

HUD-DOT-EPA Partnership: La Alma/Lincoln Park Neighborhood  
October 28, 2010

## **South Lincoln Redevelopment     Denver, CO**

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EPA Region VIII



# South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO

## ☐ **South Lincoln Redevelopment overview**

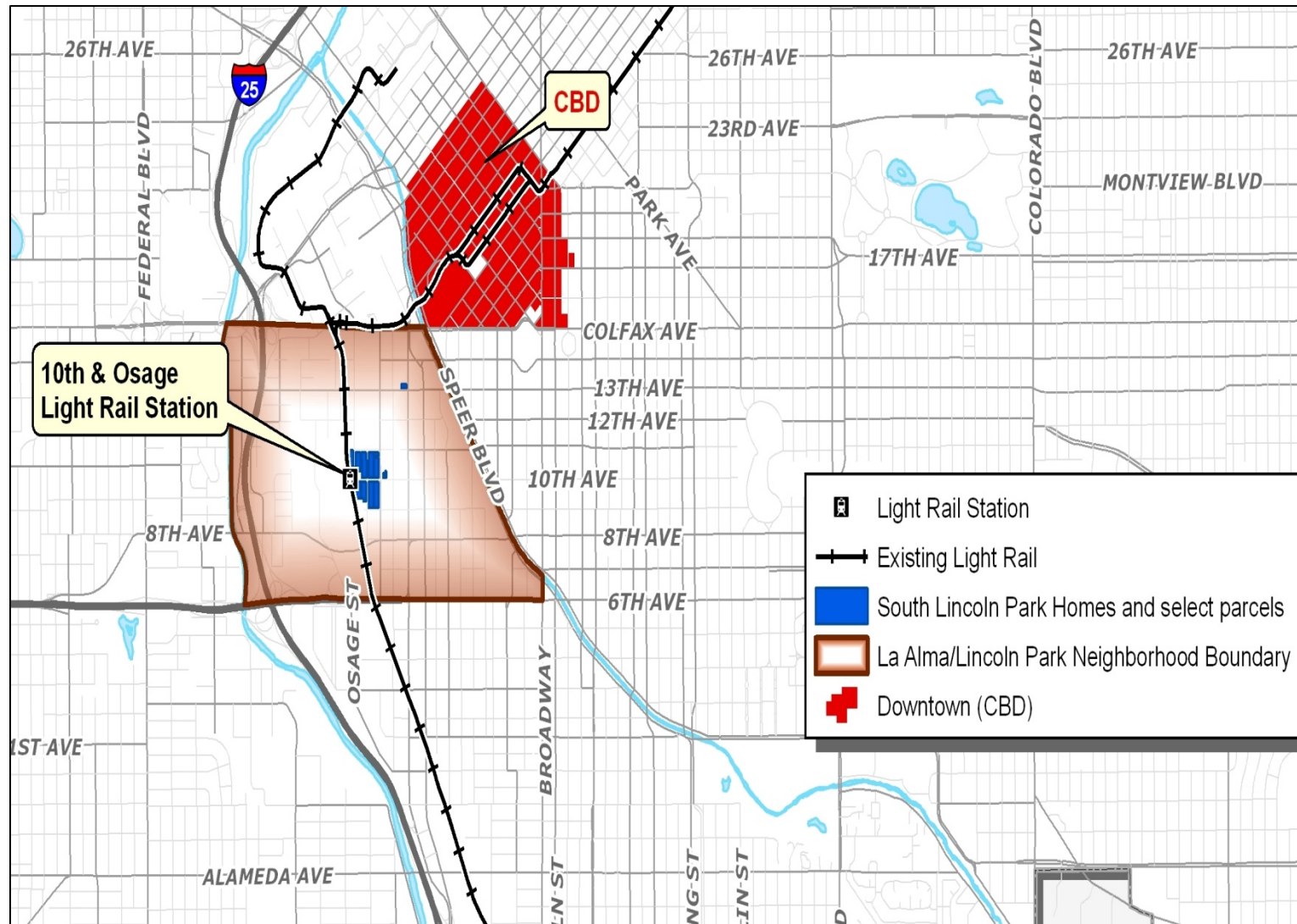
☐ Working with the Region VIII Interagency Partnership

☐ Analysis of the Interagency Partnership and the Project

☐ Lessons Learned?

# South Lincoln Redevelopment

La Alma/Lincoln Park Neighborhood, Denver, CO



# Community Outreach

in 2009 and 2010

**144 community meetings or group interviews** to review goals, concerns, concept options and site amenities for the South Lincoln Redevelopment Master Plan.

**12 Steering Committee meetings** to review comments by the community, troubleshoot design ideas and offer guidance to the Master Plan.

**Over 550 comments received.** Comments received at each of these meetings were used by the Steering Committee and design team to shape the GOALS, DESIGN of the plan, community amenities, location of community spaces and ideal phasing concepts.



# South Lincoln Redevelopment Denver Housing Authority

Welcome! ¡Bienvenido! Chào mừng! Soo dhawow!

## South Lincoln Redevelopment

## Reurbanización de South Lincoln

### Dib u dhisida ama dib u habaynta South Lincoln

### Nam Lincoln tái phát triển

#### **June 9, 2009 – La Alma Recreation Center**

5:30-6:00pm Food will be served

6:00-8:00pm Community Presentation

Childcare reimbursement will be made available.

English, Spanish, Vietnamese and Somali translator services will be available.

