

I. Core Concepts

- a. Environmental Justice
- b. Smart Growth Principles
 - i. Mix land uses
 - ii. Compact building design
 - iii. Range of housing opportunities
 - iv. Create walkable neighborhoods
 - v. Foster distinct, attractive communities with strong sense of place
 - vi. Preserve open space and critical environmental areas
 - vii. Strengthen and direct development towards existing communities
 - viii. Provide variety of transportation choices
 - ix. Make development decision predictable, fair, and cost effective
 - x. Encourage stakeholder and community collaboration
- c. Equitable Development

II. Challenges to Equitable, Healthy, and Sustainable Communities

- a. Environmental and Health Concerns
 - i. Facilities with potential environmental and health impacts
 - ii. Unhealthy housing
 - iii. Physical inactivity and chronic disease
 - iv. Inadequate nutrition
 - v. Cumulative health impacts
- b. Disinvestment in Established Communities
 - i. Dispersed developmental patterns
 - ii. Neighborhoods without essential goods and services
- c. Displacement
 - i. Minimizing Displacement:
 - 1. Land use policies
 - 2. Commercial stabilization
 - 3. Economic development for existing residents
- d. Barriers to Community Engagement, Empowerment, and Capacity

III. Strategies Linking the Core Concepts

- a. **Facilitate Meaningful Community Engagement in Planning and Land Use Decisions**
 - i. Obtain input from historically excluded groups to reduce disproportionate environmental harms and health impacts and enable equitable development
 - ii. Community members should be active participants in information collection and challenge, opportunity, and goal identification
 - iii. Are there existing local organizations that can connect you with residents?
 - iv. Engagement Strategies:

1. Multilingual outreach
 2. Community assessments: community members gather, analyze, and report information to create a more complete picture of current conditions, needs, and available resources
 - a. [Bakersfield California case](#)
 3. Community planning and visioning workshops
- b. Promote Public Health and a Clean and Safe Environment**
- i. Reduce Exposure to Facilities with Potential Environmental Concerns
 1. Multi-stakeholder collaboration
 - a. Gather data on air quality, health risk estimates, and evaluation tools for land use decision making
 - b. Engage businesses in planning process to reduce exposure while supporting local businesses and employment
 - i. See the Collaborative Problem-Solving Model
 - ii. Good Neighbor Agreement” formally negotiated agreement that established a relationship between an industry and a community org. Can be legally binding.
 2. Municipal planning, zoning, and permitting tools
 - a. These tools can be used to plan and site facilities safely: identify land-use appropriate areas, creation of buffer zones, required separation distance, conditional and performance permits
 - ii. Reduce Exposure to Goods Movement (Distribution) Activities
 1. Work with goods movement stakeholders to design freight facilities in ways the support health, environmental, and economic goals
 - a. Creation of freight clusters, buffer zones,
 - iii. Clean and Reuse Contaminated Properties
 1. See BF AWPG
 - iv. Promote Green Building and Build Green Streets
- c. Strengthen Existing Communities**
1. Fix Existing Infrastructure first
 - a. Prioritize repair and maintenance over new construction
 - b. Investing makes private investors more confident, creates jobs, and can prolong infrastructure life
 2. Reuse Vacant and Abandoned Properties
 - a. Increase safety and attract investment
 - b. Inventory vacant buildings and explore interim uses
 3. Redevelop Commercial Corridors
 - a. Enhance customer base of existing businesses, create new jobs and business opportunities, and improve safety and convenience of economical transportation options
 - b. Calls for restructuring land use pattern in these corridors and public investment
 - ii. Provide housing Choices, Preserve Affordable Housing, and Create New Affordable Housing

- iii. Provide Transportation Options
 - 1. Access to Public transportation
 - 2. Implement Equitable Transit-Oriented Development
- iv. Design Safe Streets for All Users
- d. Improve Access to Opportunities and Daily Necessities**
 - i. Promote Diverse, Community-Centered Schools
 - 1. Located near families it serves, accessible via multiple modes of transportation, and relatively small footprint
 - 2. Safe routes to School
 - ii. Provide Access to Healthy Food
 - iii. Provide Access to Parks and Green Space
- e. Preserve and Build on the Features that make a Community Distinct**
 - i. Preserve Existing Cultural Features
 - 1. Obtain official recognition for a site
 - ii. Create New Development that Strengthens Local Cultura
 - 1. Draw inspiration from important landmarks, neighborhood designs, and local traditions

IV. Conclusion

a. Key Take-aways

- i. Build relationships among community-based organizations, residents, community development corporations, business owners, developers, local and regional decision-makers, and others interested in growth and development issues.
- ii. Build capacity while you plan
- iii. Conduct community assessments and visioning exercises
- iv. Ensure that land use and development policies and codes are aligned with community visions and address the needs of low-income and overburdened communities.
- v. Start working to mitigate residential and commercial displacement as early in revitalization efforts as possible