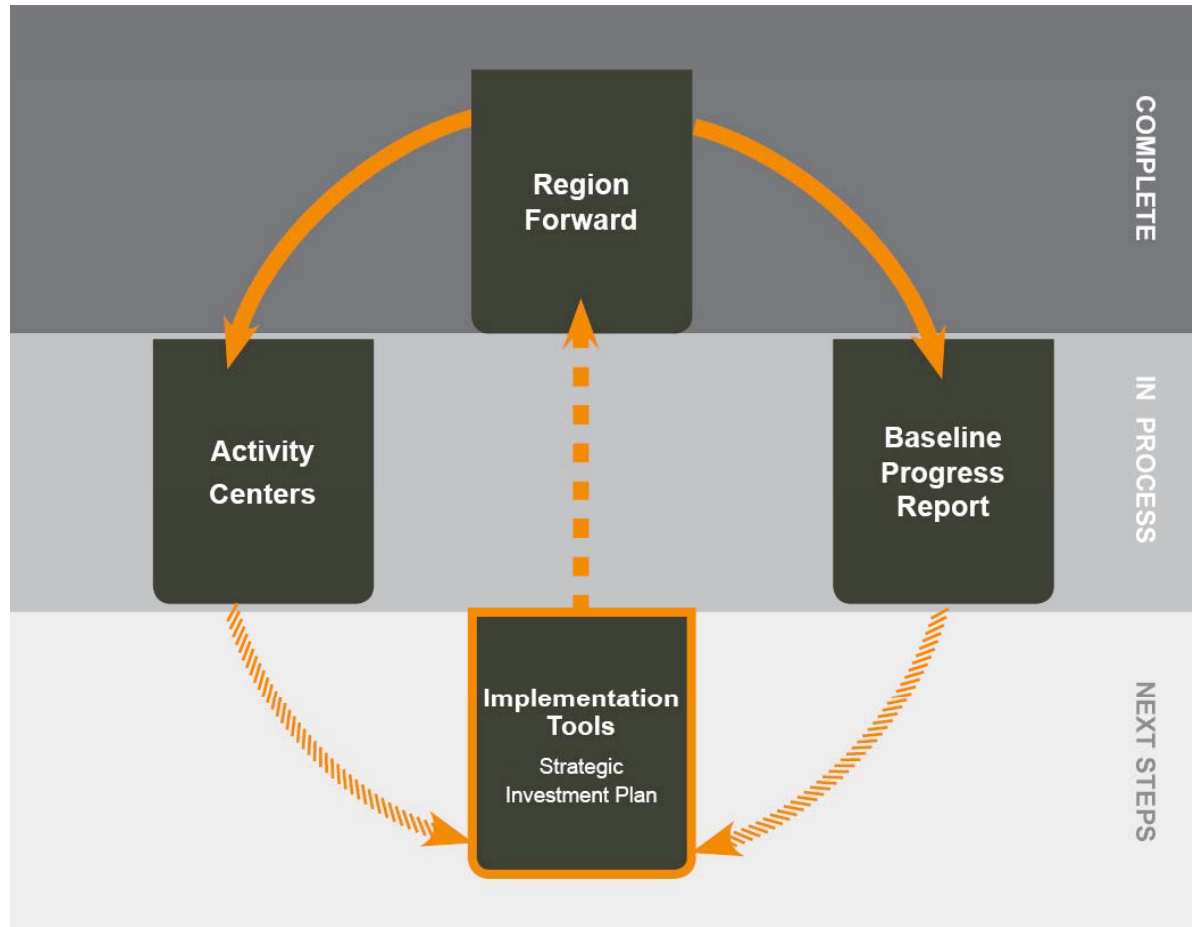


A map of the Region Forward Coalition area, showing a network of roads and activity centers. The map is colored in shades of tan and brown. Red dots represent activity centers, and green lines represent investment plan locations. The map shows a dense network of roads and activity centers, particularly in the central and eastern parts of the region.

