



**TRUST FOR
PUBLIC
LAND™**

Connecting everyone to the outdoors™

Parks Plus: Affordable Housing Session 5

July 10, 2024



Parks Plus: Affordable Housing

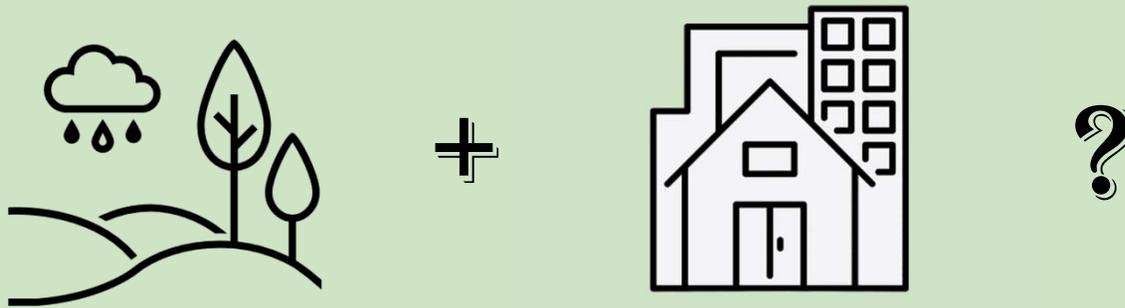
Agenda:

- Intro (10 mins)
- Typologies (15 mins)
- Plenary (20 mins)

Highland Bridge Project – St. Paul, MN

- Q&A (10 mins)
- Breakout Rooms (20 mins)
- Close (5 mins)

Developing Parks with Affordable Housing



Parks / green spaces

Neighborhood Park



Sports Field



Gathering Space



Park w/ nature preserve



Community Garden



Trail



Affordable & Attainable Housing



SINGLE-FAMILY

MULTI-FAMILY

MIXED-INCOME

Policies

MASTER PLAN

COMPREHENSIVE
PLAN

ZONING CODE

PARK FEES /
DEVELOPMENT FEES

Funding

PRIVATE

PUBLIC

PHILANTHROPIC

banks
CDCs

Federal

Local

community foundations

HUD
EPA

green infrastructure
grants

Identifying Sites For Development

NON-TRADITIONAL LAND
CONVERSION

LAND SWAPS

TARGETED ACQUISITION



Maintaining Existing Housing Affordability



Maintaining Park Quality

COLLECTIVE VISION

STRONG LEADERSHIP



PARK
STEWARDSHIP

FUNDING

Question and Answer



evolveEA slides



TPL Parks+Housing
10 July 2024

affordable & attainable housing

housing that serves low- to moderate-income households as well as middle income households, ensuring that these households do not spend more than 30% of their income on housing costs.

parks

all publicly accessible spaces that are open and available to everyone, including parks, trails, open space, plazas, playgrounds, and other outdoor areas, so long as there is no barrier to entry

Parks + housing are a natural fit. Together they enhance the quality of life, increase environmental benefits, and ensure equitable access.

We are preparing CASE STUDIES.



Research & Data collection:

Physical context:

- Park description
- Housing description
- Social context

Team and progress:

- Development process
- Project narrative
- Project highlights
- Project conclusions

Gathering documentation (desktop research), **conducting interviews** (first hand and anecdotal information), **analyzing data** (categorization and trends).



Unity Park, Greenville - SC



Southend, Lexington - KY



Archdale, Boston - MA



Highland Bridge, St. Paul - MN



Yessler, Seattle - WA



Buckeye/Woodhill, Cleveland - OH



Storymill, Bozeman - MT



Rodney Cook, Atlanta - GA



Lakecity C.C., Seattle - WA

General Observations

Parks + housing relationships can be catalyzed by the production of housing or the production of parks.

Different opportunities arise when the housing or park is present first or when the park(s) and housing are created together.

**MASTERPLANNED
PARKS AS CATALYST
HOUSING AS CATALYST**

Related to housing, parks are produced in a continuum of scales.

Park sizes in the case studies ranged from large, regionally serving parks to microparks and plazas.

