Development Types

ESP 171 Urban and Regional Planning
Professor Susan Handy
4/28/16
Fred Buder on the Vacaville General Plan Update

Review for midterm
• Public involvement
• General Plan requirements
• General Plan process
• Housing element
• Zoning code
• CEQA review
• Role of the planner

After the midterm
• Urban growth boundary
• Ballot initiatives
• Redevelopment
• Impact fees
• Infrastructure
“The right project in the right place”
Katherine Hess, City of Davis
speaking about the Cannery Project, 4/23/15
What do we mean by “right”?

Individual perspective

Community perspective

Societal perspective

Envtl sustainability
Fiscal efficiency
Environmental Sustainability

GHG emissions per person

New state goal: 40% below 1990 levels by 2030

Fiscal Efficiency

## Suburban
City's Annual Cost, per Household

- Parks & Recreation: $139
- Fire Department: $406
- Transportation: $171
- Culture / Economy: $36
- Storm & Waste Water: $613
- Water: $197
- Sidewalks & Curbs: $194
- Roads: $280
- Libraries: $72
- School Bussing: $87
- Transfers to Provinces: $435
- Solid Waste: $185
- Total: $3,462

## Urban
City's Annual Cost, per Household

- Parks & Recreation: $66
- Fire Department: $177
- Transportation: $91
- Culture / Economy: $19
- Storm & Waste Water: $147
- Water: $42
- Sidewalks & Curbs: $27
- Roads: $26
- Libraries: $38
- School Bussing: $13
- Transfers to Provinces: $232
- Solid Waste: $185
- Total: $1,416

For more data and more reports, visit thecostofspawl.com

Data based on Halifax Regional Municipality
What do we mean by the “right project”?

Density

Mixed Use

Not just cars

The right DESIGN
What do we mean by the “right place”?

Previously used
Contiguous
In Davis

The right LOCATION
What’s best environmentally and fiscally?

<table>
<thead>
<tr>
<th></th>
<th>Within existing urban boundaries</th>
<th>Outside existing urban boundaries</th>
</tr>
</thead>
<tbody>
<tr>
<td>“Smart Growth” design</td>
<td>Best!</td>
<td>?</td>
</tr>
<tr>
<td>“Sprawl” design</td>
<td>?</td>
<td>Worst!</td>
</tr>
</tbody>
</table>

Which is more important – design or location?
Location. Location. Location.

Why WHERE you buy is more important than WHAT you buy.
# Development Types by Location

<table>
<thead>
<tr>
<th>Greenfield Development</th>
<th>Development in undeveloped areas outside the existing urban boundary</th>
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<tbody>
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<td>Infill Development</td>
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Greenfield Development
PROPOSED ‘GREENFIELD’ DEVELOPMENTS

Developers are in various stages of planning for more than 650,000 new housing units in the six-county Sacramento region over the coming decades, far more than the 300,000 that regional planners estimate the region will need between now and 2036. Most of that planned housing is in community-sized projects in currently undeveloped areas outside of existing communities, sometimes referred to as “greenfields.”

Sources: Sacramento Area Council of Governments; U.S. Census Bureau

http://www.sacbee.com/2014/02/12/6149495/housing-plans-piling-up-which.html
Question: Can Greenfield Development ever really be “green”?

Can good design make up for bad location?
Masdar City, Abu Dhabi

“Masdar will be the first city where carbon emissions are zero”

Masdar City, Abu Dhabi
## Development Types by Location

<table>
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<th>Development Type</th>
<th>Description</th>
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Grande School Site

Mace Ranch Site

Nishi Site

Chiles Ranch Site
California's current infill housing potential is approximately 1.5 million units.
## Redevelopment:
Infill Development on Previously Use Land

<table>
<thead>
<tr>
<th>Redevelopment in general</th>
<th>Reuse of land or structures at higher intensities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brownfield Redevelopment</td>
<td>Use of abandoned industrial sites</td>
</tr>
<tr>
<td>Grayfield Redevelopment</td>
<td>Use of abandoned commercial sites</td>
</tr>
<tr>
<td>Adaptive Reuse</td>
<td>Rehabilitation and reuse of existing structures</td>
</tr>
<tr>
<td>Vacant Properties</td>
<td>Reuse of currently unused land or structures</td>
</tr>
</tbody>
</table>
Luciano Faggiano and his sons were digging to fix a pipe in Lecce, Italy. They found a buried world tracing back before Jesus.
SF Transbay Transit Center
Phase 2 – Below Grade Rail Station

$1.2 billion + $2.9 billion for rail
2016 - 2018
1200 foot tower
vs. 853 ft TransAmerica, 775 ft Bank America

*Designer and development team selected through an international competition....*
SOM + Rockefeller
Pelli-Clark-Pelli + Hines
Rogers + Forest City
SOM

Pelli

Foster
The winner...

