WELCOME & OVERVIEW

7:30 — 8:30 AM

Rachel MacCleery
Senior Vice President
Urban Land Institute
URBAN LAND INSTITUTE

**Mission:** Provide leadership in the responsible use of land and in creating and sustaining thriving communities worldwide

**Membership:** Over 42,000 members globally, comprised of land use professionals (developers, designers, financial services, public sector)
Leveraging the power of ULI’s global networks to shape projects and places in ways that improve the health of people and communities
Health is not just what happens in the doctor’s office. Instead, health is significantly shaped by factors that include housing, transportation, education, and job opportunities—the social determinants of health.

Low income people often have the least access to the ingredients of a healthy life.
Engages, informs, and inspires ULI members to promote health, wellness, and social equity in their professional practice and in their communities.
RECENT REPORTS

2019
Blind Spots: How Unhealthy Corridors Harm Communities and How to Fix Them

2016
Building Healthy Corridors

2018
THE CASE FOR OPEN SPACE
Why the Real Estate Industry Should Invest in Parks and Open Spaces

2018
The Business Case for Healthy Buildings: Insights from Early Adopters

2016
Cultivating Development: Trends and Opportunities at the Intersection of Food and Real Estate

2018
AGRIHOODS
Cultivating Best Practices

2018
Healthy Housing for All
How Affordable Housing Is Leading the Way

2015
Building Healthy Places Toolkit

2015
Strategies for Enhancing Health in the Built Environment
BHP PARTNERS & FUNDERS (CURRENT & PAST)

Mr. Randall Lewis

The Colorado Health Foundation™

The JPB Foundation
THANK YOU TO RANDALL LEWIS

THANK YOU TO THE BHP TEAM
MOMENT OF REFLECTION

Jim Durrett
Executive Director
Buckhead Community Improvement District
BHP INTEREST FORUM GOALS

1. Provide a place for ULI members who are passionate about health and development to engage with each other.

2. Offer a chance for ULI members to share knowledge and insights.

3. Update forum participants on the latest work that is being done at ULI and other organizations on health and real estate.
<table>
<thead>
<tr>
<th>Time</th>
<th>Agenda Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:00 – 8:30 AM</td>
<td>Breakfast, Welcome, Introductions, Remarks from RWJF, Updates from ULI</td>
</tr>
<tr>
<td>8:30 – 9:30 AM</td>
<td>Tour and Discussion: oneC1TY</td>
</tr>
<tr>
<td>9:30 – 10:30 AM</td>
<td>Panel: Investments in Healthy, Equitable Transportation in Nashville</td>
</tr>
<tr>
<td>10:30 – 11:00 AM</td>
<td>Break and Bus to Capitol View</td>
</tr>
<tr>
<td>11:00 AM – 12:30 PM</td>
<td>Tour of Capitol View and Panel Discussion</td>
</tr>
<tr>
<td>12:30 – 1:00 PM</td>
<td>Bus to Nashville Music City Center and lunch in room 207D</td>
</tr>
<tr>
<td>1:00 PM</td>
<td>Forum Ends</td>
</tr>
</tbody>
</table>


INTERACTIVE INTRODUCTIONS

Rachel MacCleery
Senior Vice President
Urban Land Institute
Randall Lewis/Building Healthy Places
Interest Forum

Katie Wehr
Robert Wood Johnson Foundation
LIFE EXPECTANCY AT BIRTH IN TENNESSEE

Choose a County
Select a county to see differences within the county.

LIFE EXPECTANCY AT BIRTH IN TENNESSEE

Estimated Life Expectancy

66.3 — 87.2

UPDATES FROM BHP/ULI

Rachel MacCleery
Senior Vice President

Sara Hammerschmidt
Senior Director

Violeta Duncan
Senior Associate

Matt Norris
Senior Manager

Reema Singh
Senior Manager
HEALTH LEADERS NETWORK

OBJECTIVE: Empowering real estate and land use professionals with the skills, knowledge, and networks to improve health outcomes in their professional practice and communities.

WHO PARTICIPATES: Professionals from real estate, design, planning, finance, public health, health care, community development.

