



# Making Spaces Work...

## Overtime

ULI Spring Meeting

Vancouver, BC

April 10, 2014

# Building Healthy Places

- An overarching Theme for all of ULI

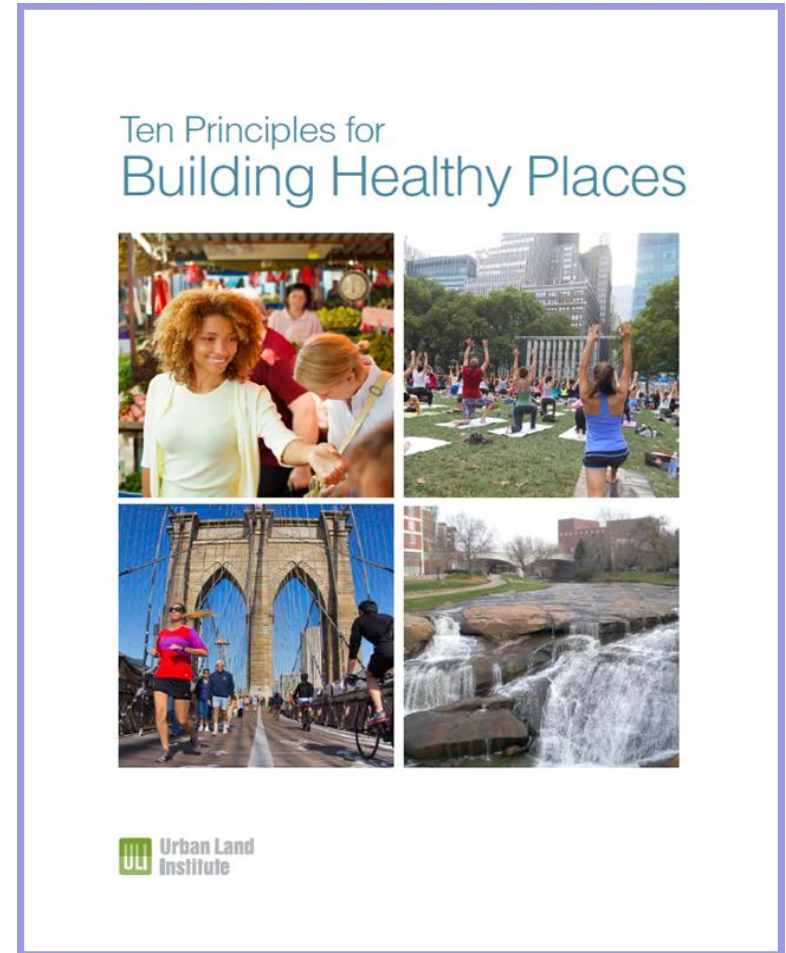
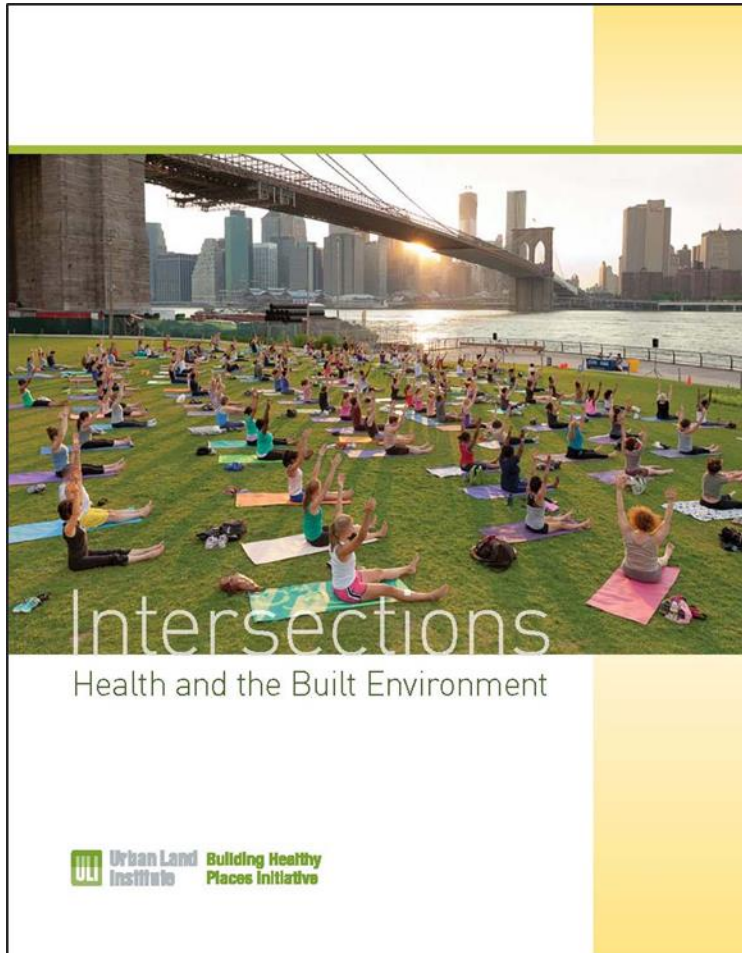


## Activities

- Convening's
- Councils and Networks
- Research and Publications
- Leadership & Partnerships
- Website:  
[www.uli.org/health](http://www.uli.org/health)
- Twitter: #ulihealth
- Email: [health@uli.org](mailto:health@uli.org)

