

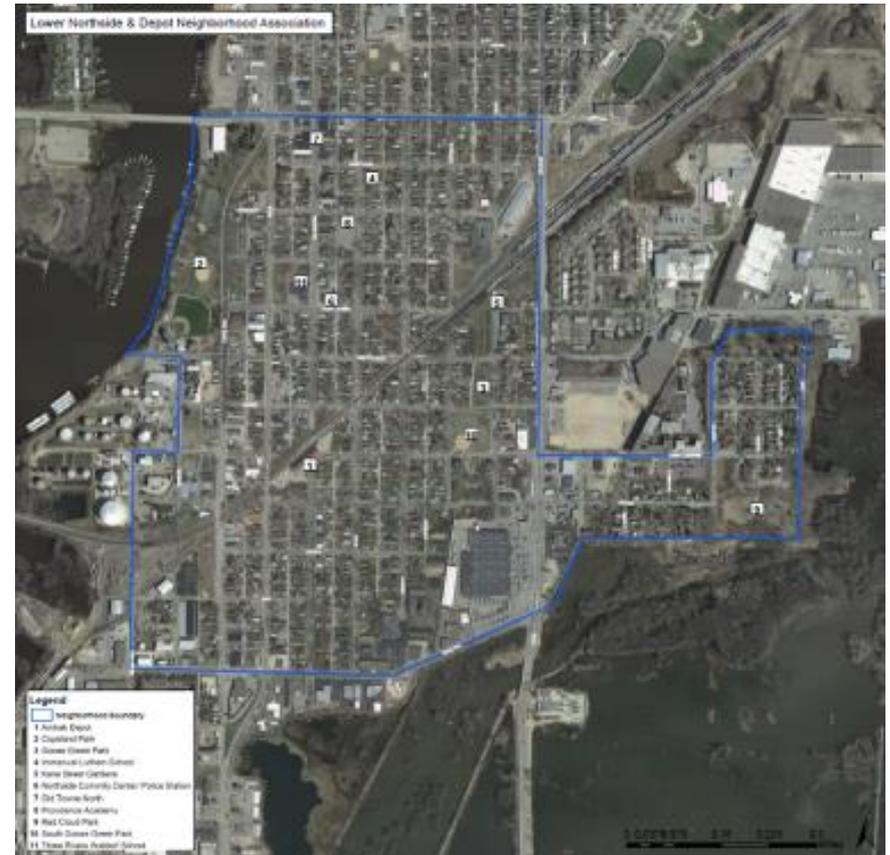
Right-Sizing Infrastructure + Development

Data-driven decisions for livable and financially sustainable communities

Lower Northside and Depot Neighborhood

Characteristics

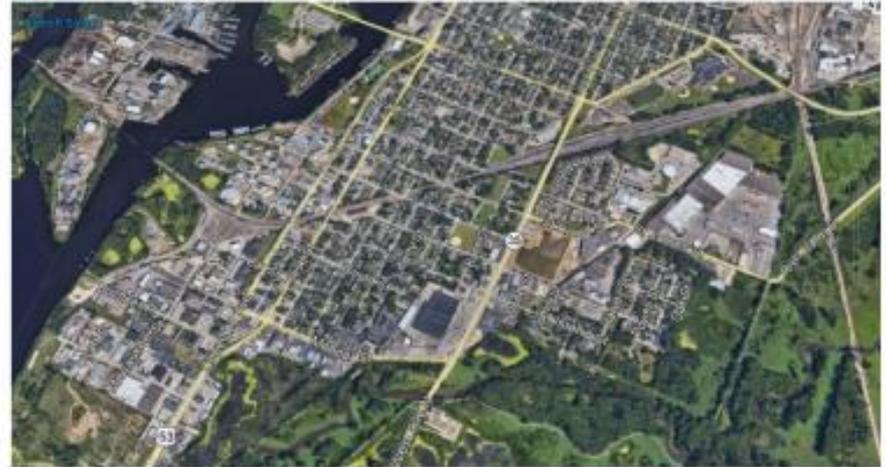
- 1850's to current
- Bounded by Two Major Watersheds-Floodplain
- Industrial-Employment
- Historic Downtown Area
- Airport Access
- Rail Corridor
- Natural Resources / Recreation
- North-South Arterials
- Amtrak Depot