PROGRAM: Two facilitated forums, monthly topical webinars, small group projects, peer discussions, individual assignments.

MORE INFO:uli.org/healthleaders

Look for Cohort 3 applications this fall or contact us to serve as a program advisor!
ULI/RANDALL LEWIS HEALTH MENTORSHIP PROGRAM

WHAT:
Matches current graduate students interested in health and the built environment with ULI member mentors

PROGRAM:
Fall and Spring Meeting support, including BHP Interest Forum and Product Council meetings

MORE INFO:
uli.org/healthmentors

Looking for full members on product councils to serve as mentors for Cohort 3!
Nearly 240 mayors have joined since October 2017.

Everyone, in every neighborhood, in every city in the United States has a high-quality park or public green space within a 10-minute walk of home.

uli.org/parks
Leverage parks and open spaces to make communities more equitable, resilient, and vibrant.

ULI Campaign Activities

- District Council Engagement Grants
- Advisory Services Panels
- National Study Visits
- Research
- Convenings and Meetings
DISTRICT COUNCIL TASK FORCES FOR HEALTH & EQUITY

 WHAT: Year and a half project to identify land use and transportation barriers to healthier places, and recommend solutions

 WHO: Any District Council!
 Statement of Interest Form Due May 1

 ACTIVITIES: Task Force convenings
 Local gatherings
 Research
 Recommendations reports

 MORE INFO: uli.org/health
AMERICAN CITIES CLIMATE CHALLENGE

WHAT: Partnership among nine ULI District Councils, NRDC, and other partners to achieve ambitious carbon reduction goals via transportation policy innovation (parking policy reform and TOD)

WHO:
• ULI Atlanta
• ULI Austin
• ULI Columbus
• ULI Colorado
• ULI San Francisco (San Jose)
• ULI Charlotte
• ULI Indiana
• ULI San Diego-Tijuana
• ULI Hawaii

ACTIVITIES: Member communications, local programs and workshops, TAPs, member review of new policies

MORE INFO:uli.org/health
ASSESSMENT OF HEALTH AND EQUITY IN REAL ESTATE PRACTICE

**WHAT:**
- Take stock of how real estate industry is integrating health and equity into real estate practice
- Chart a path forward

**GOALS:**
- Reflect on current state of knowledge and action
- Understand ULI's value proposition and potential impact
- Lay out framework for next steps for the industry

**ACTIVITIES:**
- Consultant
- Data Collection
- Interviews
- Internal and external reports

**MORE INFO:**
uli.org/health
TOUR AND DISCUSSION: ONECITY

8:30 – 9:30 AM

Ryan Doyle
General Manager
oneC1TY
INVESTMENTS IN HEALTHY, EQUITABLE TRANSPORTATION IN NASHVILLE

9:30 – 10:30 AM

Rochelle Carpenter
Consultant
Conéxion Américas

Miranda Clements
Program Manager
Metropolitan Nashville-Davidson County Planning Department

John Vick
Evaluation and Assessment Director
Tennessee Department of Health
Public Health + Built Environment in Nashville TN

John Vick, PhD | Evaluation and Assessment Director
Office of Primary Prevention, Tennessee Department of Health
### Leading Causes of Death in Nashville in 2013

<table>
<thead>
<tr>
<th>Rank</th>
<th>Cause</th>
<th>Deaths</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Heart Disease</td>
<td>1,182</td>
</tr>
<tr>
<td>2</td>
<td>Cancer</td>
<td>1,109</td>
</tr>
<tr>
<td>3</td>
<td>Accidents</td>
<td>386</td>
</tr>
<tr>
<td>4</td>
<td>Chronic Lower Respiratory Disease</td>
<td>273</td>
</tr>
<tr>
<td>5</td>
<td>Stroke</td>
<td>241</td>
</tr>
<tr>
<td>6</td>
<td>Alzheimer’s Disease</td>
<td>189</td>
</tr>
<tr>
<td>7</td>
<td>Diabetes</td>
<td>155</td>
</tr>
<tr>
<td>8</td>
<td>Influenza and Pneumonia</td>
<td>102</td>
</tr>
<tr>
<td>9</td>
<td>Suicide</td>
<td>91</td>
</tr>
<tr>
<td>10</td>
<td>Chronic Liver Disease and Cirrhosis</td>
<td>74</td>
</tr>
</tbody>
</table>