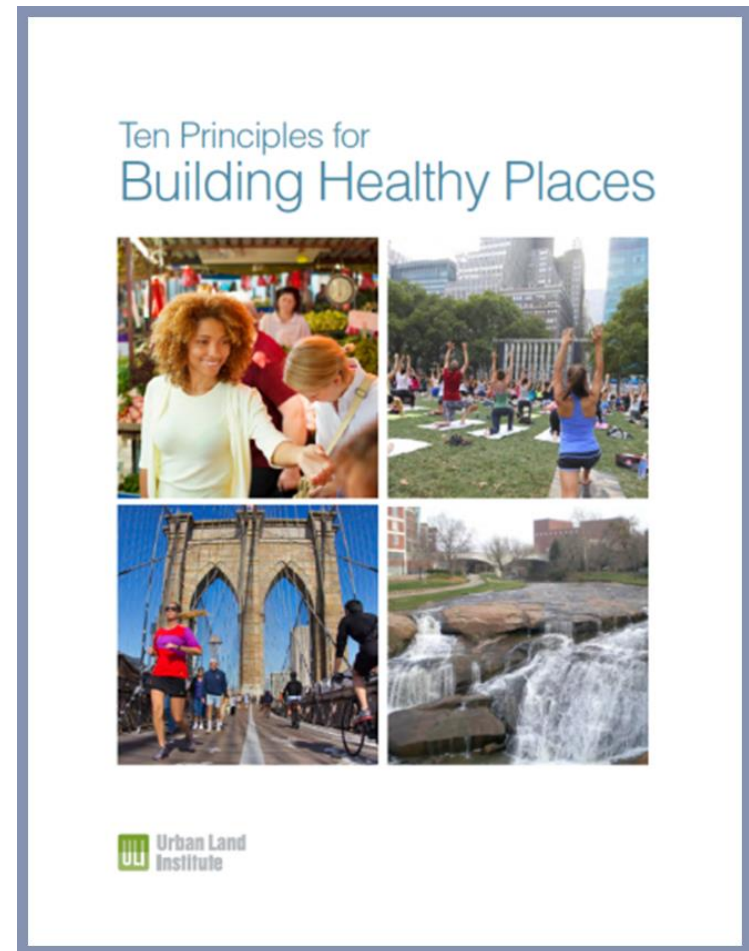


# Healthy Places Publications



# Origins of Ten Principles Report

- Insights from 3 Colorado Advisory Services Panels
- July 2013 workshop with two dozen real estate and health leaders
- Supported by Colorado Health Foundation and James and Sharon Todd





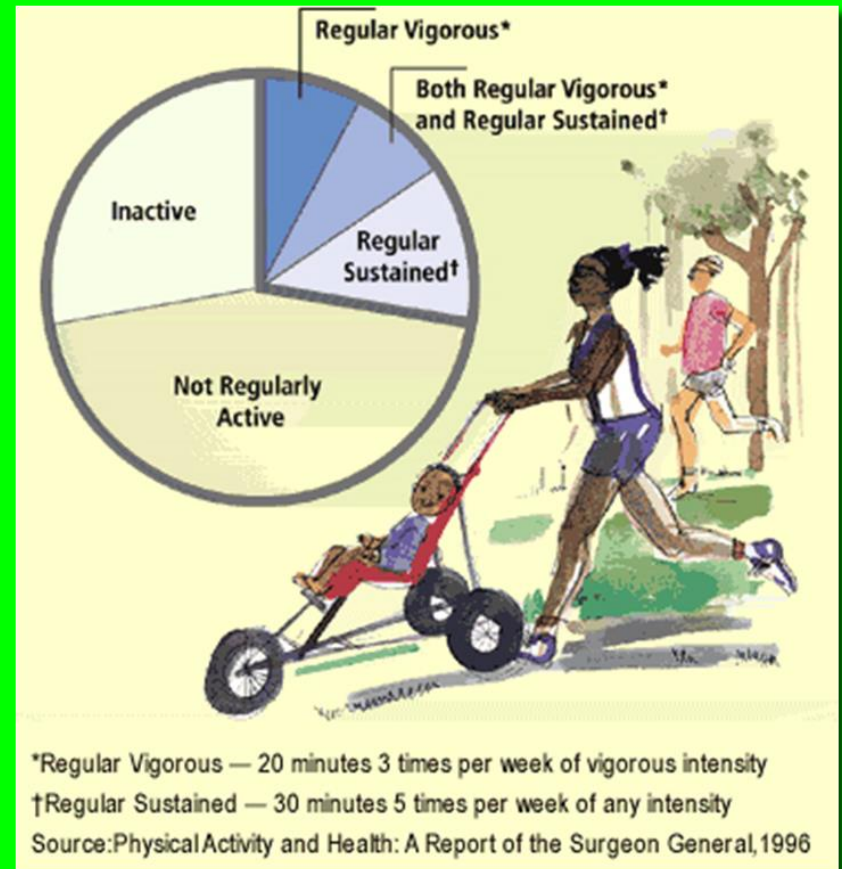
# Ten Principles for Building Healthy Places

1. Put People First
2. Recognize the Economic Value
3. Empower Champions for Health
4. Energize Shared Spaces
5. Make Healthy Choices Easy
6. Provide Equitable Access
7. Mix It Up
8. Embrace Unique Character
9. Provide Access to Healthy Food
10. Make It Active



# Health Care in America

- The US spent over \$2 trillion on health care in 2010 – 18% of GDP.
- US Life Expectancy – 78.62 (51<sup>st</sup> in world)
- 1 in 3 children in the US are overweight or obese



**“We are spending many billions of dollars every year to build severe and long lasting barriers to active living”**

Dr. Eric France, Kaiser Permanente

November 13, 2013

# Barriers to Walking



Walking is often difficult, dangerous or unpleasant.



# Physical Activity

Physical activity, once part of our normal lives has been designed out of daily routines.

