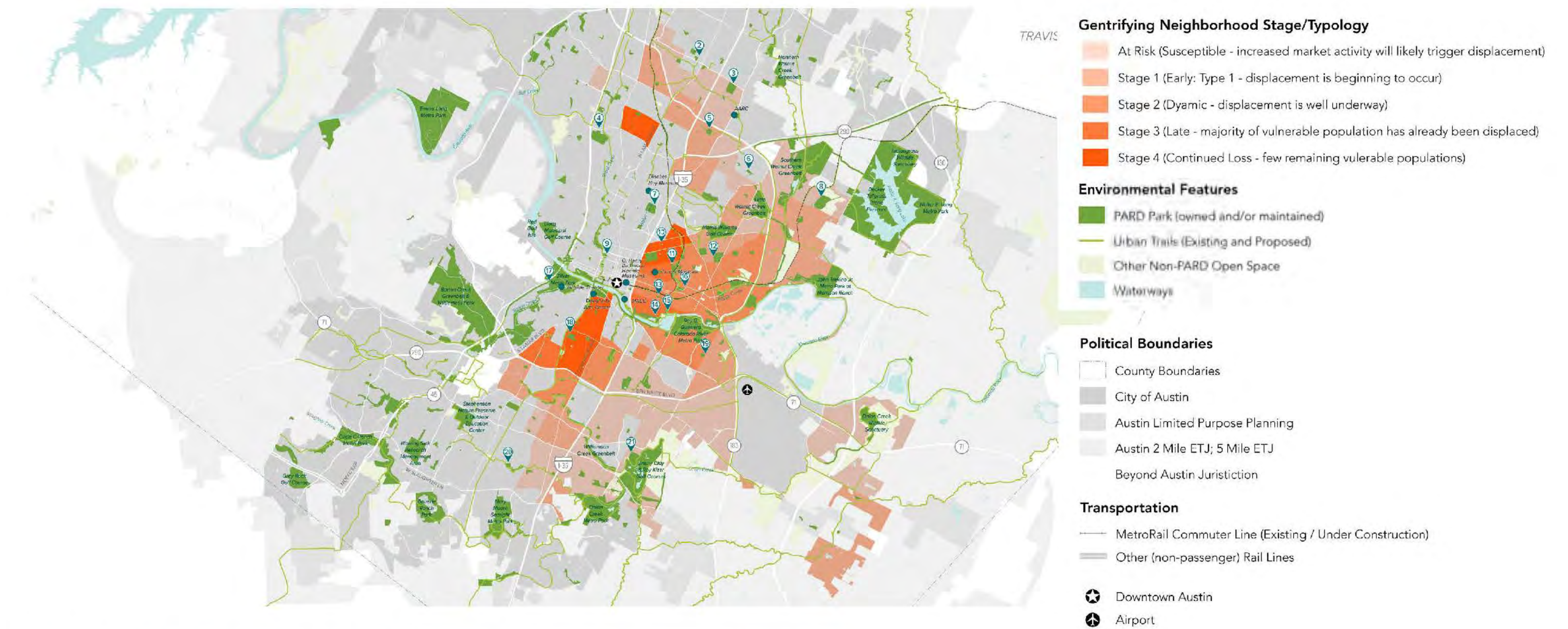
People are concerned that parks are not being adequately taken care of. This includes issues around lighting, shade, maintenance, recycling, bathrooms, off-leash dog areas and dog waste disposal. People also expressed concern about the issue of homelessness on many dimensions – safety, park cleanliness, humanitarian - and saw an opportunity to work with homeless population to improve park cleanliness & safety.

