Fear of Density: What’s the Antidote?

Moderator:

Kim DeLaney, Ph.D.
Growth Management Coordinator
Treasure Coast Regional Planning Council

Panelists:

David Dixon FAIA
Principal-in-Charge of Planning & Urban Design
Goody, Clancy & Associates

Paul Zykofsky, AI CP
Director, Land Use/Transportation Programs
Local Government Commission
The Dilemma

We Are Making People Faster Than
We Are Making LAND
What’s All the Fuss?
The Devolution of Dialogue

Not In My Back Yard (NIMBYs)
Locally Unwanted Land Use (LULUs)
Build Absolutely Nothing Anywhere Near Anything (BANANAs)

EDUCATION
COMMUNITY DIALOGUE
COMMUNITY-BASED DECISION MAKING
COMMUNITY OWNERSHIP
COMMUNITY ADVOCACY
Fear of Density: What’s the Antidote?

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THE CITY AND THE NEW AMERICAN DREAM

David Dixon FAIA | Goody, Clancy & Associates
PHONE: 617.262.2760  EMAIL: david.dixon@goodyclancy.com

RailVolution Miami Beach November, 2007
Learning to love cities again
Not all visions represent progress
Nor is the past necessarily a vision for the future
AGENDA

- A changing America
  - Who we are
  - Our values
  - A new economic equation
- A new urban renaissance, built on a new generation of...
  - Increased densities
  - Mixed-use neighborhoods
  - Places that create community in the midst of diversity

Park Heights revitalization strategy, Baltimore
The demographics of housing demand have changed dramatically: 1950s-90s...
...today
Increased diversity extends beyond age and race

- Married couple with children—less than 25 percent of American households.
- Traditional (one-worker) family—less than 15 percent of American households.
...far beyond

- Non-family households now outnumber traditional families in the suburbs.
- More than two million grandparents are raising their grandchildren.
- 9 percent of home purchases made by single men.
- ...21 percent by single women.
- More than five million households contain unmarried couples (up 66% since 1990).
- 20 percent aged 30 to 40 foreign born

Information from Laurie Volk, Zimmerman/Volk
Convergence: baby boomers and millennials—2004 to 2024

Information from Laurie Volk, Zimmerman/Volk
A growing awareness that compact communities are healthier

- CDC: Denser communities have less obesity, diabetes, high blood pressure
- According to a recent national health survey, sprawl and low density correlate more highly with reduced health than...
  - race
  - reducing income by 50%
Changing Values: congestion is now viewed as undermining quality of life

Average commuter today spends more than an entire workweek per year stuck in traffic. —TEXAS TRANSPORTATION INSTITUTE

The Boston Globe reported that more than 75% polled now report that a shorter commute would be a primary factor in choosing a next house
...and our kids really don’t walk to school

60% of Children walked to school to school in 1973...

...NOW only 13% do.

Metropolis October 2006
...and auto-oriented communities are viewed less as safe havens

- When traffic fatalities + violent crime are combined, residents are 20% more likely to die in the suburbs than urban centers
- Manhattan...yes Manhattan... is the healthiest community in America
Sustainability has become personal

Bob Berkebile, FAIA
BNIM Architects
NEW LEVI'S ECO JEANS. 100% ORGANIC COTTON.
Sustainability requires a commitment to green building...and planning

Million BTU per Year

<table>
<thead>
<tr>
<th>Single Family Household Type</th>
<th>Transportation Use</th>
<th>Household Use</th>
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</thead>
<tbody>
<tr>
<td>Suburban Avg (239 MBTU)</td>
<td>125</td>
<td>114</td>
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<tr>
<td>Suburban Green (158 MBTU)</td>
<td>87 (with hybrid cars)</td>
<td>71</td>
</tr>
<tr>
<td>Urban Avg (136 MBTU)</td>
<td>35</td>
<td>101</td>
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<tr>
<td>Urban Green (82 MBTU)</td>
<td>26</td>
<td>56</td>
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</tbody>
</table>

© Jonathan Rose Companies, LLC...courtesy of Kaid Benfield, Natural Resources Defense Council

