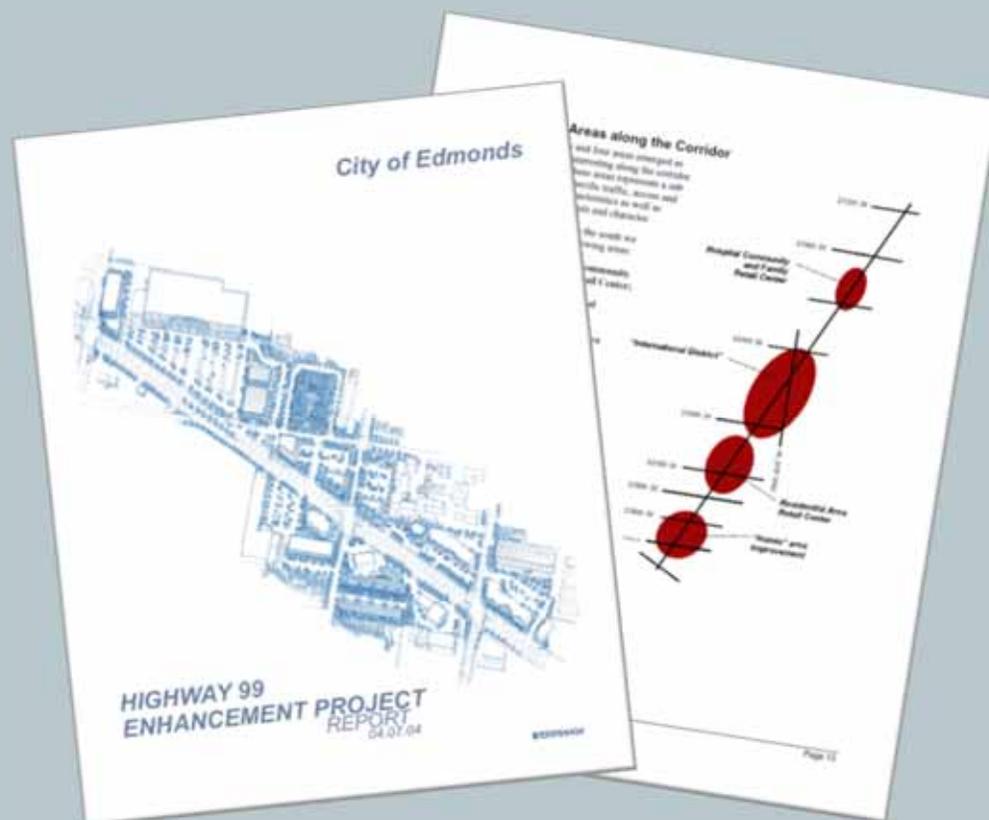


Highway 99 Subarea Planning Project Edmonds, WA

Council Briefing
02.09.2016

Comprehensive Land Use and Transportation Vision for Hwy 99 Subarea

- Incorporate past plans
- Engage public, business community, stakeholders
- Land use and transportation scenarios



Outreach and Education

- Community Visioning Workshops
 - **March 24th – Big Public Event**
- Engaging and hands-on
- Project Open Houses
- Translated materials



