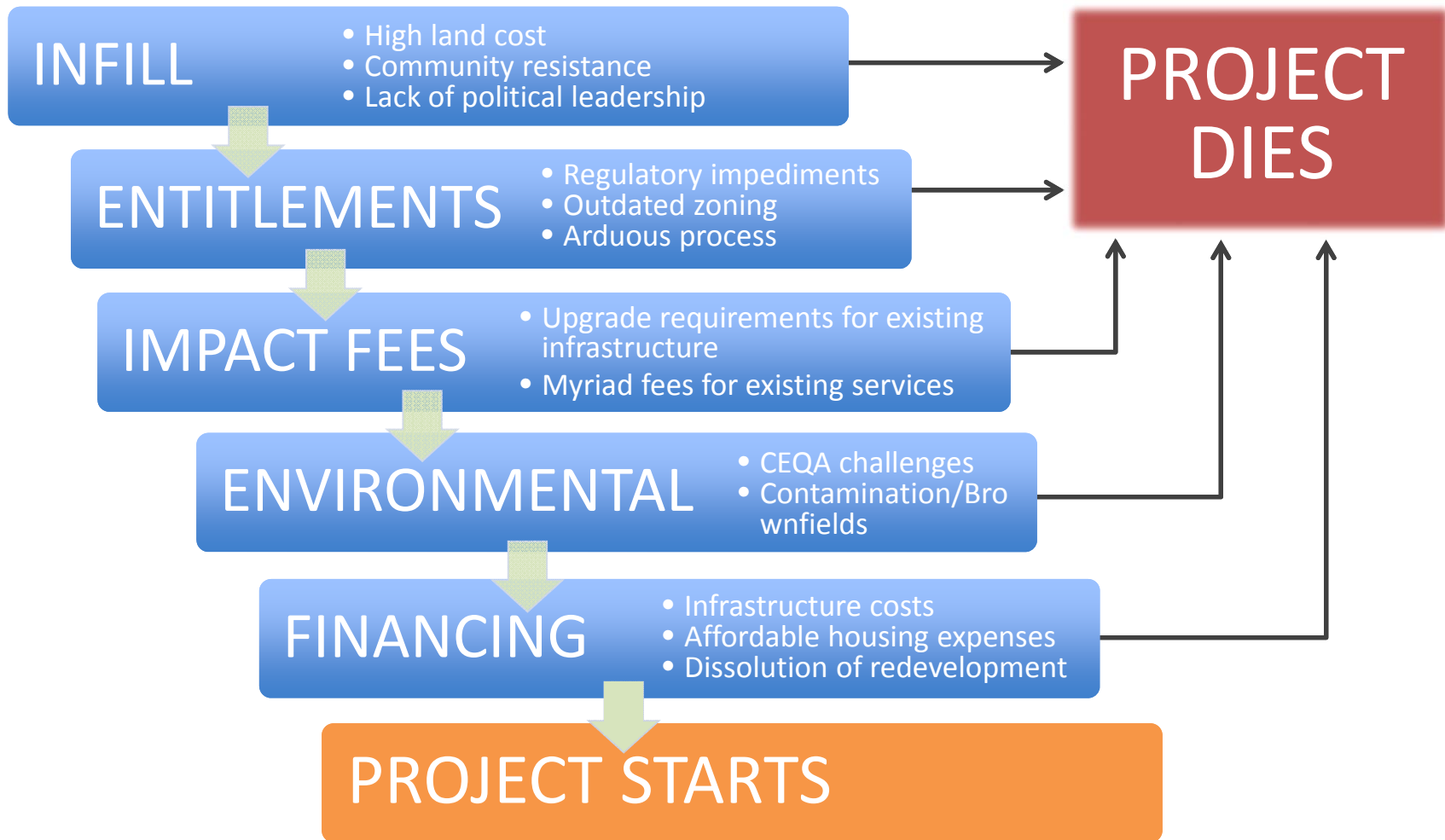




Equitable Transit Oriented
Communities
Case Studies and Strategies

MELIA KANG
DOLRT SUMMIT
February 6, 2018

Barriers to Infill Development





LA VALENTINA:
ETOD in a Historic Neighborhood
Sacramento, California

LA VALENTINA
Before



LA VALENTINA