#### **Ngày 9 tháng Sáu, 2009 – Trung tâm Giải trí La Alma**

5:30-6:00 giờ chiều Có phục vụ đồ ăn

6:00-8:00 giờ chiều Cộng đồng Trình bày

Sẵn sàng có hoàn lại tiền chăm sóc con cái. Có dịch vụ thông dịch tiếng Anh, tiếng Tây Ban Nha, tiếng Việt và tiếng Somali. Xin liên lạc với Lynne Picard và DHA theo số 720-932-3052 nếu quý vị còn cần thêm thứ gì khác.

#### **June 9, 2009 – Xarunta ciyaaraha ee La Alma**

5:30-6:00pm Cunto waa la bixinayaa

6:00-8:00pm Khudbad loo jeedinayo

Waa lagu celinya kharashkii kaaga baxa haynta caruurta.

Waa la keenayaa turjibaan English, Spanish, Vietnamese and Somali ba.

Próximos Eventos – ¡Lo invitamos a participar!

#### **9 junio, 2009 – Centro de Recreación La Alma**

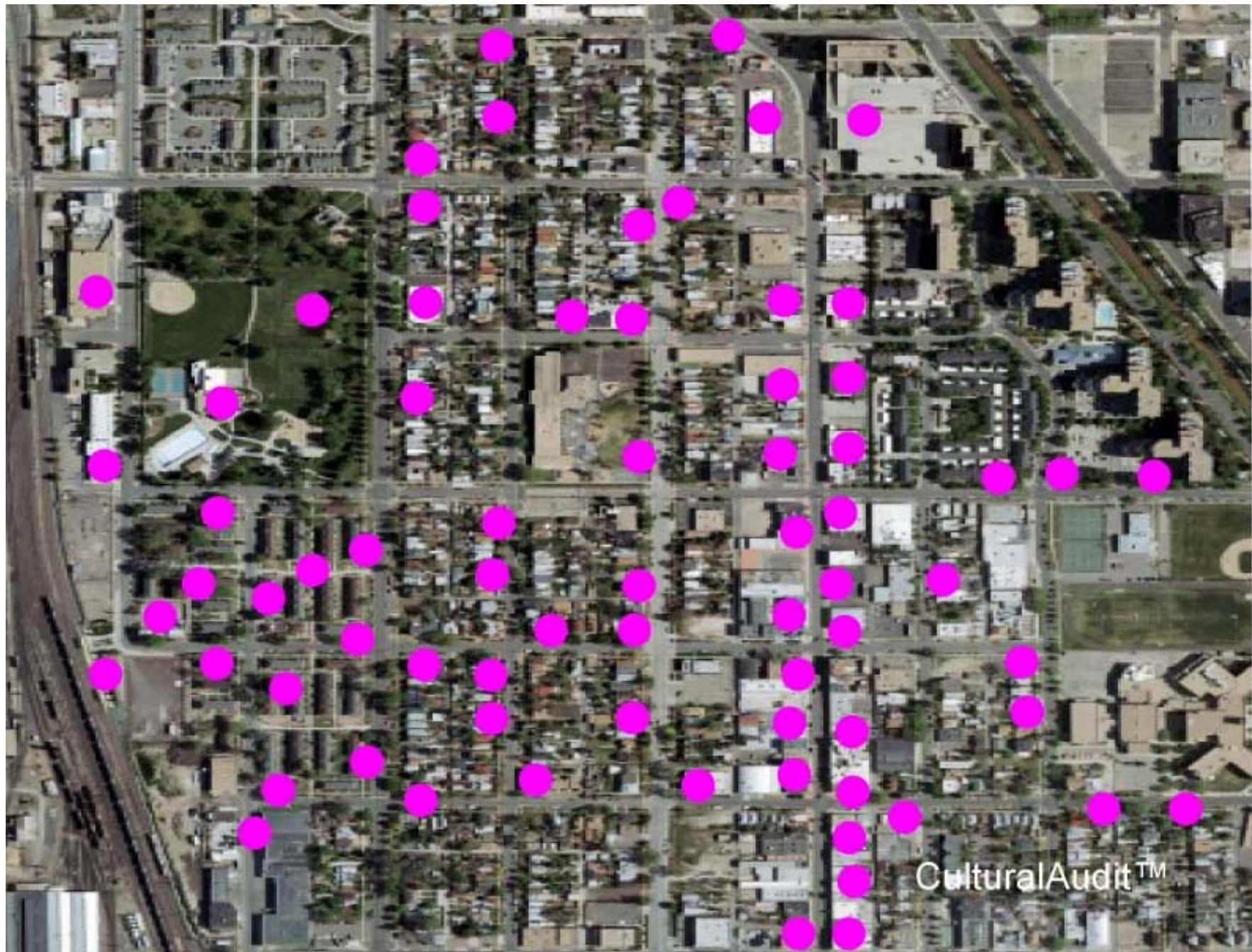
5:30-6:00pm Se servirán alimentos

6:00-8:00pm Presentación Comunal

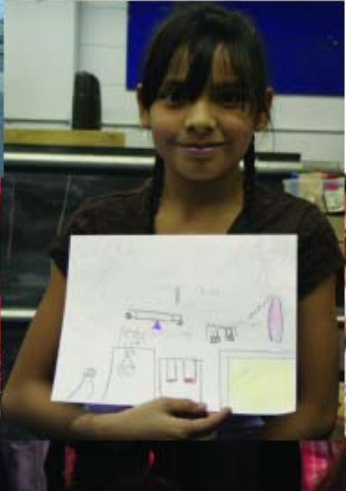
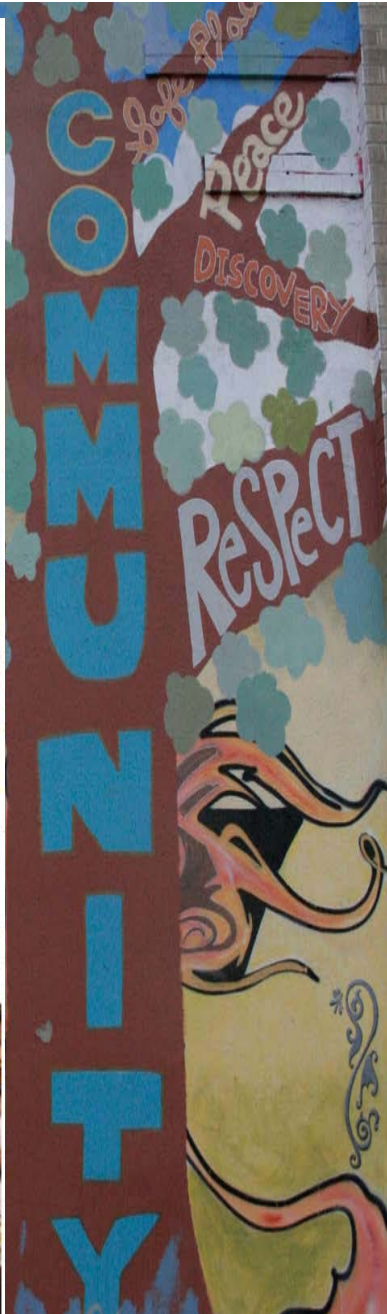
Habrá reembolsos por cuidado de niños Se facilitarán servicios de traducción al Ingles, Español, Vietnamita y Somali.