Engaging Tools



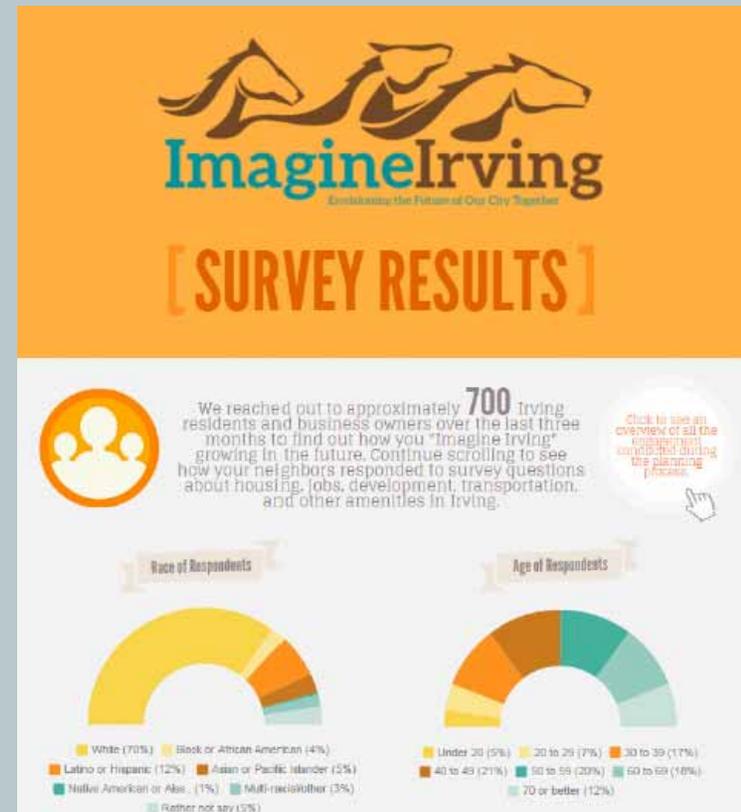
Hands-On Workshops



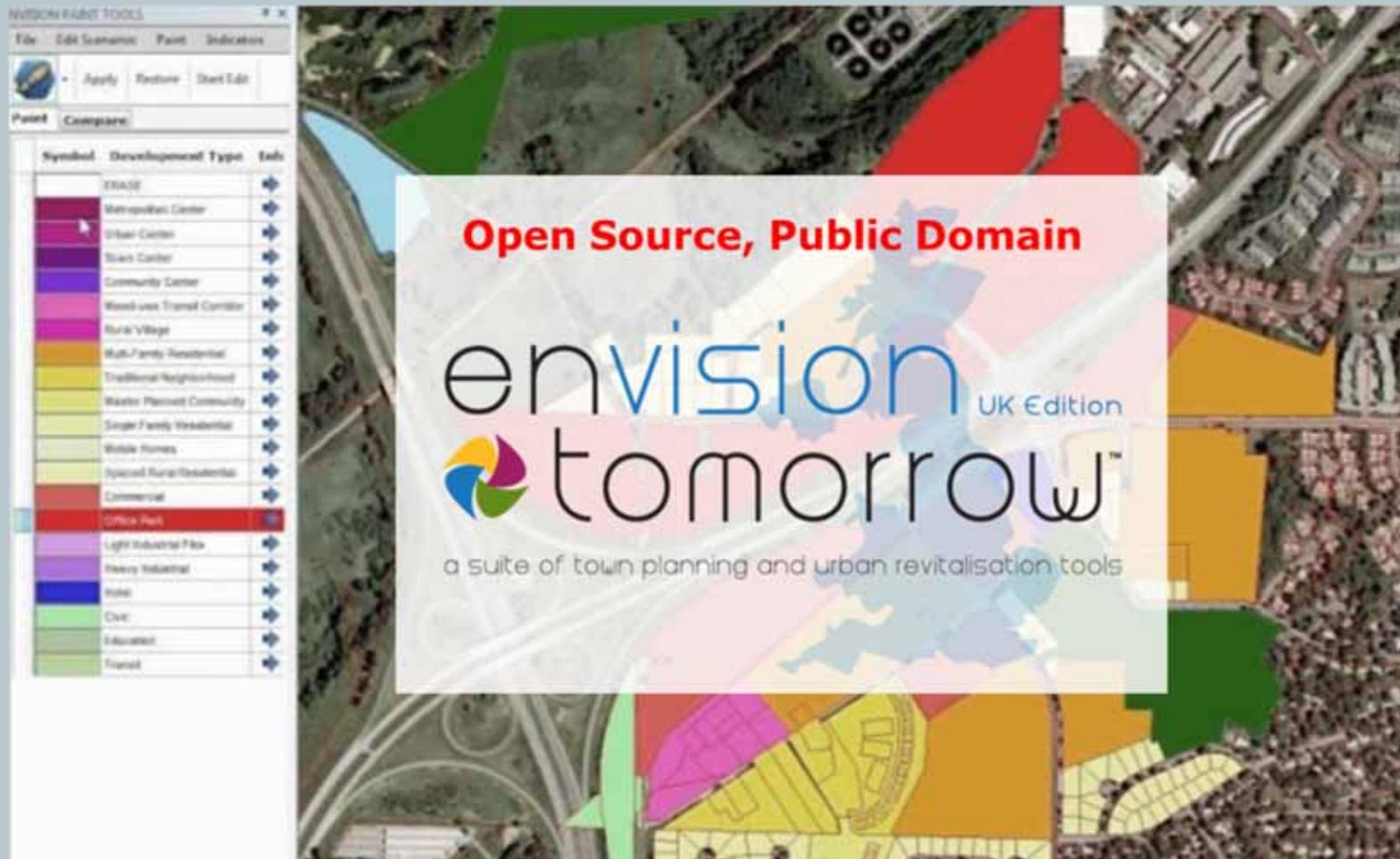
Instant Polling

Online Outreach and Social Media

- Tailor your outreach to how people get information today
 - Create a brand
 - Web and social media
 - Videos
 - E-mail blasts
 - **Fun**, in-person events for major milestones



