

Building a Healthier Texas

A ULI Urban Innovation Report



Urban Land
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Texas Task Force on Building Healthy Places



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Texas

Austin, Houston, North Texas,
and San Antonio

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The following educational programs of ULI Texas District Councils raised awareness and forged connections between hundreds of ULI Texas members and a wide public audience of real estate and land use professionals. We thank each of the presenters who shared their expertise:

ULI Austin: Community First! Village—an Austin development with the homeless in mind Alan Graham, Mobile Loaves & Fishes.

ULI Houston: Building Healthy Communities and the Bottom Line Tom Bacon, Founding Partner, Lionstone Investments and Chairman, Houston Parks Board, Jonathan Brinsden, CEO, Midway, David Calkins, Regional Managing Principal, Gensler, Rachel MacCleery, ULI, Tom Woliver, Hillwood.

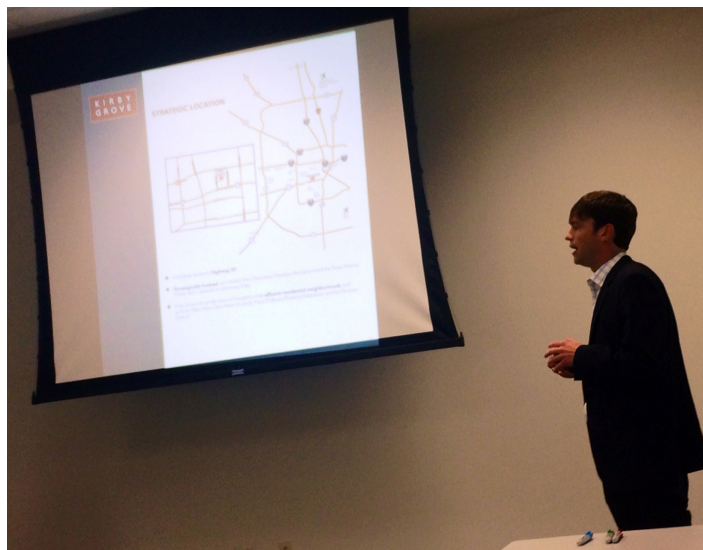
ULI North Texas: What's Next? Exploring the Value Proposition in Building Healthy Places

Neal Sleeper, City Place, Lucy Billingsley, Billingsley Company, Matt Brendel, TDI, Rick Perdue, Tonti Properties, Bill Cawley, Cawley Partners, Steve Modory, Champion Partners, John E. Orfield, BOKA Powell, Stewart Slack, KDC, Janet Protas, Office of Economic Development, City of Dallas, Paul M. Galvin, SG Blocks, Stevan Armstrong, SG Blocks, Bob Voelker, Munsch Hardt Kopf Hardt, Peter Braster, City of Carrollton, Frank Turner, City of Plano, Christine Maguire, City of Garland, Rodney Hall, Executive Search, Monty Watson, The Watson Law Firm, Bob Kembel, JCKPL, Larry Corson, Cooper & Stebbins, Tom Woliver, Hillwood, Carl Pankratz, City of Rowlett, Marc Kurbansade, City of Rowlett, Daniel Acevedo, City of Rowlett, David Watson, Direct Development, Leon Backes, Provident Realty, Frank Bliss, Southlake Town Center, Mike Brennan, Fort Worth South, Inc., Michael Bennett, Bennett Benner Architects, Andrew Blake, Presidio Interests, Jim Manskey, TBG Partners, Bridgette Hawks, 360 Grass Roots, Becky Hall, Baylor, Winjie Tang, Texas Health Resources and Brian McFarlane, HKS.

ULI San Antonio: Harvesting New Development: Urban Farm and Adaptive Renewal Pat Condon, LocalSprout, and co-founder, Rackspace, Mitch Hagney, CEO, LocalSprout, Dirk Elmendorf, co-founder, Rackspace and warehouse owner.

We would also like to acknowledge the combined volunteer and staff leadership of ULI Texas District Councils, who keep the day-to-day work of ULI moving forward in addition to guiding the implementation of the Building Healthy Places in Texas Grant:

- **ULI Austin** Chair, Rob Golding, immediate past Chair, Greg Weaver and Executive Director, David Steinwedell,
- **ULI Houston** Chair, Carleton Riser, immediate past Chair, Greg Erwin, Executive Director, Ann Taylor, and Texas Manager, Diane Barber, and
- **ULI North Texas** Chair, Michael Jackson, immediate past Chair, Robert Folzenlogen and Executive Director, Pamela Stein
- **ULI San Antonio** Chair, Clint Wynn and Coordinator Erin Bley.



Foreword

THE URBAN LAND INSTITUTE BUILDING HEALTHY PLACES INITIATIVE

Around the world, communities face pressing health challenges related to the built environment. For many years, ULI and its members have been active players in discussions and projects that make the link between human health and development; we know that health is a core component of thriving communities.

In January 2013, ULI's Board of Directors approved a focus on healthy communities as a cross-disciplinary theme for the organization. Through the Building Healthy Places Initiative, launched in late July, 2013, ULI is working to promote health in projects and places across the globe. Learn more: www.uli.org/health.

HEALTH AND THE BUILT ENVIRONMENT

Health is inter-connected with much of what ULI works on: Design, Demographics, Healthcare facilities, Technology, Safety, Health amenities, Parks, Clean air and water, Programs, Infrastructure, Energy, Access to healthy food, Housing.

WHAT WE ARE DOING

Through the Building Healthy Places Initiative, ULI will focus on four main areas of impact:

- **Awareness.** Raise awareness of the connections between health and the built environment in the real estate community, working to make sure health is a mainstream consideration.
- **Tools.** Develop or share tools – including best practices, criteria, and other materials – which define and advance approaches to healthy buildings, projects, and communities.
- **Value.** Build understanding of the market and non-market factors at play in building healthy places, and the value proposition of building and operating in health-promoting ways.
- **Commitments.** Gain commitments from members and others, including local governments, to work, build, and operate in more health-promoting ways.

KEY ACTIVITIES OF THE BUILDING HEALTHY PLACES INITIATIVE

- **Member Survey.** ULI conducted a survey of a cross-section of ULI membership on their opinions of the relationship between health and real estate. (July, 2013) A statewide version of the survey was conducted in Texas (April, 2014) with a follow-up survey immediately after programs in North Texas (date) and Houston (May 22, 2014)
- **Colorado Advisory Services Panels.** Three Advisory Services panels focused on community design and human health and well-being were conducted on behalf of the Colorado Health Foundation. (Spring, 2013)
- **Cities on the Move Summit.** This ULI Colorado program explored urban design and health. (Denver, October 3, 2013)
- **Building Healthy Places Conference.** This conference convened real estate leaders to explore topics related to health and the built environment. (Los Angeles, February, 2014)
- **Housing Opportunity 2014 Conference.** This annual convening hosted by the Terwilliger Center focused on connections between health and housing. (Denver, May, 2014)
- **Hines Competition.** The annual Hines Competition challenged students to imagine a healthier place as part of their project plans for Sulphur Dell. (Nashville, April, 2014)
- **Asia Summit.** This annual pan-Asian convening included Building Healthy Places programming. (Hong Kong, June, 2014)
- **District Council programming.** ULI's District Councils have explored the topic in a variety of formats in more than 100 events. (Ongoing)
- **ULI Fall and Spring Meetings.** Beginning with the ULI Fall Meeting in Chicago in 2013, and continuing at each of ULI's major gatherings since, Building Healthy Places programming has been presented to thousands of leaders from around the world.

PURPOSE OF THE ULI BUILDING HEALTHY PLACES INITIATIVE

“Leverage the power of ULI’s global networks to shape projects and places in ways that improve the health of people and communities.”

ULI PUBLICATIONS

(PDFs of all of these publications are or will be available for free download and print versions are available for purchase at <http://uli.org/research/centers-initiatives/building-healthy-places-initiative/>)

- **Intersections: Health and the Built Environment.** This publication explored health trends and the role of the built environment in promoting health. (Published November, 2013)
- **Ten Principles for Building Healthy Places.** This publication distilled principles for healthy communities from an expert workshop and lessons-learned during the Colorado panels. (Published November, 2013) the publication has also been translated into Chinese.
- **Building Healthy Places and the Bottom Line.** This publication explored the healthy places value proposition. (Published April, 2014)
- **Intergenerationalism and Community Development.** This report, produced in partnership with two Product Councils, explored intergenerationalism's impact on community development and health. (Published June, 2014)
- **Retail in Underserved Communities.** This report will explore retail, including access to healthy food, in low income communities. (Will be published in September, 2014)
- **Active Transportation and Real Estate: the Next Frontier.** This publication will explore the connection between walking, biking and real estate, and how real estate developers are leveraging bike and pedestrian infrastructure to meet market demands. (Will be published May, 2015)
- **Urban Land Magazine coverage.** Urban Land magazine focuses editorial coverage on various facets of the topic in support of the initiative. (Published throughout the project)
- **Case studies.** Case studies in the new ULI series have been enhanced with information on health-promoting features of projects. (Published throughout the project)

URBAN INNOVATION GRANTS

A number of ULI Innovation Grants focused on health were distributed to the ULI District and National Council network, including the grant won by Texas District Councils which is partially funding this project. (Winners were announced November, 2013)

ULI TEXAS URBAN INNOVATION GRANT



From the Urban Innovation Grant application submitted to ULI Foundation:

“The goal of this program is to produce a measurable change in awareness and attitudes about the role and responsibility of Texas developers and policy makers who are engaged in building healthy places.”

The project will strengthen regional collaboration among ULI District Councils in the four largest Texas markets: Austin, Houston, North Texas (Dallas/Fort Worth) and San Antonio, representing almost 2,400 ULI members. This project will create a statewide task force of real estate developers engaged in building healthy places, and build bridges to create new partnerships with public and private sector leaders.

Key Project Elements

1. Identify leading-edge developers. Each District Council will identify developers who are creating places that encourage and reinforce healthier choices for those who live, work, visit, and play in them.

2. Convene innovators and thought leaders. ULI will convene innovators who can share their real-world experiences, first with each other, following the model of ULI Product Councils, in an atmosphere of trust and candid sharing.

3. Forge ties with new and nontraditional ULI partners. ULI District Councils will engage and invite participation from partners, such as Federal Reserve Dallas Branch, Texas Children's Hospital, Texas Health Institute, Blue Cross Blue Shield of Texas, and others working to improve the health of Texas residents.