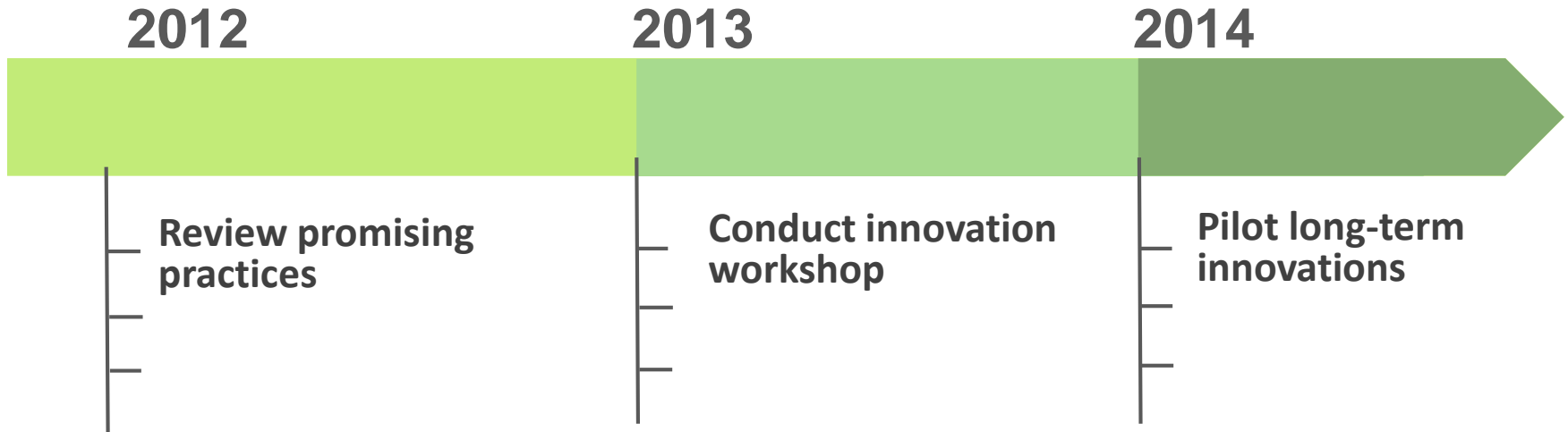


# Factors Affecting Health

- Genetics
- Medical care
- Personal Behavior
- **Living and working conditions in homes and communities**



# Department of Defense: Healthy Base Initiative



## Key Metrics in the Military Healthcare System:

- 2 Million **Overweight And Obese.**
- 1.4 Million **Tobacco Users**
- \$3.2 Billion **Annual Medical Costs**

# The Patterns of Development

- Where you put development
- How you arrange development
- What development looks like



# Some Places are Better for Development than Other Places



“Every community needs a long range conservation plan, just like it needs a long range transportation plan.”

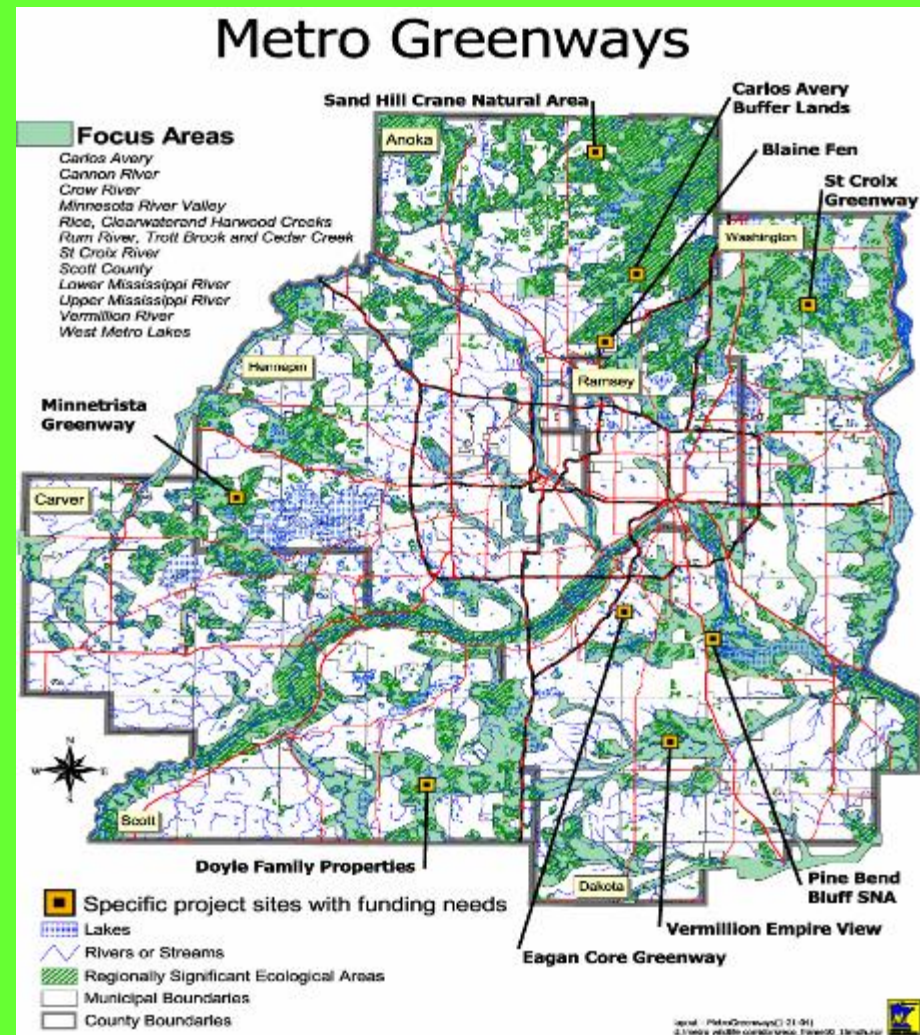


Boulder, Colorado - Greenbelt



# Green Infrastructure Benefits

- Provides Predictability and Certainty
- For Developers
- For Conservationists
- For Local Government
- For the Public