From Activity Centers to Complete Communities: *Strategic Investment Plan*

Region Forward Coalition
July 27th, 2012
Sophie Mintier, COG Staff

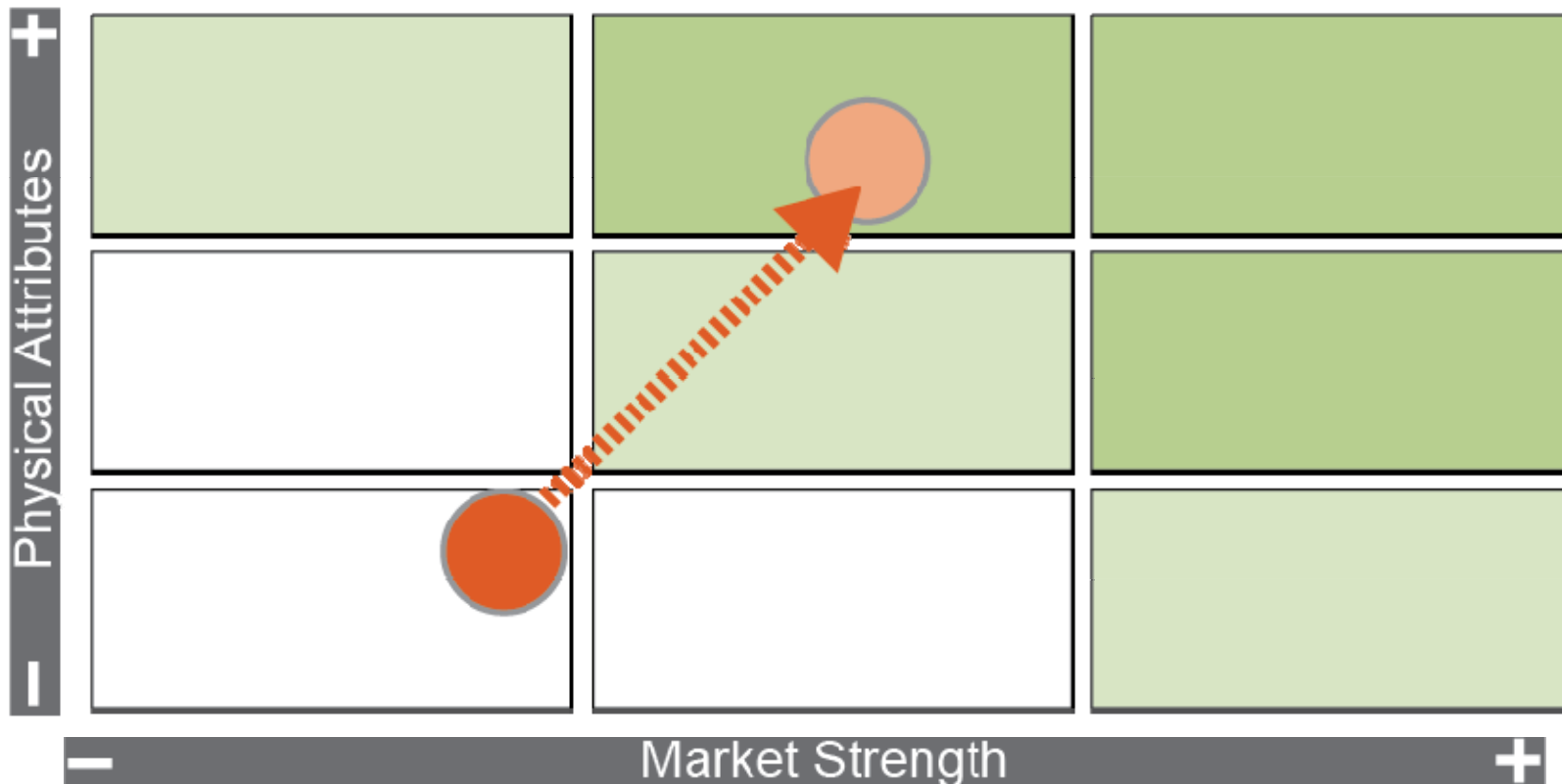
Key Applications – Activity Center Strategic Investment Plan