Brownfield
to
Green ETOD

3,735 cubic yards of
contaminated soil

4,600 tons of material
removed

230 dump truck trips

53 days of remediation

\$1.2 million



LA VALENTINA
model
for TOD

81 Units

Former Brownfield Site

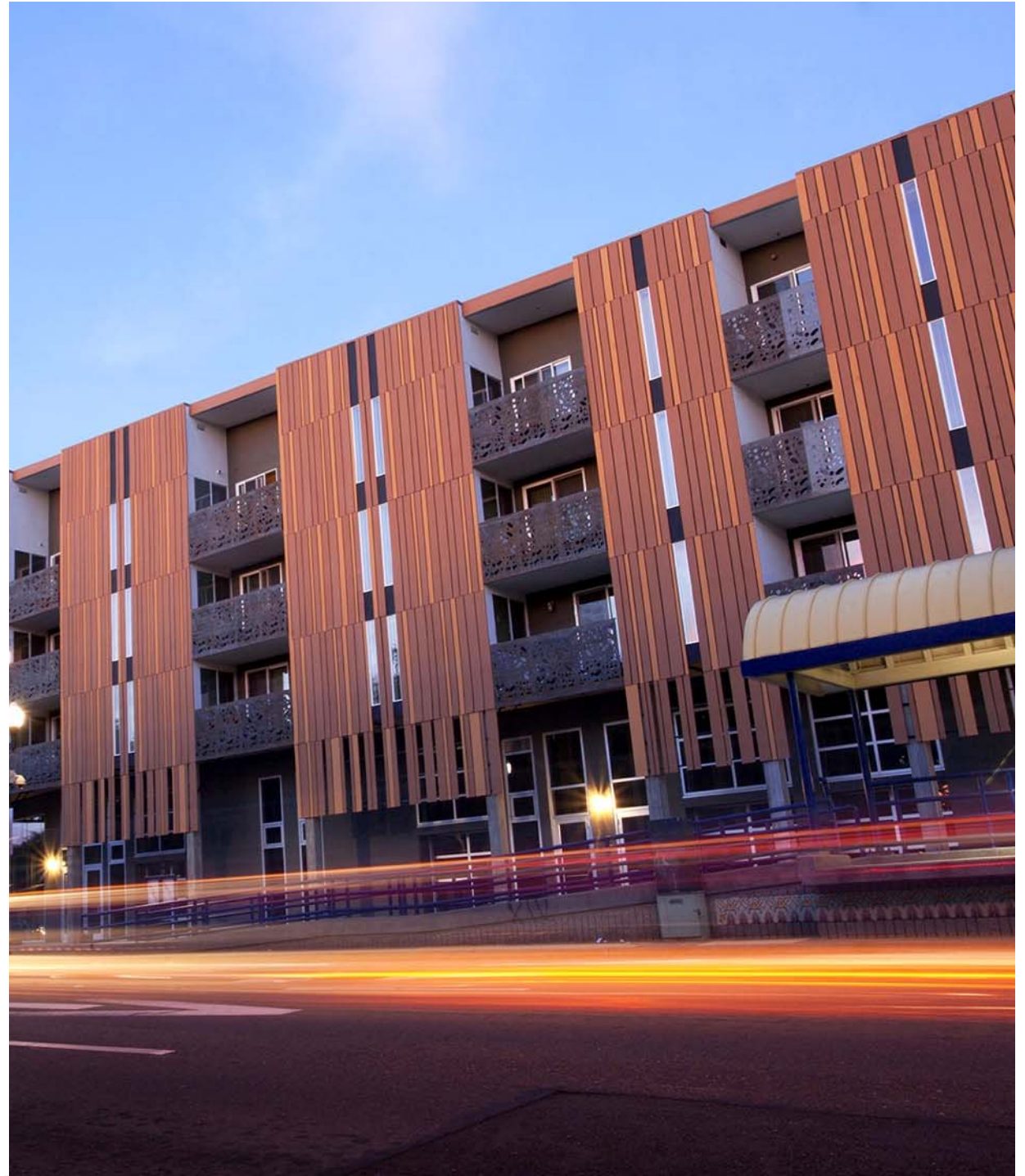
Sacramento's First True TOD

