

# Appendices

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## Appendix A: Downtown Boulder Vitality Index and Adequate Facilities Monitoring Plan

Source: RRC Associates and Transplan Associates. 1996. Boulder, CO.

## Appendix B: Jacksonville and Duval County, Florida, Quality of Life Indicators

### ***Education***

1. Public high school graduation rate
2. Average achievement test percentile scores
3. Public school expenditures per student
4. Average public school teacher salary
5. Teacher holding advanced degrees
6. Students attending desegregated schools
7. Faculty holding terminal degrees
8. Higher education degrees awarded
9. Participation in higher education programs

### ***Economy***

1. Net job growth
2. Total/black unemployment cap
3. Effective buying income per capita
4. Retail sales per capita
5. Taxable real estate value (billions)
6. New housing starts
7. Affordability of single-family home
8. Students in free/reduced lunch program
9. Tourism/bed tax revenues (millions)
10. Cost of 1,000 kWh of electricity (Jacksonville Electric Authority)

### ***Public Safety***

1. People feeling safe walking alone at night

2. Index crimes per 100,000 population
3. People reporting being victims of crime
4. Average rescue call response time (minutes)
5. Average fire call response time (minutes)
6. Average priority-one police call response time (minutes)
7. Accidental deaths per 100,000 population
8. Motor vehicle accidents per 1,000 population

### ***Natural Environment***

1. Days with air quality index in good range
2. River compliance with metals water standards
3. Compliance with dissolved oxygen standards
4. Water level in Floridan Aquifer wells (feet)
5. Potable city water consumption per household
6. New septic tank permits issued
7. Sign permits issued
8. Tons per capita of solid waste

### ***Health***

1. Infant deaths per 1,000 live births
2. Age-adjusted deaths per 100,000 population
3. Deaths from heart disease per 100,000 population
4. Deaths from lung cancer per 100,000 population
5. Packs of cigarettes sold per capita
6. New AIDS cases per 100,000 population
7. Alcohol use reported by youth

8. People rating health care system good/excellent
9. People reporting having no health insurance

**Social Environment**

1. People believing racism is a local problem
2. Substance-exposed newborns per 1,000 live births
3. Substantiated child abuse/neglect reports per 1,000 children under 18
4. Births to females under 18 per 1,000 live births
5. Employer discrimination complaints filed with city equal opportunity office
6. People reporting they volunteered last year
7. Contributions per capita to United Way and agencies

**Government/Politics**

1. People who rate local government leadership good/excellent
2. Percent 18 and older registered to vote
3. Percent registered who vote
4. Percent of local elected officials nonwhite/female
5. People accurately naming two city council members
6. People keeping up with local government news frequently
7. People feeling local public services frequently effective

**Culture/Recreation**

1. City financial support per capita of arts organizations
2. City parks/recreation expenditures per capita
3. Public park acreage per 1,000 population

4. Public library materials per capita
5. Public library book circulation per capita
6. Event/days of bookings at major city facilities
7. Symphony attendance per 1,000 population
8. Zoo attendance per 1,000 population

**Mobility**

1. People reporting commuting time 25 minutes or less
2. Weekday commercial flights in and out of Jacksonville International Airport
3. Destinations with direct flights in or out of Jacksonville International Airport
4. Average weekday Jacksonville Transit Authority bus ridership per 1,000 population
5. Average weekday miles of Jacksonville Transit Authority bus service
6. Jacksonville Transit Authority bus headways within 30 minutes peak/60 minutes nonpeak

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Source: *Life in Jacksonville: Quality Indicators Progress Executive Summary*. November 1996. Jacksonville Community Council, Inc.: Jacksonville, FL. 23 Pp.