# Green Space is Popular!



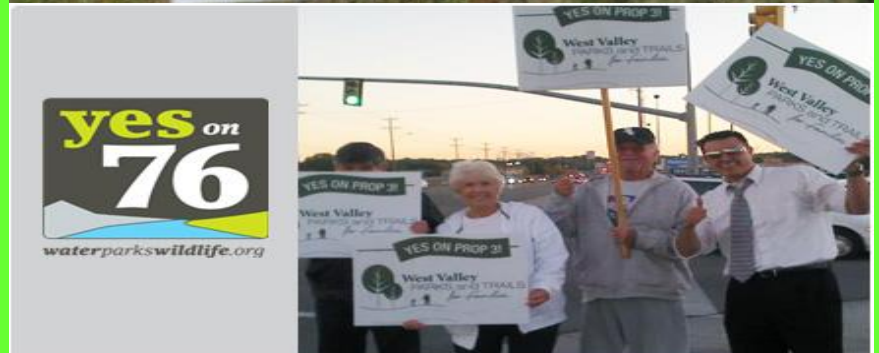


# Green Space Voter Referendums 1998-2010

<u>Year</u>	<u>Measures</u>	<u>Approved</u>	<u>Amount</u>
• 1998	148	124	\$8.2 billion
• 1999	102	92	1.8 billion
• 2000	209	174	7.5 billion
• 2001	111	82	1.1 billion
• 2002	109	93	2.9 billion
• 2003	77	64	1.2 billion
• 2004	217	162	4.0 billion
• 2005	140	111	1.7 billion
• 2006	180	134	6.7 billion
• 2007	99	65	3.9 billion
• 2008	87	62	7.3 billion
• 2009	40	25	0.6 billion
• 2010	35	29	2.0 billion
<b>Total</b>	<b>1479</b>	<b>1217</b>	<b>\$48.9 billion</b>

# Red & Blue Voters Both Support Green

On election day 2012, voters across the US once again demonstrated their commitment to supporting public investments in parks and natural areas. Despite political disagreements on many issues voters in both red and blue states approved 46 of 57 state and local land conservation measures generating over \$2 billion in new funding.



# Ten Principles for Building Healthy Places

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## 2. Recognize the Economic Value

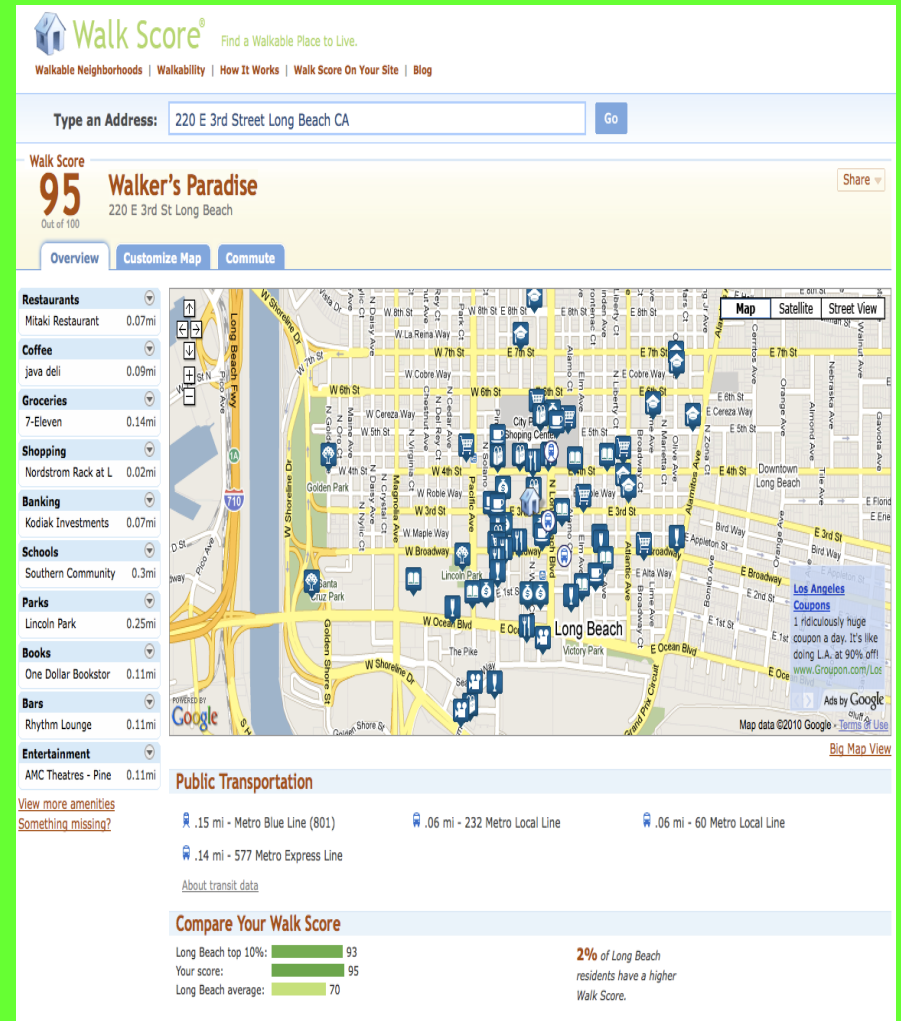
- **Healthy places can create enhanced economic value for both the public and private sectors**
- Consumers want walkable, vibrant communities
- Projects that promote health will be worth more, lease faster & at higher rates and retain value
- Use health for economic development





# Walkability Boosts Value

- Walk Score is a walkability index assigned to a particular address.
- Carol Coletta, CEO's for Cities says" each additional Walk Score point increases housing prices \$600 to \$3000".
- CDC says "each 10 point increase in Walk Score results in 16 minutes per day more walking".