4. Capture learnings. Crystalize from these discussions best practices, lessons learned, and case studies in suburban green field, urban infill, and aging first-ring suburban communities.

5. Communicate/Engage the Community. Using the powerful platform of ULI meetings and communications vehicles, and leveraging wider exposure through partners' communications vehicles, the Texas Task Force will publicize these recommendations, and wield influence with ULI stakeholders and beyond."

WHY TEXAS?

The Urban Land Institute has produced a number of [authoritative publications](#) and real-world [case studies](#) that examine how the built environment and public green space can contribute to healthier lifestyles and enhance community well-being around the world.

ULI also conducts awards programs at the global and local level, such as the [ULI Global Awards for Excellence](#) and the [ULI Houston Development of Distinction Awards](#), to identify and honor best practices. These programs include "positive impact on community health" among award criteria. The [ULI Urban Open Space Award](#) honors public green spaces that "promote physical, social and economic health of the larger community." And, the ULI + Gerald D. Hines Student Urban Design Competition instructs student teams to incorporate health-promoting elements in their entries.

With so many dedicated resources pouring into understanding and educating the global ULI network of members and stakeholders about the connections between real estate development, land use and public health as well as efforts to verify return-on-investment in healthier places, what could another report focused on Texas add to the conversation?

"There is a chance here to do well by doing good."

Peter Rummell, former ULI Global Chair

MARKET CONTEXT

Texas would have the world's 13th largest economy if it were a sovereign nation, and with a population of 26.4 million and a GDP of \$1.4 trillion—roughly equivalent to Australia's—Texas accounts for 1/8th of the entire US output.^{#1}

It is easy to view the booming Texas economy and surging population as “proof in the pudding” that Texas has the right recipe. Others envy our success, so why would ULI Texas explore ways to do things differently? Is it a fool's errand to fix something that is obviously not broken?

THE PUBLIC HEALTH CHALLENGE

Unfortunately, its economic strength has not insulated Texas from shouldering some of the heaviest costs of our nation's health crisis, both in terms of lost human potential and financial burden.

A report published by Texas Comptroller Susan Combs in 2009 found that obesity cost Texas businesses \$9 billion a year: \$5 billion for lost productivity and absenteeism, more than \$4 billion for direct health care costs, and \$321 million for disability. The analysis concluded that if 2009 trends were not reversed, the number could more than triple by 2030—“a shocking number,” Combs said. In only two decades since the 1990s, the percentage of obese Texans had grown from 12 to 30 percent.

The Texas Comptroller has focused on raising awareness in the private sector and among the business community. “This is a huge issue for the financial security of our state,” Combs said. “We know we have to get business involved. I don't know any other way to do it.”^{#2}

At the same time, Texas stands to benefit greatly from tackling this problem successfully. According to data from the Centers for Disease Control and Prevention, Texas could save \$54,194,000,000 in health care costs by the year 2030, simply by reducing the State's average body mass index by 5%.^{#3}

Across Texas, scattered pockets of urban and rural poverty are underserved by medical professionals, safe recreation areas and fresh, healthy food sources. The State is home to counties where mortality rates from heart disease and stroke are among the nation's highest, as well as the lowest.^{#4} Texas has the highest rate of uninsured in the nation, and there are more uninsured children in Texas than in any other state.^{#5} In 2011 alone, 24,405 hospitalizations in Texas were due to asthma, at a cost of \$647.2 million. Of those, more than 90% were considered potentially preventable.^{#6}

Applying “Building Healthy Places” precepts and principles is particularly difficult in Texas because...

- **Land is Relatively Cheap**
- **Regulation is Relatively Lax**
- **It's Hot Outside**
- **We're Spread Out**
- **Adoption of Mass Transit Not Widespread (or non-existent)**

According to the American College of Sports Medicine's American Fitness Index—a ranking of Health and Community Fitness Status of the 50 Largest Metropolitan Areas in the US—three Texas ULI District Councils reside in the bottom 10:

Rank	Location in Texas	Score
Bottom 10:		
48.	San Antonio-New Braunfels	31.5
44.	Dallas-Fort Worth-Arlington	37.4
43.	Houston-Sugar Land-Baytown	38.3
And one in the top 20:		
11.	Austin-Round Rock-San Marcos	63.6

GEOGRAPHIC, ENVIRONMENTAL AND CLIMATE CHALLENGES

In Texas, the largest state by land mass in the contiguous United States, historically inexpensive land prices and cheap gasoline have encouraged development of low density, automobile-dependent cities with suburban satellites spreading ever outward. Relatively flat terrain and extensive highway systems also encouraged Texans to “think big,” leading to a tradition of large houses on large lots with residents driving big cars or trucks to commute from those homes to distant jobs.

Texas is not only vast, it is vulnerable. Hurricane Ike hit the Texas Gulf Coast in 2008, the third-costliest Atlantic hurricane ever to strike the US, causing \$37.5 billion in damage. The hurricane of 1900 also struck Galveston, 50 miles south of Houston, and it remains the deadliest natural disaster in US history, as it took an estimated 8,000 lives (compared to 286 deaths from Super Storm Sandy).^{#7} In 2011, while Texas endured its most severe drought and lowest single-year rainfall since 1895, wildfires burned approximately 4 million acres and destroyed almost 3,000 homes.^{#8}

There is conventional wisdom: Texans prize tightly enclosed air-conditioned escapes from sweltering summers. They won't walk or bike anywhere in the punishing heat.

If we follow design recommendations to encourage more active living, as well as planning for sustainability and greater resiliency, Texas's climate alone can make certain aspects of "building healthy" especially challenging.

The large size of Texas affords wide variation of climate, from the Chihuahuan Desert of El Paso with a scant 8 inches of annual rainfall to the rolling Blackland Prairies of North Texas, to the thirsty, drought-prone Central and South-Central Texas hill country of Austin and San Antonio, to humid, subtropical Houston, where annual rainfall typically exceeds 45 inches.^{#9} Texas is home to 11 distinct ecological regions.^{#10}

It is no accident that the first fully air-conditioned, enclosed, domed, multipurpose sports stadium in the world, the Astrodome, was built to insulate sports fans from Texas heat and humidity. But are there changes in the wind? The stadium which replaced the Astrodome, Minute Maid Park, has a retractable roof. The Houston Astros' president of business operations Reid Ryan reported fan surveys indicate "people want to see the roof open more. They like the feel of outdoor baseball."^{#11} Retractable roofs are a luxury that few developments can afford. But there are other ways to bring a sense of the outdoors back to urban areas. The popularity of "Lifestyle Centers" at the expense of fully enclosed shopping malls and the growing number of outdoor farmer's markets in Texas cities are further indications of a growing acceptance of some level of physical discomfort in exchange for what is perceived as a more natural and healthier environment.

Within a single state, serious ecological issues range from flooding in coastal areas to severe drought in Central and West Texas. Thus no single set of design guidelines, or a "one size fits all" approach can meet the wide variety of environmental challenges.



Harvest, Courtesy of Hillwood

SHIFTING DEMOGRAPHICS, CHANGING ATTITUDES

Some evidence of an attitude shift appears among the newest generation of Texans and the large number of new residents migrating to the state in response to growing employment. Many of the newest residents have come from places around the globe where automobile ownership is not mandatory and where public transit and active transportation—biking and walking—are more the norm than the exception. The conventional wisdom that Texans won’t walk or bike also is being challenged by a new generation of bicycle enthusiasts and early, encouraging performance results of more pedestrian-focused, lower impact developments.

Three Texas cities: Austin, Dallas and Houston, are rated in the “Top Cities and Neighborhoods for Millennials,”^{#12} — an age group which also lopsidedly favors policies to reduce carbon pollution to deal with climate change.^{#13}

One example of newly transplanted Texans on the leading edge of the local foods movement, is a nonprofit that brings traditional, rural farming techniques into low-income, urban areas. Plant It Forward provides an opportunity for resettled refugees to grow small urban farm businesses, which supply organic produce to local chefs, farmers’ markets and co-ops.^{#14}



The Denizen. Courtesy of Terry Mitchell.

REGULATORY CLIMATE

The business climate of Texas is welcoming and open to newcomers. Although existing residential neighborhoods may be wary of change, urban core areas, aging suburban downtowns even rural areas experiencing greenfield developments are often receptive to concepts promoting walkability and other healthy features. Those who envision and want to build better places in such settings encounter fewer regulatory obstacles in their path. And, the robust Texas economy appeals to investors—developers have access to resources that those in other, more constrained markets lack. A relatively youthful population and influx of Millennials is creating

a demographic shift, with more consumers who express a preference for personal growth and adventure over more traditional lifestyles. This cohort tends to delay family formation and home purchases in favor of living in apartments in vibrant urban, walkable neighborhoods.

These are some of the best reasons why Texas offers a laboratory to experiment and study healthy living concepts--despite certain facts about the state that make some of the more basic premises of building healthier places especially difficult.

Texas can be an ideal laboratory to explore what makes healthier places more successful because:

- **Developers are freer to respond to market drivers**
- **It is an attractive market for investment and financial resources are available to developers**
- **Shifting demographics favor new types of development**

Building a Healthier Texas

THE ULI TEXAS BUILDING HEALTHY PLACES PROJECT

We know that health is influenced by education, income, the health care we receive and numerous other factors outside the realm of built environment and land use. But we can play a part in what the Robert Wood Johnson Foundation calls a “Culture of Health.” We can evaluate real estate development and land use projects to see whether they encourage or discourage healthier choices. Does the project’s design and composition make it easier or more difficult to live a healthier lifestyle? What we do as real estate developers, designers and urban planners can be a part of the puzzle to enable all Americans to live longer and healthier lives, now and for generations to come.

PART ONE: SHARING KNOWLEDGE

Our initial project goal was to implement the first of ULI’s areas of impact for healthier places, AWARENESS. Which Texas developers are collaborating with new and non-traditional partners and experimenting with projects to achieve healthier outcomes?

The ULI Texas team identified a group of these early adopters and asked them to share their experiences with each other.

On May 27, 2014, at the United Way of Houston, the Texas Task Force on Building Healthy Places convened for a workshop co-facilitated by Jim Manskey, President, TBG Partners and Chair, Building Healthy Places Committee for ULI North Texas, and Bill Odle, Managing Principal, TBG Partners Houston and Chair, Mission Advancement for ULI Houston.