OUR PARKS, OUR FUTURE

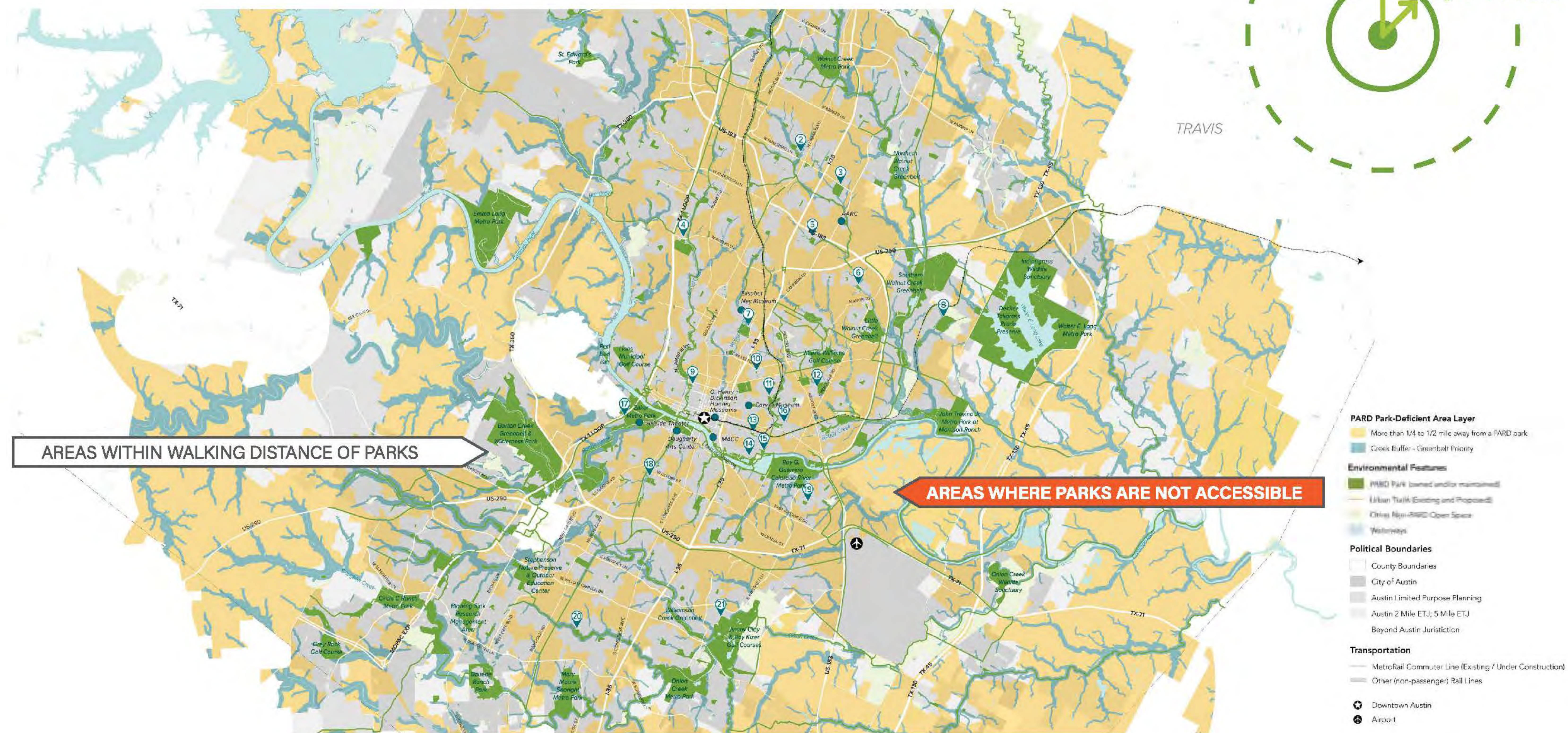
GROWTH & PARK NEED ANALYSIS



▲ **AUSTIN'S PROPOSED URBAN TRAIL NETWORK**
BASED ON STRATEGIC MOBILITY PLAN RECOMMENDATIONS

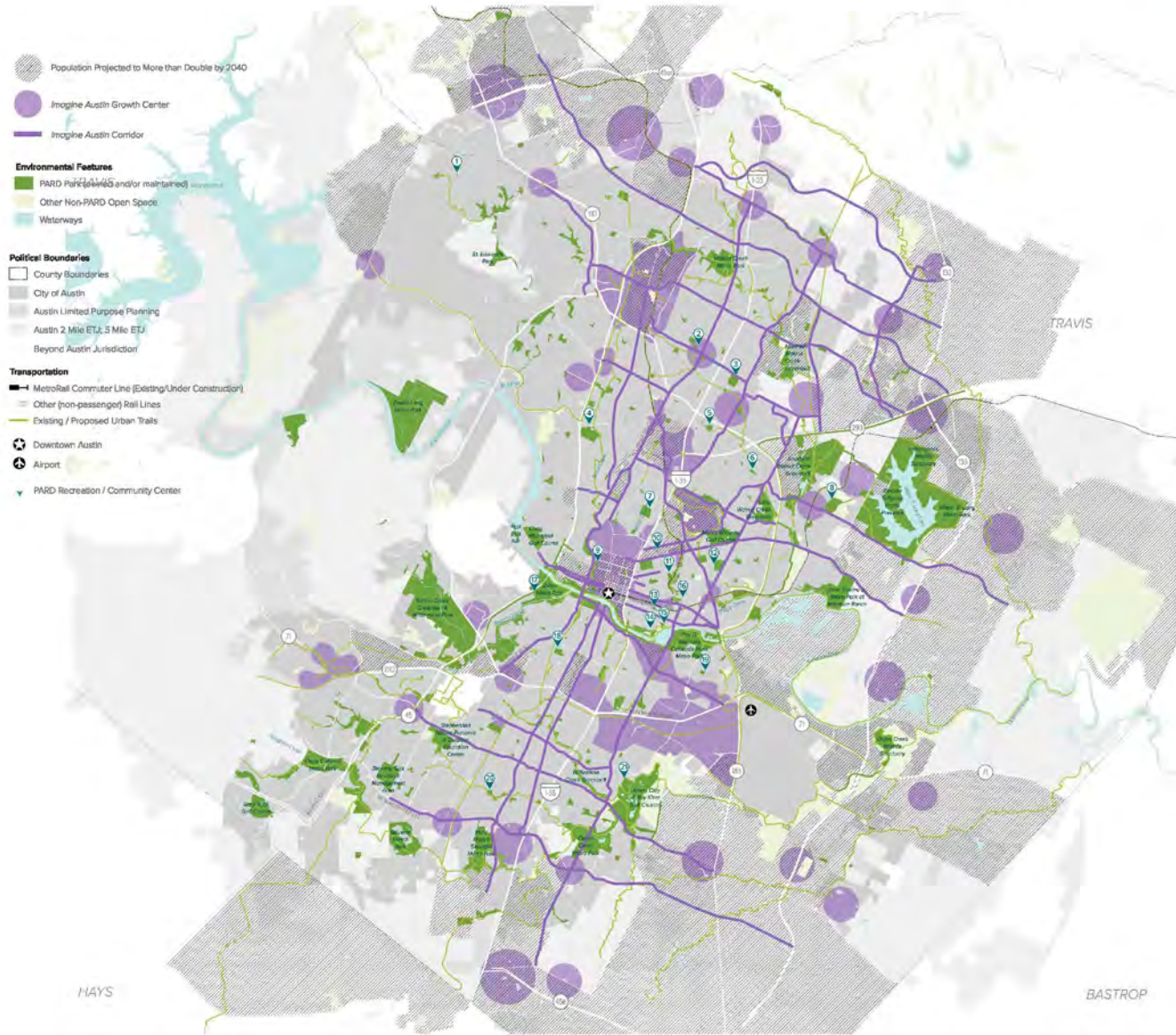


▲ **MAPPING OF DISPLACEMENT RISK**

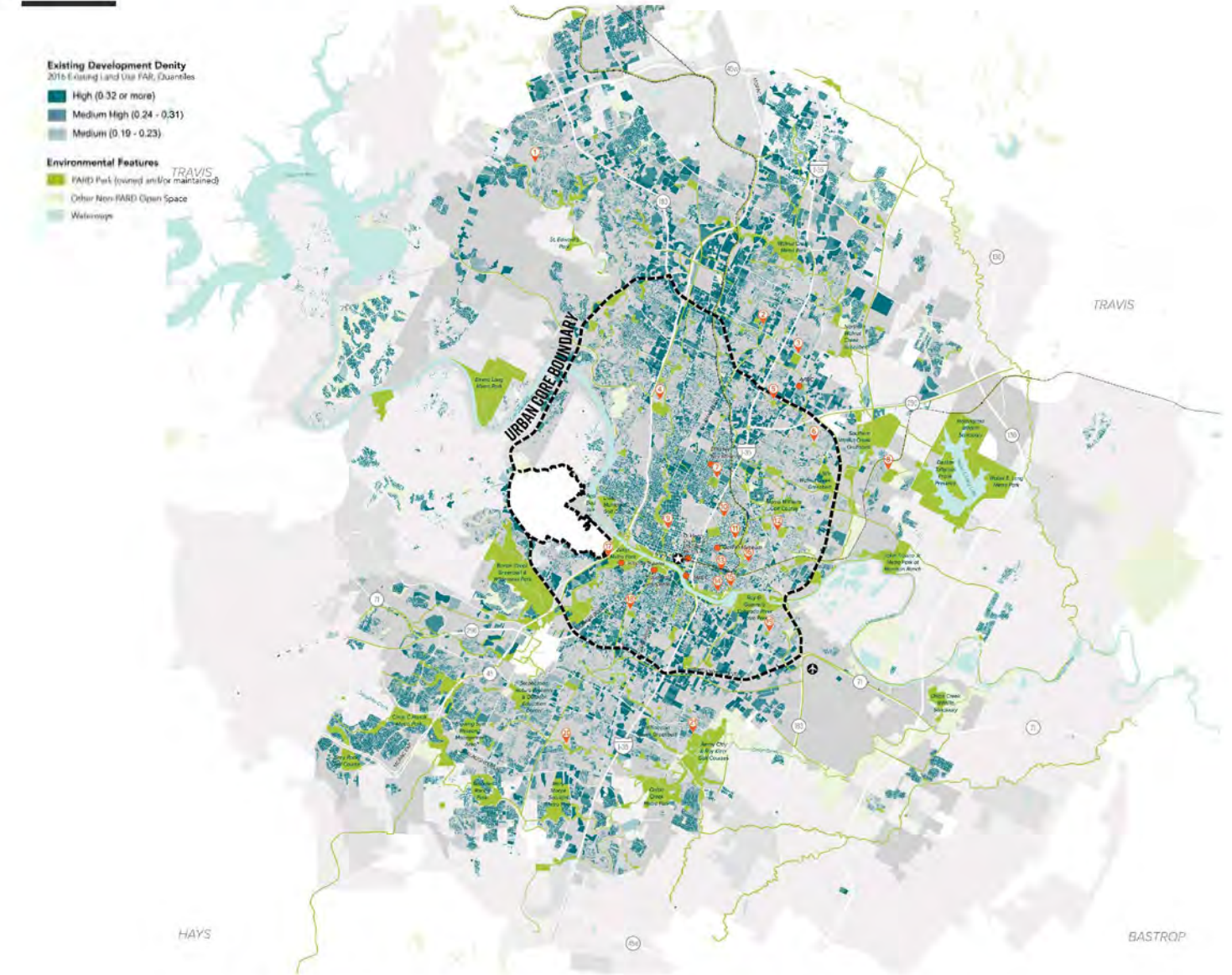


▲ **MAPPING OF PARK ACCESS BY FOOT**

OUR PARKS, OUR FUTURE GROWTH & PARK NEED ANALYSIS



▲ PROACTIVE PARK PLANNING IN HIGH GROWTH AREAS



▲ AUSTIN'S HIGHLY DEVELOPED AREAS

OUR PARKS, OUR FUTURE

CITYWIDE STRATEGIES



A. ENSURE PARKS ACT AS A **RELIEF FROM URBAN LIFE**



B. EXPAND AND IMPROVE **PARK ACCESS** FOR ALL



C. ACTIVATE AND ENHANCE **URBAN PUBLIC SPACES**



D. **ALIGN PROGRAMS** WITH COMMUNITY INTEREST



E. OPTIMIZE AND IMPROVE **EFFICIENCY OF OPERATIONS**

A

ENSURE PARKS ACT AS A RELIEF FROM URBAN LIFE

ASEGURAR QUE LOS PARQUES SEAN ALIVIO EN EL AMBIENTE URBANO



The impact of Austin's rapid growth is becoming apparent as Austinites increasingly confront the loss of natural areas and increased development. PARD has to guard the park system's role as a relief from and counterpoint to Austin's increasingly urban context. Likewise, the parks must become more flexible and multi-purpose to support a higher intensity and wider variety of park users.

COMMUNITY ENGAGEMENT THEMES

- NATURAL EXPERIENCES
- UNSTRUCTURED SPACES
- GREEN INFRASTRUCTURE
- LINEAR PARKS & TRAILS
- PROXIMITY & ACCESS
- URBAN SPACES
- PARKS & ARTS/CULTURE
- EDUCATIONAL OPPORTUNITIES
- INCLUSIVITY
- CLEANLINESS & SAFETY

1.

Add between 4,000 and 8,000 acres of new parkland over the next 10 years, maintaining the current park acres standard of 20 acres/1,000 residents while striving to achieve 24 acres/1,000 residents.

2.

Protect and increase natural areas that support **immersive nature experiences** and provide space and management for **environmental functions and benefits**.

3.

Make it easier for Austinites to spend time **interacting with water** (e.g. recreational facilities like outdoor pools and access to natural water bodies like lakes and creeks).

4.

Increase the number of **community gardens**.

5.

Invest in **multi-purpose, unstructured spaces** capable of supporting **flexible uses**. Park elements like small plazas or pavilions with electrical/water hookups, moveable furniture, and multi-purpose athletic fields allow for informal use of space while maintaining a natural, open feel.

6.

Provide **dedicated off-leash dog areas** in appropriate locations to ensure both dog-owners and non-dog-owners can enjoy parks.

7.

Protect and manage natural areas to intentionally **balance recreational use with environmental protection**.

B

EXPAND & IMPROVE PARK ACCESS FOR ALL

EXPANDIR Y MEJORAR ACCESO A LOS PARQUES PARA TODOS



Providing equitable access to parkland for all residents is a priority for PARD. Through the Long Range Plan process some community members commented on the difficulty of accessing and navigating the park system. There are multiple tools that can be used to improve park access including expanded trail connections, improved wayfinding, and greater sensitivity to ADA standards.

COMMUNITY ENGAGEMENT THEMES

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- EDUCATIONAL OPPORTUNITIES
- INCLUSIVITY
- CLEANLINESS & SAFETY

1.

Prior to any significant master plan or development, work with partner organizations and current and long-time residents to ensure **community involvement** in the process.