Esquimalt, BC
Mayors are committing to green building

AS OF MARCH 19, 2007 425 MAYORS HAVE RESPONDED TO MAYOR NICKELS' CHALLENGE TO ADOPT THE GOALS OF THE KYOTO PROTOCOL
A New Economic Equation: sprawl has become too expensive

- Urbanized land grew 400% faster than population, 1950-90
- Lincoln Institute—northeast states can save $25 billion by pursuing more compact development over the next 25 years
- Denser communities use less energy: Manhattan uses least per capita of any U.S. city
Lively walkable neighborhoods build regional economic competitiveness

- Peter Kwass: “Jobs now follow people who can do the jobs…”
- “Creative class”—urban neighborhood amenities attract employees in high-tech and similar industries
- Almost no state or city can support the costs of sprawl today

New downtown mixed-use district being planned for Boston
Increasing demand for housing that supports alternatives to the car

- 71% of older households want to be within walking distance of transit.
- By 2025, 14.6 million households are expected to want housing within a half-mile of fixed-guideway transit.
...and a willingness to own fewer cars

“TOD housing in large cities produces 40-50% fewer cars per household than other new housing...”

URBAN LAND INSTITUTE
The value of mixed-use, walkable developments is rising

GROWTH IN RENTS 2000-2007
FOR SUBURBAN OFFICE PARKS: 0%

GROWTH IN RENTS 2000-2007
FOR MIXED-USE, WALKABLE DEVELOPMENTS: +35%
Housing demand is moving closer to the core.
Mini case study in 21st-century diversity: The Uplands, West Baltimore

- Previously 900+ garden apartments built for a one-size-fits-all society
- People who wanted to live in this new neighborhood came from households that included:
  - Black and white
  - Old and young
  - With and without kids
  - Gay and straight
  - From the city, the county, and new residents
  - Rich, middle income, and lower income

Mayor Martin O’Malley inherited a changing Baltimore
A NEW URBAN RENAISSANCE: BUILT FROM...

- Increased densities
- A new generation of mixed-use neighborhoods
- Places that create community in the midst of diversity
...and starting with civic engagement

- Consensus—effective to creating support for traditional approaches
- Cooperative consensus—insure that many voices contribute to reaching agreement...on traditional approaches
- Master apprentice—leadership model effective for introducing bold new ideas—formed from a single perspective
- Shared collaboration—leadership model for drawing broad inspiration to introduce new ideas...and build consensus and active support
A case for greater densities
Talking about density: replacing mistrust with understanding
30 units per acre: initial goal for lower density
40 units per acre: similar to existing Cabrini-Green density
50 units per acre: density that supports diversity, retail, housing choices
Redevelopment of Cabrini-Green into a mixed-income, mixed-use neighborhood
...expands housing options to meet needs of diverse markets
...supports revival of Main Streets

- In most neighborhoods residents now spend less than 1/5 of their retail dollars in local commercial districts...much less than before WWII

- 1,000 to 2,000 new housing units within a 10- to 15-minute walk needed to support a block of new Main Street—more in low-income neighborhoods
...transforms grey and brownfields into lively mixed-use districts
...helps creates new parks, libraries, and other “infrastructure of livability”
...can pay for amenity, livability

- In many cities height creates value—particularly for housing
- Cities use height bonuses to create parks, libraries, affordable housing, and other public benefits

<table>
<thead>
<tr>
<th>FLOORS</th>
<th>VALUE OF CONDOMINIUMS AT EACH HEIGHT:</th>
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<tbody>
<tr>
<td>20+</td>
<td>$800-1,200/sf</td>
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<td>10-20</td>
<td>$600-800/sf</td>
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<tr>
<td>5-10</td>
<td>$500-600/sf</td>
</tr>
<tr>
<td>5</td>
<td>$400-500/sf</td>
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</tbody>
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Parks, libraries, affordable housing, sustainability, other public benefits
What does density look like...?