The workshop began with a series of quick presentations in the “Pecha Kucha” format,

with each participant highlighting the health-promoting aspects of the project being discussed.

Task Force Members represented a variety of perspectives from around the State, including:

Urban Development / Mixed Use

Erich Dohrer, RTKL, Dallas

Bryson Grover, Midway, developers of mixed-use projects including CITYCENTRE, GreenStreet, and Kirby Grove in Houston

Shawn Hatter, Silver Ventures, developers of the Pearl in San Antonio

Nick Sirianni, AREA Real Estate, developers of 1221 Broadway in San Antonio

Nick Summerville, Neal Richards Group, Dallas

Residential Developers

Shay Shafie, Johnson Development, developers of Sienna Plantation, Cross Creek, and Imperial in Sugar Land

Tom Woliver, Hillwood, developers of Harvest master-planned community in North Texas

Terry Mitchell, Momark, developers of Chestnut Commons, The Austonian and the Denizen in Austin

Public Sector/Non-profit

Joy Horak Brown, New Hope Housing, Houston

Lisa Helfman, Texas Children’s Hospital, Houston

Omar Gonzalez, Hemisfair Park Area Redevelopment Corporation (HPARC), San Antonio

Richard McNamara, Bayou Greenways, Houston

PART TWO: IDENTIFYING BUILDING BLOCKS OF HEALTHY PLACES IN TEXAS

The second part of the Task Force workshop was devoted to distilling common themes in the projects that were presented and relating those themes to the concepts examined in ULI publications on healthy places. Additional ideas discussed were the result of recent programs conducted in the various Texas District Councils.

The result of this extensive exploration was consensus on six “Building Blocks” of healthier places in Texas:

- 1** *Make Active the Easy Option*
- 2** *Identify Great Partners and Build Bridges Early in the Process*
- 3** *Look Outward: Make Connections Beyond the Bounds of Each Individual Development*
- 4** *Get Involved in the Public Process*
- 5** *Focus on Economic Viability*
- 6** *Plan Spaces for Spontaneity*

The following portion of this report explores each of these Building Blocks in detail, using examples from the Texas projects discussed by the Task Force.



Levy Park at Kirby Grove. Courtesy of Midway.

Building Block #1

Make Active the Easy Option

Harvest is a 1,200 acre master-planned development located in Northlake and Argyle, Texas and is being developed by Hillwood Development Co. Located on I-35W between Denton and Alliance, Texas, Harvest is a short distance to University of North Texas, Alliance Airport, DFW Airport and Fort Worth.

The master plan was designed as a “pedestrian first community” along a backbone of a 1.5 mile central park in the center of the community, with schools and amenities as destination anchors. Harvest is composed of 3200 single family homes, 42 acres of high density residential and 80 acres of mixed use. The master plan is also designed as an open plan with a mixed product approach.

At the heart of Harvest is a farm and historic farmhouse, where one family lived and worked for five generations. The farmhouse has been fully restored as a community center, and the signature amenity of Harvest is a commercial farm. Rather than a golf course or tennis center, the community is built around a 5-acre working farm, and instead of a golf or tennis pro, the community of Harvest employs a professional farmer, who runs his own organic farming operation while teaching gardening classes for the community.

“During World War Two, 50% of the produce consumed in the US was grown in victory gardens. Now it’s less than 2% but it’s on the rise.”

David Calkins, Gensler, citing statistic from Urban



Harvest, Courtesy of Hillwood

The true backbone of the community, what Tom Woliver calls “the connective tissue,” is the 1.5-mile park which connects all the neighborhoods. And the activity of the community’s central green, multi-use activity building and performance area contribute to a more engaged, connected and active lifestyle for residents.

While he says he considers Hillwood’s Harvest community still a “prototype,” Woliver already sees an upside from creating a more active, outdoor lifestyle. “When people drive through your project and see people outside, doing things together, that’s the number one thing that markets your project. The social health of the community from a marketing perspective is a great sales mechanism for your project.”

“Everyone likes to eat and food brings people together. So we created a true working farm in the middle of a master-planned community. We’ve hired a farmer. We have 5 greenhouses. We have a community garden where our farmer teaches residents how to do it.

Once you have that knowledge, it’s fairly easy to do... and there’s an option for residents to have their own gardens. So far, we’re seeing it’s driving a lot of traffic... We’re definitely getting traction.”

*Tom Woliver, Director of Planning & Development,
Hillwood Development Co.*



Harvest, Courtesy of Hillwood



Building Block #2

Identify Great Partners and Build Bridges Early in the Process

Projects designed with health and well-being in mind demand collaboration between many partners. Sometimes, seemingly “strange bedfellows” discovered mutual interests and, when they began working together early in the development process, were able to maximize the benefits to themselves, their collaboration, and the wider community.

CITYCENTRE AND KIRBY GROVE

Midway, in developing its CITYCENTRE Mixed Use project, worked with Lifetime Athletic to create a new urban prototype, which became an important anchor tenant and amenity for the office/retail/residential project, as well as creating health-focused programming to activate the open green space that is the beating heart of the development.



Hundreds participate in “Ride of a Lifetime” in CITYCENTRE’s plaza, setting a world’s record for the largest outdoor static cycling (spin) class. Courtesy of Midway.

“Market trends are always changing and if you just live in your own world, you won’t see that. If you’re surrounded by the right partners, you do see it.”

Shay Shafie, Johnson Development Corp.

After experiencing first-hand in CITYCENTRE the potential of well-designed and activated green space to amp up social interaction, enhance community well-being, and create “stickiness” with happy office, retail and residential tenants, Midway advanced the concept a step farther with Kirby Grove.

Midway formed a collaborative partnership between the Upper Kirby Redevelopment Authority (City of Houston Tax Increment Reinvestment Zone # 19) and Houston Parks and Recreation Department to create Kirby Grove, an 11-acre urban activity center incorporating a \$10 million dollar re-development of an underutilized public park, in addition to new commercial and residential components.

Thoughtful integration of class-A office space, multi-family and restaurant elements will activate the perimeter of the newly renovated Levy Park, providing cohesiveness to the mixed use design of Kirby Grove. The combination of uses, along with the urban park, will generate an economically and physically sustainable model that will redefine wellness and the quality of life in Houston. The proximity of amenities and the park environment invite patrons to live, work and play—all in one walkable, pedestrian-friendly destination.

Jamie Brewster, Director, Upper Kirby Redevelopment Authority, said the economic structure of Kirby Grove “will support both ongoing maintenance and superior programming, serve as a model for the city and other developers seeking to create engaging and self-supporting, multi-purpose gathering places in an increasingly dense metropolis.”

A 16-story, Class-A office building will feature 225,000 SF of office space and 25,000 SF of ground floor restaurant space. The building’s integrated parking garage will have 850 parking spaces, for both tenants and retail patrons. Also located within Kirby Grove, Avenue Grove, a midrise residential tower will feature 270 one- and two-bedroom apartment homes. Its 10,000 SF amenity deck overlooks Levy Park.

In preparation of the park renovation and in conjunction with the Houston Parks and Recreation Department and the Upper Kirby Redevelopment Authority, Midway assisted in the relocation of 8 very mature live oak trees from the multi-family site to provide all-important respite from summer heat in Levy Park.

“Mixed use development in general is inherently healthy—you’re not getting in a car and we’re trying to create a sense of community—that makes them sticky places.”

Jonathan Brinsden, CEO, Midway, Developer of CITYCENTRE and Kirby Grove



Additional features will include year-round programming, native landscaping, water features, a children’s play area, performance pavilion, an event lawn, dog park and a community garden. Kirby Grove, Courtesy of Midway.

The community garden will incorporate workshops with local gardeners, teaching its members about healthy farm-to-table eating practices. The children’s play space will feature a rainfall fountain, and unique tree house play area, which will be ADA accessible. The park will host the weekly Urban Harvest Farmer’s Market, one of the most popular in the city, featuring a variety of products from local vendors. Additional community events include fitness classes, live music, wine festivals, movie nights and more.

NEW HOPE HOUSING

New Hope Housing, ULI Award for Excellence, Americas winner, builds strong collaborations as well as affordable, supportive housing as a health intervention.

Homelessness and substandard housing destroy lives, wrench apart families and degrade communities. A stable home is a vaccine that can prevent many negative outcomes, and is a critical component of healthy communities.

A combination of informed business skills, smart architecture and strong partnerships are the formula New Hope Housing has developed for alleviating homelessness and building healthy communities for Houston's most vulnerable citizens. Many live on fixed incomes of about \$800/month – and many have been formerly homeless or at risk of homelessness.

“By working with collaborative partners like ULI, we have developed a model of excellence in Housing + Services that is smart and levelheaded, and our results have real human impact.”

Joy Horak-Brown, Executive Director New Hope Housing

Collaboration with social service agencies helps New Hope Housing provide robust supportive services to residents, such as case management, mental health counseling, rental supports, and life skills training. While New Hope also offers supportive services with its own staff, collaborating with these social service agencies leverages greater resources, avoids duplication of services, and keeps program costs low.

Collaboration also is key throughout the development process, not only with the development team of architects, engineers and contractors, but also with organizations such as Texas Affiliation of Affordable Housing Providers, Texas Department of Housing and Community Affairs, the U.S. Department of Housing and Urban Development, and the Corporation for Supportive Housing.

For more than 20 years, New Hope has helped people mend their lives and recover their dignity by providing affordable, beautiful housing to adults living alone on extremely limited incomes. Once people have a place to call their own, a place they can be proud of, they can begin to move forward to heal other parts of their lives.

New Hope holds strong to the belief that affordable housing plus services is a form of health intervention, and that architecture can have a profound effect on the human spirit. Affordability alone is a pathway to improving health outcomes by freeing up resources for nutritious food and health care. Affordability improves residential stability and reduces stress and its triggers on adverse mental health. Using housing as an efficient platform for service delivery, New Hope offers life skills courses, nutrition classes and health fairs; facilitates ongoing health care delivery; and provides access to case management that reduces risky behavior and helps residents form a pathway to a healthy lifestyle.