60% of deaths
Disease is not distributed equally across Nashville
Health Priorities in Nashville

2014 Metro Nashville Community Health Needs Assessment

2015-2019 Community Health Improvement Plan

3 Priorities to guide public health efforts over the next 5 years

- Maximize Built and Natural Environments
- Advance Health Equity
- Support Mental and Emotional Health
Access to Parks and Greenspace
40% of households within 1/2 mile of a park in 2013

Opportunities for Physical Activity
29.6% of adults were obese in 2012

Access to Healthy Food
15.6% of people were food insecure in 2016

Affordable Housing
47.7% of renters were cost-burdened in 2017

Walkability
79.2% of workers drove alone to work in 2017
Transportation in Nashville
2.1% of people in Nashville use public transit to get to work
5.1% for the U.S. as a whole

0.2% of people in Nashville bike to work
0.6% for the U.S. as a whole

2.0% of people in Nashville walk to work
2.7% for the U.S. as a whole

American Community Survey, 2013-2017 5-yr estimates

Health Conditions in Nashville
Healthy and Socially Equitable Transportation Planning in Middle Tennessee and along Nashville’s Nolensville Pike

Rochelle Carpenter
Conexión Américas
Envision Nolensville Pike
All Ashore Places

ULI Health Forum
April 17th, 2019
Environment & Health – 15 pts

- Proposed improvements are sensitive to vulnerable lands
- Project has an air quality impact
- Project provides multi-modal options to areas with high degree of disadvantaged populations
- Project provides active transportation to a health priority area
- Staff qualitative analysis

\[
\text{Environment/Health (max 15) = } \left[ \left( \frac{\text{proposed elements}}{\text{possible elements}} \right) \times 10 \text{ pts} \right] + \text{degree of environmental conflict (up to 10 pts)} + \text{active transport in health priority area (3 pts)} + \text{multi-modal for vulnerable populations (up to 8 pts)} + \text{emissions impact (-2 pts)}
\]
Project Scoring: Vulnerable Populations

Health Priority Areas (3 points)

3 out of 4 socio-economic indicators identified

1. Poverty
2. Carless Household
3. Unemployment
4. Aging (Over 65)

Vulnerable populations (8 points)

1. Poverty
2. Non-Hispanic minority
3. Hispanic minority
4. Limited-English proficiency
5. Disabled persons
6. Carless households
7. Single-Mother households
Bicycle/Pedestrian Trip Potential: Green Hills Neighborhood

Existing Conditions
2040 Plan: 77% of roadway projects include sidewalks, bicycle lanes, or shared-use lanes (up from 2% in 2030 Plan and 70% in 2035 Plan)
With guidance and examples of:

- Dedicated funding for bicycling and walking projects
- Performance measures
  - For example:
    - Increase in walking and bicycling minutes
    - Protected bicycle lanes
- Planning and policies that support regional goals
  - For example:
    - Complete streets policy
    - Smart growth planning grants
- Improved data and measuring what matters
  - For example:
    - Regional equity atlas
    - Bicyclist and pedestrian counts
Envision Nolensville Pike: How Creative Community Engagement is Transforming a Street
Nolensville Pike: Dangerous by Design
Early Community Engagement (2016) – Creative ENP Community Meetings
ENP and NAC Artists: Potential Artistic Transportation Projects
Nolensville Pike: Dangerous by Design

Project Partners

- Metro Public Works
- Metro Planning
- MTA
- Greater Nashville Regional Council
- Salahadeen Center
- Conexión Américas
- Havill Metalworking
ENP and NAC Artists: Potential Artistic Transportation Projects

- Pedestrian refuge islands
- Transit shelters
- Wayfinding signage
- Sidewalk art
- Planters/bollards
- Trash receptacles
- Benches
- Bike infrastructure (e.g., bike racks)
ENP and NAC Artists: Bike Racks
ENP and NAC Artists: Pedestrian Refuge Islands
ENP and NAC Artists: Wayfinding
ENP and NAC Artists: Bollards
ENP and NAC Artists: Sidewalks
A New Crossing!
More crosswalks needed
Quick-build, inexpensive pedestrian safety projects on Elysian Fields Rd.
72 NEW BUILDINGS
planned for downtown Nashville.