2.

Invest in the acquisition of new parkland that can **make parks a part of everyday life** in existing and future **underserved areas**.

3.

Increase the number of entrances to existing parks in order to expand the number of residents within **walking distance of a park**.

4.

Increase **multi-use and nature trails** within the existing PARD park system and continue to acquire land for linear parks and greenbelts that can accommodate larger **trail systems**.

5.

Support the efforts of the Austin Strategic Mobility Plan, City departments, and partners in advancing the **mobility network** beyond the PARD park system.

6.

Achieve a more **even distribution of facilities** that have a strong citywide interest.

7.

Aspire to provide **universal access** (e.g. all ages, all abilities). Park spaces should be accessible, to the greatest extent feasible, by everyone regardless of age, ability, or language. Strive to create **equal access** for all Austinites by reducing barriers to use.

8.

Improve **signage** and **wayfinding** markers at entrances and along trails to help park users navigate with confidence.

9.

Improve the **web-based information** describing the park system to help people quickly find the amenities and experiences they are seeking.

10.

Work with Austin Transportation to evaluate the need and appropriate fee structure for **private automobile parking areas**.

C

ACTIVATE & ENHANCE URBAN PUBLIC SPACES

AVIVAR Y REALZAR LOS ESPACIOS PÚBLICOS URBANOS



The strength of Austin’s park system has historically revolved around the iconic natural features and large parks; however, its downtown squares and urban parks have been overlooked and underestimated. These spaces can be activated to extend the benefits of parks to more people through a flexible, partnership-centric approach that expands and enhances use of our public spaces.

COMMUNITY ENGAGEMENT THEMES

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- PARKS & ARTS/CULTURE
- EDUCATIONAL OPPORTUNITIES
- INCLUSIVITY
- CLEANLINESS & SAFETY

1. Build on the Downtown Austin Alliance’s Downtown Austin Vision to holistically elevate the quality of the **urban public realm**.

2. Invest in more lighting and increased staff and volunteer presence, especially along trails and pathways, to ensure parks feel **safe** after dark.

3. Support more **dense, flexible, and diverse programming and amenities** (e.g. temporary seating or play equipment) in urban public spaces within and beyond PARD parkland.

4. Continuously monitor and provide a clear picture of **cost and revenue information** to the community, including community and economic impacts associated with large events.

5. Increase access to healthy and fresh foods through parks.

6. Expand PARD’s **Historic Preservation and Heritage Tourism Program** to protect, restore, and promote the cultural and historic resources of the park system.

D

ALIGN PROGRAMS WITH COMMUNITY INTEREST

ALINEAR LOS PROGRAMAS CON LOS INTERESES DE LA COMUNIDAD



While there is a high demand for more programs at parks, there is also a strong interest in Austin for natural experiences and unprogrammed spaces and activities. As the needs and interests of community members change, program offerings should be evaluated and adjusted as needed to reflect the most relevant programs.