New Hope Housing's well-designed, stylish and durable properties have won awards and accolades nationally and internationally, including a ULI Award for Excellence, Americas. These recognitions help shatter stereotypes commonly associated with low-income housing. Because New Hope owns their developments for a lifetime, they build for a livable and sustainable

future. In 2010, New Hope opened the first LEED certified affordable housing in the State of Texas. Today, three of their properties are Platinum LEED for Homes certified, helping keep rental rates low while offering benefits of reduced energy and water consumption and clean indoor air.

New Hope's business model keeps rental rates low by carrying no debt on properties and self-managing its communities. Its properties operate in the black, with the rental stream covering building operations and a replacement reserve.

New Hope owns and manages almost 1,000 units of single room occupancy (SRO) housing at seven properties, with rents of approximately \$460/month, including free utilities, cable TV access, and on-site support services. Fully furnished units can be likened to well-designed 'micro units,' each with a private, tiled bath; kitchenette with microwave and refrigerator; and tenant-controlled HVAC system.

All New Hope communities have one point of ingress and egress, with residents and visitors greeted at a front desk that is staffed 24/7. As residents enter the properties, they walk immediately through handsome community and social service spaces where they are able to engage their neighbors. High vaulted ceilings and large windows throughout the properties take advantage of the natural light and create a transparent environment that uplifts residents and blurs the lines between inside and outside. Public art components are also incorporated into the design of many of our projects. This creation of a sense of place through art and nature is an integral part of New Hope's approach to affordable housing.



New Hope Housing at Brays Crossing: ULI Houston Development of Distinction Award Winner and ULI Awards for Excellence Winner, Americas

The City of Houston recognizes the need for New Hope's Housing + Services intervention. The City intends to reduce the 30,000 people seen yearly by the homeless response system, which is costing Houstonians more than \$100 million/year in emergency room services, police calls, and mental health services and more to respond to the issue of chronic or 'street' homelessness. By increasing access to Permanent Supportive Housing, Former ULI Rose Fellow Mayor Annise Parker has made a commitment to end chronic and veteran homelessness by 2016. Affirming New Hope's effective model, the City has named New Hope as the affordable housing developer leading these efforts.

New Hope also has increased its capacity and is expanding its mission to reduce homelessness and near homelessness for Houston families. The leading provider of SRO housing is now in the pre-development phase to construct a supportive housing property serving homeless and at-risk families, most typically single mothers.

Building Block #3

Look Outward: Make Connections Beyond the Bounds of Each Individual Development

PEARL

Pearl is a new take on an old neighborhood, a place to live and shop on the banks of the San Antonio River, and an extension of the River North district. It could be called a labor of love. Kit Goldsbury, a visionary city benefactor saw potential in the run down and abandoned industrial site of the 100-year-old Pearl brewery and picked the place to create a food-focused, mixed use urban redevelopment project.

Today Pearl is a culinary and cultural destination that attracts visiting foodies and neighbors alike, and the developer remains committed to stewardship and learning. In this historic gathering place, everyone is welcome to eat, play, and learn.

The recognized leader in providing the best professional culinary education since its founding in 1946, the world-renowned Culinary Institute of America offers a variety of programs at the Pearl campus. Students of all skill levels and experience learn from expert CIA instructors in state-of-the-art professional kitchens and classrooms.

The River Walk actually spans a 30 mile loop that goes through downtown, south through the missions and north through museum reach and up to Pearl. From Pearl, the river is due west and adjacent to the amphitheater and La Gloria. Due south, the walk leads towards the central riverwalk area downtown.



Courtesy of Silver Ventures.

The amphitheater at Pearl is open to the public, offers free Wi-Fi and is dog friendly. The park is a central gathering place where people meet for runs, group dog walks, and outdoor yoga sessions. Members of the public are allowed to bring in food and non-alcoholic beverages. Pearl offers free events for the public and hosts an annual tamale festival that draw more than 30,000 participants. A free movie series on summer weekends and Latin music concerts are offered throughout the year through the Echale Latin Music series. Pearl is host to a producers-only farmers market - featuring vendors located within 150 mile radius of San Antonio, providing fresh, local, and seasonal products that they themselves planted, raised, and harvested.

Pearl's walkable location and bike share station reduces residents' and visitors' need for a car. The Museum Reach is the turnaround basin for river taxis that come about every 25 to 35 minutes and head back downtown.

There are 500+ residents living in the project, 3 miles from down town, and another 2,000 live within easy walking distance. In short, Pearl is welcoming and accessible to people at every income level.

Sustainability Enhances Healthy Places

From Texas' largest private solar installation to drought-resistant xeriscaping, Pearl is committed to sustainability. It started with preserving the historic brewery buildings and has grown to a host of environmentally friendly practices.

All non-potable water on site is either recycled or captured rain water made possible through a public/private partnership between San Antonio Water System (SAWS) and Pearl. The landscape of attractive native and adapted plants embodies

"We like to think of Pearl as an experimental space, collaboration between farmers, ranchers, chefs, home cooks and people who just love food. Our commitment to food is evident in every corner of Pearl. Our farmers market is the first year round market in the region. We're home to the third U.S. campus (along with New York and California) of The Culinary Institute of America, and San Antonio natives and CIA graduates have opened up award-winning, innovative restaurants on site."

Bill Shown, Managing Director of Real Estate

the natural character of San Antonio while requiring less water. The project's green space uses approximately one-fifth of the water an average landscape would require.

Pearl has planted 662 trees property wide (307 major trees such as elms, oaks, and sycamores; and 355 smaller trees such as mountain laurels and persimmons).

Energy Efficiency

Pearl consumes less energy and emits fewer greenhouse gases due to energy star appliances, energy-efficient windows and ample building insulation, which create more comfortable indoor spaces at lower operating costs. Windows in Pearl are double-paned, tinted and have a low solar heat gain coefficient, minimizing the solar radiation that enters interior spaces in the heat of summer.

Indoor Environmental Quality

Pearl's indoor environment promotes health and wellness. The design team selected low-emitting adhesives, sealants, paints, carpet and other materials that contribute to healthy, high-quality indoor air. Living spaces are designed to maximize access to outdoor views and daylight while keeping indoor temperatures comfortable.

IMPERIAL SUGAR LAND

When the Imperial Sugar Company closed its refinery in Sugar Land, Texas in May 2003, the City of Sugar Land and its residents were determined not to become another company town casualty. Instead, the community embraced Imperial Sugar's past by preserving its iconic structures for future generations to understand the story of where they live and where they came from.

Sugar Land's roots date back to 1843, when a commercial sugar mill was established on the banks of Oyster Creek. The facility was modernized in 1908 and in 1918, the company built an elementary school to attract workers to the area. Imperial Sugar even built and staffed its own hospital and fire station.

Up until its closing, Imperial Sugar remained the pulse of Sugar Land, the oldest continuously

operating business in the State of Texas, having processes sugar on the site for more than 160 years.

When the refinery shuttered, the community soon voiced its support to preserve Imperial Sugar's historic structures, rather than imploding them to make way for new development. Soon, local visionaries along with representatives from The Johnson Development Corp. came together to create a master-planned community at the site to be known as Imperial.

The team developed a plan to divide Imperial's 716 acres into seven separate districts with regulations, requirements and land uses to differentiate each district, yet structured to maintain their identity as part of the historic Imperial Sugar Land development, ultimately incorporating retail, residential, entertainment and office components. The planned development also included the preservation of several of Imperial Sugar's historic structures including the Char House, the three-bay warehouse and the historic water tower.

After considerable deliberation, Johnson Development was selected as the development partner for Imperial in July 2009. The final Planned Development application was approved in the fall of 2010.

Imperial's seven distinct districts include two Refinery Mixed-Use Districts (centered on the historic factory site) for retail, office, high density residential, restaurant, hospitality, entertainment, museums, and civic gathering spaces; a Ball Park District (centered on Constellation Field, a new minor league baseball stadium) for multi-family residential, single-family residential, retail and civic plazas and



Historic structures at Imperial. Courtesy of Johnson Development Corp.

green space; two Business Park Districts for office and civic uses; a Highway 6 District for retail, office, hotel and commercial; and an Open Space/Utility Use District for protected wetlands, surface water treatment and open space land uses.

Vehicular circulation within Imperial is provided by four types of streets that provide for safe, organized traffic movement coupled with strong pedestrian connections, therapeutic planting, plazas, open space, and supportive routes for multimodal mobility within the development. A central roundabout also creates an organized traffic flow along with a sense of arrival and community identity.

Imperial's generous park system (open space accounts for 45% of the gross acreage) will meet the total recreation and leisure needs of the development. Open space is organized around the natural features of the site, including a creek that winds through the development, detention lakes redefined as amenities, and existing wetland preserves. The open space brings residents together by connecting the various districts through a trail system that utilizes pedestrian bridges, paths of varying widths and unique plantings.

Central, civic plaza spaces, mostly focused within Imperial's Refinery District, offer enjoyable outdoor spots for gatherings, concerts, and child play. Most notably, a weekly farmer's market draws thousands to this area of Imperial every Saturday with an array of vendors selling fresh produce and gift items.

The first sign of the market's response to Imperial came in the fall of 2013 when close to 400 home buyers poured into Constellation Field to visit with builders of new luxury patio homes, garden homes and town homes planned



Constellation Field anchors the Ball Park District in Imperial Sugar Land

for Imperial, a response which surprised even the most optimistic members of the master-planned community's development team.

Most recently, garden-style model patio homes opened and approximately 20 of Imperial's garden homes sold before its first model opened. Luxury townhomes, Brownstone-style homes and one and two-bedroom condominium style multi-family units will also be added.

Historic structures of Imperial Sugar Land are being preserved and re-purposed as part of the master-planned community. The Fort Bend Children's Discovery Center and the Sugar Land Heritage Foundation Museum will occupy a former container warehouse while the Char House and three-bay warehouse will be re-purposed as office space and other commercial uses. Imperial's iconic water tower is being repurposed and re-painted to serve as one of the signature features of Imperial Sugar Land.

On the commercial front, Johnson Development has partnered with commercial real estate development firm KDC to develop and market 55 acres of commercial land within Imperial for Class A, build-to-suit office space.

Building Block #4

Get Involved in the Public Process

BAYOU GREENWAYS INITIATIVE

The campaign to win support of \$100 million in public funding for Houston's Bayou Greenways 2020 project offers a textbook case of how transformative ideas can take root, gain widespread public acceptance, and ultimately offer big payback in health, economic and environmental benefits.

