the next american urbanism
moving beyond recession

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disconnect of transport and development patterns

loss of neighborhood lifecycle regeneration
unwinding the structural recession(s)
the boom and bust cycle of commodity real estate
unwinding the structural recession(s)
repositioning smart
where is the unharnessed economic power?

Do you know your consumer base in terms of housing and neighborhood preferences?

74 million millennials
11 million single moms
history informs a renaissance

The Old Economics of Place
(The House of Medici)
key - urbanism through partnerships

1. adjacency predictability
2. streets as public destinations
3. tax-base driven public investment
4. housing choice in each neighborhood
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Park City’s aging commercial district
Bonanza Park (BoPa) binding the interests of multiple landowners
current street network

- internal street network functions okay for aging suburban uses, but not for pedestrians nor transit
proposed network

- provides a grid that disperses traffic throughout neighborhood
- creates range of street types to make walking, cycling and transit convenient
proposed regulating plan (character zones)
Resort Gateway

- resort hotel, theaters, hospitality
- destination activities
- major roadway transition
Neighborhood Shopping

- neighborhood serving retail and specialty shops
- urban residential
Iron Horse industrial Arts

• cottage industrial and services
• live - work
Mixed Use Center

- retail, restaurants, urban living, business incubation and specialized education and entertainment (e.g., film, culinary)
**Identify**

- **Character Zone**
  - Mixed Use Center
- **Required Civic/Open Space (Park)**
- **Street Designation**
  - Existing Type “A” Street (Primary Street)
  - New Type “A” Street (Primary Street)
  - New Type “B” Street (Primary Street)
using the code (lot and building form)
community outcomes for BoPa

Current Character
- Underutilized
- Rundown
- Uniform
- Uninviting

Future Character
- Vibrant
- Affordable
- Multi-Generational
- Contemporary

Current Function
- Mixed Use
- Small Business
- Everyday Needs
- Commercial

Future Function
- Mixed Use
- Local Emphasis
- Small Business
- Everyday Needs
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Fort Worth’s Trinity Lakes TOD could have been the same old story
infill neighborhood via form-based code on TRE rail transit line
but split by a planned 6-lane MAD (instead of happy)
instead, a 4-lane boulevard designed for neighborhood with integrated regional trail
that will extend walkshed for value capture
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the virtuous circle of reinvestment

Cornelius Vanderbilt
tax increment finance (TIF) for value capture
# TIF project plan aligned with private development

**Trinity Boulevard redesign and reconstruction**  
Precinct Line Rd. from Concho Trail to River Falls Dr.  
5,950,000

Trinity Trail System improvements, 6.5 miles  
3,000,000

Local street improvements in mixed-use area  
10,305,250

Enhanced wayfinding signage, structures, elements  
300,000

Waterfront improvements  
850,000

Public area facility enhancements  
750,000

Bicycle facilities, connections, public information stations  
550,000

Trinity Blvd. improvements from Precinct Line Rd. to Norwood Dr.  
12,500,000

Public transit improvements  
8,000,000

Land acquisition for public transit improvements  
2,500,000

Public parking facilities associated with public transit improvements  
4,500,000

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**TOTAL PROJECT COSTS**  
$62,454,250
reimbursement approach
leaving real estate and finance risk on the developer

TIF Participation

- Once Developer completes the design and all improvements by the completion deadline, then reimburse Developer for TIF eligible expenditures not to exceed $9,400,000

- If there are not sufficient revenues generated by the TIF, then the balance of the amount owed will be carried forward with interest until the next year that the obligation is met

- Interest will be calculated annually based on Wall Street Prime plus 1%, but shall not exceed 6%

Fort Worth
intelligent phasing of public infrastructure and private investment

alignment of design, housing and economic diversity in order to mature market and grow the tax base sustainably
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moving up without having to move out
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the opportunity of urbanism

✓ drive value, don’t just capture it
✓ partnerships required to “grow the pie”
✓ touchstone: encouraging reinvestment for regeneration

www.gatewayplanning.com