COMMUNITY ENGAGEMENT THEMES

- NATURAL EXPERIENCES
- UNSTRUCTURED SPACES
- GREEN INFRASTRUCTURE
- LINEAR PARKS & TRAILS
- PROXIMITY & ACCESS
- URBAN SPACES
- PARKS & ARTS/CULTURE
- EDUCATIONAL OPPORTUNITIES
- INCLUSIVITY
- CLEANLINESS & SAFETY

1. Provide more **nature-based programs**.

2. Increase **adult and senior programming** across multiple categories – active recreation, nature-based, and arts and culture.

3. Increase the number, diversity, and equitable distribution of **arts and culture programs** being offered through PARD.

4. Explore partnership strategies to **increase low-income access** to PARD programming.

5. Leverage **“pop-up” programming and temporary uses** (e.g. beer gardens, seasonal markets, parklets, exercise classes, etc.) to activate public spaces and expand access to programs typically held in recreation and cultural centers.

6. Continually assess **community needs** and proactively plan for recreation programming that aligns to these needs and trends.

E

OPTIMIZE & IMPROVE EFFICIENCY OF OPERATIONS

APROVECHAR LO MEJOR POSIBLE Y MEJORAR LA EFICIENCIA DE LAS OPERACIONES



Leverage partnerships and revenue opportunities to elevate the quality of PARD operations and maintenance while upholding equitable park access and ensuring a sustainable and well-balanced PARD budget.

COMMUNITY ENGAGEMENT THEMES

- NATURAL EXPERIENCES
- UNSTRUCTURED SPACES
- GREEN INFRASTRUCTURE
- LINEAR PARKS & TRAILS
- PROXIMITY & ACCESS
- URBAN SPACES
- PARKS & ARTS/CULTURE
- EDUCATIONAL OPPORTUNITIES
- INCLUSIVITY
- CLEANLINESS & SAFETY

1.

Consolidate and improve efficiency of maintenance operations, administrative, and program management functions to a central location with appropriate level of office space and facilities.

2.

Improve procurement and contracting process to make it easier to apply for PARD contracts.

3.

Engage with and provide **work opportunities** in parks to help people experiencing **homelessness** (e.g. the Workforce First program that pays individuals experiencing homelessness to help remove trash in public parks).

4.

Improve the **value and awareness** of the parks and recreation system offerings to the community.

5.

Develop a clear **organizational framework** for PARD partnerships that is equitable, supportive of PARD's mission and goals, and is regularly evaluated to track and monitor impacts and outcomes.

6.

Work with partners to improve existing parks, trails, and facilities by creating and implementing **master plans**.

7.

Pursue **sustainability and resiliency goals** in all PARD parkland and facilities.

OUR PARKS, OUR FUTURE

IMPLEMENTATION AND FUNDING

FUNDING OPTIONS

EXTERNAL FUNDING

e.g., Corporate Sponsorships, Partnerships, Foundations and Partners/ Donations, Private Donations, Irrevocable Remainder Trusts, Volunteerism

CAPITAL FEES

e.g., Capital Fees, Impact Fees

USER FEES

e.g., Recreation Service Fees, Fees/Charges, Ticket Sales/Admissions, Permits (Special Use Permits)

TAX SUPPORT

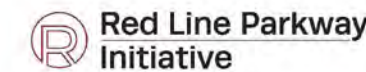
e.g., Bond Issues, Property Taxes, Special Improvement District/Benefit District, Public Improvement District (PID)

FRANCHISES AND LICENSE AGREEMENTS

e.g., Concession Management, Private Management, Naming Rights, Private Developers, Easements, Advertising Sales, Interlocal Agreements

GRANTS

PARTNERS INCLUDE



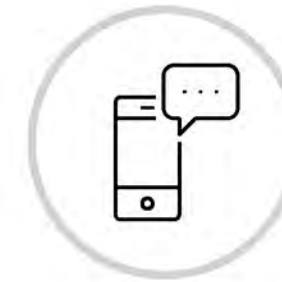
DISCUSSION & Q/A

View the Long Range Plan

www.austinfutureparks.org

[View the LRP StoryMap](#)

[View the Watershed Dept StoryMap](#)



CONTACTS

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HAZELWOOD GREEN

Forging New Ideas



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APA-SCD Presentation

November 12, 2020

Rebecca L. Flora, AICP, LEED ND/BD+C - ReMake Group LLC

Project Owner's Authorized Agent & Director (2016-2020)

rebecca@remakegroup.com



Presentation Outline

1. Project Overview
2. Sustainability
3. Zoning & Policy
4. Leveraging LEED for Neighborhood Development (ND)[®]

LEARNING OBJECTIVES

- ✓ *Identify the challenges associated with the use of sustainability metrics in policy and zoning for master plan developments.*
- ✓ *Learn ways to successfully integrate sustainability metrics into a Land Development Plan policy document.*
- ✓ *Discover ways that LEED for Neighborhood Development certification can advance sustainability metrics for associated (on-site) building projects.*



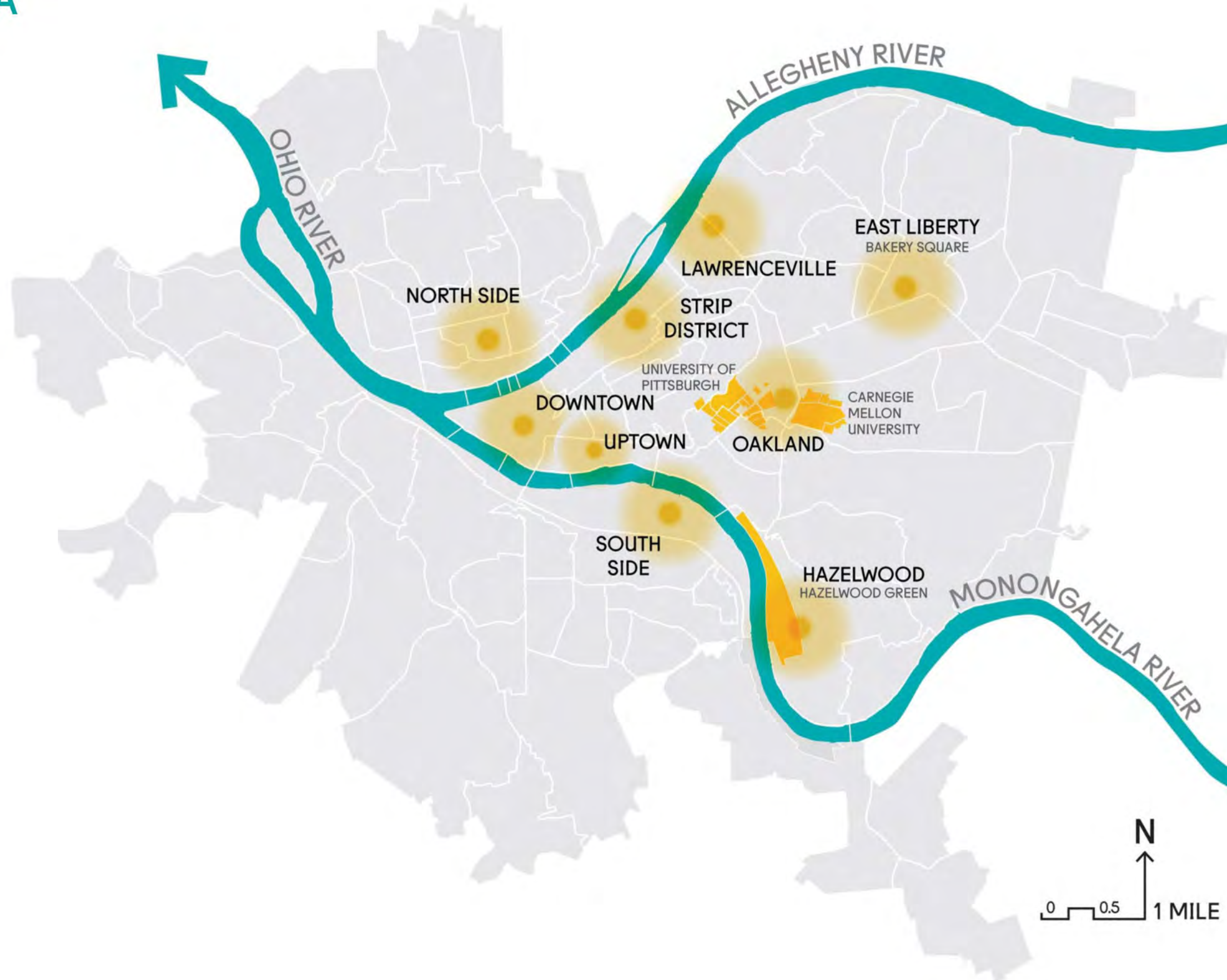
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01: Project Overview