In November 2012, Houston voters approved bond funding for the \$100 million public part of a \$215 million public + private partnership, Bayou Greenways 2020. The Houston Parks Board would provide the remaining \$115 million. This visionary project is creating new parkland and trails to enhance and protect water quality, preserve natural habitat and provide healthy options for walking, biking and jogging in the City of Houston. When complete, 6 in 10 Houstonians will live within 1.5 miles of a bayou park or trail.

Less than a year later, the Kinder Foundation announced the largest donation in the history of Houston's park system, and one of the largest grants to a public greenspace in the US: a \$50 million gift to the Houston Parks Board.

Bayou Greenways 2020 is part of the larger Bayou Greenways Initiative, a \$480 million project to transform 10 of the major bayous in the greater Houston area with 4,000 acres of greenways of natural beauty, connectivity, recreation, habitat preservation and increased functionality and cleanliness—all while addressing a deficit of equitably distributed green spaces.

Starting from a 100 year old plan by Arthur C. Comey, a student of Frederick Law Olmstead, Jr., a small group of passionate advocates for Houston's bayous did the painstaking work to make a solid business case for the catalytic power of well-executed public green space.

As business leaders began to embrace the vision, they also delivered a clear message—the economic value of the new greenways must be validated and articulated in order to win support for significant public funding.

To meet this challenge and to quantify what has been known for decades, bayou advocates commissioned an economic impact study from lead researcher Dr. John Crompton, University Distinguished Professor and Regents Professor, Texas A&M University, with economic data and analysis provided by Marsh Darcy Partners, Inc. Consultation on economic modeling and technical research was also provided by management consultant Alan Mueller, MPA, and Richard R. Johnson, Associate Director of the Center for the Study of Environment and Society, Rice University.



White Oak Bridge, Courtesy of Houston Parks Board

The contributions of Winifred Hamilton, Ph.D., Chronic Disease Prevention and Control Research Center, Baylor College of Medicine were also credited in the report, which conclude that the conservative benefits of the Bayou Greenways Initiative included:

“1. Houstonians’ physical and mental health \$77.1 million

Bayou Greenways will create more equitably distributed parks and recreational amenities improving our physical and mental health.

2. Houston’s environmental health \$22.5 million

Bayou Greenways will transform the area’s image from a sprawling, automobile congested urban center to one that values its ecological capital, its clean air and clean water.

3. Houston’s economic health \$17.5 million

Bayou Greenways will contribute greatly to the quality of place, attracting and retaining knowledge workers, corporate offices, and retirees, and increasing property values to benefit the area’s tax base and individual homeowners.”

Thus the total estimated total measurable annual benefits \$117.1 million. That conclusively demonstrated an enormous return on a public and private investment.

These figures are impressive, but the primary outcome of completing the Bayou Greenways could be to catapult Houston to one of the top cities in the nation in quality of place.”^{#13}

Demonstrating a return on the public investment is of critical importance when seeking support in the business community for new projects and is an important part of any successful effort on delivering a public good of this size and scope.



Richard McNamara, Houston Parks Board, presenting to Texas Taskforce Workshop, “As our trails get built, what a great story it would be in 5 or 10 years for developers to be seeking out bayou-front neighborhoods to reimagine urban living.”

“This will be like LEED in a sense—you will be able to measure and quantify the benefits—now that has become mainstream... We’re all talking about walkability scores, which we weren’t talking about 5 years ago. I think we will be able to quantify and measure the benefits of healthier places as well in a matter of years.”

Tom Bacon, Chair, Houston Parks Board

Building Block #5

Focus on Economic Viability

Regardless of its potential public health benefits, no private sector real estate development can achieve success without economic health. Innovative financing, cost-effective design, and creative marketing strategies are also important features of healthy places.

THE DENIZEN

Although still more affordable than other fast-growing cities on the East and West Coasts, Austin is the only fast-growing Texas city not ranked “most affordable,” according to a recent Redfin analysis.^{#15} Yet a partnership between the Salvation Army and innovative Austin developers provided capital for the ministry, produced an urban community of environmentally sensitive housing for homeowners, and did it at a more affordable price point than generally available in Austin’s hip South Congress (SOCO) neighborhood.

“Stay nimble and flexible. One of the worst things you can do is fall in love with you own project and fall into the ideology of ‘it has to be this way.’ Stay committed to your vision. Listen to, but also challenge the market. We didn’t meet the market, we redefined the market. Don’t make token gestures.”

Nick Sirianni, AREA Real Estate, developer of 1221 Broadway

“From our standpoint, the key feature of our project was providing housing at about 70% of the average single family home in the neighborhood, allowing us to place residents close to the urban core who could not otherwise afford to live there,” said developer Terry Mitchell.

Careful site planning and project design preserved open green space, so that the community not only hit a price point that was

lacking in the area, it also had features no other urban community in the area was providing.

Key tools to keep the price down: Adding density (over single family) and making the units smaller (1,100 average square footage compared to the submarket average of 1,500 square feet).

5th At Cumberland Development, LLC is a development company comprised of three principals, Terry Mitchell, Bill Skeen and Adam Nyer, with over 70 years of real estate experience, including suburban residential, thousands of multi-family units and construction. Together, they create urban, green communities that provide workforce housing, in a green community, with features that are unique to each community.

Architecture and Site Plan. Austin is transitioning from a predominately suburban form of development to a more urban fabric. This project was originally planned for a higher density detached condo format. But that would sacrifice 2 acres of open space in the 7’ to 10’ strips of land between the homes.

With a bus stop on the project’s northeast corner at South Fifth and Cumberland, public transportation convenient and the #6 Capital Metro connects to downtown Austin.

In Austin, every new project must provide “water quality” on-site to purify rainwater as it is discharged off a project. Typically, a sedimentation/filtration pond captures water, runs it through a sand filter, and then releases water. Weeds, rodents and essentially a large cat litter box results. Complaints often occur.

Instead, the Denizen created an alternative water quality method using rainwater gardens of native plantings where water runoff from roads and buildings is captured before being discharged.

Not only is this more environmentally sensitive, the remaining detention facility could be redesigned into an amphitheater where music, plays and other performances can occur.

What typically is an eye-sore and problem became an amenity. In addition, some rainwater is captured to provide irrigation water for the urban garden.

The project achieved a “Four-Star Green Builder” Award from the City of Austin (roughly equivalent to a LEED Gold designation for Austin projects), at much less cost to the homeowners.

Achieving zoning from the Austin Planning Commission project took approximately 10 months, with the variety of housing offerings, open space available to all and preservation of an urban garden as key considerations.

Site Constraints. The Salvation Army retained 1.5 acres for their administrative offices and church. Limited site access allowed by the City (one access point off South 5th and one access off Cumberland) had to go around the Salvation Army facility.

The neighborhood sought access to some common areas, but did not want vehicular connections to their roads. With the City Council’s approval, these access points were limited to pedestrian connections.

Pricing from the \$180’s to the \$400’s was lower than average price of a single-family home in this area starting in the mid \$400’s.

As reported in “The Community Impact” local newspaper, the Denizen’s community garden, which is open to all area residents, has been so popular that there is a waiting list. Teresa Holmes, sales associate at the Denizen, also is a



By attaching the units, the Denizen creates a one-of-a-kind environment where two differing products, urban townhomes along South 5th Street, and urban flats, exist in an 3.5-acre, usable natural environment, containing a 2-acre park, an urban vegetable-fruit tree-native flower garden, a lawn for activities such as yoga and movies-in-the-park, a pool and community gathering room, an amphitheater for music and two dog parks.

The flats buildings were situated in an east-west configuration to minimize impact from the Texas sun, and to provide 20 units with panoramic views of downtown Austin. Another 20 or so have large views of the Texas hill country.

certified master gardener who has taught classes to interested participants.

Through its mix of uses, integration of existing development, maximization of open space and creation of an urban lifestyle that filled an unmet need for close-in homes within reach of more modest incomes, the Denizen enhanced its economic viability.

Building Block #6

Plan Spaces for Spontaneity

Healthy places are open and inviting to the public, creating spaces for spontaneous socializing and friendly, safe gathering spots. A common theme of the residential development projects presented at the workshop was the inclusion of urban agriculture—encouraging more people to “get their hands dirty” with garden plots as well as providing better access to fresh produce and local foods. Linear parks, bike lanes or trails and other features encouraging “active transportation” were also popular features.

While the amount of active and hands-on programming of these open spaces varied, none of the public areas were just left to chance. Either through carefully chosen locations, innovative landscaping plans, or proximity to popular destinations, the open spaces in the projects were intentionally designed to be places that would encourage outdoor activity. In some cases, as with the outdoor classes at CityCentre, activity is programmed; at other times, as with public park at the Pearl, offering free wi-fi and a dog-friendly policy draws people together.

As Midway CEO Jonathan Brinsden said, “All of our projects include a central green space—the 20,000 square feet of open green space in CityCentre is the most valuable real estate in the project.”