Mixed-Use

Designed by David Baker +
Partners Architects (Station)
and YHLA Architects (North)

72 Dwelling Units Per Acre

Required 16 Special
Variances



LA VALENTINA awards

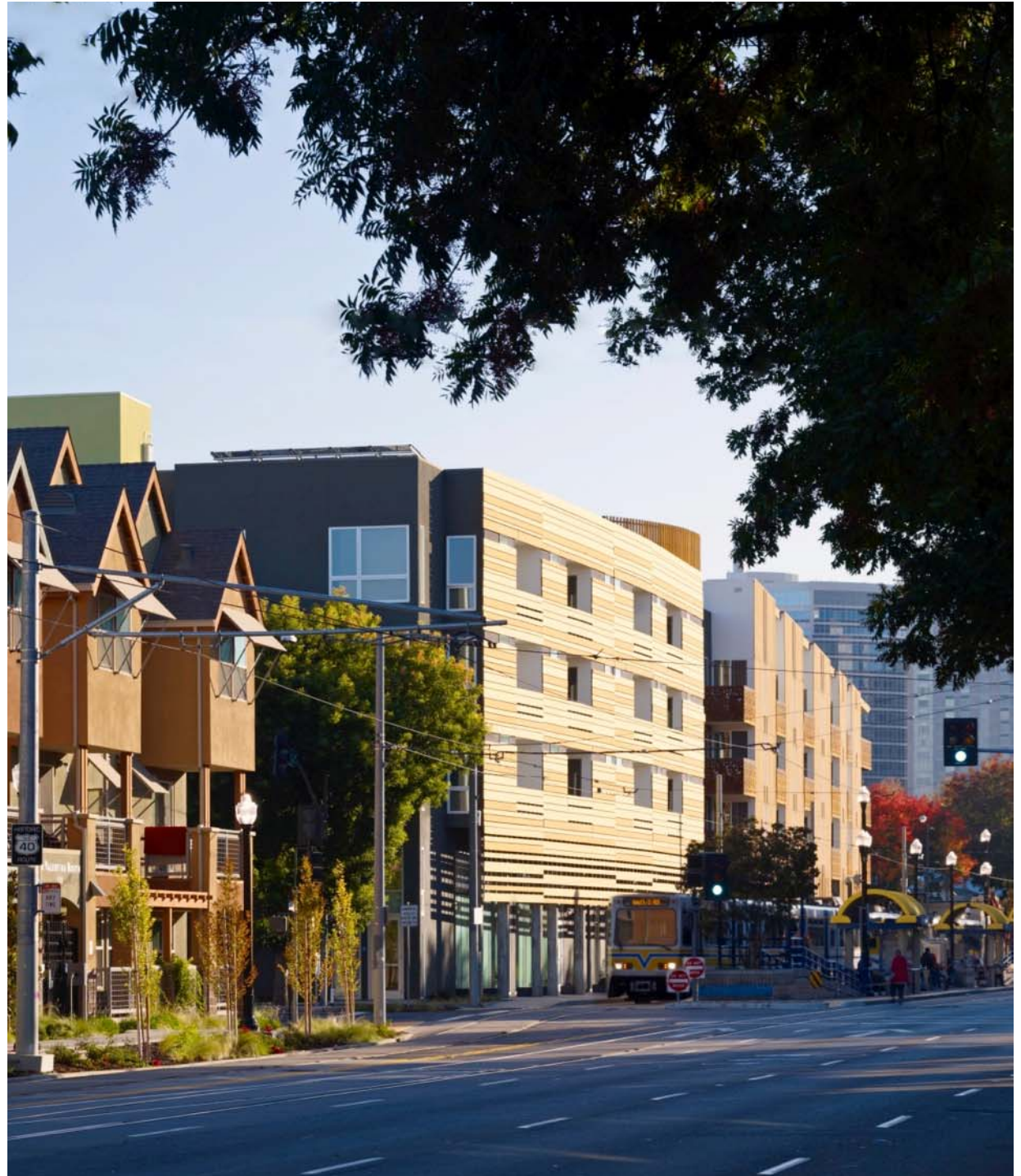
**National Award for Smart
Growth Achievement, 2013**
U.S. EPA