Regional & Local Context

Pittsburgh, PA



Past Active Use

J&L Steel: 1859-1974; LTV Steel: 1974-1998

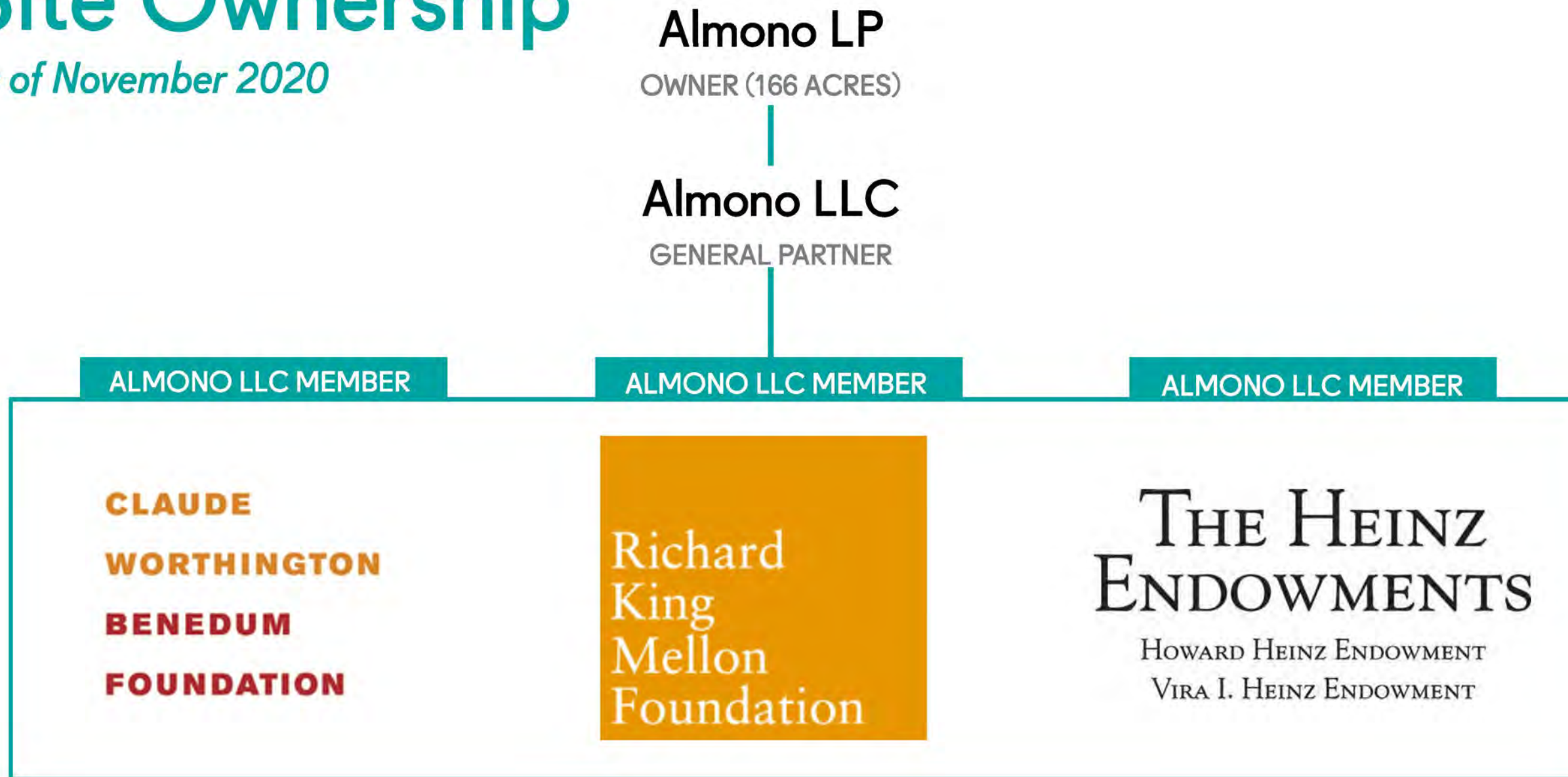


In 1906, Hazelwood Works was home to the world's largest concentration of beehive coke ovens – 1,500 in total

