Building Healthy Communities Through Corridor Transformation

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

Membership: Over 45,000 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
Engages, informs, and inspires ULI members to promote health, wellness, and social equity in their professional practice and in their communities.
Promote Healthy Communities
Joint Call to Action

Join email lists to get notified when vignettes are released: health@uli.org and health@planning.org
PLACE SHAPES HEALTH

• 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.
WHY CORRIDORS?

Automobile-centric commercial corridors exist in nearly every community, characterized by:

- wide road with multiple lanes
- high-speed traffic
- nonexistent or limited transit service
- buildings set back from the street
- obstructive utility poles and wires
- lack of trees and vegetation
- few healthy food options
- poor quality sidewalks
Demonstration Corridors

Boise: Vista Ave (ULI Idaho)
Nashville: Charlotte Ave (ULI Nashville)
Los Angeles: Van Nuys Blvd (ULI Los Angeles)

Denver/Adams County/Westminster: Federal Blvd (ULI Colorado)
Englewood: South Broadway (ULI Colorado)

Fayetteville: College Ave (ULI NW Arkansas)
St Paul/Maplewood/Roseville: Rice & Larpenteur Gateway (ULI Minnesota)
Philadelphia: Grays Ferry Ave (ULI Philadelphia)
The Healthy Corridor Approach

A healthy corridor is a place that reflects the culture of the community, promotes social cohesion, inspires and facilitates healthy eating and active living, provides and connects to a variety of economic and educational opportunities and housing and transportation choices, and adapts to the needs and concerns of residents.
## Healthy Corridor Typology

<table>
<thead>
<tr>
<th>Improved Infrastructure</th>
<th>Design and land use patterns that support community needs</th>
<th>Engaged and supported people who live, work, and travel along the corridor</th>
<th>Linkages to other parts of the city</th>
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<tbody>
<tr>
<td>» Frequent, safe, and well-marked pedestrian crossings</td>
<td>» Vibrant retail environment</td>
<td>» Engaged residents and local business owners</td>
<td>» Well-connected, multimodal street networks</td>
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<tr>
<td>» Safe and well-marked bike lanes</td>
<td>» Housing options for all income levels</td>
<td>» Organizations that facilitate long-term improvements and resident engagement</td>
<td>» Transit, including enhanced bus service or rail</td>
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<tr>
<td>» Traffic speeds that accommodate pedestrians, bicyclists, and other users</td>
<td>» Buildings adjacent or proximate to sidewalks</td>
<td>» Regular programs in community gathering spaces</td>
<td>» Bike infrastructure on or adjacent to the corridor</td>
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<td>» Utility lines and traffic signs and signals that are underground or that blend in</td>
<td>» Improved parking strategies and shared parking</td>
<td>» A defined identity, drawing on the arts and culture of the community</td>
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Common Recommendations to Improve Health Along Corridors

- Lead with health
- Get organized
- Authentically engage community members in the corridor revitalization process
- Change policy and planning
- Improve infrastructure and connectivity along and across the corridor
- Emphasize equitable economic development
- Embrace arts and culture through placemaking and placekeeping
Quantifying Unhealthy Corridors
Blind Spots: Research Questions

- What elements define unhealthy corridors, and what characteristics do they share?
- Are unhealthy corridors more concentrated in certain places and less concentrated in others?
- Who is most affected by unhealthy corridor conditions in terms of transportation, economics, health and safety, and equity?
- What policy decisions and practices contribute to unhealthy corridors?
Blind Spots: Key Findings

- Primary arterials are dangerous

![Pie chart showing miles of roads and traffic deaths](chart.png)

- Pedestrians make up a disproportionate share of traffic deaths
- Unhealthy corridors are ubiquitous
- Unhealthy corridors constitute a loss to communities
- Land use and transportation policies and practices lead to the proliferation and persistence of unhealthy corridors

Unhealthy Corridors: Causes and Solutions

Sprawling, Separated Land Use Patterns

Alternative Approaches:
- Mixed-use zoning
- Form based codes
- Parking maximums

Form based code implemented on Columbia Pike, Arlington, Virginia
Unhealthy Corridors: Causes and Solutions

Auto-Oriented Street Design

Alternative Approaches:
- Complete Streets policies and guidelines
- Change policies and practices that prioritize cars

Complete street elements on Vanderbilt Avenue, Brooklyn, NY
Unhealthy Corridors: Causes and Solutions

Disincentives to Private Development

Alternative Approaches:
- Policies that penalize absentee property owners for sitting on vacant land
- Small-scale loans and grants to local business owners

Local business improvements on College Avenue, Fayetteville, AR
Unhealthy Corridors: Causes and Solutions

Lack of Local Autonomy Over Roadways

Alternative Approaches:
- Local jurisdictions agree to transfer ownership or take over maintenance costs
- Create BIDs or similar to partner with cities

The city of Orlando transferred ownership of Edgewater Drive to the city, which allowed them to make improvements to bikeability and walkability.
Demonstration Corridor Progress
Boise ID, Vista Avenue: Resident Engagement

VISTA AVENUE
A Healthy Corridor

Our Goals
1. Vista Avenue is a thriving commercial corridor that promotes positive change, reflects our diverse character, and offers opportunity for all.
2. Vista Avenue is a neighborhood gathering place and vibrant business center.
3. Vista Avenue is an attractive destination for our City park is adjacent.
4. Vista Avenue celebrates good access to nature and our neighborhood for everyone.

Three Focus Areas

- Streets and Circulation
  - Make the street safer, more comfortable, and attractive for pedestrians, bicyclists, and people using public transit.

- Economic Development
  - Improve the economic vitality of businesses on Vista Avenue.

- Character, Health, and Connectedness
  - Create an identity for Vista Avenue that builds community, opportunity, and well-being.

Into ACTIONS

- Moving
  - Provide safe bike routes.
  - Widen sidewalks.
  - Add signals and crosswalks.

- Greening
  - Plant more trees and landscaping.
  - Add small parks and plazas.

- Enlivening
  - Host events.
  - Improve storefronts.
  - Add public art.

- Leading
  - Support and strengthen business association.
  - Tell the story of Vista's past and future.
  - Encourage local leadership.

Start improvements in small, focused areas, and grow investments along the length of the corridor over time.
Demonstration Corridor Progress
Englewood CO, S Broadway: New Businesses and Local Leadership

There are plans for a 'healthy corridor' in Englewood as city sees very rapid growth
Our CO: 'Healthy corridor' happening organically
Demonstration Corridor Progress
Los Angeles, Van Nuys Boulevard: Tactical Urbanism and Embracing the Arts
Thank you!
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