Threshold for walkability

8-15

units per acre

A crowded “suburb”...
Courtyard houses

...new housing in Tucson
Lower density urban neighborhoods—mix of single family and low rise multifamily

15-25 units per acre

An anonymous apartment complex...
An elegant condo complex

...a multifamily development in the midst of an older, traditional neighborhood in Los Angeles
Traditional urban neighborhoods closer to the core

Isolated towers in Kansas City
Mix of row houses, flats, and lofts

Riverview, Cleveland, Goody Clancy
Traditional higher-density urban neighborhoods

More Las Vegas than Las Vegas
Lower-rise development in an historic district

Boston's historic South End, Langham Court, Goody Clancy
New generation of mixed-use urban neighborhoods
New Orleans
Kansas City

CROWN CENTER

THE NEXT CHAPTER IN THE LIFE OF A GREAT URBAN DISTRICT
Creating community in the midst of diversity
Mixed-income neighborhoods

St. Paul's Quadrant, Norfolk, VA
Parks programmed and designed to invite diverse people to share a common focus

- Activities that draw people of diverse:
  - Ages
  - Ethnic and cultural backgrounds
  - Incomes

- Parks designed through their character and visible features (play fountains, etc.) to invite the community to enjoy them.

Miami’s parks and public spaces plan blends new signature parks, small and accessible neighborhood parks, and lushly landscaped “green streets” to connect them all. The plan identifies sites for mini parks that will add open space to denser neighborhoods.
...and public spaces that connect neighborhoods to the larger community

- Parks that serve as common ground because they are programmed and designed as destinations for the entire community:
  - Signature concert venues, cultural facilities, and similar facilities
  - Spectacular play fountains and similar play venues that attract families from across the community
  - Places where the larger community can gather for civic events
- Parks that are located, designed, and framed to convey civic stature
Squares and Main Streets that celebrate cultural richness

- Public art, cultural centers, and other facilities that help introduce different ethnic groups etc. to each other and the larger community

- Interpretive public art, signage, and other elements that tells the stories of who built and lived in neighborhoods over time... and who lives there now

In Miami: streetscape enhancements for Little Haiti's commercial district (above) and site-specific pavement in Little Havana.
A new generation of urban main streets

South Campus Gateway Center (Columbus, Ohio)—central to inviting the Ohio State University community to once again live and play in the university district—planned by Goody Clancy
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Director, Land Use/Transportation Programs
Local Government Commission
Compact Development
Compact Disk (CD²)

Overview
CD²
Compact Development Compact Disc
A Toolkit to Build Support for Density Housing

Local Government Commission
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Content

Instructions for using the Compact Development Compact Disk
1. Compact Development Presentation.
2. Housing Image Survey.
3. Guess the Density Game.
4. Design Guidelines
5. Other Resources on Compact Development
6. Case Studies
1. Compact Development Presentation

1. Compact Development Presentation (PowerPoint)
2. Script
3. Income Affordability Slides for California
2. Housing Image Survey

1. Housing Image Survey (PowerPoint)
2. Instructions
3. Answer Sheet
3. Guess the Density Game

1. Guess the Density Game (PowerPoint)
2. Instructions
3. Answer Sheet
4. Design Guidelines

1. Design Guidelines (Word)
2. Design Guidelines (PowerPoint)
5. Other Resources on Compact Development

1. Affordable Housing and Property Values – Non-Profit Housing Association of Northern California (Word)
2. Other Resources (Web and Printed)
6. Case Studies

1. San Francisco Bay Area
2. Sacramento Region
3. Los Angeles Region
4. San Diego Region

... Others coming soon...
Creating Great Neighborhoods:

Density in Your Community

produced by Local Government Commission in cooperation with U.S. EPA

NATIONAL ASSOCIATION OF REALTORS®
The Voice for Real Estate

Real Strength.
Real Advantages.
Building Livable Communities Through Compact Housing

A presentation developed by the Local Government Commission’s Center for Livable Communities

With support from the U.S. Environmental Protection Agency, Region 9

Source: U.S. Dept. of Commerce, Census Bureau
Accommodating Growth and Maintaining High Quality of Life