1993

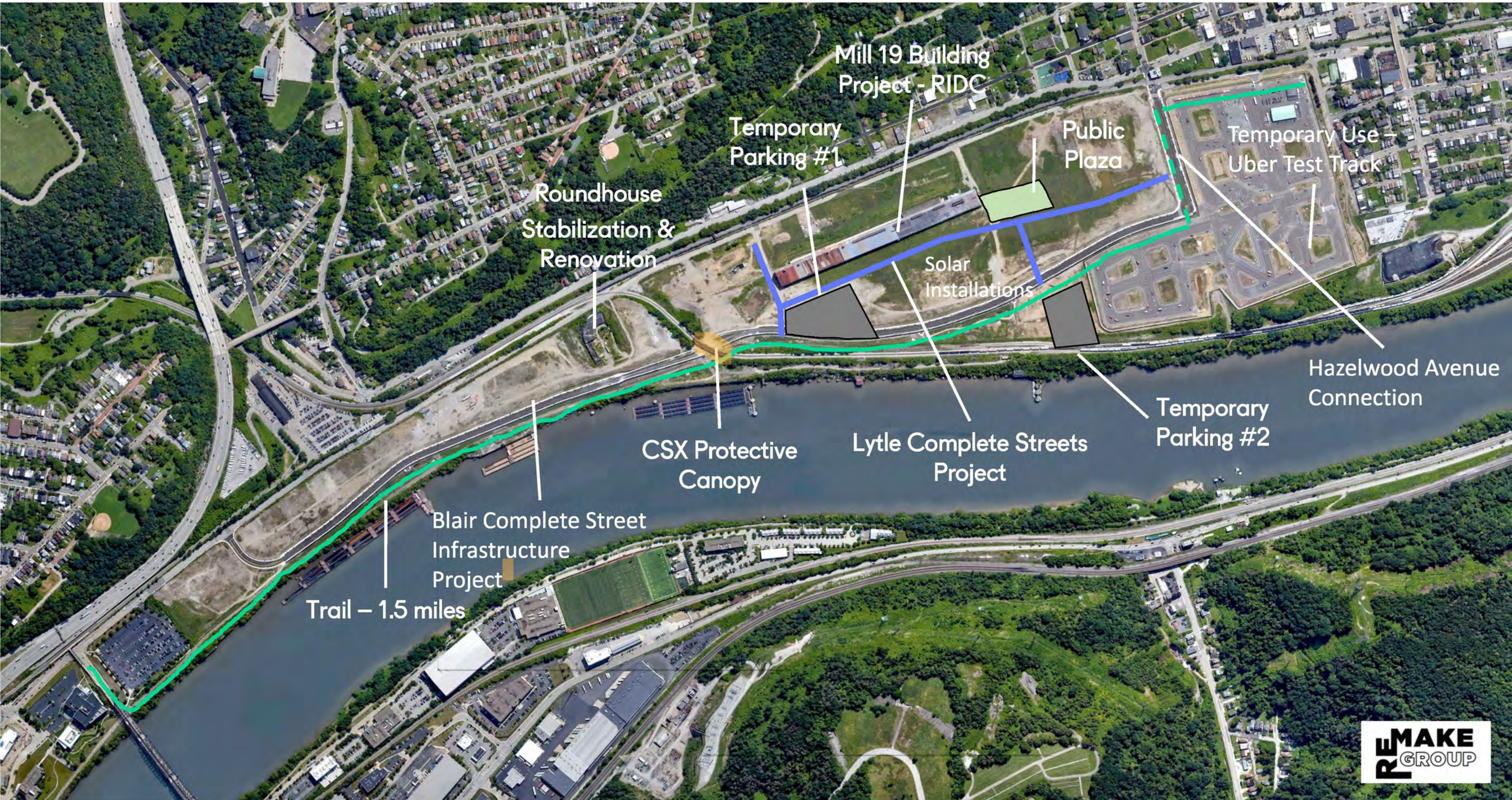
Site Ownership

as of November 2020



Mill 19 Building + 3 Parcels
(12.6 ACRES)

Improvements Completed or Underway (2016-2020)



Market & Economic Impact

Costs/Commitments to-date (approx.)

- \$21m Public & Private Loans
- \$45m + Partner PRI Loans
- \$14m Public Grants
- Private Grants & Equity
- \$80m TIF (2017-2037)

Benefits Projected ⁽¹⁾

- 8.4 msf ⁽²⁾
- 20 years (2017-2037)
- Construction Jobs (annual)
 - 1,850 direct/indirect
 - \$92.5m payroll
- Operations (annual at build out)
 - 19,683 direct/indirect
 - \$1.2b payroll
 - \$87m taxes generated



Data Sources:

- (1) HG Market & Impact Study, NKF, 2019
- (2) SP-10 PLDP, RMG, 2018 (moderate buildout scenario)

Neighborhood Impact

...catalyze neighborhood revitalization and develop without displacement of existing, long-time residents

- Neighborhood Plan Alignment
- Workforce Development
- Affordable Housing Strategy
- Business Development

The member organizations of Almono LLC have made contributions in Hazelwood totaling over \$20 million in investments over last five years (2013-2018), supporting organizations, programs, and reinvestment.



Left Image: The re-naming of the site to "Hazelwood Green" at the Big Tent Event :: Credit: Annie O'Neill

Right Image: Conversations during October's Big Tent Event (2017) :: Image Credit: James Knox Photography.





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02: Sustainability

Principles for Development

...sustainability is embedded throughout

PRINCIPLE 1

Advance Human Well-being

- Create **healthy**, safe physical environments.
- Provide job **opportunities** for workers at all levels.
- Foster a **welcoming** environment for diverse human interaction and enjoyment.

PRINCIPLE 2

Inspire Innovation

- **Attract investment** to the region, city and neighborhood.
- Advance **transformative** models.
- Create a built form that reflects **excellence in design**.

PRINCIPLE 3

Regenerate the Ecology

- Manage **rainwater** on-site as a resource.
- Attain net positive **building energy** performance site-wide.
- Restore a healthy, **ecosystem** on-site.

PRINCIPLE 4

Create Resilient Places

- Provide **multi-modal transportation** options that are part of a well-connected system.
- Create **on-site renewable energy** and other low-impact utility infrastructure.
- Generate **diverse** economic and social value.

Site & Building Performance

GENERAL REQUIREMENTS

- LEED Building Gold certification (demonstrate)
- LEED ND Project Gold certification for blocks with multiple buildings or over 3-acres (demonstrate)

ENVIRONMENTAL PERFORMANCE GUIDELINES

- LEED BD+C / LEED C&S
- Pittsburgh p4 Performance Measures
- Living Communities Challenge
- Pittsburgh 2030 District