Transbay Transit Center website
Original height limit was 550 feet

Zoning amendment to increase limit – “upzoning”
Original: 1200 feet

New: 1070 feet
No turbines

“...it is much more refined and elegant now.”  
– Cesar Pelli, Architect

No undulating cover or funicular

For an interactive fly-through:  [http://transbaycenter.org/interactive](http://transbaycenter.org/interactive)
For archeology:  [http://transbaycenter.org/project/archaeology](http://transbaycenter.org/project/archaeology)
SF to bail out Transbay project after costs nearly double
San Francisco Examiner, 4/28/16

“When construction began in 2008 on building a new Transbay terminal and a six-story Transbay Transit Center — long celebrated as the “Grand Central Station of the West” — the project was estimated to cost $1.189 billion. But “due to numerous errors” that cost has since ballooned by 90 percent, or $1 billion, for a total project cost of $2.259 billion...”

http://www.sfexaminer.com/sf-bail-transbay-project-costs-nearly-double/
Sky High and Going Up Fast: Luxury Towers Take New York

“How tall is too tall?”
“The Great Air Race” – NY Times, 2/22/13

“transfer of air rights”

Between 2010 and 2015, the world built 50 super-tall buildings – doubling the number
The Visionary Mega-Tower That San Francisco Never Built

Modeled after African termite mounds, the Ultima could house around one million inhabitants.

Back in 1991, architect Eugene Tssui designed a tower that would put all other modern skyscrapers to shame. At a mile wide and two miles tall, plans for the Ultima far surpassed the height of any artificial structure the world had ever seen. More importantly, its design promised to solve many of the complicated issues plaguing urban areas.
Brownfields

About Brownfields...Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment.

Generally used to refer to redevelopment of industrial land, with or without contamination.

Source: http://www.epa.gov/brownfields/
Small Business Liability Relief and Brownfields Revitalization Act of 2001

“Environmental protection and economic growth can go on together. It is possible for the two to exist, if we're wise about public policy. And the law that I'm about to sign is good public policy. It's got a lot of common sense in it. It's wise. It encourages growth. It fosters the environment. It is the best -- it shows what can -- it is the best of Washington, when people decide to cooperate, not bicker, when people put the national interests ahead of political interests.”

Railyards Project, Sacramento

“It is recognized as the largest urban infill site in this region and presents Sacramento with a significant opportunity to accommodate future growth utilizing sustainable and smart growth principles. The site is historically significant in that it was the western terminus of the 1869 Transcontinental Railroad and was the largest fabrication and maintenance facility west of the Mississippi.”
Starting conditions...

800,000 cubic yards of contaminated soil

Source: http://www.mofo.com/misc/presentations/LexMundiSacRail.html
240 acres
$5.3 billion
What it could be…

New county courthouse

Not a new arena…
... but maybe a soccer stadium
2008 National Brownfields Conference
Detroit, MI

Davis example: The Cannery
Another example: Stapleton Airport, Denver

LEED-ND certified!
And another: Mueller Airport, in Austin

New Urbanist!
Grayfield Development

Greyfields into Goldfields
from failing shopping centers to great neighborhoods

A study by Congress for the New Urbanism and the New Urbanism Center
February 2001

Greyfield Malls: A national problem

Obsolete shopping malls dot the American cityscape. Finding them doesn’t require much expertise. Fenced-in parking areas are a dead give-away. Weekend used car sales give a strong hint. Storefronts converted into centers for community policing and health clinics are telling signs. Property owners, tenants and investors know about their decline. Neighbors, former shoppers, and erstwhile employees know. City managers and community leaders know. But just because they know the problem doesn’t mean they know the solution.
The Crossings, Mountain View

“The Crossings Transit-Oriented neighborhood project transforms a 1960s auto-oriented strip mall into a vibrant pedestrian-oriented community. Located adjacent to a new CalTrain commuter station, The Crossings provides a range of housing and retail opportunities, with single-family homes, townhouses, rowhouses, and apartments all located within a short walk of shopping and transit. An interconnected network of tree-lined streets and pedestrian paths knit this new mixed-use neighborhood together… Community parks and open spaces are distributed throughout the 18-acre site. Bandstands and tot lots provide areas for neighborhood gatherings within parks.”

