



**TRUST FOR
PUBLIC
LAND™**

Connecting everyone to the outdoors™

Parks Plus: Affordable Housing Session 1

November 15, 2023

Parks Plus: Affordable Housing

Agenda:

- Overview (10 min)
- Breakout Groups (25 min)
- Story Mill Community Park & Bridger View Redevelopment (10 min)
- Q&A (10 min)
- Closing (5 min)



Trust for Public Land is a national nonprofit, working to create parks and protect land for people, ensuring healthy, livable communities for generations to come.

**We believe in
OUTSIDE FOR ALL**



We are working to connect everyone to the outdoors. Since 1972, we've worked hand-in-hand with community and partners:

- Work with **305 U.S. Mayors** to commit to park equity via 10-Minute Walk
- Complete over **5,000** parks, trails, schoolyards, and iconic outdoor places
- Create access to over **4 million acres** of public land
- Provide more than **9 million people** a park within a 10-minute walk of home
- Provide new tools and data, such as **ParkServe** and **ParkScore**
- Generate over **\$93 billion** in public funding for parks and access to lands and waters



Community is at the center of all we do.

Communities that place a high value on outdoor access for all are



HEALTHIER



MORE RESILIENT



MORE EQUITABLE

10-Minute Walk[®] Mission: Closing the Park Equity Gap

1 in 3 U.S. residents do not have a park or green space within a 10-minute walk of home.

We call on mayors to accelerate the creation of parks that drive equitable, healthy and thriving communities.



Park Equity Communities of Practice



**Parks Maintenance:
Policies and Funding**



**Community Power:
Civic Engagement for a Healthy Democracy**



**Parks Plus:
Affordable Housing**

Parks Plus: Affordable Housing

How do we equitably develop our cities?



Key challenges:

- Affordable housing crises in both rural and urban areas
- Either/or dynamic: parks/green spaces often pit against housing

Defining Affordable Housing

Spectrum of affordability

- 30 to 50% AMI – very affordable
- 50 to 80% AMI – affordable
- 80 to 120% AMI – missing middle income

Variety of players

- Public housing
- Non-profit developers
- Private developers



Defining Parks

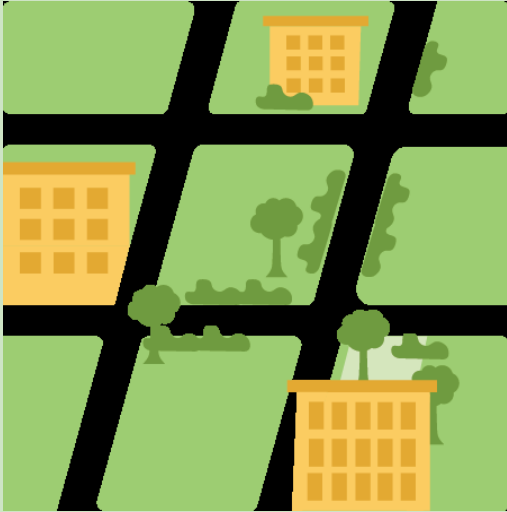


Publicly accessible parks and green spaces

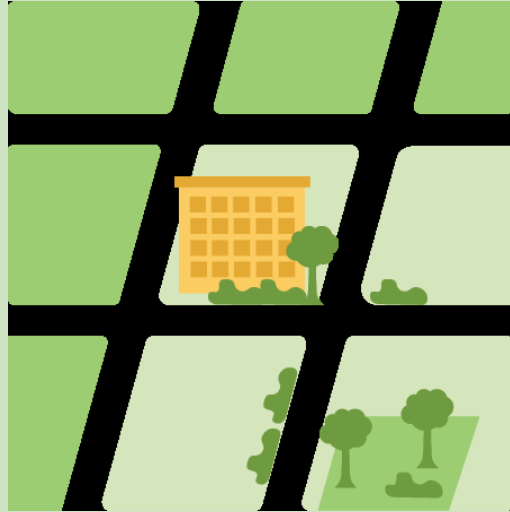
- Pocket parks
- Trails / greenways
- Playgrounds
- Plazas
- Larger neighborhood parks

Developing Parks with Affordable Housing

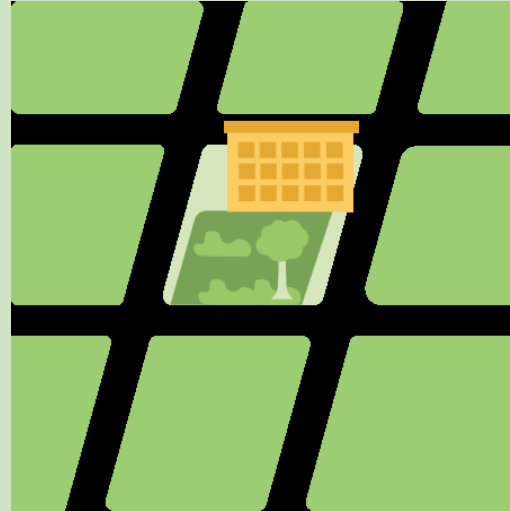
1



2



3



4



Breakout Groups

25 minutes

How do you encounter public parks and green spaces in the context of affordable housing?

What are the motivations for jointly creating housing and parks in your city?





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Story Mill Community Park & Bridger View Redevelopment

Neighborhood Origin

- High density development
- Great Recession
- Land opportunity
- Listened to the community
- Vision to return housing
- Outside TPL's expertise



Bridger View Redevelopment at Story Mill Community Park

Listening Session



Story Mill Community Park



Parks and Housing



Bridger View



Compact neighborhood



Sustainability = Affordability



It's working!



Keys to success & lessons learned

- Control the site
- Lay a solid foundation - pre-design
- Show the vision and what it will cost to bring to life
- Define partner roles and responsibilities – in an agreement
- Remain diligent

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Welcome Back!

Please take a moment to complete the exit ticket in the chat.





Parks Plus: Affordable Housing

Series Overview:

- November 15 – Affordable Housing & Parks
- **January 17 – Leveraging Policies and Programs to Develop Parks with Affordable Housing**
- March 6 – Funding Joint Development
- May 1 – Livable Cities & Investing in Green Public Spaces
- July 10 – Joint Development Typologies

Thank you!

Next session

January 17, 2024

Contact Us

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