**Gold Nugget Award:
Best Sustainable Residential
Development, 2013**
PCBC

Best Infill Project, 2012
Sacramento Business Journal

TOD of the Year, 2012
Sacramento Regional Transit

**Blueprint Excellence
Award, 2012**
SACOG



LA VALENTINA
green
features

Near Net Zero Energy Usage
at La Valentina North

La Valentina North
townhomes exceed Title 24
requirements by 53%

50KW Rooftop PV System

Pilot Project for SMUD's
Home of the Future Program



LA VALENTINA
stats

40%

of residents walk, bike, or
take transit for their daily
commute

36%

of households have at least
one child

71%

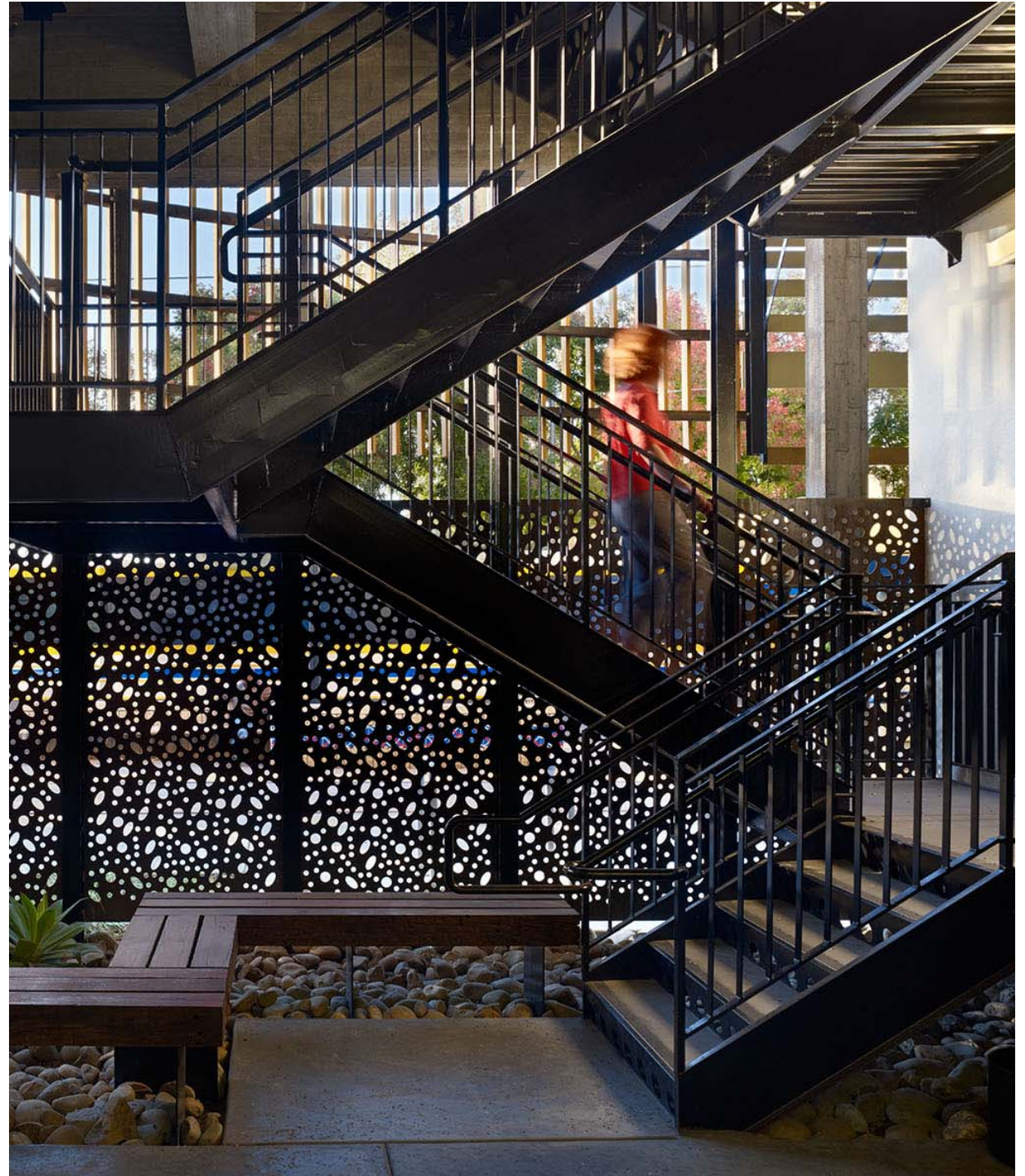
of residents living at La
Valentina are under age 30