# Walking is the Most Popular Outdoor Recreation



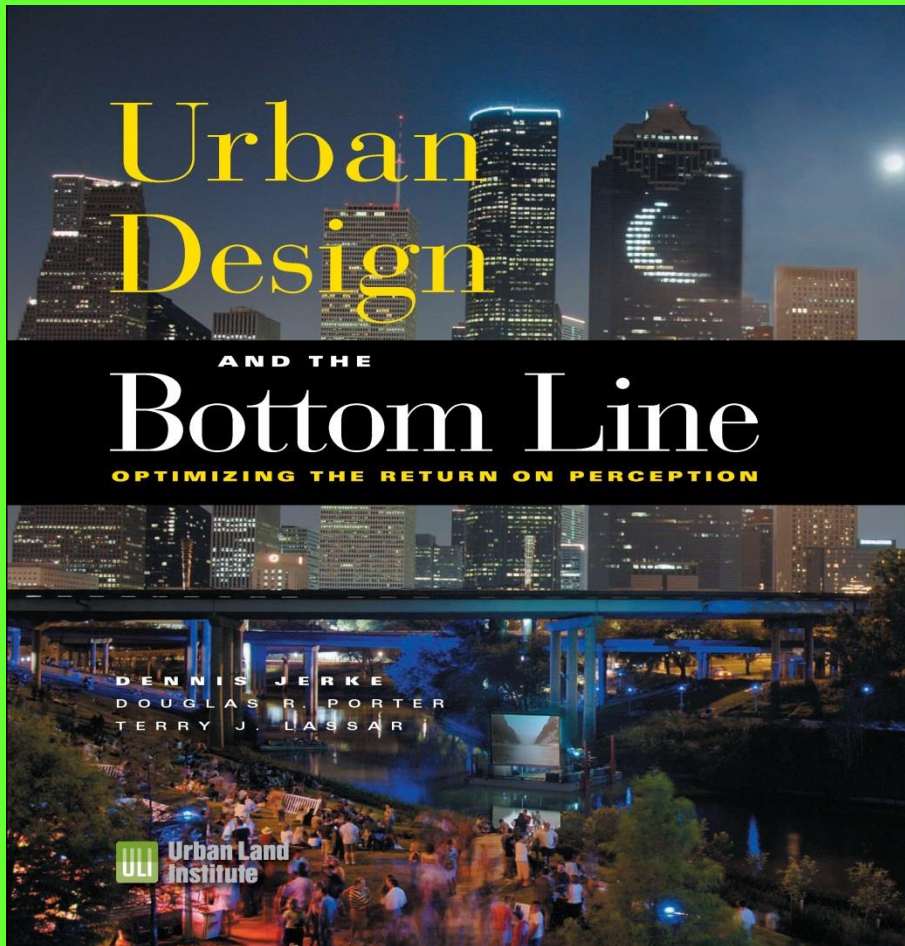


# Health Benefits of Parks & Trails

- Reduce obesity
- Increase physical activity
- Controls hypertension
- Reduce arthritis pain
- Improve symptoms of depression & anxiety
- Prevents osteoporosis
- Builds community



# Public Space & Property Values



- “The relationship between rising property values and green spaces is well documented.”
- “Some studies find as much as a 15 to 30 % increase in the value of properties adjacent to parks and open space.”



Where is the most valuable land in New York?









# Value of Open Space

- Developers build golf courses because golf courses sell real estate at premium prices.
- Very expensive to design, build & maintain golf courses.
- Parks and open spaces also sell real estate at premium prices at lower costs to create and maintain.



A photograph of a residential neighborhood. In the foreground, a wooden sign is planted in a grassy lawn. The sign has two lines of text: "Prairie Crossing" with a small graphic of wheat stalks to its right, and "Village Green & Gazebo" below it. The background shows a row of houses with varying architectural styles, including gabled roofs and brick accents. There are several trees, including a tall, thin evergreen on the left and a large, leafy deciduous tree on the right. The scene is captured in bright daylight with long shadows cast across the grass.

Prairie Crossing   
Village Green & Gazebo



# Agricultural Space Can Add Value



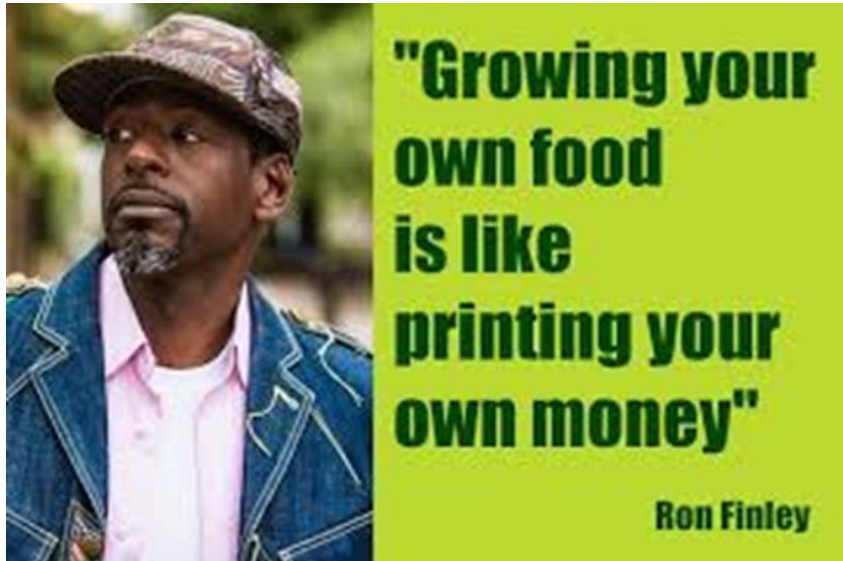
- “As a developer it’s been humbling to see how such a simple thing and such an inexpensive thing as a small farm can be a development’s most loved amenity.”



