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Public/Private Pursuits

Ten projects around the world embody the synergy of public/private partnerships.

CITY AND STATE GOVERNMENTS are strapped for cash; real estate developers still lack ready sources of capital. Joining forces is one route to jump-start development and try to initiate economic turnarounds.

The following ten projects, all fully or substantially completed in the past five years, illustrate a range of creative approaches to public/private partnerships. In many cases, the public sector benefits from the construction or refurbishment of community amenities such as parks, libraries, or recreation facilities. These perks also add value to the private sector components, raising home prices and enhancing foot traffic for retail, entertainment, and dining uses. In other cases, the private sector partner not only builds but also operates essential buildings such as justice or transit structures in exchange for housing or commercial development rights. Several of these projects involved construction of affordable and mixed-

income housing. In one instance, a partnership enabled the construction of military housing with a Main Street-style neighborhood center—a first for the military. (The ten projects are listed alphabetically, not in any rank order.)

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Read advice from expert ULI members on navigating public/private partnerships at urbanland.uli.org.

3. Gateway Quarter

CINCINNATI, OHIO

The inner-city Cincinnati neighborhood known as Over-the-Rhine—so named by the German immigrants who lived there in the 19th century—suffered from residents' flight to the suburbs in the 1960s, becoming increasingly poverty stricken and riddled with dilapidated and vacant buildings. The Cincinnati Center City Development Corporation (3CDC), a private nonprofit corporation, initiated efforts to turn around the neighborhood by redeveloping the Gateway Quarter area. Working with city and state governments and private developers, 3CDC has renovated Fountain Park, completed about 100 residential units, and added substantial commercial space.

City Home, designed by local firm Schickel Design Company for the partnership of Over-the-Rhine Community Housing and Eber Development, also local, is one example of the residential projects completed to date. Phase I was completed in 2009, with 11 units in a mix of new townhouses and renovated historic townhouses. A second phase is under construction, adding 11 more units in new townhouses and a renovated historic building, as well as commercial space. Five of the residences are affordable to those earning 60 percent of the area median income.



SCHICKEL DESIGN COMPANY

4. Herryford Village at Fort Belvoir

FAIRFAX COUNTY, VIRGINIA

Herryford Village at Fort Belvoir brings Main Street-style mixed-use development to military housing. The U.S. Department of the Army partnered with Clark Realty Builders of Arlington, Virginia, and Seattle-based management services company Pinnacle to provide and operate more than 2,000 homes in the historic fort through a combination of demolition, replacement, renovation, and new construction.

Of the 15 villages planned, Herryford Village, the first, was completed in 2005 along new urbanist lines. Designed by Tori Gallas and Partners of Silver Spring, Maryland, it consists of 171 single- and multifamily units. Alley-loaded garages, porches close to the sidewalk, extensive open space and pedestrian paths, and preservation of existing trees are intended to encourage a sense of community among residents. The Energy Star-certified housing is larger than typical for military residences and provides private backyards with patios. Along the development's main street, three-story live/work buildings consist of two-story townhouses above street-level commercial space. Three similar neighborhood centers have since been built as part of Fort Belvoir, with one more to come.



CLARK REALTY BUILDERS