10%

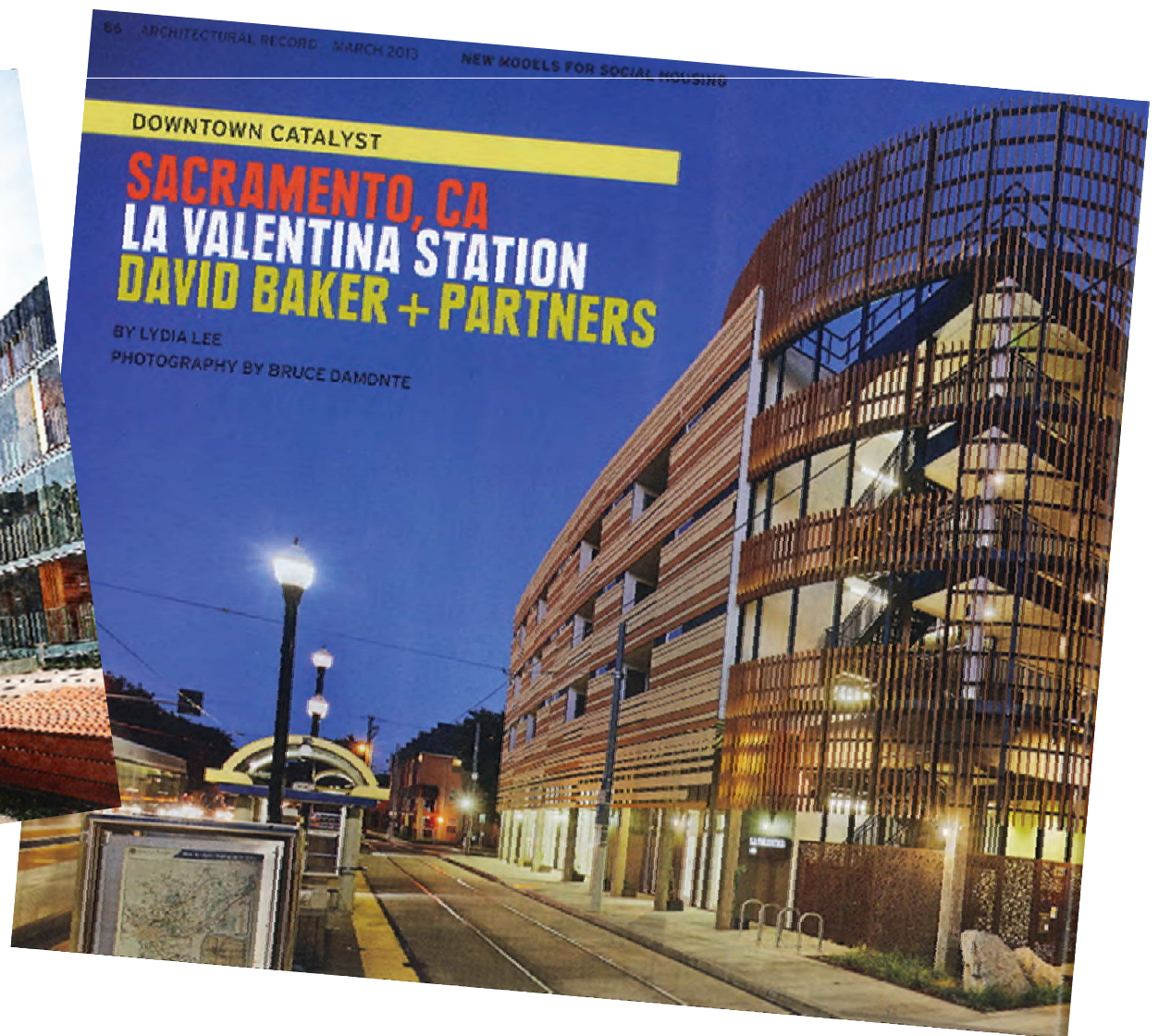
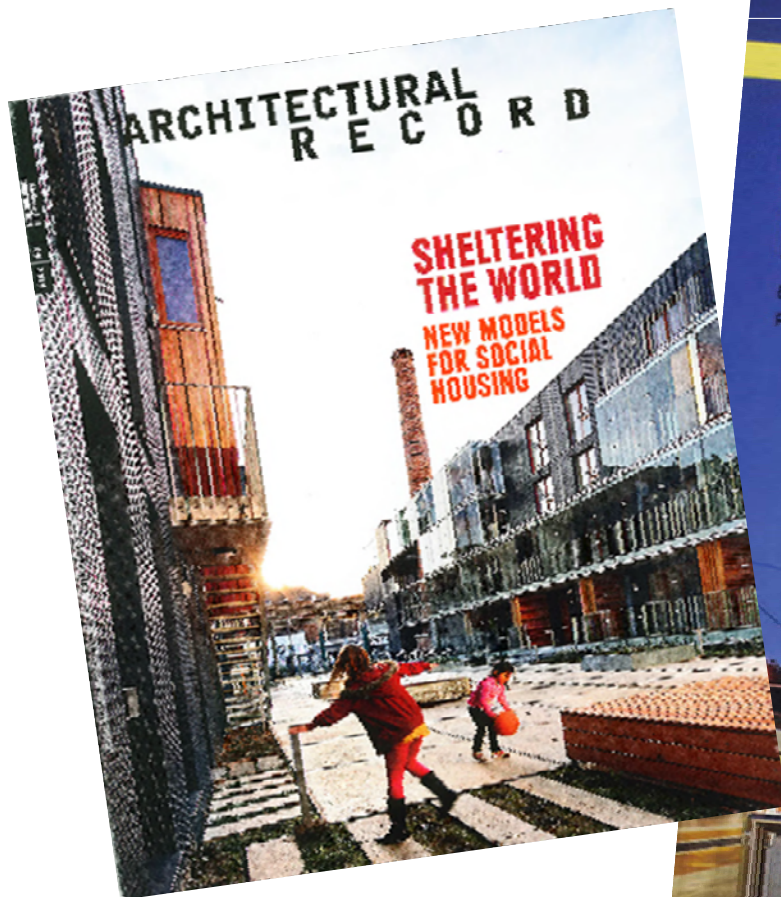
increase in ridership at La
Valentina Station

