

SHNA report 9/12/16

On Friday, 9/9/16 at 10am I attended
"UNM Central Corridor Neighborhoods Study 2016- 2017"

Attached is a copy of their project description:

Attendance:

Project

- 2 UNM Professors
- Program Specialist Design & Planning Assistant / Cecilia McKinnon (UNM Architecture & Planning graduate student)
- Researcher for TOD grant (Brain Dean) ?

Community:

- Don Hancock, **University Neighborhood**
- Myself, **Silver Hill Neighborhood**
- A representative of the **International Neighborhood** (focused of health issues)

TOD grant web/computer Brain Dean to produce:

- Neighborhood portraits
- Analysis of portraits
- Best practices examples

Research:

- Demographics
- Transportation
- Economic Development
- End Product

Scope 4 study areas with 1/2 mile radius:

- Central / Atrisco
- Central / 15th & Rio Grande
- Central / University
- Central / Louisiana

Questions / Inquires:

- Independence of Study (from City and University, its a City grant)
- Extent of study 1/2 mile radius (CNM and greater part of UNM are outside study area)
- Who has and how is access to research handled, especially final End Product

There will be monthly meetings on the 1st Friday of each month, at 10am at
ABQ UNM CityLab
505 Central Ave NW

There is a class that is involved in this project:

Weekly meetings Wednesday's at 5pm. (location?)

Central Corridor Neighborhoods Study

PROJECT DESCRIPTION

The City of Albuquerque is poised for significant growth and change in the next ten years (plus), at least partially due to these recent public investments:

- An updated Comprehensive Plan, ABC-Z
- A new zoning code, the Integrated Development Ordinance (IDO)
- A bus rapid transit system, the Albuquerque Rapid Transit (ART)

How will neighborhoods—residents and business owners—be impacted? How can we leverage this investment to create **value** and community benefits, improve social equity, and improve the quality of life along the corridor? How can community members play a meaningful role in shaping the neighborhoods they want and need?

Some community members have expressed concern in the planning processes around the comprehensive plan and IDO, and some in the planning of the Albuquerque Rapid Transit project. Some community members fear visions and capital projects collaboratively envisioned in sector plans will be lost if a new comprehensive plan and zoning code replace sector plans.

Now, we have the opportunity to inform/shape the type and character of development that may come as a result of these major investments.

Over an 16-month period (August 2016--December 2017), the City of Albuquerque will conduct a Transit-Oriented Development Planning Initiative, to identify strategies and actions to realize this potential over the next ten years. A recent study conducted by the Center for Neighborhood Technology, *The Scale of the Prize* (commissioned by the City of Albuquerque) concluded that the ART project could catalyze as much as \$2 billion in real estate and economic development, along with \$1 billion in household savings, along the transit corridor. How/can this 'value' be translated into both quantitative and qualitative benefits?

As one part of the TOD planning study, the City has contracted with the UNM School of Architecture and Planning to study the potential neighborhood outcomes of these public investments. Together with stakeholders, students, volunteers, and faculty, our focus will be on people living and working in relevant neighborhoods—products of this study will be “neighborhood portraits” of current conditions; identifying opportunities to maximize positive impacts (like better access to healthy foods, safe recreation, better quality housing at prices affordable to most); identifying risks for negative impacts (like involuntary displacement of business and/or residents); and identifying policy and design strategies for realizing these community benefits and mitigating risks. We will use Social Determinants of Health literature/research and related best practices in built environment interventions to guide and evaluate our work.

FAQs

Who is directing this project?

A: UNM is conducting independent academic research in conjunction with a federal Transit-Oriented Development grant awarded to the City of Albuquerque. The UNM School of Architecture + Planning is leading an interdisciplinary team of faculty and students with collaborators from the city and community.

What is NOT in the scope of the TOD Planning Initiative?

A: ART system design, station design, route, or other ART components that have already been designed, approved, and funded. Jobs training, actual design or development of any real property, decision-making. This work is purely to provide vital information and advice/recommendations to other stakeholders/decision-makers (e.g., government agencies, NGO's, private investors, individuals and neighborhoods groups).

What is this project's relationship to ART?

A: The TOD grant awarded to the city is intended to explore how to which the built environment and transit system can leverage/catalyze real estate investment, reduce household expenditures due to efficiencies such as transit use and access to jobs, and other community benefits that can be created or augmented, such as in public health, improved/expanded housing options, and improved access to goods and services, among potential others. The UNM study will work to identify and offer recommendations on mitigating potential risks and maximizing potential benefits to affected communities, with a focus on health equity and preventing community displacement.

What's in the scope of the UNM Project and Contract?

A: A focus on current physical, social and cultural conditions along the Central Corridor, with a focus on four neighborhoods that represent a range of conditions and TOD/ART station types, as well as projecting various development scenarios for the future (5-10 years from now). Data analysis and future scenarios assume completion of three key current projects—Comp Plan, IDO, and ART—none of which are a part of the scope of this study.

What are the expected outcomes of this project?

A: UNM will deliver a report to the city outlining the projected risks and benefits to neighborhoods as a result of the new transit system, particularly highlighting those neighborhoods most vulnerable to displacement. The report will offer recommendations on priorities for future public investment in the neighborhoods studied based on these risks and benefits, all through the lens of health equity ("addressing adverse determinants") and combating displacement due to gentrification.

Why is this project focused around transit stops and Central Corridor?

A: As a transit-oriented study, the project will focus on four case study neighborhoods, centered on Central Avenue with a diameter of 1 mile—this is the area most likely to feel direct and significant impacts (realize most potential for improvement?). In order to address neighborhood change based in transit-oriented development, we must study current transit usage in the areas which will be the most immediately affected. The scale of the study areas is relatively small, and will allow field research teams to focus on specific neighborhoods in detail to accurately survey their existing road conditions, open spaces, and other resources.

What is Transit-Oriented Development?

Transit-Oriented Development (TOD) focuses on mixed-use residential and commercial development around transit lines or station stops, with the intention to optimize access to jobs, goods, and services, and reduce carbon output, by increasing transit ridership. By promoting denser and more pedestrian-friendly neighborhoods, TOD can also be used to promote development that encourages and supports healthier lifestyles.

Read more: <http://reconnectingamerica.org/what-we-do/what-is-tod/>

What are Social Determinants of Health?

Healthy People 2020 defines the Social Determinants of Health as “conditions in the environments in which people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks.” Conditions span a range from having physical access to food, open spaces, and affordable housing, environments free from toxins, and safe neighborhoods, or social factors such as prevailing social attitudes and concentrated poverty, and can have a profound impact on community and individual health, both physically and emotionally.

Read more: <https://www.healthypeople.gov/2020/topics-objectives/topic/social-determinants-of-health>