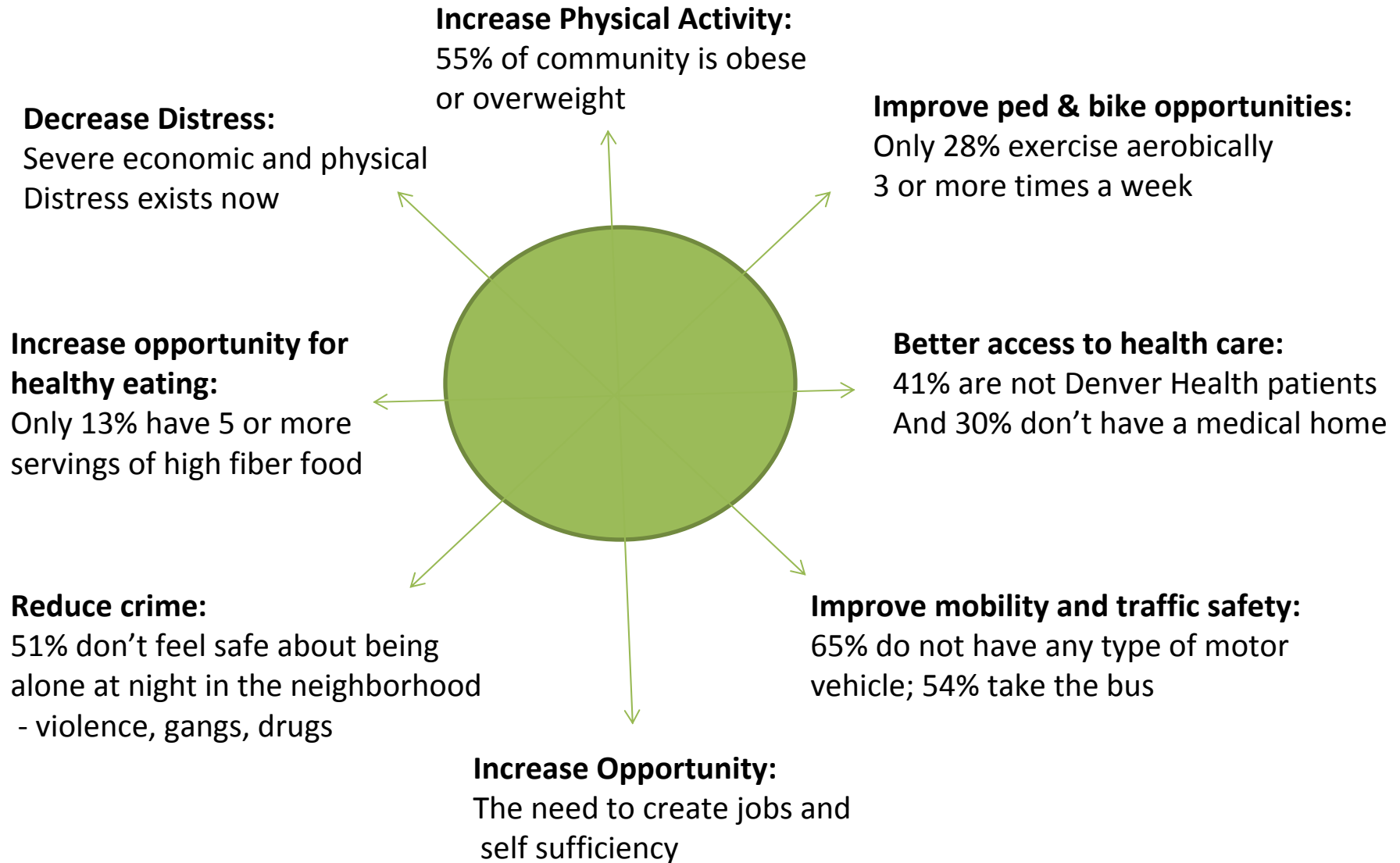


# “Holistic Sustainability” for a Livable Community

- How to incorporate:
  - transportation,
  - housing,
  - community development,
  - economic development,
  - jobs,
  - energy, and
  - environmental needs and goals.
- Started with a Health Impact Assessment (HIA)
  - Interviews, survey data, Denver Health, PEQI, food audit
- Health issues were identified and recommendations were made to enhance:
  - social and mental wellbeing,
  - natural environment,
  - built environment,
  - transportation,
  - access, and
  - safety.



# Needs Assessment findings:



# Denver HDMT application for South Lincoln

adopted from the San Francisco Department of Public Health

- **Methodology:**
  - use of HIA data, surveys, other city and local data sources
- **Recommendations:**
  - Community and Supportive Services (CSS) Planning
  - Air Quality and Noise
  - Safety and Security
  - Healthy Foods Access
  - Access to Education and Jobs



# Project Goals

## South Lincoln Final Redevelopment Masterplan



### GOAL A

Base the redevelopment plan on the current and long term physical, social, economic and environmental NEEDS of South Lincoln Residents.



### GOAL B - combined with Goal E

### GOAL C

Use and implement an approach that promotes a sustainable & holistic site design and promote economic self sufficiency. A holistic site looks at integrated sustainable solutions on a site wide basis.



### GOAL D

Increase access to the outdoors by providing varied opportunities for open space and 'green' design solutions and materials.



### GOAL E

Provide mixed-income redevelopment. Replace public housing, expand affordable housing and attract market-rate housing.



### GOAL F

Provide opportunities to increase jobs and job training, particularly in emerging sectors of the economy.



### GOAL G

Improve safety and security of homes, site amenities, public places and streets.



### GOAL H

Provide opportunities for non-residential uses that serve the neighborhood in specific locations within and surrounding South Lincoln Park.



### GOAL I

Provide amenities and site features that meet the needs of families and residents of different ages and cultures. Promote community interaction and active participation.



### GOAL J

Create a redevelopment consistent with the positive physical qualities of the surrounding neighborhood, increases interconnections between South Lincoln and the neighborhood and include non-residential uses that benefit the La Alma / Lincoln Park residents.



### GOAL K

Expand the visibility and opportunities for art and creative ways to channel graffiti.



