



Kimley-Horn and the *Suburban Hip* webinar team would like to thank you for your interest in this topic, our discussion, and for your questions as active participants! The below is a combination of all the questions we received during (and after) the *Suburban Hip* webinar hosted, February 9th, 2021. Please feel free to contact us with any further questions or inquiries.

Q Are you seeing cross-laminated timber (CLT) housing construction enter your markets?

A We are not aware of any CLT housing construction entering our markets.

Q How do you balance the creative aspects of these developments with rigid and steadfast community engineering standards (i.e. sidewalks, stormwater requirements, minimum street standards)?

A The team addressed this question during the webinar—have a listen!

Q Are there any retrofit examples. Our jurisdiction doesn't have big green fields to master plan.

A We addressed this question in part. That being said, specific to Fairfax County, we'd like to connect you with some of our local practice builders that can help with providing applicable examples. We have reached out to you at the email provided.

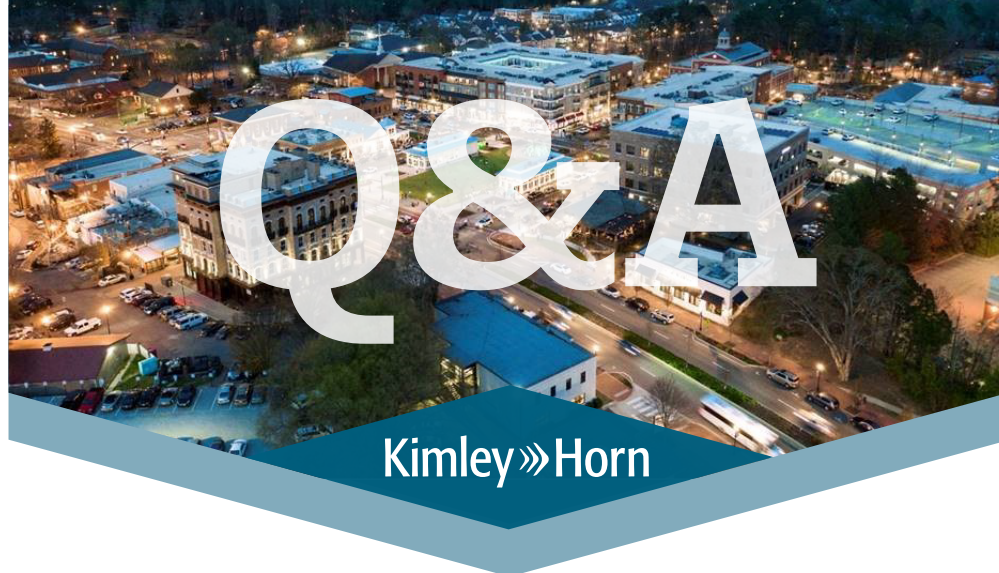
We would also recommend referencing a copy of *"Retrofitting Suburbia"* by Ellen Dunham Jones. This publication nicely goes through the journey of a number of retrofit examples.

Q Many areas here in California are going with 100% electric projects due to the danger of fire . Are you seeing ways to value engineer projects using 100% electric?

A The team addressed this question during the webinar—have a listen!

Q First Part - Is this more of a specific region approach to development? In the DFW market the trend since COVID began has been moving to developments that provide acre+ homesites in smaller school districts. Sacrificing proximity to grocery stores or entertainment has been a small issue considering the lockdowns that occurred. The desire to be closer to entertainment and have walkability didn't mean much when everything was shut down. Furthermore, the desire to be in communities that do not have HOAs (or if they do the scope of the HOA is minimal) is a top priority for a lot of buyers. Second Part - I know there are buyers for all these products exist but considering buying power of the average millennial, how does a community this heavily amenitized remain affordable for the market it is meant to hit?

A The team addressed these question during various parts of the webinar—have a listen!



Q My questions have to do with how COVID-19 is affecting interest in walkability, and if so, how exactly. What are planners and developers seeing exactly, and are there specific projects anywhere in the country where walkability efforts have stepped up (or even changed) because of the pandemic? What kind of community-driven interest are we seeing in walkability now? And is that interest different from before pre-COVID times? Any communities to watch in particular?

A Even prior to COVID, one of the trends we were seeing across the country was increased interest and investment in walkability, trails, and greenways. In Metro Atlanta, for example, we've seen the rise in popularity of the Atlanta BeltLine (an urban trail system utilizing former railroad corridors in the City), new pathways evolving from a Master Planned Trail system in suburban Gwinnett County, expansion of the Alpha Loop in Alpharetta, GA, a new greenway system planned for the Chattahoochee River corridor, and others, including systems in Cobb County; Dunwoody, GA; Chamblee GA; and East Point, GA.

We may be able to obtain some statistics from some of these examples (or put you in contact with them), but anecdotally we have seen and heard of an increased usage of local trails during the pandemic as residents have looked for ways to get outside before and after working from home all day. There has been so much interest in using outdoor spaces that there have been concerns that usage was so high in some areas that users weren't always able to maintain adequate social distancing.