## Appendix C: Community Indicators Reference List

### *Communities and Organizations Currently Using or Considering Indicators of Community Sustainability*

Community or Entity	Description, if Available
Juneau, Alaska	25 indicators for city comprehensive plan
Tucson, Arizona	N/A
Pasadena, California	A number of indicators for city report
San Jose, California	52 indicators for city Policy and Planning Div.
Southern California Council of Governments	33 indicators for regional comprehensive plan
San Francisco, California	Over 50 indicators for Board of Supervisors
Santa Barbara South Coast, California	N/A
Santa Monica, California	16 indicators for city environment program
Boulder, Colorado	61 elements for Downtown Vitality Index
Boulder County, Colorado	Under development
Lakewood, Colorado	Under development
Roaring Fork - Grand Valley, Colorado	23 indicators for regional vision plan
Yampa Valley, Colorado	Under development
Colorado Sustainability Project	41 indicators being analyzed for use
Gainesville, Florida	Developing methodology for city and others

Community or Entity	Description, if Available
Jacksonville and Duval County, Florida	72 indicators for annual report
Noblesville, Indiana	195 benchmarks for city report
St. Joseph County, Indiana	N/A
Manhattan, Kansas	Under development
Mtn. Assoc. for Community Econ., Kentucky	N/A
Cape Cod, Massachusetts	Under development
Boston, Massachusetts	Under development
Cambridge, Massachusetts	78 indicators for Consortium plan
Sustainable Maine	Under development
Cobscook Bay, Maine	N/A
Farmington, Maine	N/A
Detroit, Michigan	N/A
Minnesota Planning	79 indicators for state long-range plan
St. Louis, Missouri	Under development
Green County, Missouri	N/A
Flathead County, Montana	39 indicators for county report
Sherwood, Oregon	Indicators identified but not yet used
Oregon Progress Board	259 indicators for state strategic vision
Thomas Jefferson Regional District, Virginia	159 indicators for regional Planning Comm.

Community or Entity	Description, if Available
Chattanooga, Tennessee	27 goals, 120 recomm. as self-assessment
Seattle, Washington	40 indicators for regional report card
South Puget Sound Region, Washington	A number of indicators for regional plan
Willapa Bay Watershed, Washington	31 indicators for Pacific County
Milwaukee, Wisconsin	N/A
U.S. Council on Environmental Quality	A number of indicators for Presidents Council
Alberta, Canada	23 indicators for provincial report
Toronto, Ontario, Canada	A number of indicators for city report
Australia Dept. of Industries and Energy	A number of indicators for national strategy
Agenda 21, United Nations	Proposal to develop indicators
Development Watch, United Nations	Under development
Earthwatch, United Nations	Under development
Worldwatch Institute, Washington, DC	33 indicators for global annual report

Sources: Personal communication with Jamie L. Palmer, Planner/Research Associate, Center for Urban Policy and the Environment, School of Public and Environmental Affairs, Indiana University, Indianapolis; Daniel D. Chiras, President, Sustainable Futures Society, Evergreen, CO; and Phyllis Breeze, Colorado Department of Public Health and Environment, Denver, CO. 1996/1997.

Besleme, Kate. October 1996. "A Project of Redefining Progress: Community Indicator Projects (Excerpted)." *Redefining Progress*: San Francisco. Pp. 1-8.

"Sustainability Indicators in Action." 1997. Center of Excellence for Sustainable Development, Denver Regional Support Office, U.S.

Department of Energy: Denver, CO. Pp. 1-21. Available on the Internet at <http://www.sustainable.doe.gov/indicate.html>

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## Appendix D: Case Study Contact List

### **The Crossings - Mountain View, California**

Michael Percy, Project Planner  
City of Mountain View  
(415) 903-6306

### **Mizner Park - Boca Raton, Florida**

Community Redevelopment Agency  
City of Boca Raton  
(407) 393-7700

### **RiverPlace - Portland, Oregon**

Steve Sanders, Project Planner  
Portland Development Commission  
(503) 823-3227