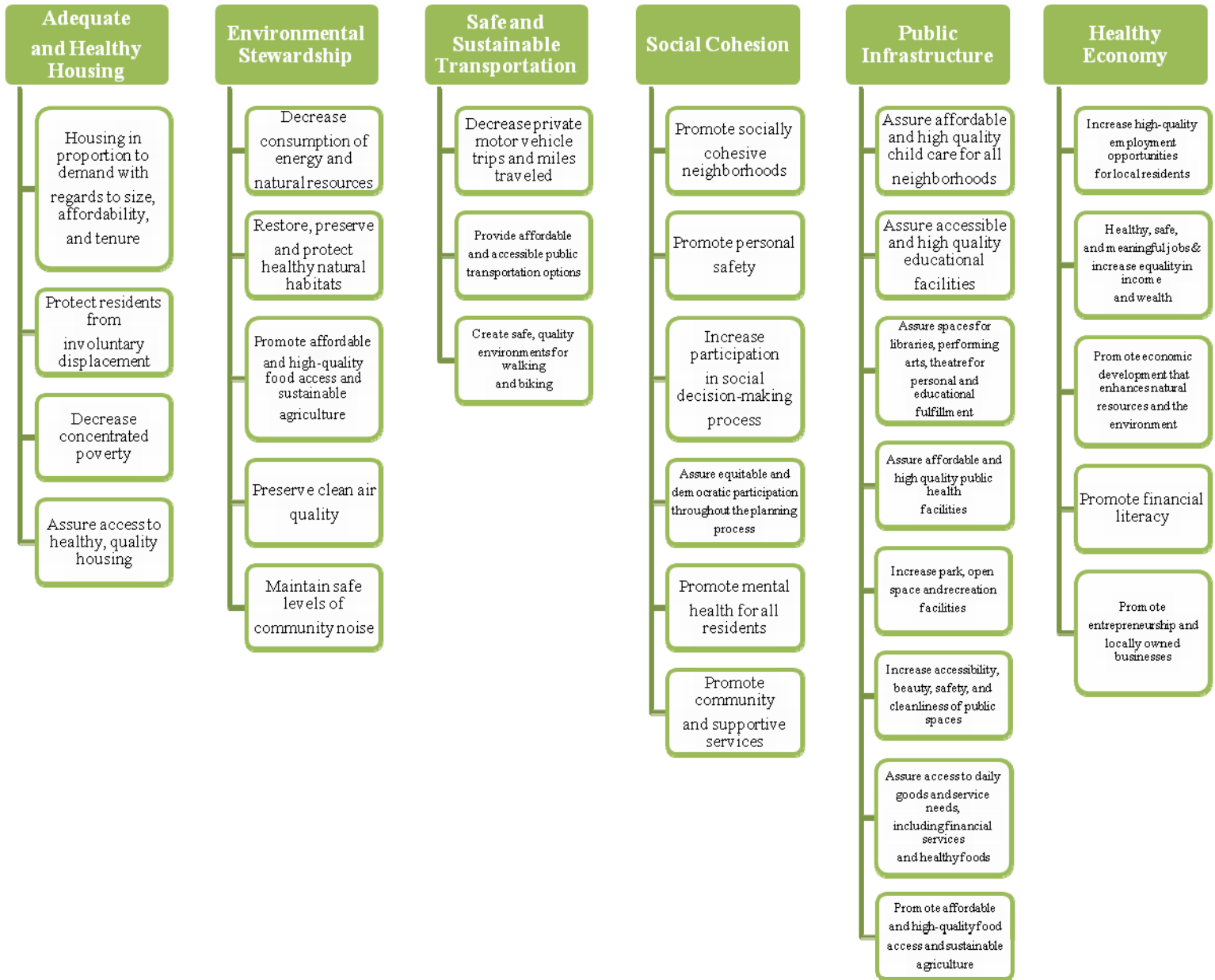
### GOAL L

Incorporate and expand opportunities for education on the site, in the physical plan, in programming and in the community services that will be a part of redevelopment at South Lincoln. Promote hands-on experiences, community learning, and historical education.



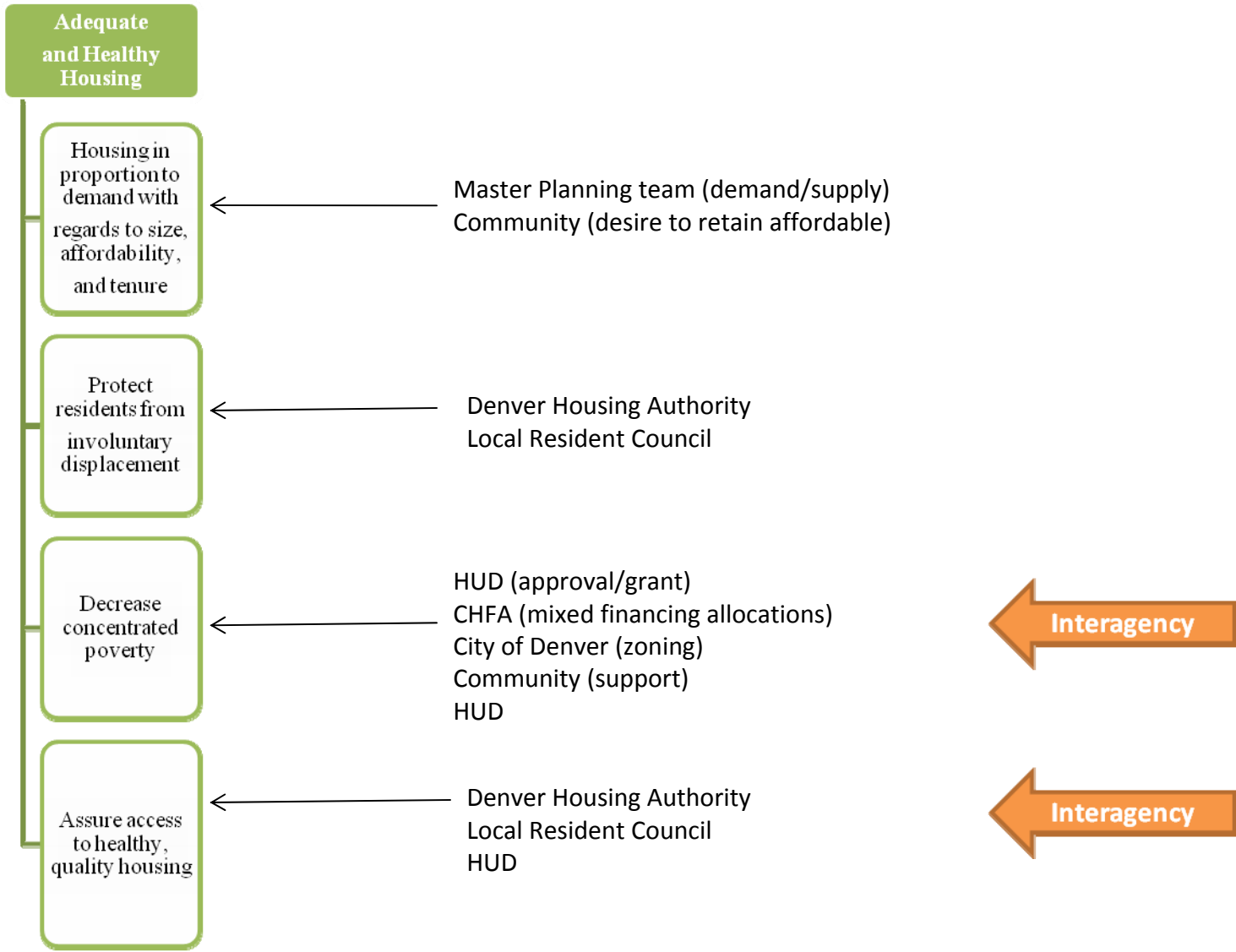
# South Lincoln Redevelopment HDMT

## Healthy Development Measurement Tool



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# South Lincoln Redevelopment HDMT

## Healthy Development Measurement Tool

### Environmental Stewardship

Decrease consumption of energy and natural resources

Master Planning team  
Design Team for each phase (building)  
DHA (master developer)  
EPA