45% increase in traffic
+ 40,000 more people = 35,000 parking spots

+35,000 SPOTS
Projected Congestion

2015

2040

Source: Nashville MPO
## HOW PEOPLE GET TO WORK

<table>
<thead>
<tr>
<th>Mode</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Drive Alone</td>
<td>79.2%</td>
</tr>
<tr>
<td>Carpool</td>
<td>9.8%</td>
</tr>
<tr>
<td>Work at home</td>
<td>5.7%</td>
</tr>
<tr>
<td>Transit</td>
<td>2.1%</td>
</tr>
<tr>
<td>Walk</td>
<td>2.0%</td>
</tr>
<tr>
<td>Bicycle</td>
<td>0.2%</td>
</tr>
</tbody>
</table>

2013-2017 AMERICAN COMMUNITY SURVEY FIVE-YEAR ESTIMATES
Mean Travel Time to Work

24.6 Minutes

Solo Drivers with a long commute

32.9%

Source: County Health Rankings, Nashville-Davidson County

Source: 2017 Nashville Walk N Bike Plan

Source: Community Profile: Nashville/Davidson County, Tennessee: Centers for Disease Control and Prevention, Division of Community Health
Air Quality

60% of trips are 5 miles or less

Source: 2017 Nashville Walk N Bike Plan
What employees do and what their company does will IMPACT THE FUTURE of Nashville.
THERE ARE OPTIONS other than driving alone.
OUR PURPOSE

- PARKING MANAGEMENT
- WALKING
- INFORMATION
  Apps, Hytch Rewards, Kiosks
- PUBLIC TRANSIT
  WeGo, Music City Star, AccessRide
- RIDESHARE
  VanStar Vanpool, Carpool, Lyft Shared, UberPool, Taxi
- TRANSPORTATION BENEFITS PROGRAM
- ALTERNATIVE WORK SOLUTIONS
- BIKING, B-CYCLE, SCOOTERS
2018: 3500 non-solo trips; 18 companies

2019: So far, 40 companies – estimating 7,700 non-solo trips
QUESTIONS?

Miranda Clements
Nashville Connector Program Manager
miranda@nashconnector.org
Charlotte Avenue Corridor

Charlotte Avenue was one of ULI’s Healthy Corridor Demonstration Projects
Major corridor into downtown
Borders the healthcare district
Lots of large parcels for redevelopment
Dividing line between North Nashville and Midtown neighborhoods
Charlotte Avenue Corridor
North of Charlotte Avenue

The area is 81.5% African American compared to 27.7% for Nashville as a whole.

The area’s poverty rate at 44.8% is more than double that of Nashville.

Only 6.2% of residents have a bachelor’s degree or higher, which is less than half the rate for residents of Nashville overall.

Nearly 10% take the bus to work compared to just 2% in Nashville as a whole, and roughly 10% of households do not have access to a vehicle.

Two-thirds of North Nashville residents are renters (67%), compared to Nashville’s 46%, which puts many at risk of displacement as the city’s rental costs rise to record levels.

In 2013, the hospitalization rates for both hypertension and diabetes were roughly three times higher than the rates for the city overall.
Charlotte Avenue Corridor | New Development
Charlotte Avenue Corridor | Mixed-Income Housing
Charlotte Avenue Corridor | Context-Sensitive Development
Charlotte Avenue Corridor | Bike Lanes
Charlotte Avenue Corridor | Connect to Greenways
Charlotte Avenue Corridor | Identify Nodes

Charlotte Ave
Spruce St/
20th Ave
28th/31st Ave
Contact  |  john.vick@tn.gov
BREAK AND BUS TO CAPITOL VIEW

10:30 AM