400+

jobs created/saved during
the Great Recession



LA VALENTINA
downtown catalyst



LA VALENTINA
downtown catalyst



La Valentina

81 UNITS FOR FAMILIES
SACRAMENTO, CA

Allowable Density:
30 units/acre

Approved Density:
72 units/acre

Required Parking:
2.5 spaces /unit

Approved Parking:
1 space/unit

**40% of residents walk, bike,
or take transit for their daily
commute*





LINCOLN COURT:
Reducing Crime, Reclaiming a Neighborhood
Oakland, California



City Nuisance Before

“Neighbors claim Hillcrest Motel is frequented by drug dealers and prostitutes.”

Dimond residents want local motel shut down

By Matt DeMello
The Montclairion

and they did not respond. The city attorney is the next step.” Barber is hoping that the city

Roberts said that residents of the motel frequently shoplift from his store, but that the pro-

the entire
terrible for

of the Di-
ed across
otel, said
vity in the
you can't
es or drtg
a definite
”

me of her
had been
utes. She
“colorful
e of her
hurt her

ned about
y rate and
ildren are
de sight of
es.

both in, the
re's a lot



LINCOLN COURT
After



Oakland, CA

Lincoln Court

81 UNITS FOR SENIORS
OAKLAND, CA

Allowable Density:
30 units/acre

Approved Density:
82 units/acre

Required Parking:
2.5 spaces /unit

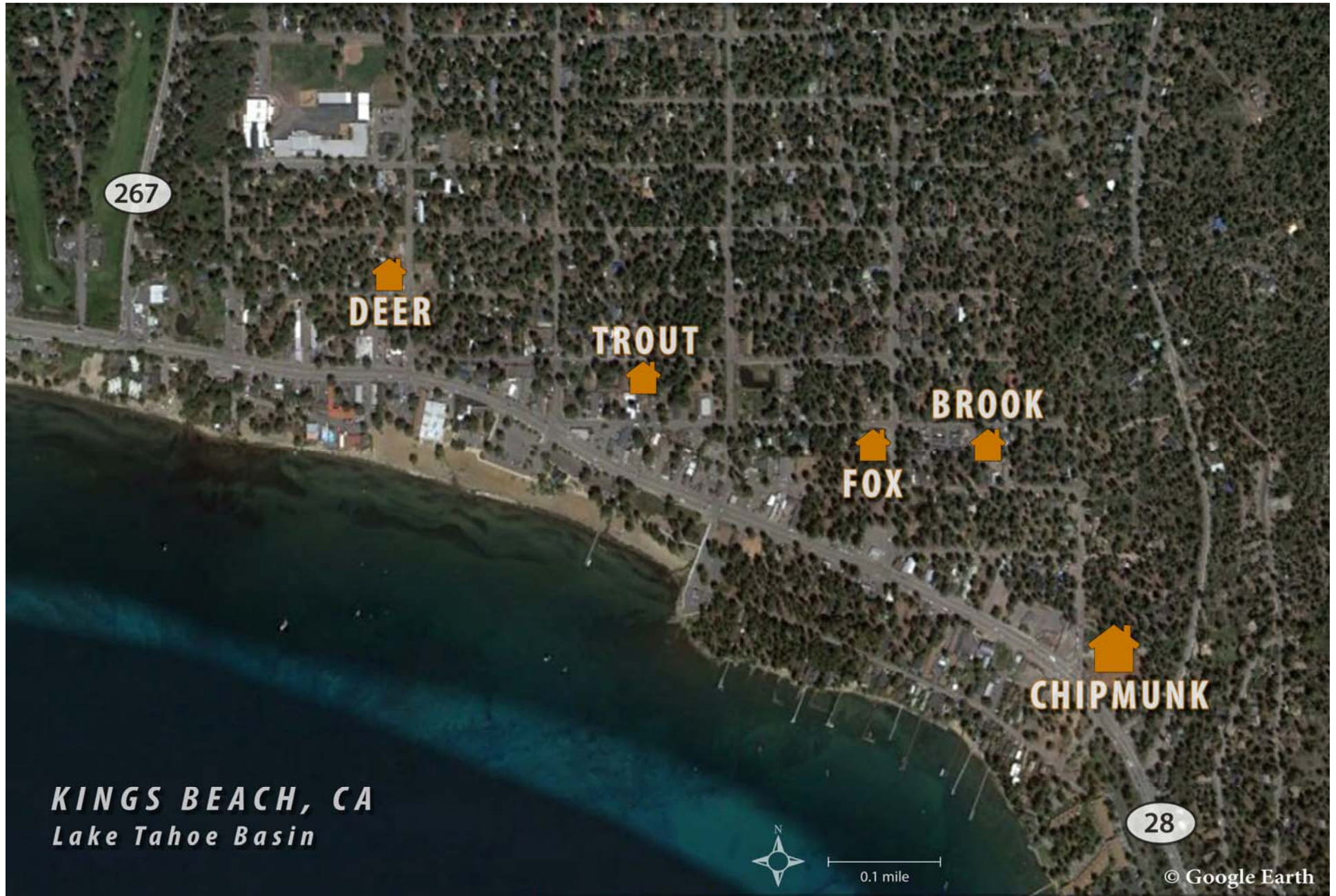
Approved Parking:
.56 space/unit