A concerted effort is needed to ensure that parks and housing equitably serve cities and communities.

While parks and open spaces may be mandated with new development, there is a great opportunity to address parks + housing in our existing urban fabric.



masterplanned parks + housing

Co-development of parks + housing can be catalyzed through municipal planning, funding, or regulatory requirements.

Federal housing programs like Choice Neighborhoods, municipal park planning, and philanthropic sources can prompt the marriage of parks + housing.

Masterplanned developments often yield a diversity of open spaces.

Masterplanned projects often have large, regionally serving parks, as well as small & medium scale neighborhood parks.

Masterplanned processes often engage the public to inform the design and successfully integrate the park and community.

Public entities are most likely to involve the public in the design process, aligning uses and activities in service to the neighborhood.



Yessler, Seattle - WA



Highland Bridge, St. Paul - MN

park as catalyst

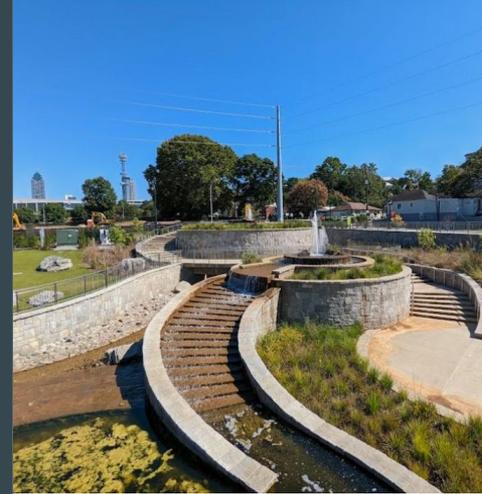
The creation of a new park or the rejuvenation of an existing park is an opportunity to integrate affordable housing

Rejuvenated parks can greatly improve neighborhoods but rising property values put affordable housing at risk.

Residents of economically disadvantaged neighborhoods stand to benefit the most from rejuvenated parks, but also risk losing the most as property values rise.

Policy, funding, or other intentional planning is required to ensure the affordable housing is produced around park amenities.

Affordable housing, which is difficult to produce in any circumstance, is unlikely to be created without explicit policy, funding tools, or other creative methods, when park investment is made.



Rodney Cook, Atlanta - GA



Storymill, Bozeman - MT

housing as catalyst

Existing or new housing development is an opportunity to create or rejuvenate park space.

Parks can become part of a revitalization strategy in existing neighborhoods.

Thoughtful creation or rejuvenation of park space can add value to a neighborhood and help to resolve vacancy and blight.

The parcel-based development of transitioning or densifying districts, may not produce parks.

Neighborhoods that are densifying, such as transitioning industrial districts, may lack open space infrastructure. Parks and open space development needs to be prioritized.



Buckeye/Woodhill, Cleveland - OH



Archdale, Boston - MA

POTENTIAL TOOLS

masterplanned

Funding sources for the coproduction of parks + housing

Federal programs
Highway programs
Housing programs

park as catalyst

Policy tools for the production of housing (park as catalyst)

Inclusionary zoning
Dedicated housing redevelopment funds
Affordable housing mechanisms such as housing trusts or land trusts

housing as catalyst

Planning tools to establish the need for parks

Policy tools
Audit methods
Analysis methods
Park Score data additions

We need to know more about funding sources!

LARGE

Large parks provide great social and ecological benefit to a neighborhood and region. They typically house a variety of amenities and activities.

MEDIUM

Medium-sized parks can provide social and ecological benefit and are often tied to the identity of a neighborhood. They may house multiple activities and amenities.

SMALL

Small parks, including public plazas, playgrounds, and parklets, are essential to cities and neighborhoods, especially in densely populated areas. Small parks may be hardscape or planted and may not even be perceived as a park.

IMAGE HERE

Masterplanned parks + housing

Large parks are primarily catalyzed through regulatory requirements, municipal designation, or dedicated funding.