### **Suisun City, California**

Camran Nojoomi, City Manager  
City of Suisun City  
(707) 421-7309

### **Tualatin Commons - Tualatin, Oregon**

Janet Young, Economic Development Director  
City of Tualatin  
(503) 692-2000

### **Uptown District - San Diego, California**

John Wilhoit, Project Planner  
City of San Diego  
(619) 236-6006

### **The Village at Shirlington - Arlington, Virginia**

Tom Miller, Planner  
Arlington County Planning Office  
(703) 358-3535

## ***Suisun City Sustainable Downtown Redevelopment Matrix***

<b><i>Properties</i></b>	<b>Yes</b>	<b>No</b>	<b>Notes</b>
High-density, mixed-use core	✓		1
Pedestrian orientation	✓		2
Transit orientation	✓		3
Regionalized architecture, site design, and landscaping	✓		4
Public spaces	✓		5
Protection, restoration, and enhancement of the natural environment	✓		6
Energy efficiency and renewable energy use in buildings	✓		7
“Green” construction		✓	8
Integrated solid and toxic waste minimization	✓		9
Water and wastewater reduction and reuse	✓		10
Local production of goods, including food		✓	11
Affordable housing	✓		12
Building reuse and historic preservation	✓		13
Integration with surrounding neighborhoods	✓		14

**Sustainable Community Redevelopment Questions for  
*The Crossings - Mountain View, California***

1. Is a copy available of the Precise Plan, Master Plan, or other planning information? If so, may I get a copy/copies?
2. Is literature available on the Planned Community Zone? If so, may I get a copy/copies?
3. What were the incentives for choosing the neotraditional approach, pedestrian- and transit-orientation, and utilizing other concepts that are quite the opposite of conventional sprawl development?
4. Are before and after photos (including aerial photos), sketches, or other graphics available that I may get copies of?
5. Are there any published or “set” goals--qualitative and quantitative, perhaps in the Precise Plan--for the redevelopment projects? What is their progress to date?
6. What were your and the developers’ marketing processes, including the media?
7. How was the community involved, how does it continue to be involved, and what is the importance of involvement in your community? Were there any difficulties in integrating the redevelopment into surrounding neighborhoods? Explain the collaboration of the city and its citizens in the final design phase(s).
8. What was the process for tearing down the mall and reusing the waste materials in concrete? Was such “green” reuse difficult to achieve?
9. What have been the most formidable barriers to redevelopment?
10. Have any community indicators--for sustainability, overall health, or otherwise--been developed? If so, what are they, and how are they measured?
11. What measures are used for evaluating overall or specific redevelopment “success?”
  - Economic: leased space, sales of goods and housing, increased taxes, etc.?
  - Environmental: decreased impervious surfaces, reduction in auto emissions, reduction in wastes and pollution, etc.?
  - Social: integration of incomes and races, pedestrian counts, etc?
  - Long-term evaluation plans?
  - How “successful” is the redevelopment?
12. Has retail by the transit station been built? If so, has it been successful? If not built, why not?
13. What planning “tools” have been used, including financial and regulatory mechanisms?
14. Are any goods produced within the redeveloped area, including small business crafts, arts and crafts, etc.?

15. Were any of the buildings constructed using “green” techniques (recycled materials and reduced waste), in addition to reusing mall waste materials for concrete slabs and porches? Are any of them super energy-efficient?
16. Is renewable energy used in the redevelopment?
17. Are there water reduction and reuse programs in place?
18. Are there waste minimization, including recycling, programs in place?
19. Are there any governmental, health, or protection facilities or services onsite?
20. Please explain the process for searching for and working with developers.
21. How does the project tie in to overall development (redevelopment) in Mountain View?
22. Is there a community center building?
23. Was any pollution cleanup necessary prior to redevelopment? If so, what was process?
24. Does The Crossings have any connections with the Bay Area Blueprint for Sustainability? If so, how?
25. When did the redevelopment process begin in relation to “failure” of the mall? Was there a specific “sign” to begin redevelopment?
26. Is there any onsite food production or gardening?
27. Any other mechanisms, etc., for sustainability put into place? If so, how were those determined and how are they measured?