Interagency

Restore, preserve and protect healthy natural habitats

Denver Housing Authority  
City of Denver  
EPA

Interagency

Promote affordable and high-quality food access and sustainable agriculture

Colorado Health Foundation/Food Trust  
Livewell/DUG  
DHA (land)  
Community (demand)  
City of Denver/State (education)  
**DOA**

Preserve clean air quality

Denver Housing Authority  
Local Resident Council  
EPA

Interagency

Maintain safe levels of community noise

Design Team for each phase (buildings)  
Railroad  
DOT

Interagency



# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool

## Safe and Sustainable Transportation

Decrease private motor vehicle trips and miles traveled

City of Denver (parking requirements)  
City of Denver (bike lanes/bike share)  
Community (desire to reduce auto dependency)  
DOT

Interagency

Provide affordable and accessible public transportation options

RTD (add bus route)  
Denver Health (demand for bus access)  
DOT

Interagency

Create safe, quality environments for walking and biking

Master Planning team (create walkable/bikeable community)  
DOT

Interagency

# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool

## Social Cohesion

Promote socially  
cohesive  
neighborhoods

Community (demand)  
Master Planning (community spaces)  
Design Team for each phase (building)  
City of Denver (zoning)  
DHA (rent of non-residential uses/public art)  
DUG (gardens)

Promote personal  
safety

Design Team for each phase (building)  
City of Denver (Police Department)  
Community (neighborhood watch)

Increase participation  
in social decision-  
making  
process

DHA/LRC  
Steering Committee  
Art Committee  
Community (empowerment)

Assure equitable and  
democratic participation  
throughout the planning  
process

Community Groups (FRESC/MOPS/Project Wise)  
Steering Committee/LRC

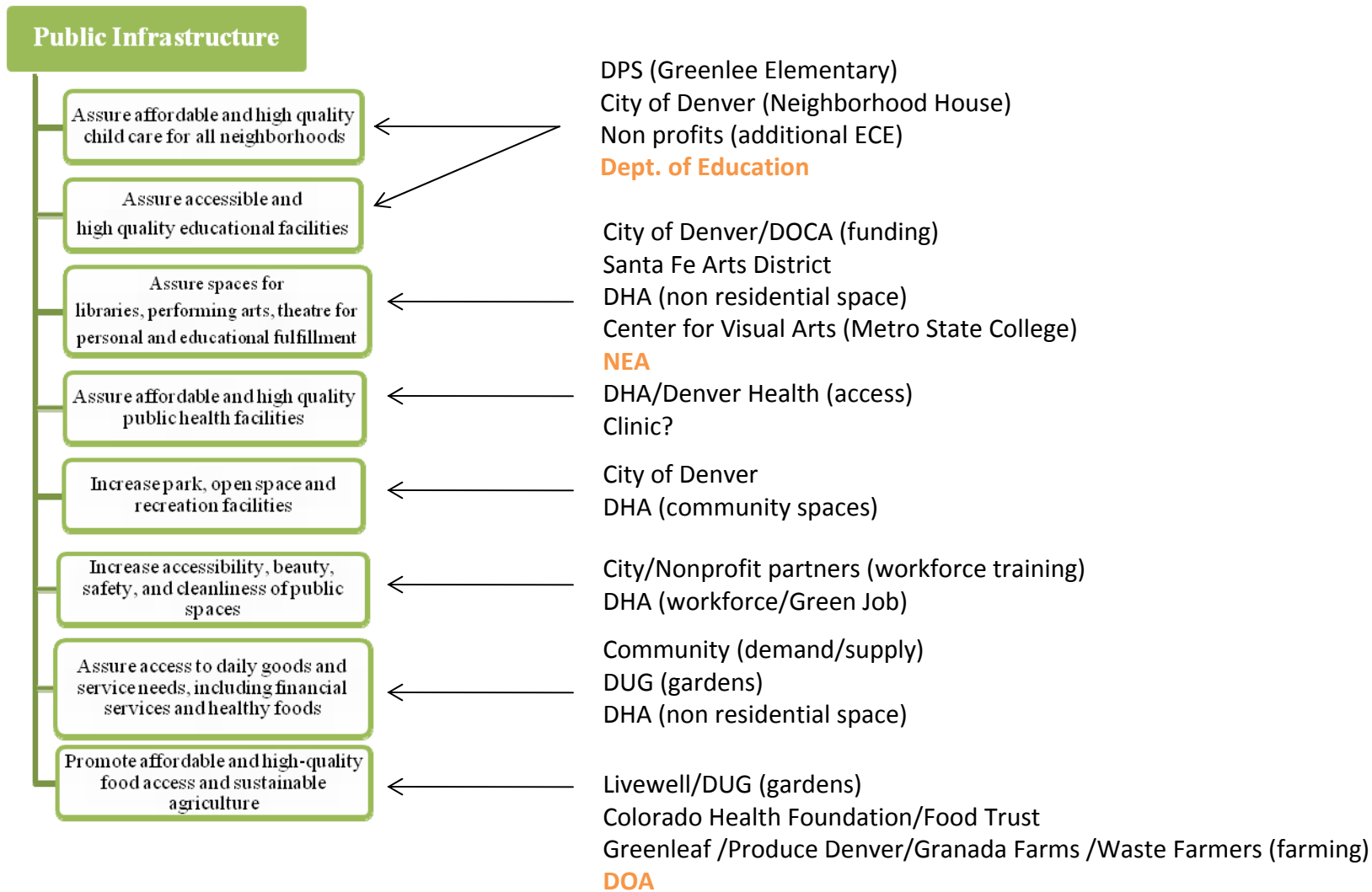
Promote mental  
health for all residents