Federal programs like Choice Neighborhoods, municipal park planning, and philanthropic sources can catalyze park creation.

medium confidence

Masterplanned developments often include large parks within a variety of open spaces.

Many masterplanned projects produce larger parks with private capital, then deed them to the city or municipality.

medium confidence

Large park design processes often engage the public to inform the design and successfully integrate the park and community.

Public entities are most likely to involve the public in the design process, aligning uses and activities in service to the neighborhood.

medium confidence

IMAGE HERE

IMAGE HERE

Medium Sized Parks

Medium-sized parks can greatly improve neighborhoods but rising property values put affordable housing at risk.

Residents of economically disadvantaged neighborhoods stand to benefit the most from rejuvenated parks, but also risk losing the most as property values rise.

high confidence

In transitioning or densifying districts, parcel-based development rarely produces medium-sized parks.

Neighborhoods that are densifying, such as transitioning industrial districts, may lack open space infrastructure. Medium sized park development needs to be prioritized.

medium confidence

Medium-sized parks can become a

Public entities are most likely to involve the public in the design process, aligning uses and activities in service to the neighborhood.

60% confidence

IMAGE HERE

IMAGE HERE

Small Parks

Small parks provide social benefit, and, when aggregated, can provide significant ecological benefit.

TEXT HERE

60% confidence

Small parks may be the easiest to produce as they require lower investment and may have fewer barriers.

TEXT HERE

40% confidence

Small parks allow for a high level of creativity in occupancy and impact.

Public entities are most likely to involve the public in the design process, aligning uses and activities in service to the neighborhood.

60% confidence

IMAGE HERE

IMAGE HERE

POTENTIAL TOOLS

NEW PARK AUDIT TOOL

Residents of economically disadvantaged neighborhoods stand to benefit the most from rejuvenated parks, but also risk losing the most as property values rise.

100% confidence

EXISTING PARK AUDIT TOOL

Neighborhoods that are densifying, such as transitioning industrial districts, may lack open space infrastructure. Medium sized park development needs to be prioritized.

40% confidence

PARK SCORE INTEGRATION

Public entities are most likely to involve the public in the design process, aligning uses and activities in service to the neighborhood.