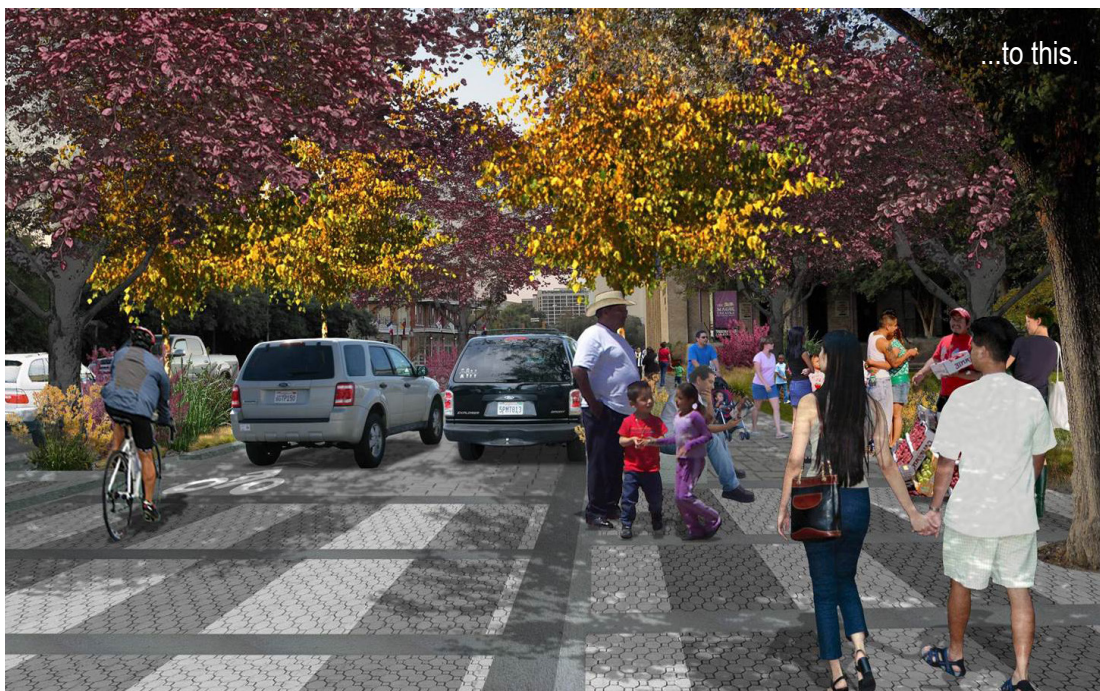
HEMISFAIR REDEVELOPMENT

The original site of the 1968 World’s Fair, the Hemisfair property is located in the heart of downtown San Antonio. It is home to the iconic Tower of the Americas, Henry B. Gonzalez Convention Center, several cultural institutes and historic structures, all with access to the River Walk. The Hemisfair Park Area Redevelopment Corporation (HPARC), was set up by the San Antonio City Council in 2009 to transform the underutilized site into a vibrant and inviting park district that is authentic to San Antonio. The Master Plan calls for a series of first-rate urban parks embraced by a dense neighborhood of multi-family residences, cafes and galleries, and walkable streets and pathways.

Envisioned as one of the world’s great public spaces, Hemisfair will become the central gathering place for San Antonians, strengthening the local community and enhancing the sense of civic pride.

HPARC is a 501(c)3 non-profit organization responsible for acquiring property, planning, developing, constructing, managing, maintaining and financing projects at Hemisfair. Since HPARC is a non-profit, all revenues generated from leases will go back into maintenance, operations, and activation of the public park spaces, making Hemisfair financially self-sustaining.

“We believe that great cities have great downtowns, and great downtowns have great urban parks. With dreams of plazas, courtyards, green space, art and cultural amenities, residences and local businesses, the plan for Hemisfair will mature our city center asset into a collective space bursting with users and excitement.” Omar Gonzalez, HPARC.



The vision for the Hemisfair redevelopment includes shaded, complete streets to accommodate pedestrians, cyclists and other users.

Survey Results

Measuring Awareness and Attitudes About Building Healthy Places

A stated goal of this program is to produce a measurable change in awareness and attitudes about the role and responsibility of Texas developers and policy makers who are engaged in building healthy places.

BUILDING HEALTHY PLACES SURVEY RESULTS

A statewide survey was conducted in late March, 2014, via Survey Monkey. It was sent to all people on the ULI Texas email list. Participants were asked to identify the District Council to which they belonged so results could be sorted by market.

A second survey was sent to the ULI Houston email distribution list immediately following the program “Building Healthy Communities and the Bottom Line.” A second sample was also taken with the ULI North Texas email distribution list in late May, following the ULI North Texas event called “What’s Next: Building Healthy Places.”

ULI survey respondents overwhelmingly accept the idea that the real estate industry has an important role to play in encouraging health and wellness, and they consider ULI a reliable source of information on the subject. Although ULI has only recently started to engage its audiences more intentionally around the topics of promoting health and wellbeing through project and community design, already almost 1/3 of survey respondents have reported they changed their minds and actions as a result of things they learned from ULI.

Since 64% of the survey respondents reported they are senior management level, “senior executive or CEO,” those who change their decisions also have the ability to make change at an organizational level.

The real estate industry has an important role to play in efforts to promote health and wellness.

AGREE: 94%

I view ULI as a reliable source of information about connections between human health and wellness, and the built environment.

AGREE: 84%

I have changed work-related decisions as a result of things I’ve learned at ULI about the connections between human health and the built environment.

AGREE: 32%

Initial survey results (combined results of Austin, Houston, North Texas and San Antonio), March 2014.

NORTH TEXAS RESPONSES

	Prior to Program March 2014	Did Not Attend Late May 2014	Program Attendees Late May 2014
The RE Industry has an important role to play in efforts to promote health and wellness.	Agree: 94%	Agree: 85%	Agree: 95%
I view ULI as a reliable source of information and connections between human health and wellness and the built environment.	Agree: 83%	Agree: 92%	Agree: 95%
I have changed work-related decisions as a result of things I have learned at UI about the connections between human health and the built environment.	Yes: 39%	Yes: 29%	Yes: 47%

HOUSTON RESPONSES

	Statewide Sample	Houston Sample After May Program
The RE Industry has an important role to play in efforts to promote health and wellness.	Agree: 94%	Agree: 97%
I view ULI as a reliable source of information and connections between human health and wellness and the built environment.	Agree: 84%	Agree: 92%
I have changed work-related decisions as a result of things I have learned at UI about the connections between human health and the built environment.	Agree: 32%	Agree: 34%

Next Steps

The initial project goal of the ULI Building Healthy Places Texas Task Force was to heighten awareness of building with healthier living as a deliberate outcome. By sharing knowledge of projects currently underway or already on the ground, a body of knowledge is forming that identifies those practices, or tools, that are important aspects of successful Healthy Places in Texas. Through the publication and subsequent discussion of this report, ULI Texas District Councils hope to increase interest in building with a focus on better health and to demonstrate how these Building Blocks can be among the tools used in the process.

The work has just started. Each District Council will continue to identify Texas developments that are leading the way in building for health. Additional Building Blocks may also be identified along the way.

More detailed work should be devoted to the financial aspects of Healthy Places in Texas—can they be more cost effective? What are the marketing advantages? Will the lending institutions support this new emphasis? How is return on investment quantified?

As noted at the outset: health and wellbeing are the results of complex, interconnected forces including affluence, education, physical environment, economic opportunity and employment. We know that the factors under the direct control of ULI members and stakeholders are only pieces of larger puzzle. But, it is our contention that we are responsible for the factors we can control. We will continue to analyze which factors offer the greatest potential for successful developments and better health for our communities.





Opposite page: Pearl. This page, clockwise from top: The Denizen, CITYCENTRE and Harvest.

Appendix

Children, Schools and Healthy Eating

The ULI Building Healthy Places recognizes the fact that health is influenced by education, income, the health care we receive and numerous other factors outside the realm of built environment and land use. In Texas, two sobering statistics also are unavoidably linked to the health of our most vulnerable people-- Texas has the highest number of uninsured children in the nation, and in 2011, 27% of Texas children were living in poverty, a rate that put the Lone Star State among the nation's nine worst states.^{#16}

Two of the Building Healthy Places Building Blocks: **Identify Great Partners and Build Bridges Early in the Development Process** and **Look Outward: Make Connections Beyond the Bounds of Each Individual Development**, were put into play in the examples of Berry Elementary School and Brighter Bites.

Both take aim at the most vulnerable population: economically disadvantaged children. And both are examples of innovative partnerships that



bring together ULI members, schools, health professionals, businesses and the wider community to multiply and maximize the health benefits.

Houston ISD staff and Brighter Bites volunteers distribute 575 bags of fruits and vegetables to neighborhood families at Lantrip Elementary School, March 12, 2014. Photo courtesy of Dave Einsel/ Houston ISD

JAMES BERRY ELEMENTARY

Innovative Elementary School is ULI Award-winning Project

For the first time in the history of ULI Houston's Development of Distinction Awards, a "positive impact on community health" was made part of the award criteria in 2014.

While many outstanding projects were honored, the winner in the nonprofit category—James Berry Elementary School—stood out. Ann Taylor, Executive Director of ULI Houston, stated that "considering the impact of school quality on neighborhood desirability, transforming a school in an underinvested community can be a big catalyst for change."

Designed by Gensler, this environmental science magnet school is LEED certified at the Silver level, and even building to higher environmental standards it came in \$500,000 under budget. It actively teaches children about environmental science and sustainability by incorporating air quality monitoring, rainwater cisterns for irrigation and native plantings to reduce water consumption. An organic community garden gives the students the ability to learn how to incorporate healthy food into their meals. Said Taylor, "When we toured the school, we observed a cooking class with Recipe For Success. Berry students were learning how to prepare and eat produce they had grown on-site in their community gardens."

One feature of Berry Elementary that is not typical in commercial or civic buildings today is operable windows that allow fresh air into the classrooms. Citing studies showing that natural light improves productivity and contributes to the comfort of occupants, the classrooms, corridors, library, and multipurpose room have large windows that allow light and connect students to the outdoor environment.

The school building is also used for community functions, such as Boy Scout meetings, evening fitness classes for parents, and computer classes. The school library is open on Saturdays so the community can come in to check out books. The way the building was designed ensures spaces large enough to hold large numbers of people. A park adjacent to the school—developed by the nonprofit school park organization SPARK Park—was designed to replace the original playground, and has become an active part of a healthier environment for Berry students, their families, and the entire community.

To watch a 4-minute video profile on Berry Elementary School, visit online at:

<http://uli.org/district-councils/uli-houston-development-distinction-awards-honors-innovative-elementary-school/>

“With Berry Elementary we were asked to design a school from scratch for 700 students—but it’s really a machine for creating young advocates for the environment. The school is designed around a central garden where they grow vegetables. There’s a program called Recipe for Success which teaches the kids how to prepare and eat the produce they’ve grown at the school. Berry has become a hub of community.” David Calkins, Gensler



*Children plant fruits and vegetables in the James Berry school garden.
Courtesy of Aker Imaging.*

Appendix

BRINGING HEALTHIER, 'BRIGHTER BITES' INTO HOUSTON NEIGHBORHOODS

Hispanics make up almost half of the total population in Houston and many live in areas that lack easy access to grocery stores and fresh produce. To grow lasting healthy changes in these communities, teamwork is essential. One mom teamed up with a food pantry that had been looking for a creative way to distribute fresh fruits and vegetables to families in need. This is the story of a unique partnership that led to students being sent home from school with a bag of fresh produce each week to take to their homes in underserved Houston neighborhoods—and ended in kids demanding extra kale smoothies.