We've also seen examples in Washington, DC where roadway lanes were closed in some locations to give way to wider pedestrian areas, bicycle paths, and outdoor dining. The need for outdoor space in urban areas has been so great during the pandemic, that a number of cities have sought ways to reposition unused or underutilized vehicle areas for pedestrian-scaled public space.

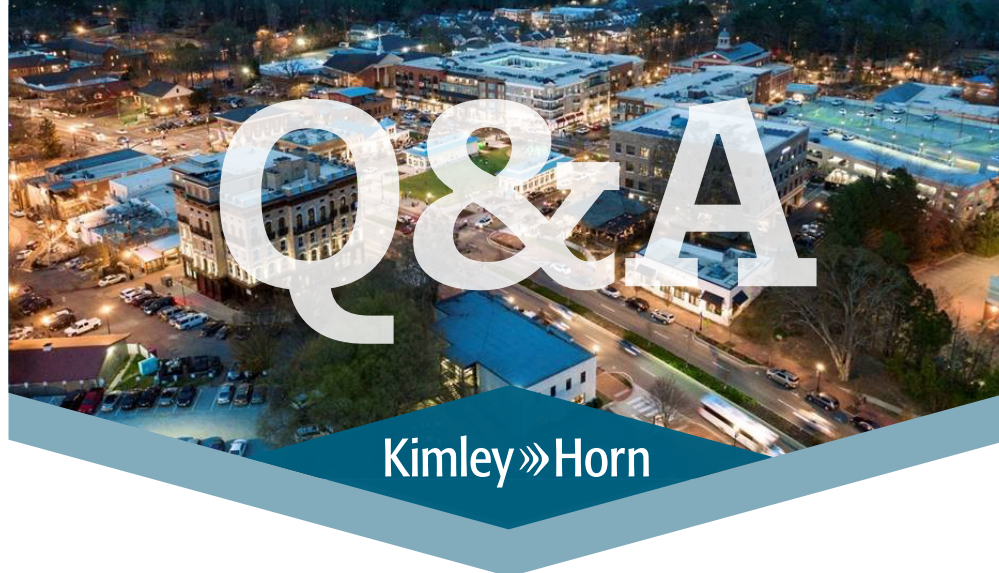
Prior to COVID, many of our mobility master plans were moving toward a greater emphasis on walkability. And, over the last 5-10 years, voters have increasingly been willing to approve bond referenda and sales tax referenda that include funding for expanded sidewalks, trails, and greenways. From our view, the pandemic appears to be accelerating this trend toward greater local connectivity, more enjoyable transportation alternatives, and healthier lifestyles.

Q How are autonomous vehicles and ride sharing services changing your strategies to parking within multifamily developments?

A The team addressed this question during the webinar—have a listen!

Q These developments are wonderful but how can the average person afford them?

A The team addressed this question during the webinar. Unfortunately, achieving affordability is difficult due to the popularity of these developments and the limited supply.



Q How are the leaders in suburban development thinking about addressing social impacts in planned communities? What are they doing to make these spaces equitable for all users from all backgrounds (especially thinking beyond ADA)? How are people from different economic backgrounds being accommodated (e.g. affordable housing)? What improvements are incorporated to make these developments attractive to people from minority communities in order to increase diversity?

A The team addressed this question during the webinar—have a listen!

Q How do you measure and explain the return on investment (ROI) in parks and amenity spaces to developers who may not see it in the same way as planners do?

A This is a great question! In several cases, we've taken city leaders and others to visit example projects to show them the value created by incorporating parks and amenities into town and village centers. The best way for them to believe is to show them what it looks like and what the sales/lease rates are.

ULI (and likely others) have worked on quantifying this return. There are great examples like Clyde Warren Park in DFW that have cataloged the increase in land value and rent once the green space opened.

Here are some potentially interesting resources for you.

- [The Payoff from Parks \(ULI\)](#)
- [The Case for Open Space \(ULI\)](#)

Q We have talked about active adults and millennials, but how do you feel like Gen Z might influence development in the future?

A Gen Z is the most diverse generation, and its members have never known what it is like not to have digital access. They expect change and innovation—sometimes at the speed of technology. They are pragmatic, having grown up during the last recession of 2008. They tend to be individualistic and at times nostalgic. Functionality, choice, and convenience are the most important aspects affecting design with a strong desire for collaboration and experience driven placemaking. Flexibility, authenticity, choice, convenience, and integration are key design goals for Gen Z.

Q Have you seen Pickleball courts as an amenity in your projects? Please have your multifamily or mixed use specialist call me.

A Yes! We've built them, turned tennis courts into them, and are seeing Pickleball grow across the country. Kimley-Horn recently hired a designer specifically with Pickleball expertise in Atlanta. Panelist, Amy Wicks, also has recent experience with Pickleball courts at Babcock Ranch. Amy will reach out to you at the contact information you provided!