60% confidence



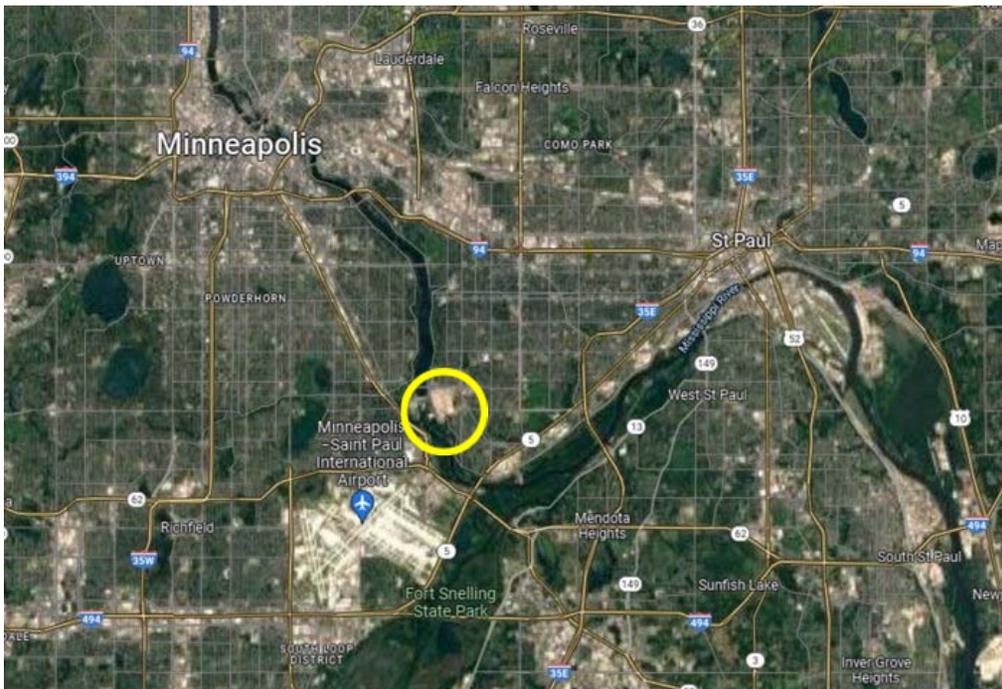
Trust for Public Land

July 10, 2024





PLANNING



1925 – Ford Motor Company opened the assembly plant in Saint Paul

2007 – Plant closure announced, and Ford Site Task Force begins

2011 – Assembly plant closes

2016 – TIF District established

2017 – Master Plan adopted

2018 – Ford Land selects Ryan Companies as developer

2019 – Redevelopment Agreement between Ryan Companies and City of Saint Paul passes



PLANNING



Public Process for Ford Site Master Plan:

- 2007-2017: City-led public input process
- 50+ public meetings during planning process
- 80 presentations to business, civic and non-profit organizations
- City Council public hearings for Master Plan



PLANNING



Key components of the plan:

- Infrastructure & street network
- Affordable housing
- Parks & open space
- Sustainability
- Economic development & tax base



PLANNING



OPEN SPACE ELEMENTS

- 1 Gateway Park
- 2 Urban Plaza
- 3 Civic Square
- 4 Neighborhood Park (*Assembly Union Park*)
- 5 Hidden Falls Headwaters (*Ujči Makha Park*)
- 6 Community Green Space (*Miča Park*)
- 7 Walking and Biking Paths
- 8 Central Stormwater Spine



Affordability level goals in the Master Plan:

- 5% of housing units should be affordable to households earning 60% or less of Area Median Income
- 5% of housing units should be affordable to households earning 50% or less of Area Median Income
- 10% of housing units should be affordable to households earning 30% or less of Area Median Income

Policy goals in the Master Plan:

- Affordable units should be a mix of household types
- Provide some affordable units within mixed-income buildings
- Locate affordable units throughout the site; do not cluster or concentrate them in one area



Sibley Court, Saint Paul



Frogtown Square, Saint Paul



IMPLEMENTATION



Pre-demolition

**Post-demolition
(Fall 2015)**





IMPLEMENTATION

122 Acres

55+ Acres Public Open Space

Public Right of Way (30 ac)

4 Public Parks (13 ac)

3 Privately Owned, Publicly Accessible Open Spaces (8 ac)

Preservation of 2 Existing Highland Ball Fields (5 ac)

