

# Equity Challenge to Smart Growth

Mary Paden, Chair South County Task Force  
2020 Sanders-Henn Community Hero



Coalition for Smarter Growth  
DC • MD • VA

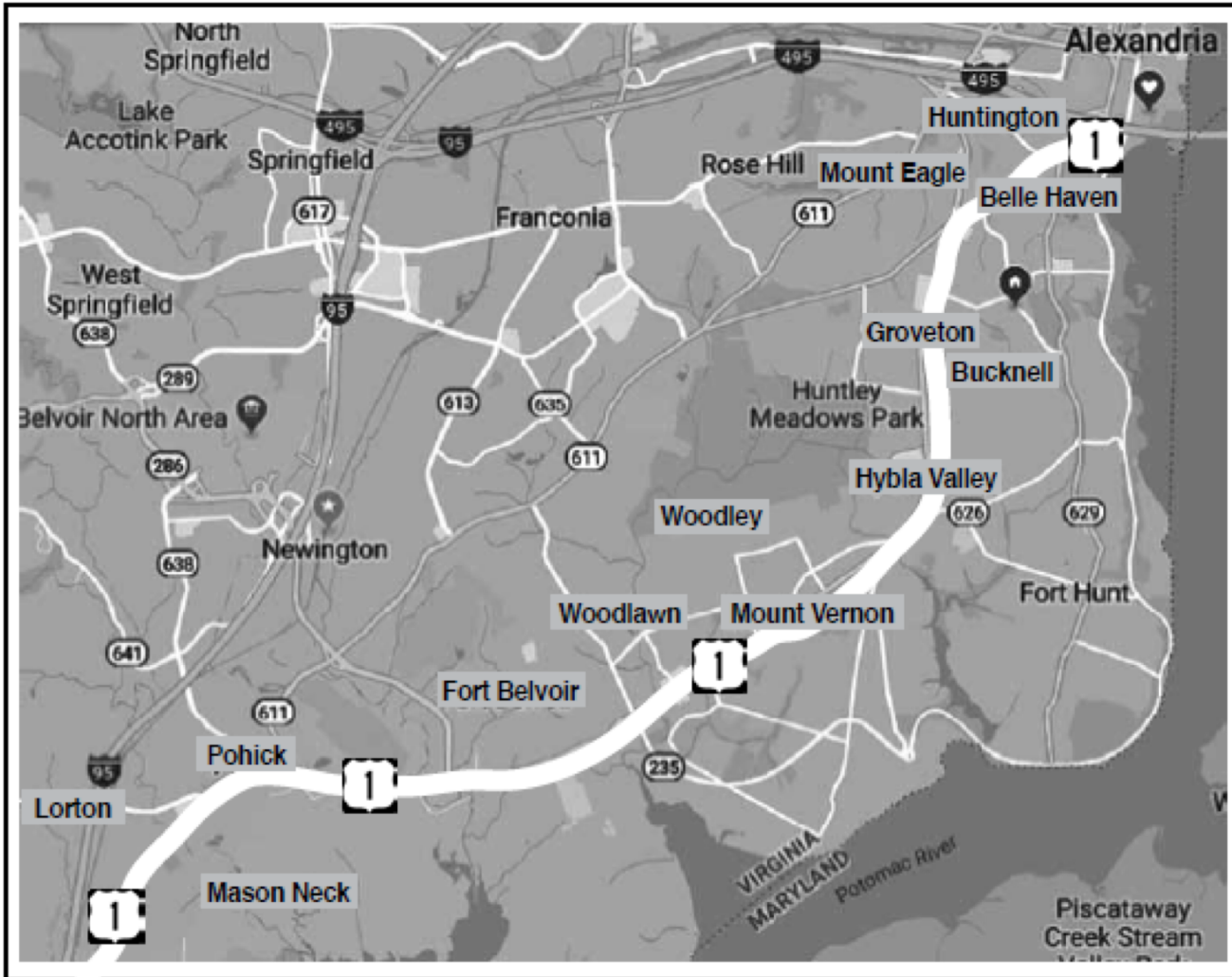
# A Tale of Route 1 in 5 Parts

**This is the story of how Transit Oriented Development can look just like urban renewal from the ground.**

1. History, investment, and poverty
2. The future with transit oriented development
3. Out with the old and in with the new
4. The value of Community
5. Equity: A seat at the table and asking who benefits and who is burdened