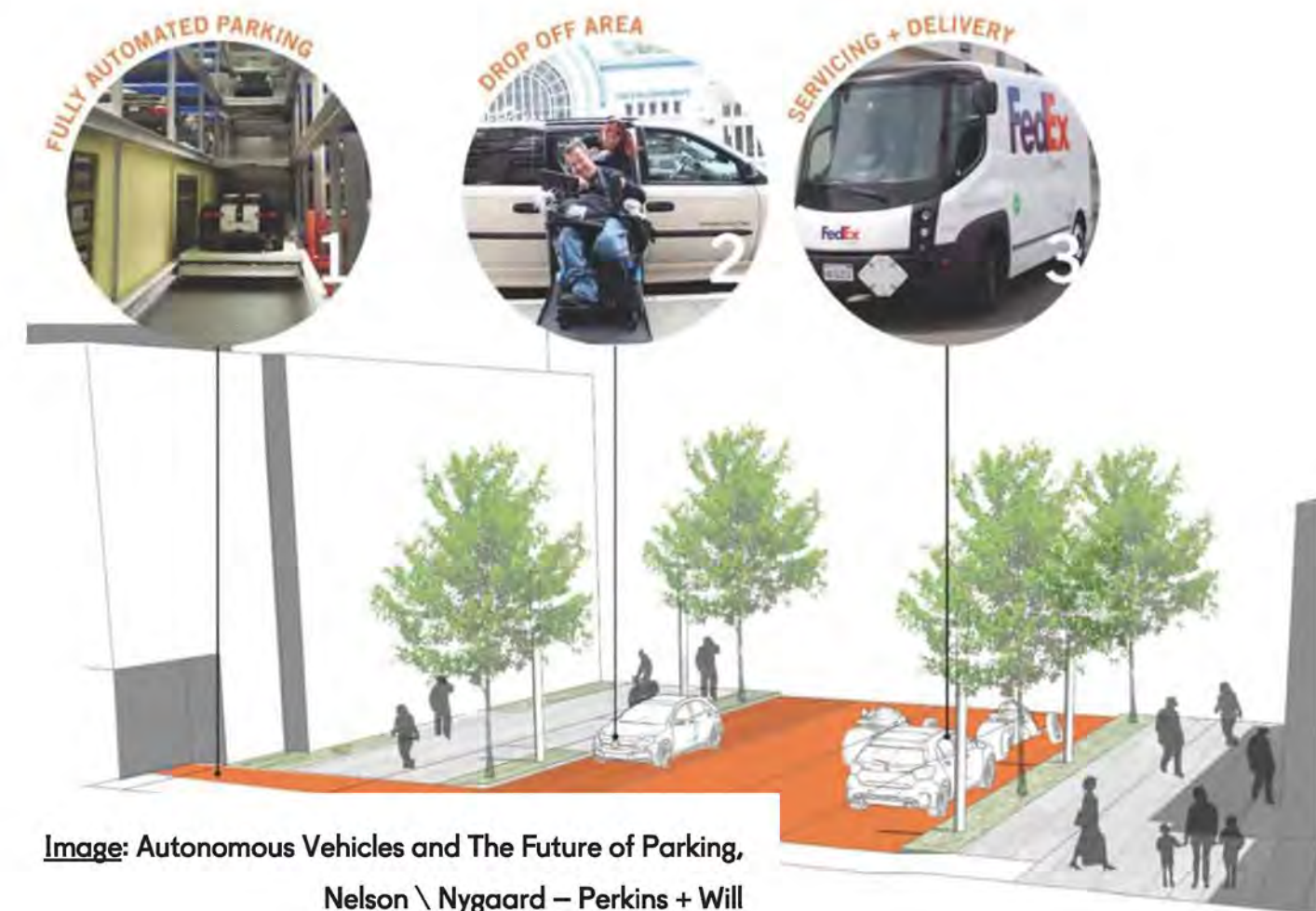
SOCIAL DIVERSITY PERFORMANCE GUIDELINES

- Diversity of housing type – NPD credit, Housing Types and Affordability
- Workforce housing – p4 Measure, EC.4
- Uniform accessibility standards – p4 Measure H.3
- Equity – p4 Measure, H.4



Challenges of Using Sustainability Metrics

- City Staff Review & Enforcement Capacity
- Uncertainty of Public Approval Processes & Timelines
- Variance between Upfront Capital Cost and Market Valuation Realities
- Timeframe of Large Project Buildout
 - *Evolution of priorities, best practices, innovations, and markets*
- Appropriate Use of Policy vs. Zoning
- Context Requires Customization that Aligns with Need/Priorities
- Ownership Transfers and Added Tenants May Shift Priorities





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03: Zoning & Policy

Public Entitlements

- 2018 Preliminary Land Development Plan (PLDP) – Planning Commission
 - 2018 Traffic Impact Study (TIS) – Dept. of Mobility & Infrastructure + PennDOT
- SP-10 Zoning Text Amendment – City Council
- Final Land Development Plan (FLDP) – Planning Commission
 - Every vertical development project
- Future TIS (after Phase I) – DOMI + PennDOT



Image: The re-naming of the site to "Hazelwood Green" and extension of neighborhood street at the Big Tent Event :: Credit: Annie O'Neill

Districts & Program

...maximize market flexibility & density with mixed uses

HAZELWOOD GREEN

98.2 acres
Developable Land

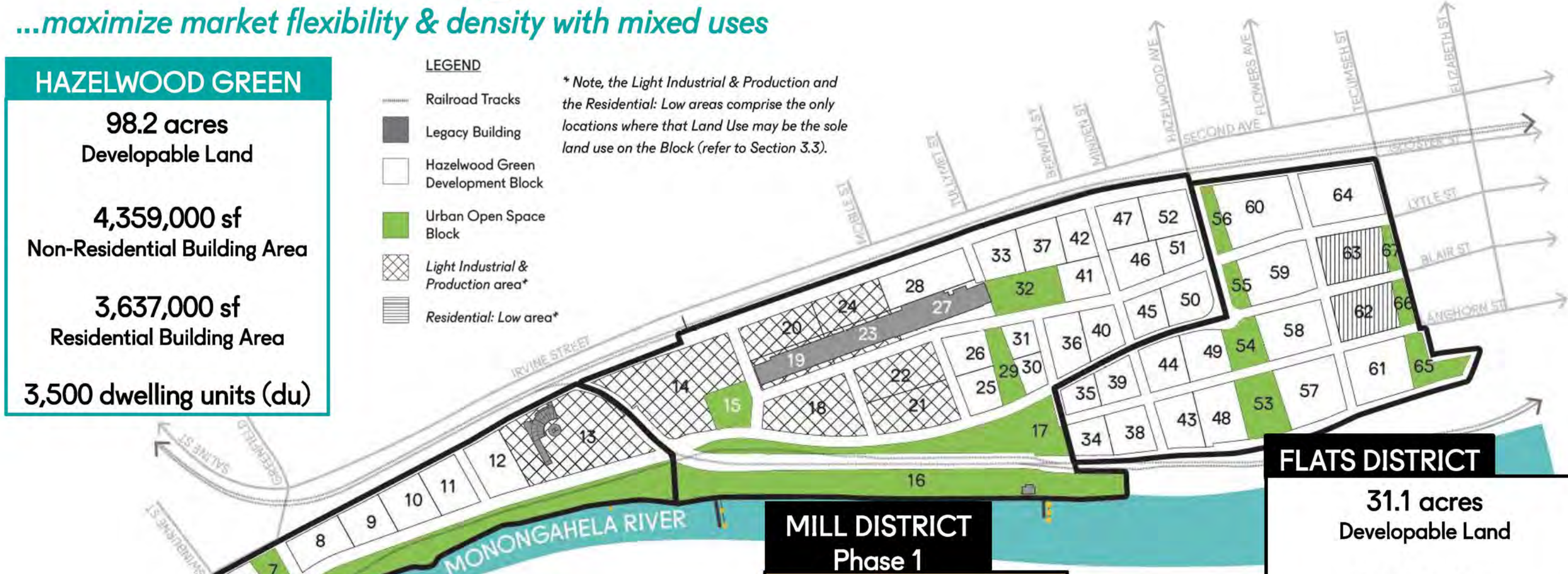
4,359,000 sf
Non-Residential Building Area

3,637,000 sf
Residential Building Area

3,500 dwelling units (du)

- LEGEND**
- Railroad Tracks
 - Legacy Building
 - Hazelwood Green Development Block
 - Urban Open Space Block
 - Light Industrial & Production area*
 - Residential: Low area*

* Note, the Light Industrial & Production and the Residential: Low areas comprise the only locations where that Land Use may be the sole land use on the Block (refer to Section 3.3).