- Brent Herrington, DMB Associates



# Urban Agriculture



# Grow Community – Bainbridge Island



## Wellness Features

- Accessible site – short walk to shops, farmers market, etc.
- Parking on perimeter of site
- Walking & bike paths
- Bicycle Storage sheds/No garages
- Car sharing program
- **Community Gardens**
- Chemical Free Indoors
- Energy Efficiency/Solar Energy



# Project Outperforms Market



## Results

- First 22 for sale units sold out in 6 months, despite sluggish market
- Long waiting list for rental units
- Achieves a rental premium (\$1.75-\$1.95 per sq. ft. vs. \$1.10-\$1.25).
- Phase II Accelerated Construction
- No need to list on MLS
- 50% of buyers from out of state, despite no out of market advertising



# Other Values of Green Space



Healthy ecosystems provide free “services” to human communities, including: water filtration, groundwater recharging, stormwater control, air purification, nutrient recycling, crop pollination, and soil enrichment.

- “The Journal, *Nature* conservatively estimates the value of the earth’s ecosystem services to be at least \$33 trillion a year. For most of these services there is no known substitute at any price. What’s more these services are crucial to our lives.”
- Source: Paul Hawken & Amory Lovins, *Natural Capitalism*

# Providing Ecological Services

- Storm Water Management – lands preserved for flood storage have an 8:1 dollar savings over manmade flood control structures
- Supplying Drinking Water – 105 of the world's biggest cities rely on protected forests for drinking water.



# New York City Watershed



- Cost to buy watershed lands to protect drinking water supplies - \$1.5 billion
- Cost to build water filtration plants if watershed lands developed - \$6 billion



# Protecting this

# Cost less than building this



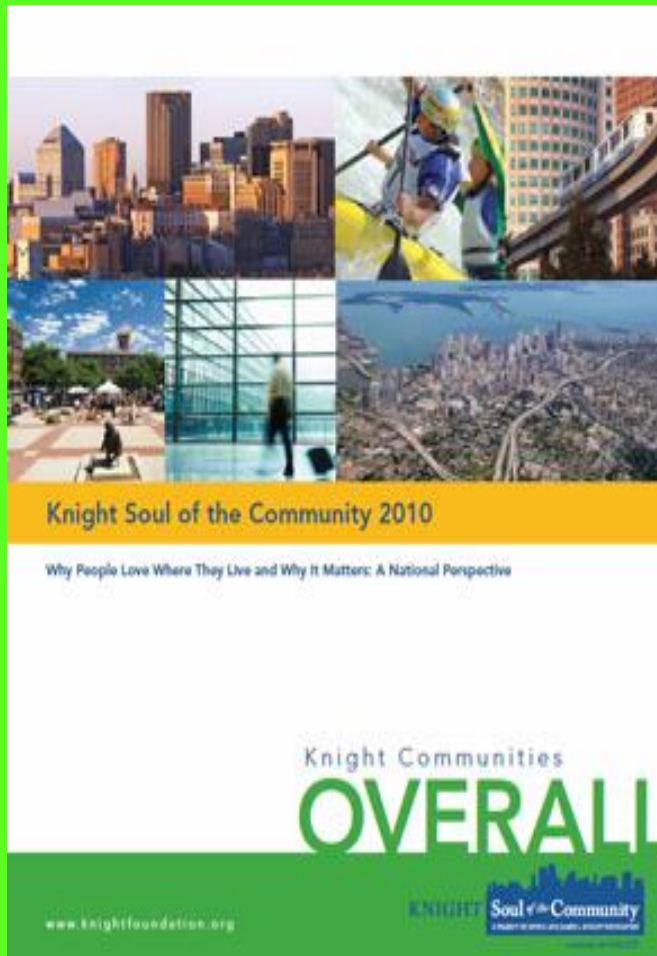
Watershed Lands



Water Filtration Plant

# What attaches people to community?

- **Social offerings** – such as, entertainment venues & places to meet
- **Openness** – how welcoming a community is
- **Community Aesthetics** – physical beauty and green spaces



# Soul of the Community Study



## The Economics of Place:

The Value of Building Communities Around People



Edited by Colleen Layton, Tawny Pruitt & Kim Cekola

- “Communities with the highest levels of attachment to place also have the strongest economies.”