LINCOLN COURT



KINGS BEACH | FIVE SCATTERED SITES



KINGS BEACH, CA
Lake Tahoe Basin



28

© Google Earth

KINGS
BEACH
Before



KINGS BEACH
After



Kings Beach

LAKE TAHOE, CA

77 units of family housing

Allowable Density:
7 units/acre

Approved Density:
30 units/acre

Required Parking:
2.5 spaces/unit

Approved Parking:
1.2 spaces/unit



KINGS BEACH



Temple Art Lofts:
Historic Landmarks Rejuvenate Downtown
Vallejo, California



Temple Art Lofts

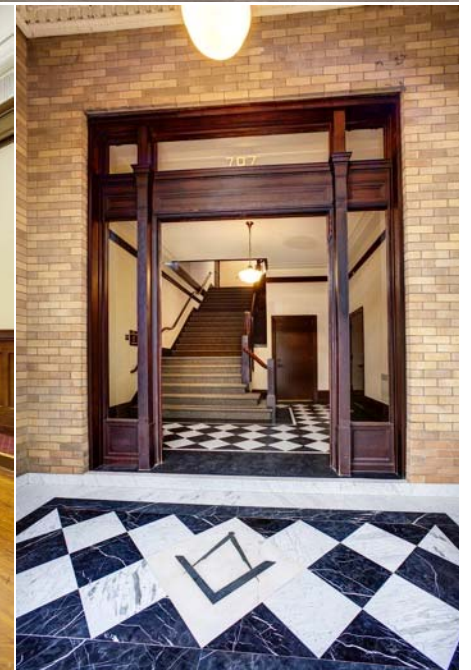
29 UNITS
SF BAY AREA

Allowable Density:
50 units/acre

Approved Density:
97 units/acre

Required Parking:
1.5 spaces/unit

Approved Parking:
0 space/unit



AB 1568 Bloom: "NIFTI"

Neighborhood Infill Finance and Transit Improvements Act

- Effective January 1, 2018
- Relies on future sales and use taxes and local's share of property tax increment
- Lowers the vote requirement to 55% to approve bond financing
- Attracts private investment to existing communities
- Dedicate 20% of the new revenues to affordable housing



Key Take-Aways

Tools to Encourage Infill Development

- Form P3: Public, Private Partnerships
- Encourage Density
- Create Certainty, Streamline Entitlements
- Provide Public Financing for Infrastructure and Affordable Housing

Thank You!

Meea Kang,

Developer and Smart Growth Advocate

MeeaK@me.com

@MeeaKang