



USE OF LEED-ND AS A PLANNING TOOL PROGRESS REPORT

February 25, 2016

To: Roger Millar, PE, AICP, Vice President SGA
Eliot Allen, LEED-AP ND, AICP, Criterion Planners
From: Russell Gibson, AICP, Planning Director
Jordan Smith, AICP, PP, Senior Planner
Re: Smart Growth America Workshop – 6 Month Progress Report

On August 4th and 5th 2015, representatives from Criterion Planners and Smart Growth America (SGA) met with municipal leaders, city staff, stakeholders and residents to provide assistance under the Using Leadership in Energy and Environmental Design for Neighborhood Development (LEED-ND) as a planning tool, a grant supported by the U.S. EPA's *Building Blocks for Sustainable Communities* program.

The public workshop on August 4th featured a broad overview of strategies to achieve greater sustainability in the community through the LEED-ND program. The stakeholders workshop on August 5th consisted of a brainstorming session to identify challenges and opportunities associated with encouraging the development and redevelopment of key sites in the City such as central business district/waterfront/south Sanford Avenue, community garden block and vicinity, Historic Goldsboro Boulevard, former public housing site and the Sun Rail Station area.

Recommendations

The following recommendations were identified after discussion at the workshops with municipal leaders, city staff, stakeholders and residents as well as site visits.

- 1) The City should review the foregoing LEED-ND leveraging options and, at a minimum use the attached ND checklist to perform a high-level scan of community circumstances to identify notable green neighborhood obstacles and opportunities. Use the findings to prioritize other leveraging options.
- 2) In the downtown/waterfront redevelopment area, the City should include some level of LEED-ND consideration in the upcoming master developer selection process, i.e. qualifications/proposals invited to address ND goals.
- 3) At the Sun Rail station, City actions should be directed toward:
 - a) A transit-oriented development on the vacant property adjacent to the rail station, and
 - b) Relocation of the electric substation adjacent to the rail station, and replacement with a transit-oriented development.
- 4) Consider applying LEED-ND to other neighborhood planning processes to help strengthen environmental, social and economic outcomes. In particular, the redevelopment of Historic Goldsboro Boulevard and several former public housing sites offer ideal settings for an inclusive, triple bottom line planning approach such as LEED-ND.



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Six-Month Update

- 1) **LEED-ND Leveraging Options.** The City is continuing to review the various leveraging options to perform a high level scan of community circumstances to identify notable green neighborhood obstacles and opportunities such as auditing the Comprehensive Plan and Land Development Regulations to identify the strengths, weaknesses, gaps and conflicts.
- 2) **Downtown/Waterfront Redevelopment Area.** In August 2015, the City of Sanford issued a Request for Qualifications to solicit potential development partners for the redevelopment of the City-owned parcels within the Lake Monroe Waterfront Downtown Sanford CRA (LMWDS-CRA) along Sanford's waterfront. The objective was to select a firm that best satisfies the professional and project experience and that the capabilities that best satisfies the City's Strategic Priorities and redevelopment objectives for the Waterfront catalysts site.

On February 22, 2016, the City of Sanford entered into an agreement with Torre Companies for the development of 5.35 acres of City owned property in the historic Lake Monroe Waterfront Downtown Sanford Community Redevelopment Area. This redevelopment project derives from Sanford's long-term vision and Strategic Plan to unify their distinctive cultural corridor and historic downtown with the Lake Monroe waterfront, promote the City's distinct culture, business hub, and extensive transportation network, as well as, revitalize its disadvantaged communities. Located in Central Florida, Sanford wants to showcase their City as a vibrant and safe City in which people choose to live, work, raise a family, attend school, vacation and retire.

The Torre, Heisenbottle, Dover & Kohl Development Team has begun formulating a development program for a proposed mixed-used project including residential, office, retail, restaurants and hospitality components. Over the next several months, the team will work together to conduct design and feasibility studies and market analysis, as well as, facilitate a community planning and design charrette with City residents and representatives of the City of Sanford to gather their input for the vision of the sites. It is projected that the preliminary redevelopment plan will be presented to the City Commission by August 2016.

- 3) **Sun Rail Station.** On October 12, 2015, the Sanford City Commission approved a request to rezone 12.37 acres located directly across from the Sun Rail station at 2901 West 1st Street from RI-1, Restricted Industrial and SR-1A, Single Family Residential to PD, Planned Development. As the site is located with ½ mile of the Sanford Sun Rail Station, the PD should be designed to utilize transit-oriented development (TOD) principles. It would incorporate activities and design features proposed to generate ridership for a transit system. The Planned Development that was presented is general enough to allocate the potential for uses and their locations while providing a framework that gives both staff and a future developer the opportunity to create a positive TOD development.



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- 4) **Applying LEED-ND to Other Neighborhood Planning Processes.** On January 25, 2016, the Sanford City Commission approved the Sanford Housing Authority's request for the City of Sanford to be a co-applicant on the 2016 Choice Neighborhood Initiative grant application and pledge to match the required funding in the amount of \$250,000. Choice Neighborhoods is HUD's signature place-based initiative in support of the President's goal to build Ladders of opportunity to the middle class. The vision builds on the work that has been done by the Neighborhood Revitalization Initiative (NRI), an interagency partnership between HUD and the department of education, Health and Human Services, Justice and the Treasury, since 2009. The federal partnership supports local drive solutions for transforming distressed neighborhoods using place-based strategies to address the interconnected challenges of poor quality housing, inadequate schools, poor health, high crime, and lack of capital.

Choice Neighborhoods is designed to address struggling neighborhood with distressed public housing and/or HUD-assisted housing through a comprehensive approach to neighborhood transformation. Local leaders, residents and stakeholders, such as public housing authorities, cities, schools, police, business owners, non-profits, and private developers, come together to create a plan to transform distressed HUD housing and address challenges in the surrounding neighborhood. Choice Neighborhoods is intended to focus on three core goals:

- 1) Housing: Replacing distressed public and assisted housing with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood;
- 2) People: Improve educational outcomes, and intergenerational mobility for youth and supports delivered directly to youth and their families; and
- 3) Neighborhood: Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kind of amenities an assets, including safety, good schools and commercial activity, which are important to families' choices about their community.