RIVER DISTRICT

22.8 acres
Developable Land

1,590,000 sf
Non-Residential Building Area

1,138,000 sf
Residential Building Area

1,130 du

MILL DISTRICT
Phase 1

44.3 acres
Developable Land

1,749,800 sf
Non-Residential Building Area

1,000,000 sf
Residential Building Area

1,050 du

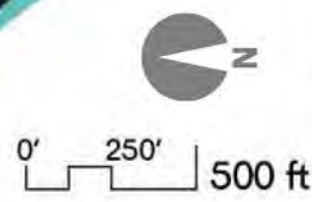
FLATS DISTRICT

31.1 acres
Developable Land

1,019,000 sf
Non-Residential Building Area

1,499,000 sf
Residential Building Area

1,360 du



Integrating Sustainability Metrics

UNDERSTAND ROLE OF POLICY vs. ZONING DOCUMENTS

- Policy (PLDP) – provides guidance for use by commission, public, staff, developers
- Zoning (SP-10) – regulatory, “must” do or seek variance, very difficult to amend

LEVERAGE THIRD-PARTY STANDARDS

- Use standards that are proven
- Leverage LEED AP or other recognized credentials
- Emphasize priority topics with individual credit requirements

LANGUAGE MATTERS

- Allow for evolution of standards “most current version”
- Allow for “Equivalent third-party reviewed” certification systems
- Choose the use of “Shall” vs. “Must” very carefully
- Document the project “is capable” of certification at time of submittal
- Allow for the market to catch-up to progressive approaches through interim solutions (e.g., parking, energy, temporary-activation uses)



Pittsburgh History & Landmarks Foundation – School Group, 2018



04: Leveraging LEED ND



Using LEED ND[®] as a Tool

LEED ND Credits Cross-referenced in PLDP

(example list)

- NPD: Walkable Streets
- NPD: Compact Development
- NPD: No New Surface Parking
- NPD: Housing Types and Affordability
- NPD: Transportation Demand Management
- NPD: Tree-lined and Shaded Streetscapes
- GIB: Certified Green Building
- GIB: Optimize Energy Performance
- GIB: Indoor Water Use Reduction
- GIB: Outdoor Water Use Reduction
- GIB: Rainwater Management
- GIB: District Heating and Cooling



Leveraging LEED ND® Metrics

- **Enhance Each Building's Ability to Score Higher**
 - 9-20 building certification Location and Transportation points available due to ND Plan certification
- **Incentivize Ongoing Performance & Monitoring**

sample list of credits requiring continued documentation to achieve future LEED ND Project certification

 - Smart Location and Linkage (SLL): Brownfield Remediation.
 - SLL: Housing & Jobs Proximity
 - Neighborhood Pattern and Design (NPD): Community Outreach & Involvement
 - NPD: Tree-Lined & Shaded Streetscapes
 - Green Infrastructure and Buildings (GIB): Construction Activity Pollution Prevention
 - GIB: Certified Green Buildings
 - GIB: Building Reuse
 - GIB: Minimized Site Disturbance
 - GIB: Renewable Energy Production
 - GIB: Infrastructure Energy Efficiency
 - GIB: Recycled & Reused Infrastructure

LEED v4 for Neighborhood Development Plan - Project Checklist

HAZELWOOD GREEN
Final Checklist :: July 8, 2020



Certified: 40-49 points Silver: 50-59 points
Gold: 60-79 points Platinum: 80+ points

Project Information	Y	
Project Workbook	Y	

	Y	N
28 Smart Location & Linkage	25	3
Rqrd Smart Location	Y	
Rqrd Impaired Species and Ecological Communities	Y	
Rqrd Wetland and Water Body Conservation	Y	
Rqrd Agricultural Land Conservation	Y	
Rqrd Floodplain Avoidance	Y	
10 Preferred Locations	9	1
2 Brownfield Remediation	2	
7 Access to Quality Transit	7	
2 Bicycle Facilities	2	
3 Housing and Jobs Proximity	3	
1 Steep Slope Protection	1	
1 Site Design for Habitat or Wetland and Water Body Conservation	1	
1 Restoration of Habitat or Wetlands and Water Bodies	0	1
1 Long-Term Conservation Management of Habitat / Wetlands & Water Bodies	0	1

	Y	N
41 Neighborhood Pattern & Design	28	13
Rqrd Walkable Streets	Y	
Rqrd Compact Development	Y	
Rqrd Connected and Open Community	Y	
9 Walkable Streets	6	3
6 Compact Development	4	2
4 Mixed-Use Neighborhoods	3	1
7 Housing Types and Affordability	4	3
1 Reduced Parking Footprint	1	
2 Connected and Open Community	1	1
1 Transit Facilities	1	
2 Transportation Demand Management	2	
1 Access to Civic & Public Space	1	
1 Access to Recreation Facilities	1	
1 Visitability and Universal Design	0	1
2 Community Outreach and Involvement	2	
1 Local Food Production	0	1
2 Tree-Lined and Shaded Streetscapes	2	
1 Neighborhood Schools	0	1

	Y	N
31 Green Infrastructure & Buildings	24	7
Rqrd Certified Green Building	Y	
Rqrd Minimum Building Energy Performance	Y	
Rqrd Indoor Water Use Reduction	Y	
Rqrd Construction Activity Pollution Prevention	Y	
5 Certified Green Buildings	5	
2 Optimize Building Energy Performance*	2	
1 Indoor Water Use Reduction	1	
2 Outdoor Water Use Reduction	2	
1 Building Reuse	1	
2 Historic Resource Preservation and Adaptive Reuse	0	2
1 Minimized Site Disturbance	0	1
4 Rainwater Management	4	
1 Heat Island Reduction	1	
1 Solar Orientation	0	1
3 Renewable Energy Production	3	
2 District Heating and Cooling	2	
1 Infrastructure Energy Efficiency	1	
2 Wastewater Management	0	2
1 Recycled and Reused Infrastructure	1	
1 Solid Waste Management	1	
1 Light Pollution Reduction	0	1

	Y	N
5 Innovation & Design Process	4	0
1 Pilot Credit: Solar Access to Green Spaces and Public Realm	1	
1 Innovation - Local Artists & Makers	1	
1 GIB: Renewable Energy - Exemplary Performance	1	
1 GIB: Infrastructure Energy Efficiency Exemplary Performance	0	
1 SLL: Access to Quality Transit - Exemplary Performance	1	

1 LEED Accredited Professional	1	
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	Y	N
6 Regional Priority Credits	4	2
1 RP: Region Defined Historic Resource Preservation & Adaptive Reuse	0	1
1 RP: Region Defined Rainwater Management	1	
1 RP: Region Defined Heat Island Reduction	1	
1 RP: Region Defined Housing Types & Affordability	0	1
1 RP: Region Defined Transportation Demand Management	1	
1 RP: Region Defined Brownfield Remediation	1	

110 PROJECT TOTALS	86	25
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Conversation

Our Parks, Our Future Long Range Parks and Recreation Plan

- **Kim McKnight**, MSHP, AICP, CNU-A | Program Manager, Austin Parks and Recreation Department, Kim.McKnight@austintexas.gov
- **Nancy O'Neill**, AICP | Associate Urban Planner, WRT, NONeill@wrtdesign.com

Hazelwood Green Preliminary Land Development Plan

- **Rebecca Flora**, AICP, LEED ND/BD+C | Founder, ReMake Group, rebecca@remakegroup.com

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