



Opportunity City Program
Community Site Principles

The *Community Site Principles* will support a full range of housing choices based upon best practices to maximize land use efficiency and connecting housing with jobs and transportation networks. An opportunity site that includes some or all of the following principles and aligns with the city’s broader community-wide strategy provides economic benefits and long term sustainability.

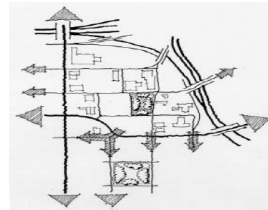
1. Provide for *housing opportunities* and choice

- mixed housing types
- mixed incomes
- mixed uses



2. Create a *positive community image*

- design guidelines
- integrate project within the existing community
- complement city’s long range comprehensive plan



3. Foster a *sense of place*

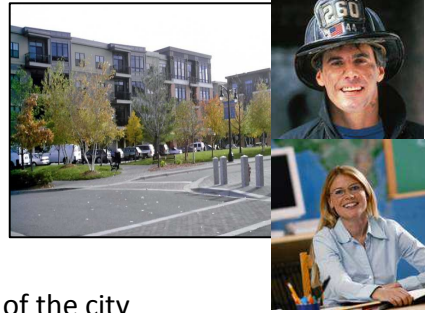
- distinct and attractive
- community gathering spaces within site and/or within walking distance
- front doors to the street
- homes are oriented with eyes on public greens and/or “play” spaces
- buildings directed away from hard edges (freeways and industrial uses)
- integrated into and directed toward existing neighborhood



Sources: The above principles were created through the review of site and community building attributes identified by the following professional organizations: Urban Land Institute, Ahwahnee Principles, Smart Growth Network, Green Communities Network, Creating Quality Places, Metropolitan Council Livable Communities.

4. Match **housing and jobs**; both existing and future jobs

- ensure price points (rent/purchase price) are affordable for workers in the community
- tie housing types, prices, and location to jobs in retail, commercial, and industrial sectors of the city



5. Create or link to **walkable neighborhoods**

- connection to pathways and/or sidewalks
- access to essential services such as convenience/food stores, parks/open space, and recreational areas with a convenient and comfortable 5 to 10 minute walk (standard guideline of ¼ to ½ mile distance)



6. Provide **access to nearby transit or transportation choices** that are convenient and a comfortable 5 to 10 minute walk or 30 minutes bike ride (standard guideline of ¼ to ½ mile distance for walking and 2 to 5 miles for biking)



7. Create a **mix of land uses** within the site or within a walkable distance of the site that includes:

- housing, retail, office, restaurant, daycare, medical
- civic, educational, social, and recreational uses (examples: community centers, social services entities, schools, and parks/sporting centers)



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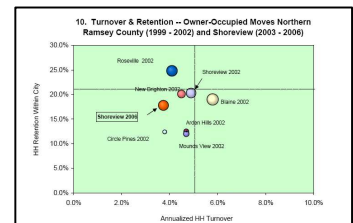
8. Encourage **compact building design and efficient use of infrastructure** to support long term sustainability

- density that allows project to be financially feasible
- site that has access to existing infrastructure – roads, water, sewers
- maximize green/open space
- provide opportunities for multi-purpose/multi-use infrastructure such as storm water serving as greenway and/or water amenity
- locate new developments near natural amenities with flexible buffers based on community surface water management and other environmental protection plans for wetlands, critical slope areas and/or land identified as habitat for a threatened or endangered species



9. Ensure the projects **long term success and marketability** through the review of:

- financial feasibility – cost of land, rents, sale prices, lease rates, time and cost of securing permits
- Demographic market evaluation – who will live and shop there; are the uses already in the market



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10. Provide **energy efficiency and/or green building techniques**

- allow building orientation with the greatest potential for passive solar heating and cooling and maximization of day lighting
- use green materials
- ensure that storm water on site serves as an amenity
- minimize impervious surfaces



11. Encourage **community and stakeholder collaboration**

- include efficient positive public participation as part of the planning process
- ensure guidance and input from school districts
- reach out to underrepresented communities



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