Building Healthy Corridors and Healthy Places

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LEVERAGING THE POWER OF ULI’S GLOBAL NETWORKS TO SHAPE PROJECTS AND PLACES IN WAYS THAT IMPROVE THE HEALTH OF PEOPLE AND COMMUNITIES
Engages, informs, and inspires ULI members to promote health, wellness, and social equity in their professional practice and in their communities.
Dedicated to creating **healthy, resilient, and high-performance** communities around the world.

Through the work of its Greenprint, Building Healthy Places, and Urban Resilience programs, the Center provides leadership and support to real estate and land use professionals to invest in energy efficient, healthy, resilient, and sustainable buildings and communities.
Health is not just what happens in the doctor’s office. Instead, health is significantly shaped by factors that include housing, transportation, education, and job opportunities—the social determinants of health.

Low income people often have the least access to the ingredients of a healthy life.
Vista Avenue, Boise, Idaho
UNHEALTHY CORRIDORS ARE EVERYWHERE

Automobile-centric commercial corridors exist in nearly every community, characterized by:

- wide road with multiple lanes
- high-speed traffic
- nonexistent or limited transit service
- buildings set back from the street
- obstructive utility poles and wires
- lack of trees and vegetation
- few healthy food options
- poor quality sidewalks
- few connections with adjacent neighborhoods
Most corridors in this country are unhealthy.

Source: Blind Spots: How Unhealthy Corridors Harm Communities and How to Fix Them
Arterials account for 4% of roads but 28% of all road deaths

15% of people killed in traffic crashes on all roads nationally were on foot, but people on foot account for 32% of traffic deaths along arterials

Older people and Latinos are particularly likely to be killed along unhealthy corridors

Source: Blind Spots: How Unhealthy Corridors Harm Communities and How to Fix Them
Principles for Creating Healthy Corridors
PUT PEOPLE FIRST

Make existing residents and businesses the priority
Preserve and add affordable housing
Provide training and support to current and aspiring business owners
Offer small loans and grants to help improve storefronts
Authentically engage community members

Local business improvements on College Avenue, Fayetteville, AR
H Street NE in Washington, DC

Strategies

- Enhanced development plans and transportation infrastructure
- All new streetscape – sidewalks, lighting, signage, etc.
- Arts and culture focus
- Hundreds of dollars in private investment – mixed use, retail, housing
- Streetcar came online in 2017
- Growing housing affordability challenges
H Street NE in Washington, DC
Before and After

2008

2018
FIX LAND USE PATTERNS

Adopt mixed-use zoning or form-based codes
Revise parking ordinances
Penalize owners for leaving land vacant
Adopt land-value taxes
Leverage BRT for “horizontal mixed use”

Columbia Pike, Virginia
Columbia Pike, Arlington, VA

Strategies

- Enhanced corridor through Form-Based Codes
- Commitment to affordable housing
- Faster than normal approvals and reduced opposition to new projects
- Walkable, high quality design
- Tax Increment Financing (TIF) devoted to transit improvements and affordable housing.
- Over 1 million sqft of new commercial space, 3000 units of new housing
- Now the busiest bus transit corridor in Virginia
Columbia Pike, Virginia
Before and After
MAKE TRANSPORTATION CONNECTIONS

Adopt Complete Streets policies – with bus, transit, sidewalks, bike lanes

Focus on safety

Change policies and practices that prioritize cars

Connect with adjacent neighborhoods

Take local control of streets

Grey's Ferry, Philadelphia
Aurora Avenue in Shoreline, Washington

Strategies

• Better corridor through infrastructure investment.
• $140 million in improvements included: sidewalks, bike trail, medians, lighting, undergrounded utilities
• A new bus rapid transit (BRT) service – King County RapidRide with Business Access Transit (BAT) lanes
• Accidents reduced by 60%, bus ridership increased
• Multiple new businesses and development – horizontal mixed use
• New city hall and high school, 700 units of new housing, 1000 more in permitting or under construction
Aurora Avenue in Shoreline, Washington
Before and After
LEVERAGE PARTNERSHIPS AND ANCHOR INSTITUTIONS

Take advantage of nearby employees
Make connections
Work together on investments and programming
Consider a BID or CID

Shoreline, Washington
Euclid Avenue in Cleveland, Ohio

Strategies

- Enhanced corridor through BRT and upgrades
- 9.2 mile corridor linking major health care institutions
- $200 million transit investment includes BRT, new sidewalks, bike lanes, lighting, public art and street trees
- $6.3 billion in new development, 13,000 new jobs, 4,000 new residential units
- Travel times reduced from 40 to 28 minutes. Ridership up 70%
Euclid Avenue in Cleveland, Ohio
Before and After
CELEBRATE WITH ARTS AND CULTURE AND EVENTS

Build community with culture and programs
Implement placemaking and placekeeping
Celebrate successes and milestones

Short North Arts District, Columbus Ohio
Van Nuys Boulevard
Pacoima, Los Angeles

2016 ULI Los Angeles Health Zone
Tactical urbanism
Arts incubator
Consider doing a Health Impact Assessment

Emphasize outcomes for people and planet
Dick Jackson, MD

“We now know that developers can be more effective in achieving public health than the doctors in white coats.”
Using the lens of health to reimagine the future of urban and suburban arterials.
Thank you!

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