Source: http://www.calthorpe.com/Project%20Sheets/crossings.htm

18 acres
358 units
Santana Row, San Jose

“Inspired by the grand boulevards of Europe and America, Santana Row was born.... Our mission is to create urban spaces that are not just shopping centers, but dynamic, people and pedestrian-oriented places that people can look forward to visiting again and again.”

Source: http://www.santanarow.com/about_vision.shtml
A pseudo public space...
- Tons of parking
- Good freeway access
- Limited transit access
- Not connected to anything around it

Source: http://www.federalrealty.com/sRowP4.htm
What about Downtown San Jose?
The new owners of Vallco Shopping Mall in Cupertino announced Wednesday they have a $3 billion plan that will radically remake the outdated center and cover it with the "largest green roof in the world."... [an] ambitious plan to transform Cupertino's struggling, half-empty shopping mall into a hybrid hub of downtown-style retail and office buildings as well as hundreds of rental homes all wrapped within a manmade open space preserve.
Davis Grayfield Possibility:
Manor Shopping Center on East 8th???
Adaptive Reuse

Adaptive reuse is conventionally defined as “the process of adapting old structures for new purposes.”

- adaptiveresuse.net
Capitol Lofts, R & 11th Streets, Sacramento
Welcome to Saltillo Lofts

Where else can you afford to live stumbling distance to Austin’s best margarita, a stone’s throw away from Austin’s most notorious breakfast joint, across the street from a new rail station, one-half mile from 6th and Congress, a short walk to Town Lake and have a great downtown view out your bedroom window?

Please explore our website to learn more about Saltillo Lofts! If you have more questions, please call (512) 699-8028 for a personal tour.
Vacant Properties

Source: http://www.vacantproperties.org/latestreports/True%20Costs_Aug05.pdf
National Vacant Properties Campaign

Creating Opportunity from Abandonment

AN INITIATIVE OF

Smart Growth America
Local Initiatives Support Corporation
International City/County Management Association

Source: http://www.vacantproperties.org/VacantProperties0702.pdf
“In 1950, Detroit was the country's fourth largest city. Nearly two million people called it home. Today, the Motor City has less than half that number. But Detroit still spends close to $3 billion a year to provide city services, even in neighborhoods that are largely abandoned. So local officials are considering a radical idea: shut down whole swaths of the city and move residents from decaying neighborhoods to more viable areas.”

– Marketplace, APM
...Demolitions

A green city block was once the site of John A. Owen Elementary School, recently torn down as part of a Detroit Public Schools initiative to demolish vacant schools, seen as safety hazards.
Tear-downs and Mansionization?

http://www.latimes.com/local/la-me-mansionization-20140505-story.html#axzz30kJx2jJ2&page=1
The Bradbury home in 2014. The stucco house was built in 1937.

The home where Ray Bradbury lived for 50 years in the Cheviot Hills neighborhood of Los Angeles was demolished in January 2015.

http://www.nytimes.com/2015/02/08/us/classic-or-ramshackle-old-homes-in-los-angeles-are-being-bulldozed-into-history.html?_r=0
ISSUES and QUESTIONS about infill development
NIMBY or Nimby is an acronym for not in my back yard. The term (or the derivative Nimbyism) is used pejoratively to describe opposition by residents to a proposal for a new development close to them. Opposing residents themselves are sometimes called Nimbies... Projects likely to be opposed include but are not limited to tall buildings, wind turbines, desalination plants, landfills, incinerators, power plants, prisons, and especially transportation improvements (e.g. new roads, passenger railways or highways) and mobile telephone network masts.
- Wikipedia 5/10/10
NIMBY Variations...

- **NOTE**: Not Over There Either
- **BANANA**: Build Absolutely Nothing Anywhere Near Anything
- **CAVE People**: Citizens Against Virtually Everything
- **NOPE**: Not on Planet Earth
NIMBYism – not-in-my-backyard – is rampant in California, sometimes erupting extemporaneously in response to development proposals, sometimes driven by misguided environmentalism. It affects even high-density “infill” projects that environmentalists support in principle, but often oppose in practice... The pivot point for many housing clashes is the California Environmental Quality Act, which project opponents often invoke.