# 1. History—Disinvestment--Poverty

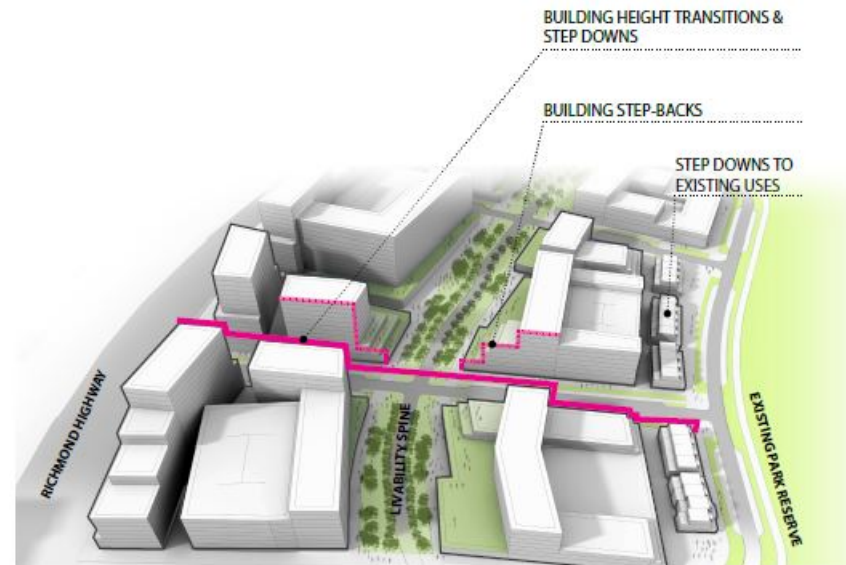


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## 2. Into the future with transit oriented development