Mental Health Providers (MHCD)  
Community (social gatherings)

Promote community  
and supportive  
services

HUD/DHA (self sufficiency)  
Non profit community (services)  
Job Training (by building/green jobs)

# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool





# South Lincoln Redevelopment HDMT Healthy Development Measurement Tool

## Healthy Economy

Increase high-quality  
employment opportunities  
for local residents

MHUW/Mi Casa/Non profits  
DHA (employment per phase)  
City of Denver (workforce training)  
Red Rocks Community College  
Auraria Campus  
**DOL**

Healthy, safe,  
and meaningful jobs &  
increase equality in  
income  
and wealth

Promote economic  
development that  
enhances natural  
resources and the  
environment

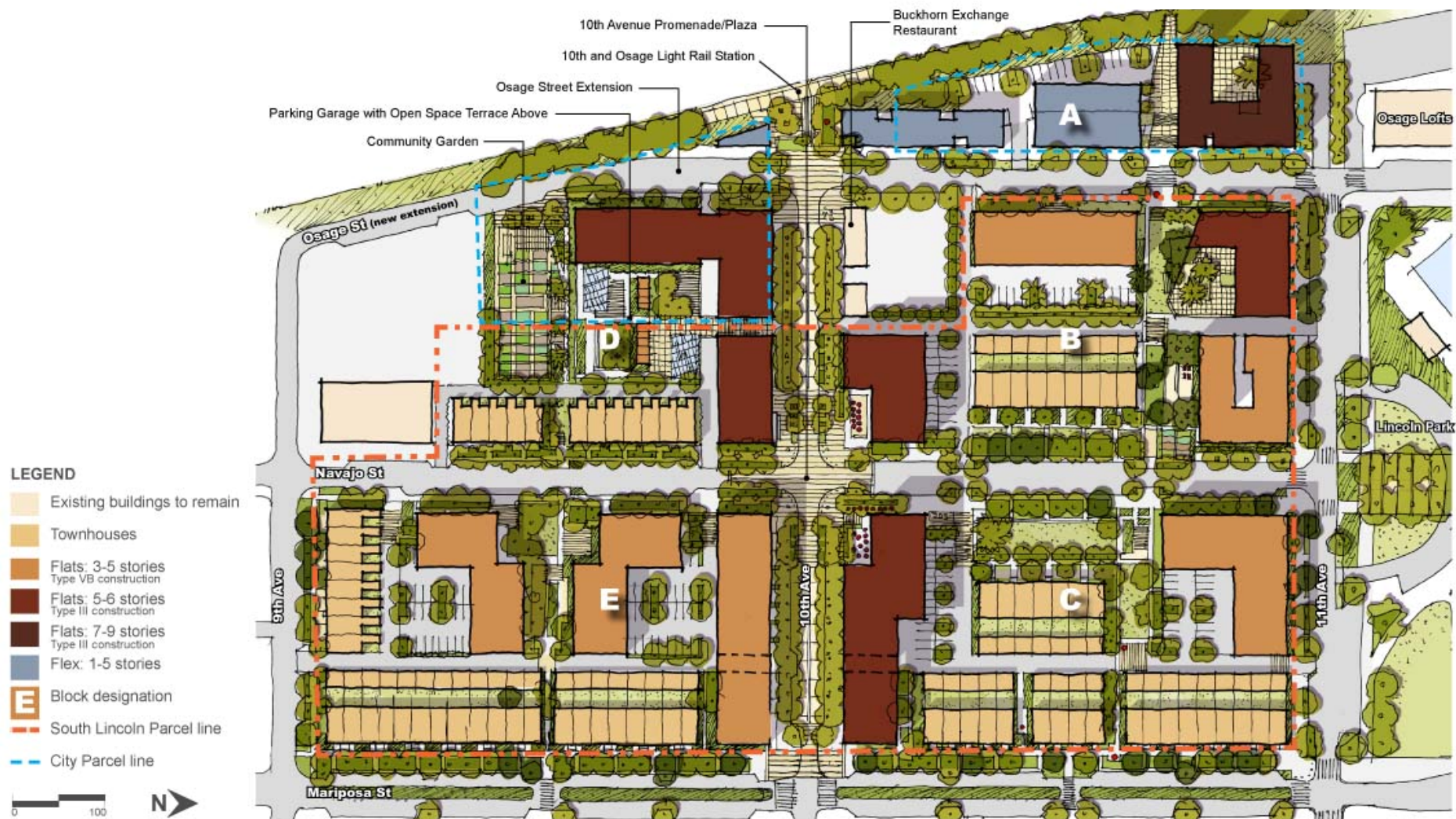
DHA (jobs for green landscape)  
EPA  
**DOL**  
Red Rocks Community College/Auraria Campus

Promote financial literacy

City of Denver/non profits (education)  
Auraria Campus  
DHA

Promote  
entrepreneurship and  
locally owned businesses

# South Lincoln Redevelopment Master Plan





## MASTER PLAN

### FINAL PREFERRED PLAN: BIRDSEYE VIEW





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- ☐ Lessons Learned?