Objective: Create a comprehensive investment plan to link Activity Centers to implementation tools

Approach

- Analyze physical and market attributes for each Activity Center





Physical Characteristics

State of Place™ Index:

- Commercial & residential uses
- Amenities
- Street features & traffic



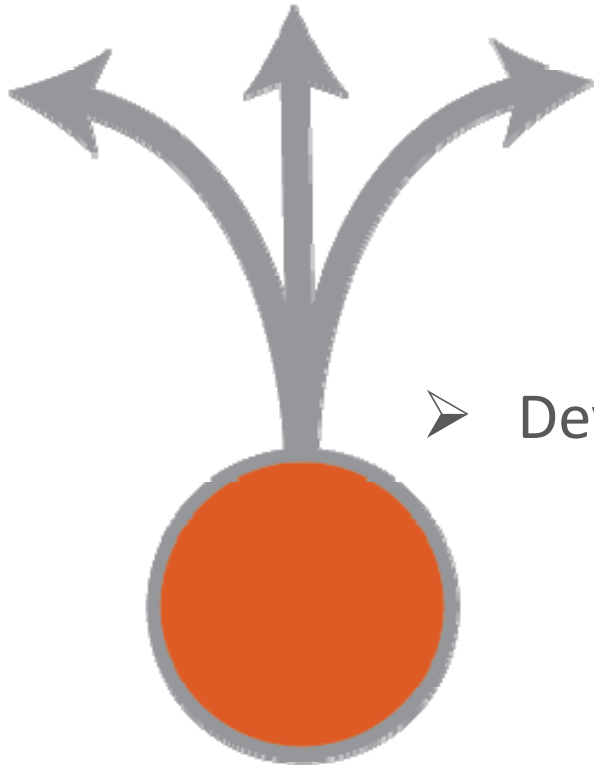
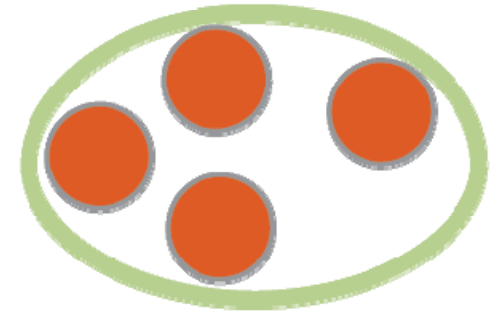
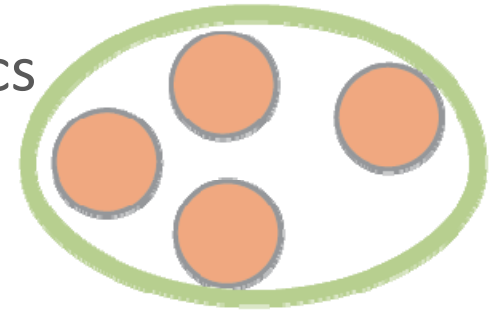
Market Characteristics

Collect data on:

- Office rents
- Retail sales
- Residential rents
- Home values

Approach

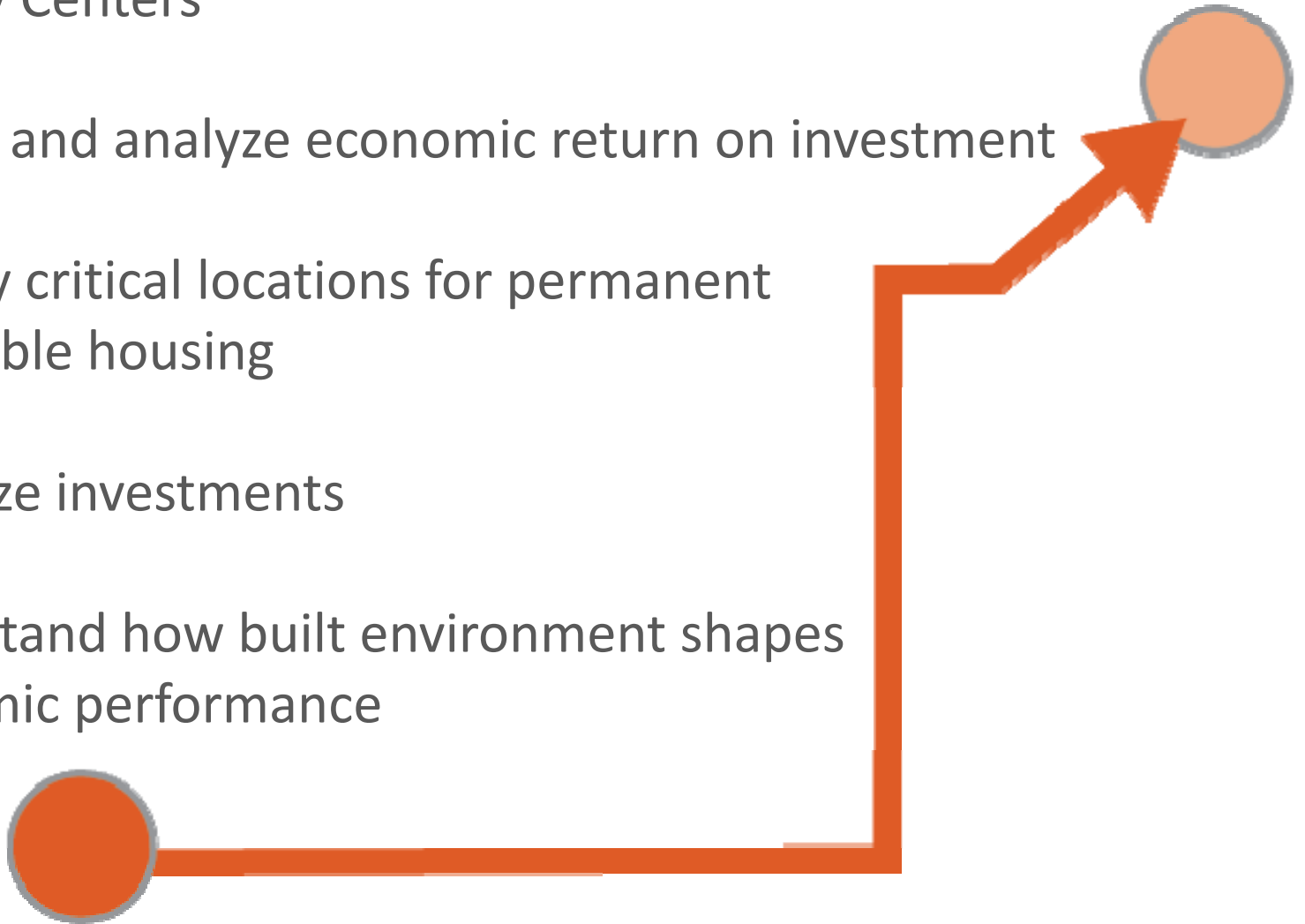
- Group centers based on shared characteristics
- Identify common investment needs



- Develop implementation strategies

Outcomes

- Create economic development roadmap for region's Activity Centers
- Predict and analyze economic return on investment
- Identify critical locations for permanent affordable housing
- Prioritize investments
- Understand how built environment shapes economic performance



Plan Process

➤ Launch project in August/September

➤ Release Strategic Investment Plan
Spring 2013

➤ Plan will study approx.
100 centers in initial phase