### BUILDING STEP DOWNS, STEP-BACKS & MODULATION



#### NORTH



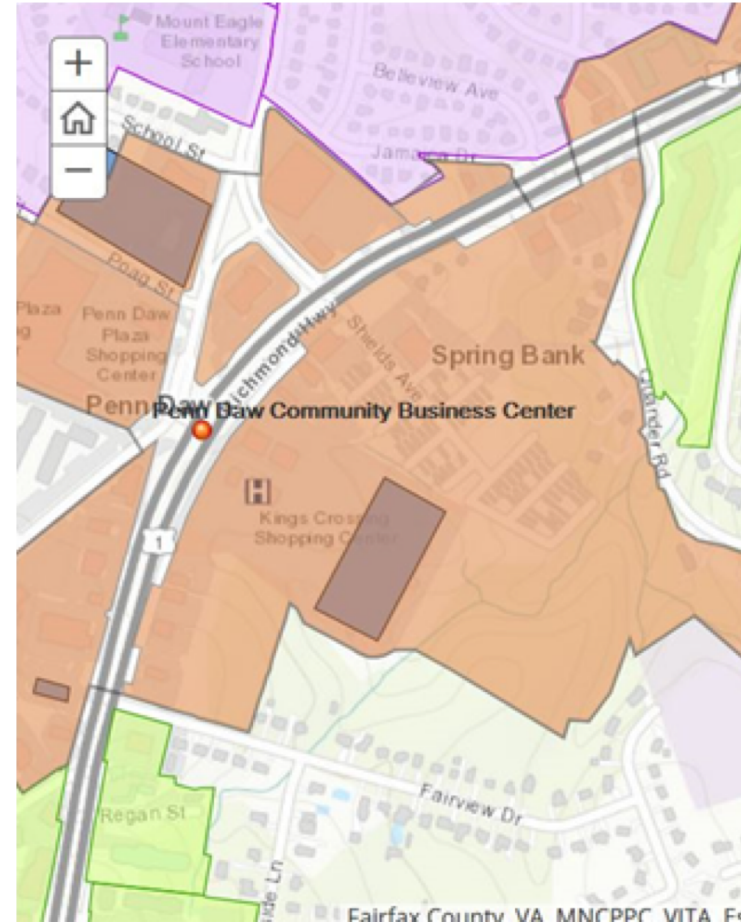
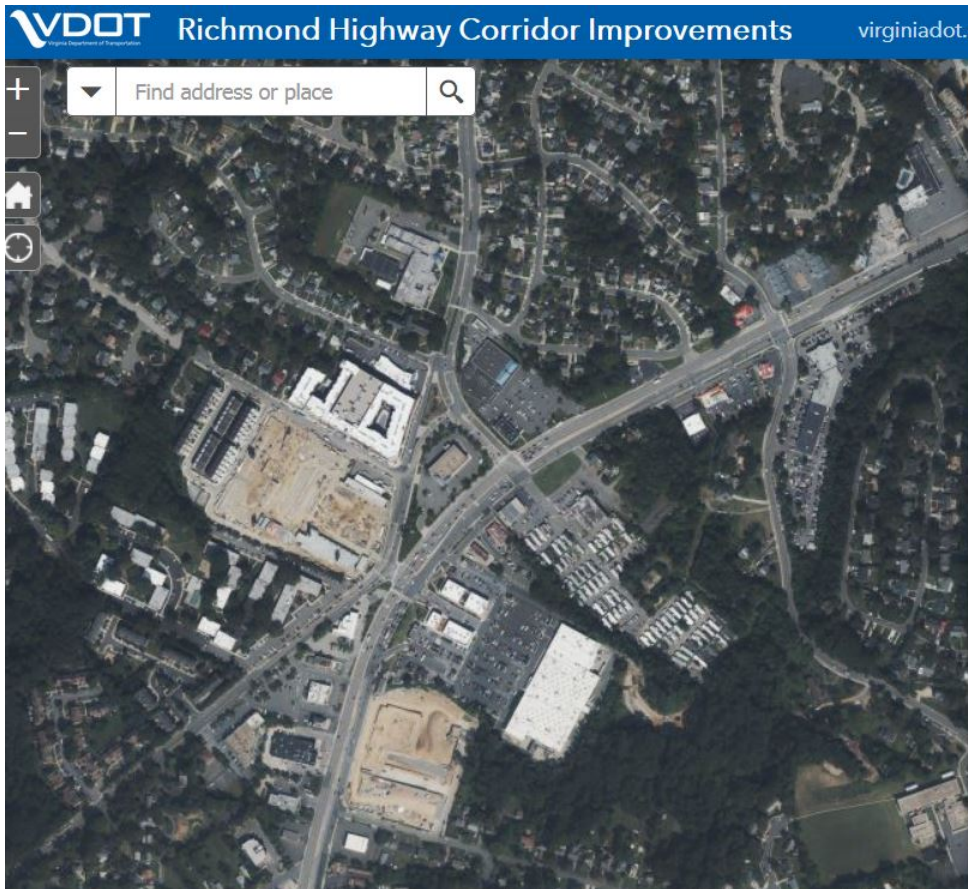
#### SOUTH



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# 3. Moving on out: Penn Daw CBC



### 3. In with the new: Penn Daw



CHARACTER AND FEATURES OF LIVABILITY SPINE  
PENN DAW CBC

FIGURE 25



### 3. In with the new: Beacon Hill



Current: 700 workforce apartments (brown)



ZUCKERMAN GRAVELLY  
MANAGEMENT, INC.

BEACON HILL CONCEPT STUDY  
22 AUGUST 2019

CALLISON|RTKI  
A DESIGN CONSULTANCY OF ARCAD

ENABLE<sub>LLP</sub>

Proposed: 2,000 more expensive apartments



## 4. Community



# Community: Listen to the residents

- Claudia loves the neighborhood because it is near good schools and the services she needs. They spent \$35,000 to purchase and another \$10,000 in improvements. (3.30) [www.youtube.com/watch?v=tB\\_hw8w9l3k](http://www.youtube.com/watch?v=tB_hw8w9l3k)
- Oscar and his wife at Engleside Mobile Home Park. (2.02) <https://www.youtube.com/watch?v=MIT7xCKepzM>
- Adriana would live to move to a larger house with a big yard, but cannot afford it. She is happy in this neighborhood that has good schools and is safe. (3.18) <https://www.youtube.com/watch?v=WjpvSND98v0>



# 5. Equity: Who is at the table?





# Equity: Who benefits? Who is harmed?





Thanks to Leah Tenario, Good Shepherd Catholic Church and the residents of the Route 1 mobile home parks.

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