When Lisa Helfman and her husband, Jonathon, wanted their family to eat healthier, locally grown foods, they joined a food co-op and brought home a box of fresh, farm-grown produce every week. Gradually, they began to see changes in their young boys' eating habits.

"Slowly but surely, the boys were choosing fruits and vegetables over typical junk food," Lisa said.

They wondered: Was it through simply having better access to fresh fruits and vegetables that the boys had begun actually preferring apples and kale over cupcakes and candy?

"We thought, 'how can we bring this kind of change to the inner city?'" Lisa Helfman said. "And how can we add an educational component?"

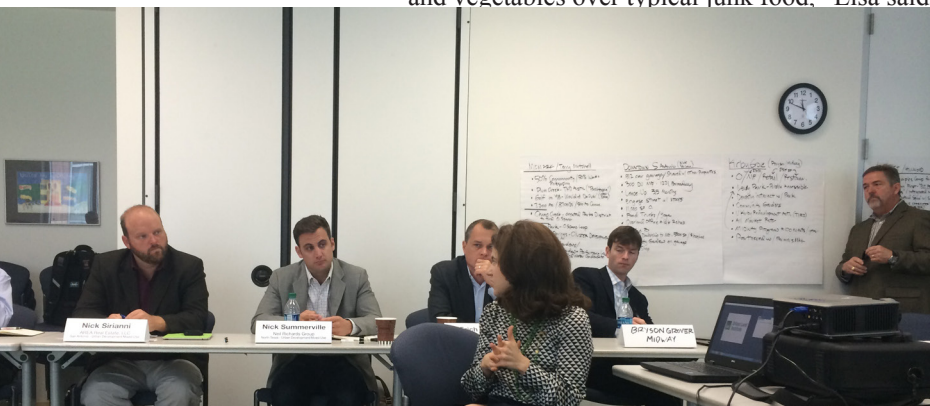
Little did Helfman know that one future partner was looking for someone just like her who had big ideas to get kids hooked on produce: the Houston Food Bank. Food banks and pantries aren't typically known for their fresh fruits and vegetables.

"When I started, we were almost exclusively shelf-stable items, canned items, boxes of cereal, lots of snacks," recalls Brian Greene, executive director of the Houston Food Bank.

Many low-income Houston families turn to the Houston Food Bank when they need a little help putting food on the table. The Houston Food Bank is the nation's largest food bank and a source of food for hunger relief charities in 18 Southeast Texas counties.

However, Greene saw the food bank moving in a new direction. "We need to be in the nutrition business, not just hunger business," he said. "Hunger and obesity are not a contradiction."

The Houston Food Bank had begun looking into distributing produce. According to Greene, three billion pounds of produce a year are harvested but not sold. Food pantries across the country could do a lot with three billion pounds of produce. Greene wanted to use the food bank's resources for the greatest impact possible, but they needed solid programming to make it happen. Knowing all this, a mutual contact introduced Lisa Helfman to Brian Greene, and conversations began.



Lisa Helfman, Director of Real Estate, Texas Children's Hospital and founder, Brighter Bites, participating in Texas Task Force Workshop

They decided the core activity of their partnership would be to distribute fresh fruits and vegetables from the food bank. Distributing food at school, where there is a large, consistent gathering of children, seemed like a natural fit.

As chance would have it, Helfman knew Mike Feinberg, the co-founder of KIPP (Knowledge Is Power Program) charter schools in Houston. She reached out to Feinberg with the idea: sending free fresh fruits and vegetables home with students for families, and pairing it with nutrition education—what would later become known as the Brighter Bites program. Feinberg liked the idea.

One of the KIPP charter schools, a kindergarten through 3rd-grade campus called KIPP Explore Academy, was willing to try the Brighter Bites idea of sending the healthy food items home to families. KIPP Explore’s student population is 97% Hispanic and 91% on the free or reduced school lunch program.

But the program still needed a nutrition educational piece, so the UT School of Public Health-Houston got involved.

“Our team helped give structure to the idea by identifying that [distributing] 50 servings of produce per week was sufficient. We also developed the nutrition education components as well as the evaluation of the program to see if it is feasible, acceptable and changes the family’s eating habits,” said Dr. Shreela Sharma, an assistant professor at The UT School of Public Health-Houston.

In fall 2012, KIPP Explore Academy put into practice a trial Brighter Bites program to send 2nd and 3rd graders home with a bag of various fruits and vegetables every week.



Houston ISD staff and Brighter Bites volunteers distribute 575 bags of fruits and vegetables to neighborhood families at Lantrip Elementary School, March 12, 2014. Courtesy of Dave Einsel/Houston ISD.

About 80% of the produce distributed through Brighter Bites was donated by the food bank. The other 20% was purchased through help by Blue Cross Blue Shield of Texas.

But before parents can qualify to get the food, they go through a brief nutrition education program, such as training and tips on how to prepare meals with the produce, conducted by officials from The UT School of Public Health-Houston. Students also get their own in-class food education through the Coordinated Approach to Child Health (CATCH) program, also provided by the UT School of Public Health-Houston. Even further, the Brighter Bites volunteers, students at the UT School of Public Health, held taste tests after school for kids and their parents to try some of the yummy produce offerings prepared in healthy ways, such as strawberry and kale smoothies.

More than 700 families were served over the 16-week trial period that introduced kids and their families to pears, butternut squash, jicama, and more.

Appendix

“Vegetables and fruits are expensive,” said Jackie Calderon, a mother of a 3rd grader at KIPP Explore Academy. “Sometimes I go grocery shopping on Sunday and, come Wednesday, (the produce has) already gone bad, so sometimes I have to juggle if I can actually buy fresh fruits.”

Brighter Bites provides moms like Calderon with free, frequent produce, cutting the trek to the store out of the picture. Her son Matthew is now asking for tomatoes as an after school snack.

“As a mom, yes, it feels great,” Calderon said.

As for the Houston Food Bank, Greene said programs like Brighter Bites are just what they need to continue to use produce effectively and inject healthier food into local neighborhoods that otherwise would have trouble accessing it.

“We are shifting our distribution so that it fosters long-term changes that foster life,” Greene said.

The food bank’s board of directors has approved this health-minded direction, meaning that distributing produce, either picked by volunteers or donated by farmers, will be woven into what the Houston Food Bank is all about.

Currently, the Brighter Bites program has expanded to serve 2,000 students on a weekly basis for eight weeks in the fall and eight weeks in the spring.

What’s more, state-level lawmakers are taking notice of Brighter Bite’s creative and replicable strategy; a state-wide program may be in Texas’s future, Helfman said.

Addressing hunger and obesity at the same time; that’s a sustainable path, Greene said.

Helfman agrees. “Obviously if people are hungry, you need to get food out to them,”

Helfman said. “But why can’t we feed people that don’t have access to the right food?”

Excerpts from a full story originally published by Salud America! with support from the Robert Wood Johnson Foundation.

Stories are based on and told by real community members and are the opinions and views of the individuals whose stories are told. Organization and activities described were not supported by Salud America! or the Robert Wood Johnson Foundation.

ABOUT THE PROGRAM Salud America! The RWJF Research Network to Prevent Obesity Among Latino Children is a national program of the Robert Wood Johnson Foundation. The program aims to educate researchers, decision-makers, community leaders, and the public in contributing toward healthier Latino communities and seeking environmental and policy solutions to the epidemic of Latino childhood obesity. The network is directed by the Institute for Health Promotion Research at the University of Texas Health Science Center at San Antonio. For more information, visit <http://www.salud-america.org>

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Task Force Biographies

Joy Horak-Brown
Executive Director
New Hope Housing, Inc.

Joy Horak-Brown joined New Hope Housing in 1996 and is its founding Executive Director. New Hope is a nonprofit developer of life-stabilizing affordable, quality housing in a supportive environment.

With Joy's leadership, New Hope has grown from an organization operating 40 units of housing to one with almost 1,000 units at seven properties, and more than \$70MM in total assets. Since inception, New Hope has raised more than \$85MM in layered, debt-free financing for capital expansions, organization operating funds and resident services.

New Hope was honored in 2009 and 2011 with a Development of Distinction award from ULI-Houston, and its Bray Crossing property received the 2011 ULI Award for Excellence: The Americas. Most recently, New Hope's 4415 Perry property received an international commendation for its work in housing the homeless at the 51st International Making Cities Livable Conference.

Currently, New Hope's properties are housing for adults living alone on a modest income. This type of housing includes on site social services and is frequently referred to as single room occupancy (SRO). The organization is in the pre-development phase to construct supportive housing for homeless and at-risk families.

www.newhopehousing.com

Bryson Grover
Development Associate
Midway

As Associate, Development for Midway, Bryson Grover is responsible for providing support for Midway's commercial and residential development properties. His duties include financial and market analysis for Midway's current and future projects.

Prior to joining Midway, Bryson worked in industrial asset dispositions where he oversaw the acquisition and disposition of manufacturing and industrial facilities across North America. Bryson is also experienced in brand marketing and product integration.

Bryson holds a Bachelor of Science in Economics from the University of Virginia and an MBA from the University of Houston. He also holds a Graduate Real Estate Certificate from the University of Houston and is a member of the Graduate Real Estate Associates Alumni group. Bryson is an active member of the Urban Land Institute and NAIOP.

<http://www.kirbygrove.com/>

Shawn Hatter
Development Manager
Silver Ventures, Inc.

Shawn is the Senior Development Manager for Silver Ventures, Inc. In this role, his responsibilities include financial feasibility analysis, building and site design and construction coordination, as well as building leasing oversight. Prior to joining Silver Ventures and attending business school, he served as a Finance Officer in the United States Air Force.

Shawn graduated from Baylor University in 1998 with a BBA in Finance, and earned an MBA from the University of Texas at Austin in 2005. He is a member of the Real Estate Council of San Antonio, Urban Land Institute, and Leadership San Antonio Class 36.

