8.5 million SQUARE FEET OF RETAIL & OFFICE SPACE
15.5 thousand HOUSING UNITS
109% INCREASE IN POPULATION BTW 2005 AND 2014

Lynn Richards, President & CEO
Congress for the New Urbanism
March 21, 2019
@lrichardsCNU/ @NewUrbanism

Creating a Sustainable Future: Shaping a Community
“IF YOU REALLY WANT TO AFFECT THE ENVIRONMENTAL AND SOCIAL OUTCOMES, ITS NOT SHAPING A SINGLE BUILDING, ITS SHAPING A COMMUNITY.”

Peter Calthrope
CNU Cofounder
A Sustainable Future has...

NEIGHBORHOOD LEVEL SOLUTIONS
THE URBAN NETWORK: A NEW FRAMEWORK FOR GROWTH

By Peter Calthorpe
CONTEMPORARY SUBURBAN MODEL

SUSTAINABLE URBANISM
Compact, pedestrian friendly, and mixed-use.
People within a 1/2-mile (800m) radius will walk to a transit stop.
The neighborhood becomes the effective scale for addressing pressing challenges.
Stapleton International Airport (Denver CO)
Neighborhood Stormwater Management
Autonomous Vehicles: Heaven or Hell?
Car free zones
Food production
(Dachas represent 40% of Russia’s food production (2012))
Explore and expand neighborhood energy

Tesla battery packs, solar shingles, solar windows...
A Sustainable Future includes:

MORE MISSING MIDDLE HOUSING
Greater Choice: Missing Middle Housing

Urban mixed-use mid-rise is 25 to 59 times more revenue per acre than its suburban counterparts

Scale Between Single Family Housing and Stacked Flats
Missing Middle Housing in is every city

Mansion Apartment: 6-8 units

Duplex

Fourplex

Bungalow Courts
Market rate housing

- Diverse housing types
- Efficient interiors
- Energy efficient
- Easier regulations

Produces more attainable housing

Reduced housing gap

Affordable housing (subsidized)
Expand (and allow) the notion of housing
Successional coding: design (and code) for housing
DESIGN MATTERS.

Good design allows neighborhoods to maintain single-family character while offering housing choice options.
Existing Community Context: Intent is to Maintain

Livermore, CA Development Code Update: Driehaus Form-Based Code Winner
Illustrating What is Allowed by the Existing Code

Livermore, CA Development Code Update: Driehaus Form-Based Code Winner
Code to Ensure Context Sensitive Solutions
Challenge: Top Down

BUILDING LOCAL STRENGTH
Majora Carter: invest in and grow local talent.

Inclusive development has to be centered in and for local residents.
Welcome To Portland

Portland

Welcome To
History is part of Portland's appeal: "Great stories, great history, great old buildings."
Cost to purchase this vacant and abandoned home: $10K

Cost to rehab home: $70K
There are 30,000 families on the affordable housing wait list in Jefferson County. Affordable housing for a family of four is about $730 per month. Gill’s group charges $650 per month to rent one of the rehabilitated houses.

Total number of properties to date: 50
In three years (2016-2018):
• 45 workshops
• Six extended engagements
• Approx 3500 trained
• Approx 17 projects built with 70 units and 180,000 sq ft retail and workspace
Amplifying impact:

• Fixing codes quietly
• Daylighting financing options
• Supporting people who change the neighborhood are from the neighborhood
• Super motivated to cultivate talent in the building trades: creating local jobs
• Result: local wealth creation
A Sustainable Future has...

PLACES FOR PEOPLE
IF YOU BUILD FOR CARS ALL YOU WILL GET IS CARS.

BUT IF YOU DESIGN AND BUILD FOR PEOPLE—MAGIC HAPPENS.
Walkable neighborhoods are healthy, sustainable, and profitable.
How to create Walkable Neighborhoods:
The five Ds and a P

• Diversity of uses – places to live, work, shop, and play
How to create Walkable Neighborhoods: The five Ds and a P

• Diversity of uses – places to live, work, shop, and play

• **Density** – Accommodating more people in a community
Creating Walkable Neighborhoods: The five Ds and a P

• Diversity of uses – places to live, work, shop, and play
• Density – putting more people on less space
• **Distance to transit— how far to walk? How long to wait?**
People within a 1/2-mile (800m) radius will walk to a transit stop.
Creating Walkable Neighborhoods: The five Ds and a P

- Diversity of uses – places to live, work, shop, and play
- Density – putting more people on less space
- Distance to transit – how far to walk? How long to wait?
- **Design – creating an inviting and interesting streetscape**
Creating Walkable Neighborhoods: The five Ds and a P

- Diversity of uses – places to live, work, shop, and play
- Density – putting more people on less space
- Distance to transit – how far to walk? How long to wait?
- Design – creating an inviting and interesting street scape
- **Destinations – are there places where people want to go?**
Retail experiences can create social gathering areas
Creating Walkable Neighborhoods: The five Ds and a P

Diversity of uses – places to live, work, shop, and play

Density – putting more people on less space

Distance to transit – how far to walk? How long to wait?

Design – creating an inviting and interesting street scape

Destinations – are there places where people want to go?

Parking – Balancing supply and demand
SENSE OF PLACE & COMMUNITY

We love where we live
SOCIAL GATHERING AREAS

Chatham neighborhood in Chicago’s Southside during a tactical urbanism event: Dining on the Five.
BUILD FOR PEOPLE AND PEOPLE WILL COME...
Building Local Strength: Emerging Strategies for Inclusive Development

TAKE AWAYS
• The neighborhood is the right scale for developing and implementing sustainable systems.
• Identify and support local talent
• Build places for people
• Believe in the power of changing one house, one family, one street
CNU 27. Louisville
JUNE 12-15, 2019

- 1500+ participants
- Additional 1000+ people attending public events
- People come from 30+ countries and 48 states
- Live-Streamed Plenaries
The Sustainable Neighborhood

Designed so well that people delight in meeting daily needs on foot and bike.
Many activities of daily living should occur within walking distance, allowing independence to those who do not drive, especially the elderly and the young.
Allow accessory dwelling units