- Source: Knight Foundation. 2010



# Great Parks Shape Great Cities



Washington



Paris



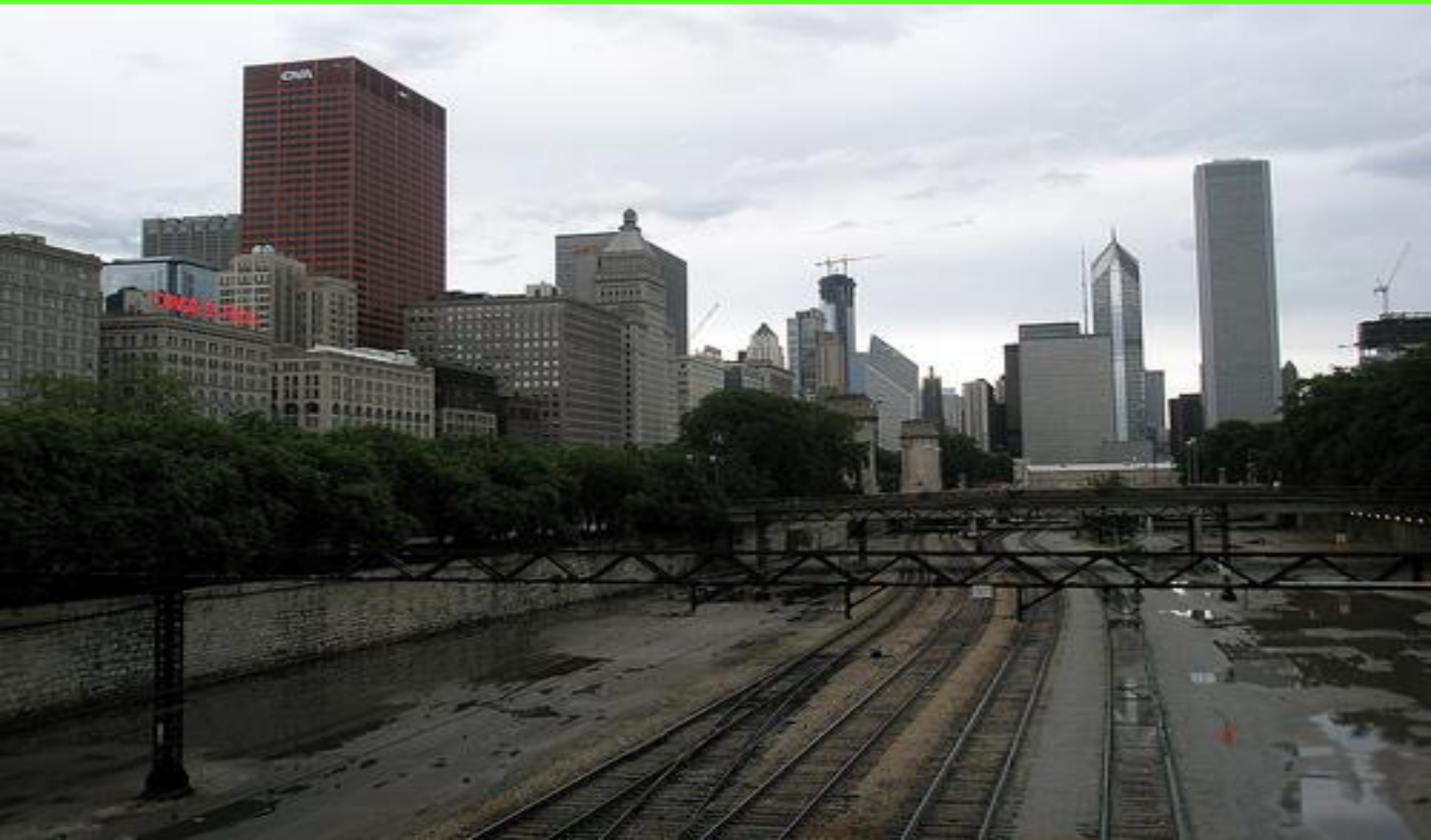
London



Vancouver



# Chicago, Millennium Park- Before



# Chicago, Millennium Park - After





Millennium Park attracts 4 million tourists a year & has increased hotel, restaurant and entertainment sales \$190 million a year



# As we densify our communities we must simultaneously green them



# Minneapolis Park System



# Metro St. Louis Greenway Plan



# Where can we find public space in cities?

- Abandoned lots = community gardens
- Old landfills = public parks
- Abandoned rail lines = bike trails
- Rooftops = Gardens
- Decking Highways = New green space
- Daylighting streams
- Removing parking
- Sharing School yards