Lisa Helfman
Director of Real Estate Services
Texas Children's Hospital

Lisa became Director of Real Estate Services at Texas Children's after serving as Assistant General Counsel over Corporate Operations for 2 1/2 years, where she represented the hospital and its affiliates in real estate, tax, international, trusts and estates, finance, investments, intellectual property, marketing, commercial litigation and other corporate legal matters. In her role as director, she is responsible for overseeing Texas Children's real estate strategic planning and its current portfolio, which includes over 50 leased facilities, acquisitions, and various real estate issues within the hospital's core, owned assets of over 5 million square

feet in the Texas Medical Center and West Houston, and Texas Children's Hospital The Woodlands, a second community hospital planned to open in 2017. The wide scope of her position also includes managing all of the legal issues associated with these properties. She previously practiced law for five years at the law firm of Vinson & Elkins in the Public Finance practice group and before attending law school, she served as a Legislative Assistant to Congresswoman Kay Granger in Washington D.C. Lisa received her JD Magna Cum Laude from the University of Houston Law Center and her BA Cum Laude from Tulane University.

Omar Gonzalez
Director of Planning, Operations and
Development
HPARC

Mr. Omar Gonzalez is a San Antonio native and Central Catholic High School graduate. He started his career in real estate and economic development with the City of San Antonio and KPMG Consulting (now Deloitte). Since then, his career includes urban development experience in several markets. He has led development projects and teams of architects, interior designers, engineers, construction managers, asset managers and other professionals. He has executed projects in California, Texas and Mexico.

Mr. Gonzalez currently serves as the Director of Planning, Operations and Development with the Hemisfair Park Area Redevelopment Corporation (HPARC) to assist in the master planning and mixed use development of approximately 70 acres within San Antonio's downtown.

He received his Bachelor of Science in Economics from the Wharton School at University of Pennsylvania and an MBA from Stanford University.

Additionally, Mr. Gonzalez stays involved with the community including service as the Vice-Chair of LOOP (a non-profit organization for San Antonio's young professionals); a Trustee of the Awesome Foundation; and a member of Leadership San Antonio (LSA) Class 38.

Jim Manskey, ASLA
President, Dallas/Fort Worth
TBG Partners

Inspired by travel and the exceptional design he encounters, Jim Manskey cherishes family, outdoor recreation and exploring new locales, which inform his design sensibilities. His annual ski trips, in particular, enlighten his perspective on designing extraordinary resort destinations. Jim opened TBG's Dallas office in 1998 and began serving as President in January 2014. He has in-depth design experience and provides invaluable leadership on many complex and high-profile projects. He guides his teams through the creation of sophisticated environments that consistently provide a sense of place, human scale and varieties of interest. Jim is chair, Building Healthy Places Committee for ULI North Texas and he is on a national ULI Product Council for Transit-oriented Development. He earned a Bachelor of Science in Landscape Architecture, Texas A&M University, 1979.

Richard McNamara
Program Manager
Bayou Greenways

Richard joined the Houston Parks Board in 2013 as the Bayou Greenways Program Manager with more than 28 years of experience as a landscape architect and project manager. Prior to this position Richard served as Principal of a local landscape architecture firm and managed the planning and design process of numerous park projects around the state of Texas, including more than 60 projects in Harris County. As the Bayou Greenways Program Manager, Richard works closely with the Executive Director and Projects Team to manage the various segments of the Bayou Greenways 2020 Project.

Terry Mitchell
President
Momark Development

Terry has been intricately involved in central Texas residential development for more 20 years and for the past 11 with Momark. With a strong desire to serve people by creating unique communities for them, Terry, along with a passionate team, carefully considers the specific needs of an area and uses those needs to shape the community, from the street layout and neighborhood flow, all the way down to the mailbox colors and the types of shade trees.

Terry has been involved with the development of more than 20,000 residential units in the Austin, Texas area. From master-planned communities, to award-winning projects (development consultant creating design and program, and managing marketing) such as The Austonian (www.theaustonian.com), Momark develops communities that improve people's lives. Momark focuses on creating distinct communities designed to serve specific

demographics. While The Austonian was designed for the wealthy empty nester, The Denizen was designed to provide a trendy, cool community geared to the young urban professional wanting to live near downtown Austin, yet cannot afford the prices.

Bill Odle, ASLA
Managing Principal, Houston/Tulsa
TBG Partners

Raised in rural Oklahoma, in a town of several hundred residents, Bill Odle developed an early love of nature and a business savvy that transformed into a career in landscape architecture. He joined TBG in Austin in 1995, working there for five years before heading to the Bayou City. Bill became managing principal of TBG's Houston office in 2001, completing a 180 degree transition from small town to a city with more than 2 million people. Bill cherishes spending time with his wife and three children as well as improving his community, Sienna Plantation, as president of its Community Services Foundation. He is also Chair for Mission Advancement of the ULI Houston District Council, and is on a national ULI Product Council for Public-Private Partnership. He is a board member of Scenic Houston and member of its streetscape committee, and a CanCare board member. Bill earned a Bachelor of Landscape Architecture, Oklahoma State University, 1995

Shay Shafie
General Manager, Imperial
The Johnson Development Corp.

Prior to joining The Johnson Development Corp. Shafie served as Vice President of Community Development for Southern Land Company, where he was responsible for the residential development and all infrastructure-related activities in support of the Imperial Redevelopment Project located on the former Imperial Sugar Refinery site and the State of Texas General Land Office Tract 3.

From 2004 until 2007, Shafie served as Vice President of land development for Park Lake Communities, L.P. (a division of Roycebuilders.com) of Houston, Texas. In this position, Shafie was responsible for overseeing all of the company's development projects in the Houston and Phoenix, Arizona markets.

From 1999 until 2004, Shafie was a land development manager for the Johnson Development Corp. in Houston. His responsibilities included working with local municipalities, administrative staffs, and political leaders to drive new development projects in the Sugar Land and the city of Missouri City markets. One of the largest projects while with Johnson Development Corp. was Riverstone, a 2,800-acre master planned community in the City of Sugar Land/City of Missouri City. Shay earned his Bachelor of Science in Civil Engineering from the University of Texas in 1992. He became a licensed professional engineer in the State of Texas in July 1998. He is a Fort Bend County Chamber of Commerce Leadership Forum Graduate and currently serves as a board member for the Harris County Utility Municipal District No. 360.

Nick Sirianni
Director of Development,
AREA Real Estate, LLC

Nick joined AREA Real Estate in San Antonio in May, 2011, and is responsible for managing the complete development process from project inception to completion, as well as proforma modeling, design and construction team selection, project execution and lease up. Significant projects include ULI Global Awards for Excellence Finalist 1221 Broadway Lofts, as well as Hughes Warehouse and Luxury Restaurant. Prior to joining AREA, he was Project Manager in business development for GLA Morris Construction in Lake Tahoe. He previously was Assistant Manager, Development Management for Marriott Vacation Club International, The Ritz Carlton Development Co., where he worked on all aspects of project management on the Ritz -Carlton Club, Lake Tahoe, a \$30 million hard-cost, 18-month project. He was key point of contact for all communications among the architect, engineers, interior designers, general contractor and FF&E procurement agent. After Nick graduated from Texas A&M University with a BS in Architecture, he began his career with East West Partners, working in project manager for the Northstar Highlands, a 1,450 unit master planned community on the slopes of the Northstar at Tahoe ski resort.

Nick Summerville
Chief Operating Officer
Neal Richards Group

Nick provides operational leadership within a premiere Dallas-based real estate services firm helped the firm grow exponentially despite the global downturn in real estate. With a broad background in development and construction, he maintains intimate involvement in all facets of projects ranging from site acquisition, visioning, planning, brokerage, marketing, financial modeling, financing, design and construction team assembly, construction management, and asset disposition. His commitment to environmental stewardship has been the driver in establishing corporate initiatives to promote and develop sustainable buildings.

Prior to joining Neal Richards Group, Summerville was Development Executive with Glen, Smith & Glen Development in Las Vegas, where he managed and directed all aspects of the development process for the firm's mixed use, vertical residential, and commercial real estate developments. He began his career with The Whiting-Turner Contracting Company as Project Manager after earning his BS in Construction Science at Texas A&M University.

Tom Woliver
Director of Planning and Development
Hillwood

As the Director of Planning and Development for Hillwood Communities, Tom Woliver oversees the design and development of Hillwood's master-planned residential communities throughout Texas. One of the top providers of single-family lots in Dallas-Fort Worth, Hillwood Communities is currently developing thirteen communities in the most desirable locations in the Dallas/Fort Worth Metroplex, Houston, Austin, and San Antonio.

Since Woliver joined Hillwood in 2004, he has been responsible for the development in various counties and municipalities throughout Texas. Recently, Woliver has been the creative force behind the Hillwood Communities "Live Smart" community initiatives, a holistic, principle based approach on creating the next generation of master-planned communities. Woliver is currently developing Hillwood Communities' first "Live Smart" community, Harvest, a 1,000 acre mixed-use master-planned community in North Texas. Harvest is a new community offering a modern lifestyle while embracing the agrarian heritage of the surrounding community. In addition to Harvest, Woliver has just launched Hillwood's second and third Live Smart Communities, Pomona, in Manvel, Texas and Union Park, in Little Elm, Texas.

Prior to joining Hillwood, Woliver began his career as a land planner and landscape architect for TBG Partners in Austin, Texas. In 1998, he helped start and build the Dallas office of TBG Partners. As a graduate of Texas A&M University in 1996, Woliver earned a Bachelor of Landscape Architecture degree with Sigma Lambda Alpha honors.

Woliver is also very active in the local community. Woliver currently serves on the Building Committee at St. Gabriel's Catholic Community in McKinney, Texas and Frisco Independent School District 2014 Bond Committee. In addition to this community involvement, Woliver is a volunteer for Dallas Rush Soccer Club and also serves as a head coach for McKinney Baseball Association.

Learn More



Houston ISD staff and Brighter Bites volunteers distribute 575 bags of fruits and vegetables to neighborhood families at Lantrip Elementary School, March 12, 2014. Courtesy of Dave Einsel/Houston ISD.

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Share your stories! Are you working on or aware of interesting or innovative projects at the intersection of health and the built environment? Let us know, so we can feature your work on

the website, in publications, in articles in Urban Land magazine, at convenings, and more.

Visit the Building Healthy Places website:
ULI has compiled numerous resources at www.uli.org/health.

Mailing list: Join the Building Healthy Places mailing list by emailing health@uli.org.

Suggested Reading:

<http://uli.org/report/building-wellness-report-explores-business-case-healthy-development/>

<http://uli.org/report/intersections-health-and-the-built-environment/>

<http://uli.org/report/ten-principles-for-building-healthy-places/>

Suggested Watching:

<http://uli.org/research/centers-initiatives/building-healthy-places-initiative/>

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