- Historic Preservation/Adaptive Reuse
- Infill Development
- Well-designed New Neighborhoods
Adaptive Reuse

Denver Dry Goods Building
Downtown Denver

Adaptive Reuse

Local Government Commission
Loft Conversion
Downtown San Diego
Metro Square
Midtown Sacramento, CA
Infill Development
Uptown Village
Dallas, Texas
Uptown Village
Dallas, Texas
Mixed-Use, Housing over retail
The Crossings
Mountain View, CA
Park, Single-family houses

New Neighborhoods
The Crossings
Mountain View, CA
Rowhouses

New Neighborhoods
The Crossings
Mountain View, CA
Narrow, tree-lined streets
New Neighborhoods

The Crossings
Mountain View, CA
Park, Open Space
Issaquah Highlands
Issaquah, WA
Single-family housing
Issaquah Highlands

Issaquah, WA

Multi-family housing
New Neighborhoods

Issaquah Highlands

Issaquah, WA

Park

New Neighborhoods

Local Government Commission
Compact Development in Appropriate Locations

Traditional Neighborhood Code

Knoxville, TN
Compact vs. Low Density Development

- Population in 6-county Sacramento region expected to double by 2050
- One million new jobs
- 840,000 new dwelling units

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
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<tbody>
<tr>
<td>2000</td>
<td>1.9 million</td>
</tr>
<tr>
<td>2050</td>
<td>3.8 million</td>
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</tbody>
</table>

Sacramento Area Council of Governments
Sacramento Region

Projected land consumption by 2050 under base-case scenario

Would consume 661 additional square miles

On average each household would travel 47.2 miles each day
Sacramento Region

Projected land consumption by 2050 under preferred Blueprint scenario

Would consume 304 square miles (less than half)

On average each household would travel 34.9 miles each day (35% less)
Compact vs. Low Density Development

American Farmland Trust Study of Growth in California’s Central Valley — 1995-2040
Compact Development Scenario (6 units/acre)

Compact vs. Low Density Development

Local Government Commission
Low Density Development Scenario (3 units/acre)
Compact vs. Low Density Development

Projected Loss of Agricultural Sales in 2040
(Millions of 1993 dollars)
Cumulative loss (1995-2040): $72 billion

Compact vs. Low Density Development

City Revenues/Public Service Costs in 2040
(Millions of 1993 dollars)

Cumulative loss (1995-2040): $29 billion

Compact Housing: Why Now?

Demographic Changes
- Increase in over 65 age group
- Increase in number of "empty nesters"
- Change in the composition of new households
Demographic Changes

California Population Change by Age Group — 1990-2040

Source: California Dept. of Finance
In 1991 there were 31.8 million people over the age of 65 in the U.S.

By 2030 that number will increase to 66 million.

- 41% Single Persons and Unrelated Individuals
- 37% Married Couples with or without Children
- 22% Single-Parent Families
“The traditional family — married couples with children — is slowly declining in number, while households made up of single persons living alone, singles living together, and married couples without children are growing rapidly. These three groups will account for 90 percent of the net new household growth projected in this decade, according to U.S. Census Bureau figures.”

Changing Housing Preferences

Percent Preferring a Townhouse in the City

Source: Survey by the National Association of Home Builders, 1999
Dowell Myers
USC School of Policy, Planning, and Development

Local Government Commission
The NAHB Trade-Off Question

Consider the following hypothetical choice:

- Your income is high enough to purchase a $150,000 home.