66 Acres Private Development Space

150,000 SF Retail

265,000 SF Office/Civic

3,800 Units Residential

Jobs

Approx. 14,500 Construction Jobs

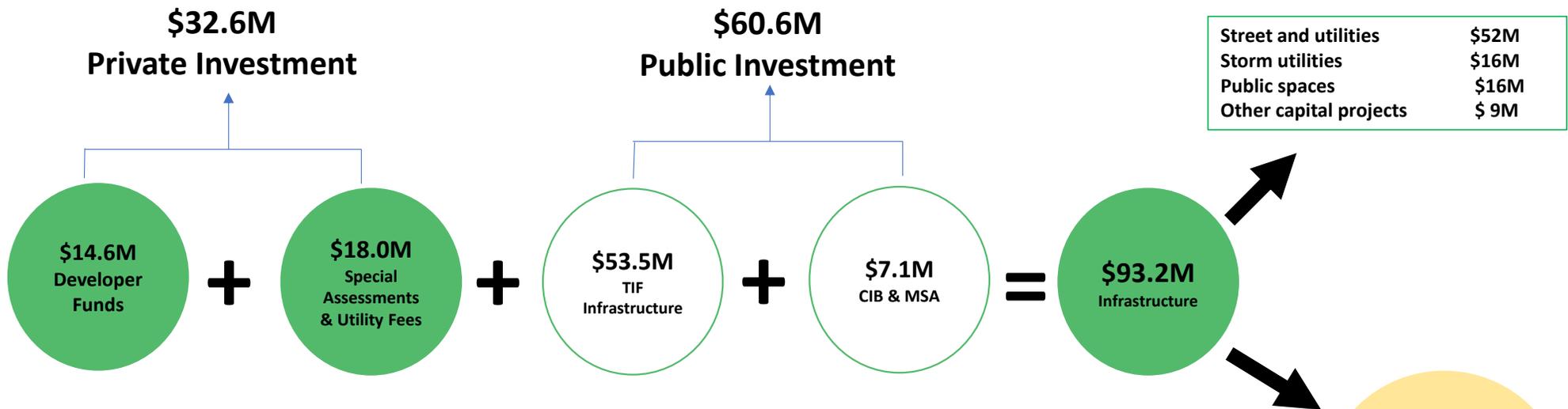
1,000+ Permanent Jobs





IMPLEMENTATION

INFRASTRUCTURE – IN PLACE



AFFORDABLE HOUSING – FUTURE ACTIONS





IMPLEMENTATION



3,800 housing units will include:

- 20% income restricted affordable
- 380 units, affordable households earning 30% of area median income (AMI)
- 190 units, affordable earning 50% AMI
- 190 units, affordable earning 60% of AMI

Project for Pride in Living will build ~364 units

CommonBond Communities will build ~301 units

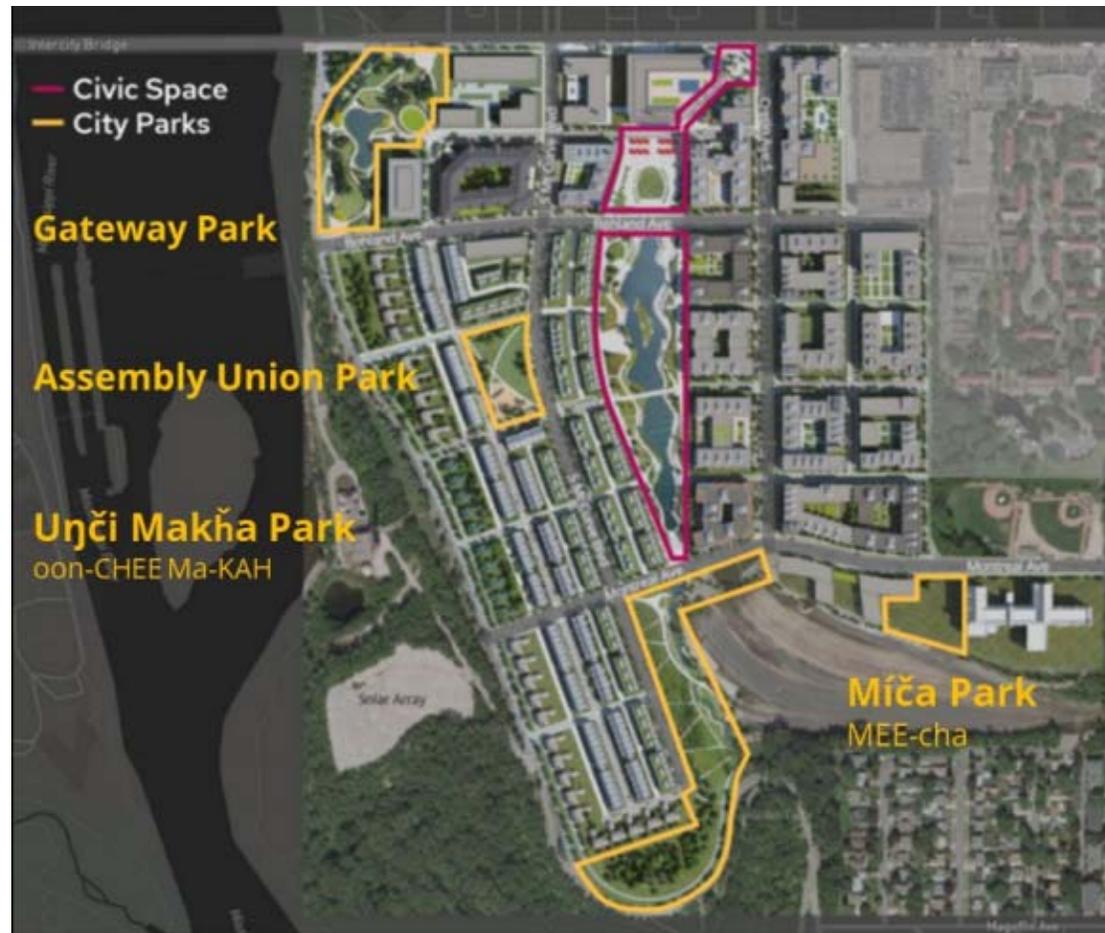
Twin Cities Habitat for Humanity will build 6 units affordable ownership (*Privately Funded*)