# Partnership for Sustainable Communities

*To coordinate federal housing, transportation, and environmental investments, protect public health and the environment, promote equitable development, and help address the challenges of climate change.*

“It’s important that the separate agencies working to improve **livability in our neighborhoods** are all pointed in the same direction. We’re leading the way towards communities that are cleaner, healthier, more affordable, and great destinations for businesses and jobs,” said **EPA Administrator Lisa P. Jackson**. “This partnership provides a framework to guide decisions that affect all communities. This way, investments of financial and human resources by any one of our agencies will meet shared goals and confront significant challenges we all face together.”

“As a result of our agencies’ work, I am pleased to join with my DOT and EPA colleagues to announce this statement of **livability principles**” said **HUD Secretary Shaun Donovan**. “These principles mean that we will all be working off the same playbook to formulate and implement policies and programs. For the first time, the Federal government will speak with one voice on housing, environmental and transportation policy.”

**DOT Secretary LaHood** said, “Creating livable communities will result in improved quality of life for all Americans and create a more efficient and more accessible transportation network that services the needs of individual communities. Fostering the concept of **livability in transportation projects and programs** will help America’s neighborhoods become safer, healthier and more vibrant.

# Livability Principles

*Working together to identify opportunities to build more sustainable communities and to remove policy or other barriers that have kept Americans from doing so.*

The six guiding 'livability principles' :

- Provide more transportation choices, to develop safe, reliable and economical transportation choices to decrease household transportation costs, reduce our nation's dependence on foreign oil, improve air quality, reduce greenhouse gas emissions and promote public health.
- Promote equitable, affordable housing, to expand location- and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Enhance economic competitiveness, to improve economic competitiveness through reliable and timely access to employment centers, educational opportunities, services and other basic needs by workers as well as expanded business access to markets.
- Support existing communities, to target federal funding toward existing communities – through such strategies as transit-oriented, mixed-use development and land recycling – to increase community revitalization, improve the efficiency of public works investments, and safeguard rural landscapes.
- Coordinate policies and leverage investment, to align federal policies and funding to remove barriers to collaboration, leverage funding and increase the accountability and effectiveness of all levels of government to plan for future growth, including making smart energy choices such as locally generated renewable energy.
- Value communities and neighborhoods, to enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods – rural, urban or suburban.

# Application in Region VIII

- Meetings to implement the Interagency Partnership
- HUD (DHA), DOT (FHWA, FTA, RTD), EPA (Envir. Health)
  - January 14, 2010
  - March 4, 2010
  - April 21, 2010
  - June 16, 2010
- Charrettes:
  - Energy
  - Transportation
  - Stormwater and Water





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# Analysis of the Partnership

- The Region VIII partnership resulted in:
  - ~\$150,000 Technical Assistance grant administered by EPA
    - Funding 3 charrettes
      - Energy (August 10<sup>th</sup> and 11<sup>th</sup>, 2010)
      - Transportation (October 21<sup>st</sup> and 22<sup>nd</sup>, 2010)
      - Stormwater/water (scheduled: December 6<sup>th</sup> and 7<sup>th</sup>, 2010)

# Analysis of the Partnership

- Impact to South Lincoln Homes Redevelopment
  - **Energy modeling** for the entire redevelopment site:
    - ‘Lofty’ goals identified in the Master Plan lacked teeth
    - The charrette led to analysis of possible implementation practices
      - » Net Zero development
      - » Biomass as fuel
      - » Building envelope performance recommendations or requirements
        - Wall constructions
        - Glass/window types
      - » Recommended (or required?) HVAC system types and performance
      - » Lighting system recommendations or requirements
  - Use this data to produce RFPs for new construction
  - RFPs set the stage for what actually gets built

# Analysis of the Partnership

- Impact to South Lincoln Homes Redevelopment
  - **Transportation** issues were addressed:
    - ‘Lofty’ goals identified in the Master Plan lacked teeth
    - The charrette led to analysis of possible implementation practices
      - » Increasing bikeable and walkable access
      - » The hierarchy of the pedestrian
      - » Neighborhood-based co-op parking?
      - » Fee-in-lieu of building parking to allow for concentrated parking and more affordable development?
      - » Unbundled Parking?
  - Use this data to produce RFPs for new construction
  - Use this information to work with local partners (RTD, City) on implementation barriers (zoning, street widths, etc)



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# Lessons Learned (to date)...

## 1. We it!

- We now know what EPA and DOT do!
- We now understand that there are a multitude of funding opportunities that link our common goals.
  - Station connectivity/enhancement helps increase safety, increase walkability, increase ridership.
  - Smart building design provides energy efficiency, more affordability, and bike racks for non-auto commuting.

## 2. Trickle-down to the local level:

- There is no current impetus, requirement, or reward for jurisdictions to coordinate at regional level on issues of affordable housing.
- How can the interagency partnership change that?
  - Ex: is TOD or Ending Homelessness a city vs. Regional housing priority?
  - What resources are allocated based on that priority?

## 3. More clarity:

- There is no current definition of what makes an Interagency Partnership.
- What does it 'mean' to be a partner in the Partnership?
  - Entrance to more funding opportunities?
  - Code of Conduct? Expectations?

## 4. Leveraging minds, and funds, will create Livable Neighborhoods

- Focusing attention and funding to a neighborhood will create large and lasting impacts
- Thinking of others who would help: Department of Labor, Arts, Agriculture, Education, etc, etc.

# South Lincoln Redevelopment     Denver, CO

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<http://www.denverhousing.org/development/SouthLincoln/Pages/default.aspx> 10/20/2010