# Abandoned Lots



Abandoned lot, Philadelphia, PA



Community garden, Philadelphia



Abandoned lot, Detroit, MI



Community garden, Detroit



# Removing Parking



Providence Riverwalk – Before



Providence Riverwalk - After



Ellis Square – Before



Ellis Square - After



# Decking Highways



Riverwalk Plaza, Hartford



Freeway Park, Dallas



Sculpture Park, Seattle



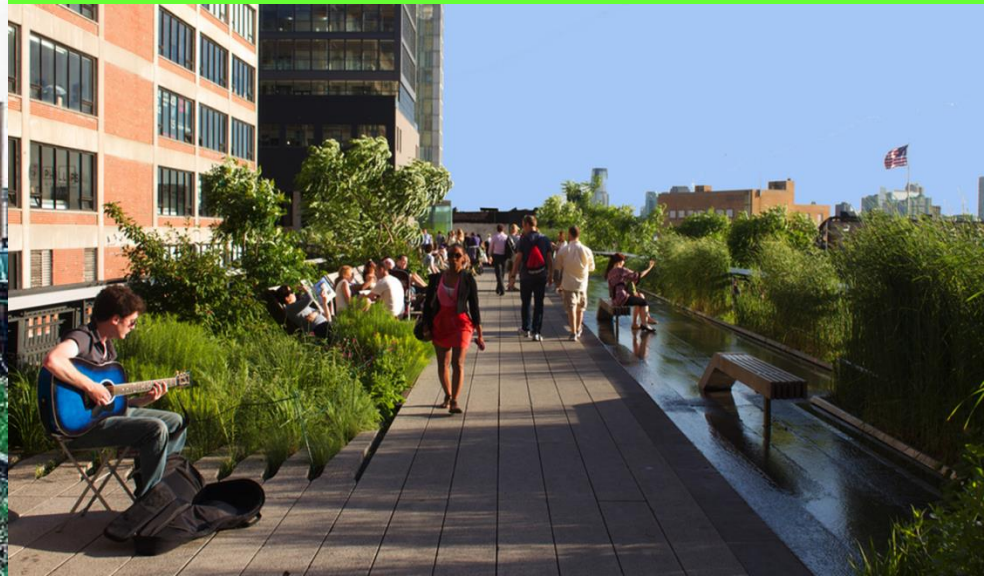
Rose Kennedy Greenway, Boston



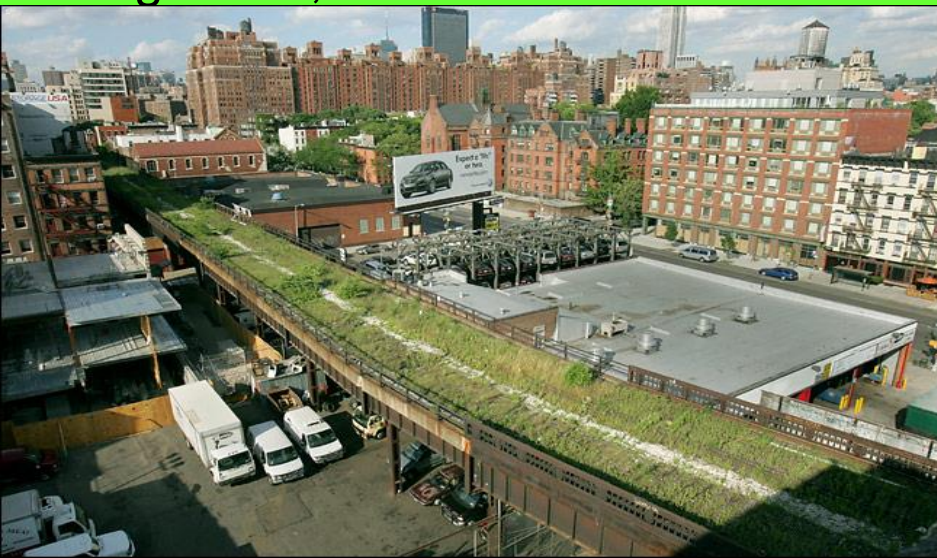
# Abandoned Rail Lines



High Line, NYC – Before



High Line, NYC - After





# Urban Rail Trails



Capital Crescent Trail, Bethesda, MD



Bicycle Freeway, Minneapolis, MN



Bow River Bike Path, Calgary, AB



Burke Gilman Trail, Seattle, WA



# Stream Daylighting



Seoul, Korea – Before



Seoul, Korea - After



# Rooftop Parks & Gardens



Vancouver, BC



Chicago, IL

# Urban River Restoration



Los Angeles River – Today



Los Angeles River - Tomorrow



# Landfills



Landfill, Virginia Beach, VA



Mt. Trashmore Park, Virginia Beach

# New Life for Old Canals



CambridgeSide Galleria, Cambridge, MA



Providence Place, Providence, RI



450 Kendall Square (Office/Lab),  
Cambridge, MA



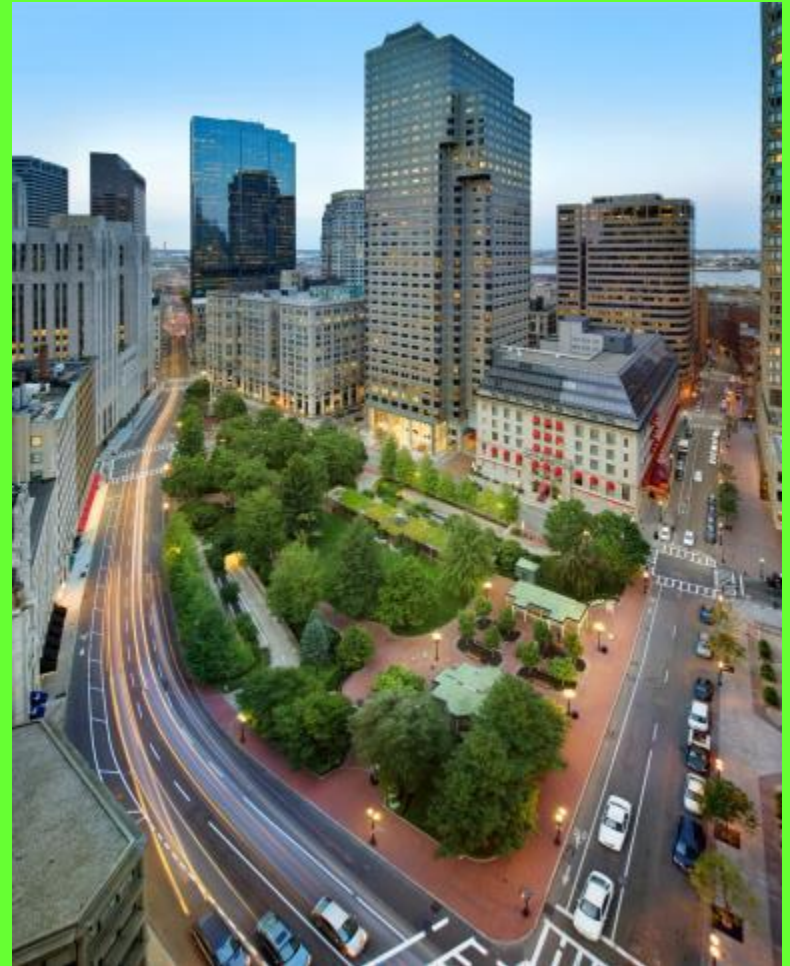
UMass Lowell Inn and Conference Center,  
Lowell MA



# Parking Garage to Open Space



Post Office Square, Boston, MA  
Before



Post Office Square, Boston, MA  
After (with below grade parking)

# Waterfronts Reclaimed

## Open Space and Mixed Use Development



Brooklyn Bridge Park, NYC



Innovation District Waterfront, Boston, MA



# Charleston Waterfront - Before



# Charleston Waterfront - After

“You Give the Best of the City to Everyone”

Joe Riley, Mayor of Charleston





# Thank You

Ed McMahon

Urban Land Institute

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