- You have two options:
  1. Buying a $150,000 townhouse in an urban setting close to public transportation, work and shopping.
  2. Or, you could purchase a larger, detached single-family home in a suburban area, with longer commutes to work.
Overall

- 87% want the single-family house in the suburbs
- But a very important minority prefers the compact alternative
The Old American Dream: Single family house in the suburbs

Changing Housing Choices

Local Government Commission
Compact Housing meets varying housing needs at different points in people’s lives

Courtesy: Envision Utah
The New American Dream: Compact Housing

- Lower housing and transportation costs
- Living near town and neighborhood centers
- Living close to where the action is: restaurants, cafes, stores, culture, work
- Access to greater variety in types of housing
- Project amenities
  - Pools, Daycare, Protected play areas
- Neighborhoods that are friendly to pedestrians/bicyclists
- Greater sense of community
Housing prices hit highs

Median home prices hitting record in state

Advantages of Compact Housing

Lower housing/transportation costs
Living near shops and services

Advantages of Compact Housing

Local Government Commission
Living close to where the action is

Advantages of Compact Housing
Transit-Oriented Housing
San Diego, CA

Advantages of Compact Housing
Living close to transit

Local Government Commission
Kettner Row
Loft housing
San Diego, CA

Advantages of Compact Housing

Greater variety of housing types
Southside Park Cohousing
Sacramento, CA

Advantages of Compact Housing

Protected play areas, daycare
Uptown Village Courtyard Dallas, TX

Advantages of Compact Housing

Pool, Community Center, Amenities

Local Government Commission
Advantages of Compact Housing

**Greater sense of community**

- Discontent with the suburbs
- Frustration with commute delays
- Lifestyle changes in the population
Compact Housing: Social, Economic, Environmental Benefits

- Increase housing options
- Revitalize older neighborhoods
- Preserve historic buildings
- Support local businesses
- Preserve open space, agriculture
- Encourage people to walk and ride bicycle
- Support transit service
- Reduce traffic congestion
Broader Benefits of Compact Housing

Variety of housing types

Aggie Village
Davis, CA
Accessory unit behind single family detached home
City Center
Apartments
Redwood City, CA
Housing for very, very low income residents

Broader Benefits of Compact Housing

Affordable housing for families

Local Government Commission
Broader Benefits of Compact Development

Revitalize older neighborhoods

13th & F Streets
Sacramento, CA
15th & Q Streets
Rehabilitation of old store and apartments
Sacramento, CA

Broader Benefits of Compact Development

Historic Rehabilitation
Preserve Agricultural Land

Broader Benefits of Compact Development

Preserve Agricultural Land
Preserve Open Space

Broader Benefits of Compact Development

Preserve Open Space

Local Government Commission
Broader Benefits of Compact Development

Reduce Roadway Congestion
Significant reduction as we go from 3-4 units/acre to over 20 units/acre

Broader Benefits of Compact Development
Reduce Vehicle Trips

Source: Dr. John Holtzclaw, Sierra Club
Average resident in a compact neighborhood will drive 20–30% less than resident of a neighborhood half as dense.
For Light Rail Service
- 18-25 units/acre in urban area

For Bus Service
- 7 units/acre (every 30 minutes)
Density to Support Retail

For a 10,000 sq.ft. Convenience Store
  – 7 units/acre

For a 25,000 sq.ft. Small Supermarket
  – 18 units/acre
What do different densities look like?

- **Suburban Ranch House**
  - 4-6 units/acre
  - 7,260-10,890 sq.ft. lot

- **Single Family Detached**
  - 8-12 units/acre
  - 3,630-5,445 sq. ft. lot

- **Small-Lot Single Family w/ 2nd Unit**
  - 16-24 units/acre
  - 1,815-2,722 sq.ft. lot

Drawings: Stephen M. Wheeler, Greenbelt Alliance Smart Infill

Local Government Commission
What do different densities look like?

Cottage Courts
16-24 units/acre

Duplexes/Fourplexes
16-32 units/acre

Townhouses
16-48 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance Smart Infill
What do different densities look like?