## **Sustainable Community Redevelopment Questions for *Memorial Park - Richmond, California***

1. Is a copy available of the Master Plan, Project Book from the developer, or other planning information? If so, may I get a copy/copies?
2. What were the incentives for choosing the pedestrian-orientated, transit-oriented concept, and utilizing other concepts that are quite the opposite of conventional sprawl development?
3. Who initiated the redevelopment project, and what were that person's/agency's intentions?
4. Are before and after photos (including aerial photos), sketches, or other graphics available that I may get copies of?
5. Are there any published or "set" goals--qualitative and quantitative--for the redevelopment projects? What is their progress to date?
6. What were your and the developers' marketing processes, including the media?
7. How was the community involved, how does it continue to be involved, and what is the importance of involvement in your community? Has there been any resistance from neighbors? If so, how was this dealt with?
8. What have been the most formidable barriers to redevelopment?
9. Have any community indicators--for sustainability, overall health, or otherwise--been developed? If so, what are they, and how are they measured?
10. What measures are used for evaluating overall or specific redevelopment "success?"
  - Economic: leased space, sales of goods and housing, increased taxes, etc.?
  - Environmental: increased open space, reduction in auto emissions, reduction in wastes and pollution, etc.?
  - Social: integration of incomes and races, pedestrian counts, etc?
  - Long-term evaluation plans?
  - How "successful" is the redevelopment?
11. What planning "tools" have been used, including financial and regulatory mechanisms?
12. Are any goods produced within the redeveloped area, including small business crafts, arts and crafts, etc.?
13. Is any privately funded, alternate transportation provided (such as a senior shuttle)?
14. Were any of the buildings constructed using "green" techniques (recycled materials and reduced waste)? Are any of them super energy-efficient?

15. Is renewable energy used in the redevelopment?
16. Are there water reduction and reuse programs in place?
17. Are there waste minimization, including recycling, programs in place?
18. What is the status of the transit station redevelopment?
19. What is the status of redevelopment of the land adjacent to the transit station?
20. How old is the large retail complex already onsite? Were there any considerations for physically adding onto it, such as adding a second level of housing, etc.?
21. Are the streets onsite more narrow than typical suburban streets? If so, how wide are they?
22. Please explain the process for searching for and working with developers, and the request for bids.
23. Was any pollution cleanup necessary prior to redevelopment? If so, what was process?
24. Does Memorial Park or Richmond downtown redevelopment in general have any relation to the Bay Area Blueprint for Sustainability? If so, how?
25. Any other mechanisms, etc., for sustainability put into place? If so, how were those determined and how are they measured?

## **Sustainable Community Redevelopment Questions for *RiverPlace - Portland, Oregon***

1. Is a copy available of the Portland Downtown Plan, Master Plan, Project Book from the developer, or other planning information? If so, may I get a copy/copies?
2. What were the Portland Development Commission guidelines for the project? Have they been met, and how so (or not so)?
3. What was the political and planning process for tearing down the freeway in the early 1970s?
4. What was the process for developing the Waterfront Park? Was a mixed use development originally planned? If so, why; if not, how did it come about?
5. What were the incentives for choosing the pedestrian-orientated, urban village concept, and utilizing other concepts that are quite the opposite of conventional sprawl development?
6. Are before and after photos (including aerial photos), sketches, or other graphics available that I may get copies of?
7. Are there any published or “set” goals--qualitative and quantitative--for the redevelopment projects? What is their progress to date?
8. What were your and the developers’ marketing processes, including the media?
9. How was the community involved, how does it continue to be involved, and what is the importance of involvement in your community?
10. What have been the most formidable barriers to redevelopment?
11. Have any community indicators--for sustainability, overall health, or otherwise--been developed? If so, what are they, and how are they measured?
12. What measures are used for evaluating overall or specific redevelopment “success?”
  - Economic: leased space, sales of goods and housing, increased taxes, etc.?
  - Environmental: preservation of river, reduction in auto emissions, reduction in wastes and pollution, etc.?
  - Social: integration of incomes and races, pedestrian counts, etc?
  - Long-term evaluation plans?
  - How “successful” is the redevelopment?
13. What planning “tools” have been used, including financial and regulatory mechanisms?
14. Are any goods produced within the redeveloped area, including small business crafts, arts and crafts, etc.?