~89 affordable units within the market rate buildings at 60% AMI. (*Privately Funded*)





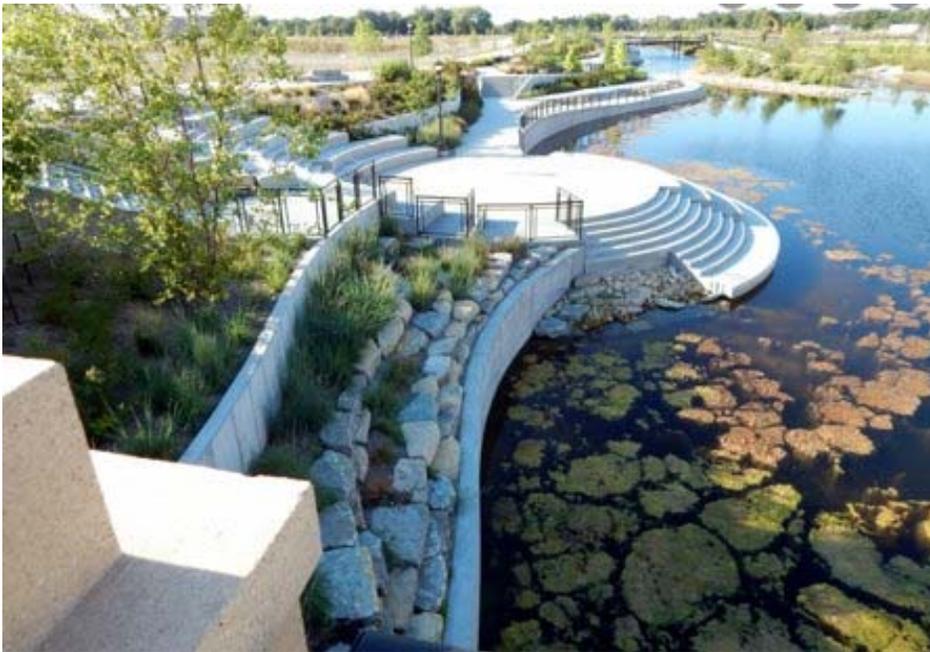
IMPLEMENTATION





IMPLEMENTATION

Central Stormwater System





IMPLEMENTATION

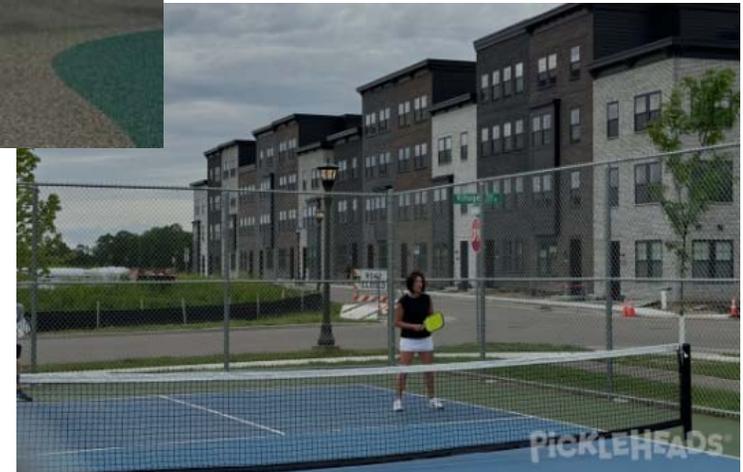
Gateway Park





IMPLEMENTATION

Assembly Union Park





IMPLEMENTATION

Unci Makha Park

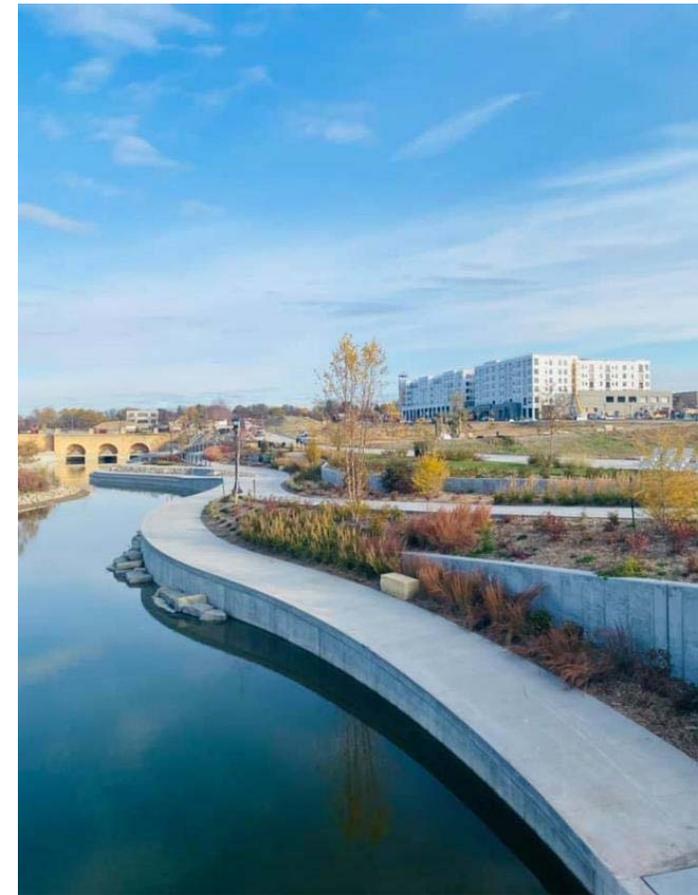




How it started



How it's going





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Executive Project Lead for Redevelopment

City of Saint Paul

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Breakout Groups

18 minutes

- Which typologies presented are feasible in your city?
- Which policy or finance tools would you explore using first?
- What has been most useful to learn about?



Stay tuned...

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





TECHNICAL ASSISTANCE

Park Equity Communities of Practice

The Park Equity Communities of Practice is a capacity building and peer learning network that brings together cities throughout the U.S. to focus on improving park equity. Over 600 city stakeholders, including city officials, planners, and parks professionals, from over 180 communities across the nation have come together to generate policy recommendations, resources, and guidance that supports changing park equity practices on the ground. Participants focus on the highest value opportunities and significant questions of the day, such as tools and metrics to evaluate park equity, inclusive community engagement strategies and policies, and leveraging the multiple benefits of parks through partnerships across sectors like private developers, climate, affordable housing, among others.



COMMUNITY OF PRACTICE RESOURCES

Community of Practice Track Library

Missed a track? Explore the full presentations and recording from each of our Park Equity Community of Practice tracks below!

Latest Sessions



- Community Power: Park Stewardship**
[View the presentation](#)
- Parks Maintenance: Staffing & Capacity**
[View the presentation](#)
- Parks Plus Affordable Housing: Livable Cities & Investing in Green Public Spaces**
[View the presentation](#)

- Approaches to Park Equity
- Community Engagement for Lasting Impact
- Community Power: Civic Engagement for a Healthy Democracy
- Developer Parks Partnerships Strategies
- Parks Maintenance: Funding and Policies

NEW look!

Preview of NEW tracks

Launching this Fall 2024...

- Policy Incubator: Framework to Advance Park Equity
- Parks Plus: Economic Development
- Park Access & Connectivity



Thank you!

Questions? Comments?
Reach out to Christina Jang
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Connecting everyone to the outdoors™