Cohousing Block
20-50 units/acre

Garden Apartments
20-60 units/acre

Mid-rise Apartment Block
40-200 units/acre

Drawings: Stephen M. Wheeler, Greenbelt Alliance Smart Infill
Compact Development: Not a new concept
Compact Housing in Older Neighborhoods

Housing over Retail

Local Government Commission
Small Lot Houses

Compact Housing in Older Neighborhoods

Small Lot Houses
Compact Housing in Older Neighborhoods

Small Apartment Buildings

Local Government Commission
Compact Housing in Older Neighborhoods

Multiplex Units
Compact Housing in Older Neighborhoods

Mix of Large & Small Houses
Obstacles to Compact Development

- In many communities, higher density housing has a bad image
- Many people associate “higher density housing” with . . .
... Barracks-style Public Housing
... Ugly high rise buildings
... Ugly low- or mid-rise buildings
Buildings that don't fit in
... Buildings that are poorly maintained
... Unspoken concern: Who is going to live in this type of housing?
Typical Jobs Held by Individuals who Qualify for Affordable Housing — Low Income

Placer County Median: $64,100
Low Income: $32,050-$51,300

Source: CA Employment Development Dept. and Dept. Housing & Community Development
Typical Jobs Held by Individuals who Qualify for Affordable Housing — Very Low Income

Placer County Median: $64,100  Very Low Income: $19,250-$32,050

Source: CA Employment Development Dept. and Dept. Housing & Community Development
Typical Jobs Held by Individuals who Qualify for Affordable Housing — Low Income

Sacramento County Low Income: $32,500-$51,300

- Medical Lab Technician: $34,093
- Firefighter: $44,008
- Licensed Practical Nurse: $45,102
- Engineering Technician: $47,030
- Computer Support Specialist: $50,263

Source: CA Employment Development Dept. and Dept. Housing & Community Development
Typical Jobs Held by Individuals who Qualify for Affordable Housing — Very Low Income

Sacramento County Very Low Income: $19,250-$32,050

- Teacher Assistant: $22,341
- School Bus Driver: $25,416
- Nursing Aid: $26,362
- Agricultural Science Technician: $29,282
- Optician: $31,716

Source: CA Employment Development Dept. and Dept. Housing & Community Development
Compact Development
Examples
Hillview Oaks, Petaluma, CA
1992
12 units/acre 0.42 FAR

- For sale, small lot, attached single-family homes
- 100% affordable
- 2 story, 3-bedroom homes at 1,315 sq.ft.
- Previous use of site: Vacant Lot
- 2 Parking spaces/unit
- One-car garage and carport

- 2.5 acre site
- 30 Units
- Amenities: Open space, Play areas, Close to school

Developer: Burbank Housing Devpt. Corp.
Architect: Chris Kraiker
Hillview Oaks
Single Family Homes, Open Space
Hillview Oaks
Single Family Homes
Hillview Oaks

Sidewalk with Landscape Strip and Tree Canopy
Humboldt Square, San Mateo, CA
20 units/acre

- 1.3 acre site
- 26 units, 20 market rate, 6 affordable
- Off-street parking along alley
- Close to commuter rail

Developer: Regis Homes
Architect: Seidel/Holzman
Humboldt Square
Humboldt Square
City Walk, Brea, CA 2000
24 units/acre 0.8 FAR

- For sale, rowhouses (50% affordable)
- 2½ stories
- 40 Units ranging from 1,468 to 1,651 sq.ft.
- Children in 38% of units
- 2.6 Parking spaces/unit
- Garages off alley

- 1.63 acre site
- Previous use of site: Vacant
- Close to shopping, new town center, restaurants, movie theaters

Developer: The Olson Company
Architect: William Hezmalhalch Architects
City Walk

Rowhouses, Public Art
City Walk

Rowhouses, Courtyard
City Walk

Alley entrance to Garages
Saint Francis, Sacramento, CA 1993
36 units/acre

- Rental apartments (100% affordable)
- 3 stories
- 48 Units apts. ranging from 531-1165 sq.ft.
- 1.3 Parking spaces/unit

- 1.33 acre site
- Previous use of site: Office, parking, and playground
- Amenities: Playground, close to school, and church

Developer: Roman Catholic Bishop of Sacramento
Architect: Bob Ogren Architect
Saint Francis
Balconies, Front Stoops
For more information

Web: www.lgc.org
Phone: 800-290-8202
Phone: 916-448-1198
e-mail: center@lgc.org

New Partners for Smart Growth Conference
- Washington, DC  February 8-10, 2008
www.newpartners.org