

Regional Council of Mayors - Opportunity City Pilot Program Community Site Principles

The *Community Site Principles* will support a full range of housing choices based upon best practices to maximize land use efficiency and connecting housing with jobs and transportation networks. Opportunity sites that include some or all of the following principles and aligns with the city's broader community-wide strategy provides economic benefits and long term sustainability.

1. Creates *housing opportunities* and choice
 - mixed housing types
 - mixed incomes
 - mixed uses

2. Creates a *positive community image*
 - design guidelines
 - integrates within the existing community
 - complements city's long range comprehensive plan

3. Fosters a *sense of place*
 - distinct and attractive
 - community gathering spaces within site and/or within walking distance
 - front doors to the street
 - homes are oriented with eyes on public greens and/or "play" spaces
 - buildings directed away from hard edges (freeways and industrial uses)
 - integrated into and directed toward existing neighborhood

4. Matches *housing and jobs*; both existing and future jobs
 - price points (rent/purchase price) are affordable for workers in the community
 - tie housing types, prices and location to jobs in retail, commercial and industrial sectors of the city

Sources: The above principles were created through the review of site and community building attributes identified by the following professional organizations: Urban Land Institute, Ahwahnee Principles, Smart Growth Network, Green Communities Network, Creating Quality Places, Metropolitan Council Livable Communities.

5. Creates or links to **walkable neighborhoods**
 - connection to pathways and/or sidewalks
 - access to essential services such as convenience / food stores, parks/open space and recreational areas with a convenient and comfortable 5 to 10 minute walk (standard guideline of ¼ to ½ mile distance)

6. Provides **access to nearby transit or transportation choices** that are convenient and a comfortable 5 to 10 minute walk or 30 minutes bike (standard guideline is ¼, ½ mile distance for walking and 2-5 mile for biking)

7. Creates a **mix of land uses** within the site or within a walkable distance of the site that includes:
 - housing, retail, office, restaurant, daycare, medical
 - civic, educational, social and recreational uses (examples: community centers, social services entities, schools and parks/sporting centers)

8. Encourages **compact building design and efficient use of infrastructure** to support long term sustainability
 - density that allows project to be financially feasible
 - site that has access to existing infrastructure – roads, water, sewers
 - maximizes green/open space
 - provides opportunities for multi-purpose\multi-use infrastructure such as storm water serving as greenway and/or water amenity
 - locate new developments near natural amenities with flexible buffers based on community surface water management and other environmental protection plans for wetlands, critical slope areas and/or land identified as habitat for a threatened or endangered species

9. Ensure the projects ***long term success and marketability*** through the review of:
 - financial feasibility – cost of land, rents, sale prices, lease rates, permitting time and cost
 - Demographic market evaluation – who will live and shop there, are the uses already in the market?

10. Provides ***energy efficiency and/or green building techniques***
 - site allows building orientation with the greatest potential for passive solar heating and cooling and maximization of day lighting
 - use of green materials
 - storm water on site that serves as an amenity
 - minimize impervious surfaces

11. Encourages ***community and stakeholder collaboration***
 - planning process that includes positive public participation
 - guidance and input from school districts