



USE OF LEED-ND AS A PLANNING TOOL PROGRESS REPORT

October 28, 2016

To: John Robert Smith, PE, AICP, Senior Policy Advisor SGA
Eliot Allen, LEED-AP ND, AICP, Criterion Planners
From: Russell Gibson, AICP, Planning Director
Jordan Smith, AICP, PP, Senior Planner
Re: Smart Growth America Workshop – 12 Month Progress Report

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

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

Recommendations

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

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

Twelve-Month Update

- 1) **LEED-ND Leveraging Options.** The City of Sanford has determined that amendments to the City's Comprehensive Plan are necessary in order to be consistent with new Florida statutory requirements. As part of this process, the City will identify notable green neighborhood obstacles and opportunities to identify the strengths, weaknesses, gaps and conflicts. This task is anticipated to be complete by November 2017.

- 2) **Downtown/Waterfront Redevelopment Area.**

June 2016, the Sanford Waterfront partners provided a presentation of the preliminary Master Plan for the Downtown/Waterfront Catalyst Site before the City Commission and citizens of Sanford. The Master Plan for the Catalyst site proposed a connected sequence of urban spaces progressing from the waterfront of Seminole Boulevard to First Street consisting of a mixed-use of commercial and residential buildings that range in height from 2 to 5 stories. The Master Plan also include public spaces designed for informal gatherings, sidewalk and terrace dining and interconnected outdoor plaza and paseos. The development will contain pedestrian-friendly streetscapes that make walking downtown, easy, safe and convenient. The applicant has proposed a project which promotes environmentally friendly habits by creating a mix of waterfront, tranquil and downtown living options with amenities, and pedestrian friendly tree-lined streets promoting a walkable neighborhood offering a functional environment to live, work and play. The project intends to reinterpret the qualities of old pattern of building placement, design and public spaces to suit modern living needs. Compact, walkable places are sustainable forms of living. Walking is the cheapest form of transport for all people. The compact design of the project will lead to more social interaction, physical fitness, diminished crime and increased wellness. Walkable communities create futures in terms of attracting and keeping jobs, young adults, families, children and grandchildren. Overall, the proposed urban form, character and purpose of the project lends a design aesthetic that creates a development that is compatible with the historic charm of the city while providing a link between the



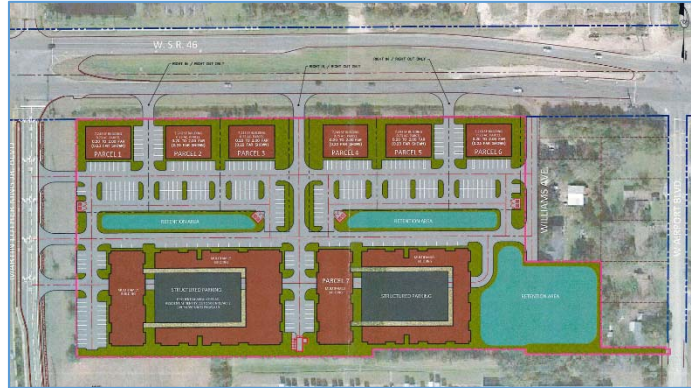
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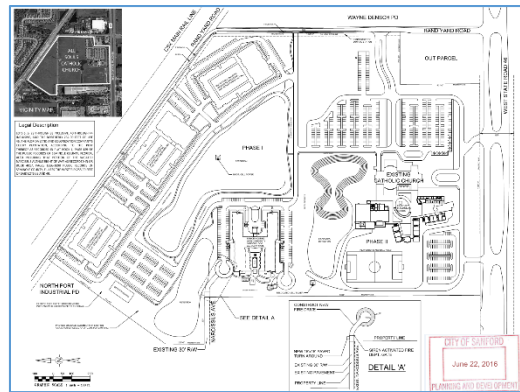
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downtown historic district and the waterfront. The City is currently working with Torre Development Group to develop a fundamental framework for the ultimate development of the Catalyst Site. Updates regarding the Catalyst Site can be found on the City of Sanford's website www.Sanfordfl.gov

- 3) **Sun Rail Station.** The 12.37 acres located directly across from the Sun Rail station at 2901 West 1st Street was rezoned from RI-1, Restricted Industrial and SR-1A, Single Family Residential to PD, Planned Development. At this time (October 2016) Real Estate Group is considering developing the multi-family portion of the mixed use project with an approximately 110 unit apartment community.