Lower Northside and Depot Neighborhood

Challenges

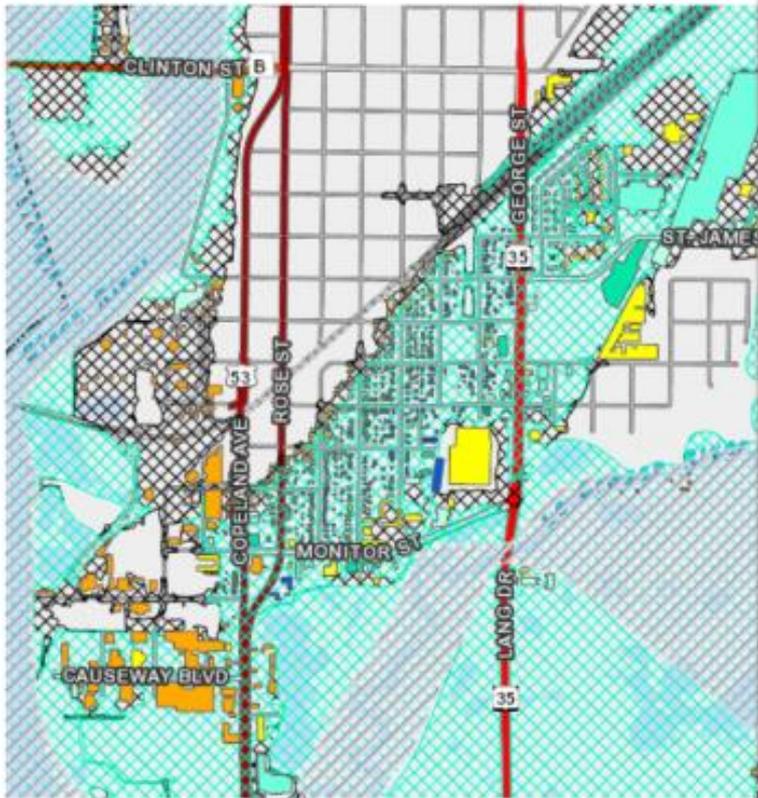
- Housing decay and costs
- Floodplain and NFIP
- Infrastructure decay and costs
- Floodplain-blight inducer
- Climatological
- Stigmas
- Ineffective land use planning



Environmental Conditions - Transportation



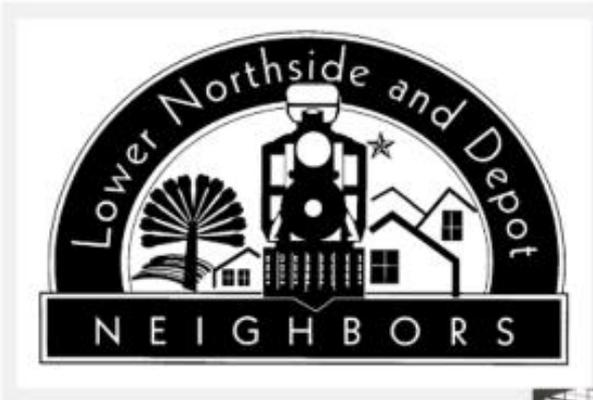
Environmental Conditions - Stormwater



Housing



Social Capital







The Neighborhood Today

Taxable Value	\$3.23M
Total Area	5.52 Acres
Value/Acre	\$585,000
Housing Units/Acre	6.2
Median Home Value	\$96,400
Annual Infrastructure Cost Per Capita	~\$600





Liberty Street

Island Street

Caledonia Street

Avon Street

St Andrew Street



The Design Alternative

Taxable Value	\$15.28M
Total Area	5.99 Acres
Value/Acre	\$2.55M
Housing Units/Acre	18.2
Median Home Value	\$139,750
Annual Infrastructure Cost Per Capita	~\$150





Source: NACTO, Urban Street Design Guide



Comparison

	Existing	Alternative	Difference
Taxable Value	\$3.23M	\$15.28M	Increased 4.7X
Total Area	5.52 Acres	5.99 Acres	Increased 9%
Value/Acre	\$585,000	\$2.55M	Increased 4.4X
Housing Units/Acre	6.2	18.2	Increased 3.0X
Median Home Value	\$96,400	\$139,750	Increased 45%
Range of Rents	Unknown	\$600-1,800	Unknown
Total Beds	85	268	Increased 3.2X
Single Family Homes	34	55	Increased 62%
Annual Infrastructure Cost Per Capita	~\$600	~\$150	Reduced 75%

Thank You!

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