15. What is the breakdown of retail and office square feet and uses? Are additional uses planned, and if so, what?
16. What is the breakdown of housing units (units/ac.)? Is additional housing planned, and if so, what?
17. Were any of the buildings constructed using “green” techniques (recycled materials and reduced waste)? Are any of them super energy-efficient?
18. Is renewable energy used in the redevelopment?
19. Are there water reduction and reuse programs in place?
20. Are there waste minimization, including recycling, programs in place?
21. Are there any current or planned “affordable” housing opportunities onsite?
22. Are there any governmental, health, or protection facilities or services onsite?
23. Please explain the process for searching for and working with developers.
24. What are the plans for the additional 6 acres scheduled to be developed?
25. Is there a community center building?
26. Was any pollution cleanup necessary prior to redevelopment? If so, what was process?
27. Does RiverPlace have any connections with Portland’s Sustainable City Principles? If so, how?
28. Is there a grocery store onsite or nearby?
28. Any other mechanisms, etc., for sustainability put into place? If so, how were those determined and how are they measured?

**Sustainable Community Redevelopment Questions for  
*Tualatin Commons - Tualatin, Oregon***

1. Is a copy available of the Master Plan, Project Book from the developer, or other planning information? If so, may I get a copy/copies?
2. Is literature available on the Redevelopment District created in 1975? If so, may I get a copy/copies?
3. What was the process for creating the Tualatin Development Commission? How does it work?
4. What were the incentives for choosing the pedestrian-orientation, creating the lake, and utilizing other concepts that are quite the opposite of conventional sprawl development?
5. Are before and after photos (including aerial photos), sketches, or other graphics available that I may get copies of?
6. Are there any published or “set” goals--qualitative and quantitative, in addition to the 10 Citizen Objectives--for the redevelopment projects? What is their progress to date?
7. What were your and the developers’ marketing processes, including the media? Are the results from the city-wide survey available for review?
8. How was the community involved, how does it continue to be involved, and what is the importance of involvement in your community?
9. How did the process of razing part of downtown, including the cement plant, work?
10. What have been the most formidable barriers to redevelopment?
11. Have any community indicators--for sustainability, overall health, or otherwise--been developed? If so, what are they, and how are they measured?
12. What measures are used for evaluating overall or specific redevelopment “success?”
  - Economic: leased space, sales of goods and housing, increased taxes, etc.?
  - Environmental: preservation of floodplain, reduction in auto emissions, reduction in wastes and pollution, etc.?
  - Social: integration of incomes and races, pedestrian counts, etc?
  - Long-term evaluation plans?
  - How “successful” is the redevelopment?
13. What planning “tools” have been used, including financial and regulatory mechanisms?
14. Are any goods produced within the redeveloped area, including small business crafts, arts and crafts, etc.?
15. Has the community center been built? If so, what other uses--such as the Chamber of

Commerce--does it house?

16. Were any of the buildings constructed using “green” techniques (recycled materials and reduced waste)? Are any of them super energy-efficient?
17. Is renewable energy used in the redevelopment?
18. Are there water reduction and reuse programs in place?
19. Are there waste minimization, including recycling, programs in place?
20. Please provide details on the floodplain and lake creation.
21. Please explain the process for searching for and working with developers.
22. Are the streets more narrow than typical suburban streets--if so, how wide are they?
23. Is any housing set aside for low-income or “affordable” housing uses?
24. Does the site have transit access, such as a bus stop on or adjacent to the site?
25. Was any pollution cleanup, such as at the cement plant, necessary prior to redevelopment? If so, what was process?
26. Any other mechanisms, etc., for sustainability put into place? If so, how were those determined and how are they measured?