On September 12, 2016 the All Souls Catholic Church and High School PD at 3280 West 1st Street was amended. The 59.82 acre site consists of two parcel located on the north side of SR 46 (W. 1st Street) between Martin Luther King Jr. Boulevard and West Airport Boulevard. The amendment consists of amending existing uses, incorporate additional uses and design standards to create a "Transit Village". The site is located with ½ mile of the Sanford SunRail station, the future development of the PD should be designed to utilize transit-oriented development (TOD) principles. The Planned Development incorporates multiple uses providing a framework that gives both City staff and a future developer the opportunity to create a positive TOD development. The All Souls Transit Village PD Master Plan proposes senior housing, multiple family housing and office retail development.

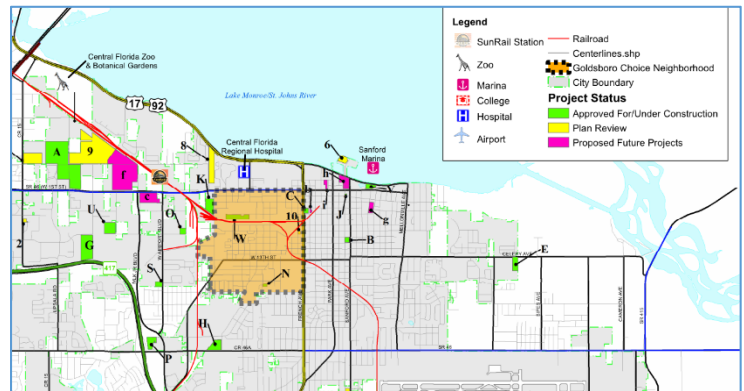


- 4) **Applying LEED-ND to Other Neighborhood Planning Processes.** The Sanford Housing Authority and the City of Sanford were awarded a \$500,000 Choice Neighborhood initiative planning grant from the Department of Housing and Urban Development. The City of Sanford is providing a \$250,000 match and the Sanford Housing Authority is providing a \$200,000 match towards the project. The Choice Neighborhood initiative grants are awarded to cities with severely distressed neighborhoods as a stimulus to encourage Cities to transform, revitalize and redevelop their distressed neighborhoods.



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The Choice Neighborhood initiative project is a two year initiative with a total budget of \$950,000. The target area for the project is the Goldsboro neighborhood and the goal of the project is to develop a comprehensive Transformation Plan to transform the Goldsboro Neighborhood to include the redevelopment of the Sanford Housing Authority's five properties, improve other housing, spur economic development, enhance the delivery of social services and identify strategies to leverage public and private investment to improve amenities, public safety and commercial activities. Updates regarding the Choice Neighborhood initiative project be found on the City of Sanford's website www.Sanfordfl.gov and the East Central Florida Regional Planning Council (ECFRPC) www.ecfrpc.org website. The ECFRPC will be an active community partner in the Goldsboro Neighborhood Initiative Planning Grant program will help guide the project by serving on the steering committee.



The City of Sanford would like to thank Smart Growth America and Eliot Allen for providing their expertise and knowledge regarding LEED-ND. As a result of the workshop, the City has the proper tools and techniques to develop LEED for Neighborhood Development which are design to inspire and help create better, more sustainable, well-connected neighborhoods. As shown in the various progress reports, the City of Sanford has various development projects in the pipeline that have the potential to perform well in terms of smart growth, urbanism and green building which will in turn lead to an improve quality of life. The City looks forward to reaping the benefits of LEED-ND which include healthier communities, cleaner environment and a stronger economy. Updates and status can be tracked on the City of Sanford's Planning and Development Services page <http://www.sanfordfl.gov/index.aspx?page=1272>