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.
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Division Contact Information

- **Website**: planning.org/divisions/sustainable
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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 – 2015 APA Award for Excellence in Sustainability

Devens Sustainable Housing Pilot

Neil Angus, AICP CEP, LEED AP BD+C, ND
Environmental Planner
Devens Enterprise Commission
Devens Sustainable Housing Pilot – 2015 APA Award for Excellence in Sustainability

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)
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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
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 21st 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....
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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:

  - 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
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- 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/
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
Devens Enterprise Commission

www.devensec.com
Salmon are in Portland!
Why Crystal Springs

- Cold Water
- Constant flow
- Relatively clean
- Combined system
- Low in the system and low gradient – prime attributes for fish
- Majority of river in public ownership
- 9 Impassible culverts (juveniles most impacted)
Westmoreland Park
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
Innovative Partnerships

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

Funding Partners
• Metro
• NOAA Fisheries
• East Multnomah Soil & Water Conservation District
• Oregon Watershed Enhancement Board
• US Fish & Wildlife Service

Capacity Partners
• Portland State University
• Xerces Society
• Johnson Creek Watershed Council
• SMILE Neighborhood Association
• SOLVE
• Crystal Springs Partnership

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

- BES Funding: $8,518,828
- Other City Funds: $1,051,000
- Grants: $253,000
- Federal funding: $125,000
- Tri-Met: $729,000
- Partners: $5,350,000

Environmental Services | APA Award – Westmoreland Park restoration

Page 22
More information/resources

- [www.portlandoregon.gov/bes/crystalsprings](http://www.portlandoregon.gov/bes/crystalsprings)
- [https://www.portlandoregon.gov/parks/61107](https://www.portlandoregon.gov/parks/61107)
- [www.crystalspringspdx.org](http://www.crystalspringspdx.org)
Award Winning Sustainability

Today’s Speakers:

• Neil Angus - neilangus@devensec.com
• Ronda Fast – ronda.fast@portlandoregon.gov
• Justin Golbabai - Justin.Golbabai@austintexas.gov
• John Zeanah - John.Zeanah@memphistn.gov
NEIGHBORHOOD PARTNERING PROGRAM

EMPowering NEIGHBORHOODS
BUILDING COMMUNITY
Three Main Questions

1. How do you make great places?
2. How do you empower people?
3. 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**!
Case Example: EM Franklin Green Street
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

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Total Number of Support Signatures</td>
<td>84</td>
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<tr>
<td>Impacted Stakeholders Identified</td>
<td>56</td>
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<tr>
<td>Impacted Stakeholders Signatures</td>
<td>34</td>
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<tr>
<td>Percentage</td>
<td>61%</td>
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</tbody>
</table>

**Evidence of Support Criteria:** Met
Neighborhood Partnering Program

WE ♡ RAMSEY PARK

DONATE TODAY
Neighborhood Partnering Program

- 34 Approved Projects
- City's Investment: $1.5 Million
- Pledged Neighborhood Contributions:
  - $687k
  - $213k in Cash
  - $122k in In-kind Professional Services & Materials
  - $351k in Sweat Equity
- 15,500 Pledged Volunteer Hours
Neighborhood Partnering Program
St. Elmo Road (Before)
St. Elmo Road
(After)
Patterson Park Mosaic (Before)
Patterson Park Mosaic (After)
Cherry Creek Community Garden (After)
Case Example: EM Franklin Green Street
QUESTIONS?

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
(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
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.
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
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
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 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
<table>
<thead>
<tr>
<th>Principles</th>
<th>Livable Built Environment</th>
<th>Harmony with Nature</th>
<th>Resilient Economy</th>
<th>Interwoven Equity</th>
<th>Healthy Community</th>
<th>Responsible Regionalism</th>
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<tbody>
<tr>
<td>Practice 6</td>
<td>6. Infill development</td>
<td>17. Climate change adaptation</td>
<td>27. Infrastructure capacity</td>
<td>34. Infrastructure upgrade in older neighborhoods</td>
<td>43. Healthy local food access</td>
<td>50. Local activity center &amp; regional destination connection</td>
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<td>Practice 9</td>
<td>9. Historic resource conservation</td>
<td>20. Water conservation and supply</td>
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<td>Practice 10</td>
<td>10. Green building design</td>
<td>21. Stream, watershed, and floodplain protection</td>
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<tr>
<td>Practice 11</td>
<td>11. Hazard zone avoidance</td>
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</tbody>
</table>

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
John Zeanah, AICP
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