INFILL
Redevelopment within developed areas

GREENFIELD
New development outside existing boundaries

59% of CEQA lawsuits

41% of CEQA lawsuits

Source: Kevin Fang
vs. YIMPY
Yes in My Backyard

Movement in SF, LA to support affordable housing

Bay Area Renters’ Federation
NIMBY for green projects in green places

Bike lanes in New York City

Wind turbines off Nantucket

Bus Rapid Transit in Berkeley

Question: Is NIMBYism justified...?
Issue 2: Gentrification

[jen-truh-fi-key-shuh n]
Noun
1. the buying and renovation of houses and stores in deteriorated urban neighborhoods by upper- or middle-income families or individuals, thus improving property values but often displacing low-income families and small businesses.
2. an instance of gentrifying; the condition of being gentrified.

Source: http://dictionary.reference.com/browse/gentrification
The Plan

Whites live in cities. The crowning glory of civilization.

Minories move into cities.

Whites flee cities to suburbs.

Ah, this is better.

Whites move into second-ring suburbs.

Cities are dead. This is better still.

Minorities move into first-ring suburbs.

This is better. I guess.

Whites move back into cities.

It worked.

The vast white ring conspiracy.

Acronames

“In San Francisco, the area South of Market Street is called SoMa. The part of town North of the Panhandle is known as NoPa. Around the intersection of North Oakland, Berkeley and Emeryville, real estate brokers are pitching properties as part of NOBE. An area of downtown Oakland is being branded as KoNo, short for Koreatown Northgate. But no one actually calls it that, or at least, not yet.”

See 99% Invisible Podcast
Question: Can redevelopment happen without gentrification...?
Issue 3: Green space

People served per park acre: 82

Source: http://la.curbed.com/archives/2012/05/las_median_park_size_is_666_acres_and_other_facts_about_our_crappy_park_system.php
Question: How do we ensure adequate green space when communities “densify”?
Transbay Center, SF

The Highline Park, NYC
The Highline Park, NYC
New open spaces...
Pocket Parks

[Images of pocket park designs and models]
L.A. Builds Tiny Parks at Furious Pace
Next City, 4/16/15

See also CityLab “A Clever Use for Awkwardly Sized Vacant Lots: Outdoor Gyms”

http://nextcity.org/daily/entry/los-angeles-new-parks-50-parks-initiative-progress
Pop-up parks
Parking to Plazas

http://www.nytimes.com/2013/06/02/arts/design/a-prescription-for-plazas-and-public-spaces.html?pagewanted=all&_r=0
Example: Times Square, New York City
Urban Farms
Why Copenhagen Is Building Parks That Can Turn Into Ponds
CityLab 1/22/16
Issue 4: Traffic
Question: Can this kind of development reduce how much people drive?

The Big SB375 Question
Transit-Oriented Development

http://www.mtc.ca.gov/images/ta09-1006/focus.jpg
http://www.cooltownstudios.com/images/portland-tod.jpg
Walkable Communities
LEED-ND

The USGBC has joined with the National Resources Defense Council (NRDC) and the Congress for the New Urbanism (CNU) to develop the LEED-Neighborhood Development standards. The LEED-ND rating system integrates the principles of smart growth, urbanism, and green building into the first national standard for neighborhood design and development. LEED-ND criteria include:

- Compact design
- Proximity to transit
- Mixed-use
- Mixed housing type
- Pedestrian and bicycle-friendly design
Issue 5: Historic Preservation

Question: How do we infill while preserving our historic buildings and neighborhoods?
Issue 6: Demand

Question: Who wants to live in these kinds of places?
Four in five millennials say they want to live in places where they have a variety of options to get to jobs, school or daily needs, according to a new survey of Americans age 18-34 in 10 major U.S. cities, released today by The Rockefeller Foundation and Transportation for America. April 22, 2014
Question for the rest of the quarter:

How do we make more sustainable development happen?

How do we address these and other issues?
Midterm Tuesday!

- Study sheets for each lecture
- Review questions on website
- Powerpoints for each lecture
- Bring Scantron card!

Get started on Demographic Report!
Help in section next week
Due Tuesday 5/10