Envision Tomorrow



The screenshot displays the 'ENVISION PAINT TOOLS' software interface. On the left, a legend lists various development types with corresponding color swatches and a 'Info' column. The main area shows an aerial map with these colors overlaid on different land parcels. A semi-transparent white box is overlaid on the map, containing the following text:

Open Source, Public Domain

envision UK Edition

tomorrow™

a suite of town planning and urban revitalisation tools

Symbol	Development Type	Info
	TRAFFIC	
	Metropolitan Center	
	Urban Center	
	Urban Center	
	Community Center	
	Wood-aven Transit Corridor	
	Rural Village	
	Multi-Family Residential	
	Traditional Neighborhood	
	Water Placed Community	
	Single Family Residential	
	Whole Homes	
	Special Rural Residential	
	Commercial	
	Office Park	
	Light Industrial Park	
	Heavy Industrial	
	Water	
	Civic	
	Educational	
	Transit	

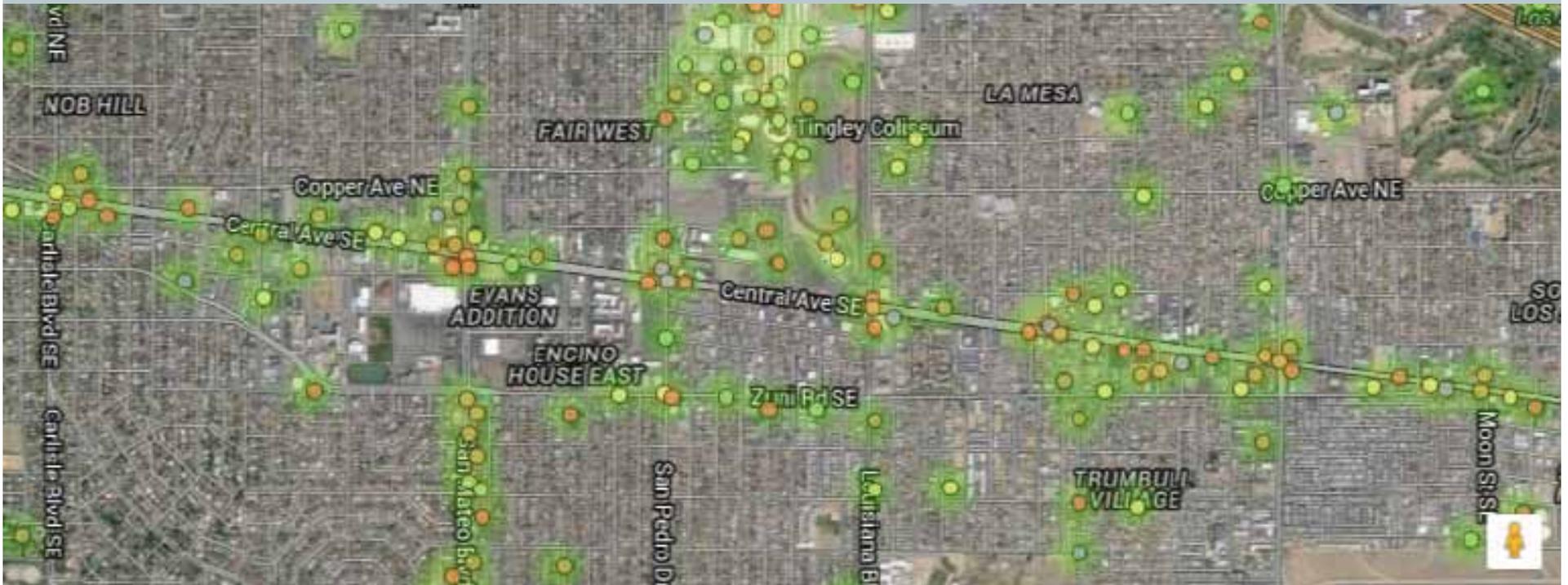
80+ INDICATORS IN

en**vision** tomorrow™

a suite of town planning and urban revitalisation tools

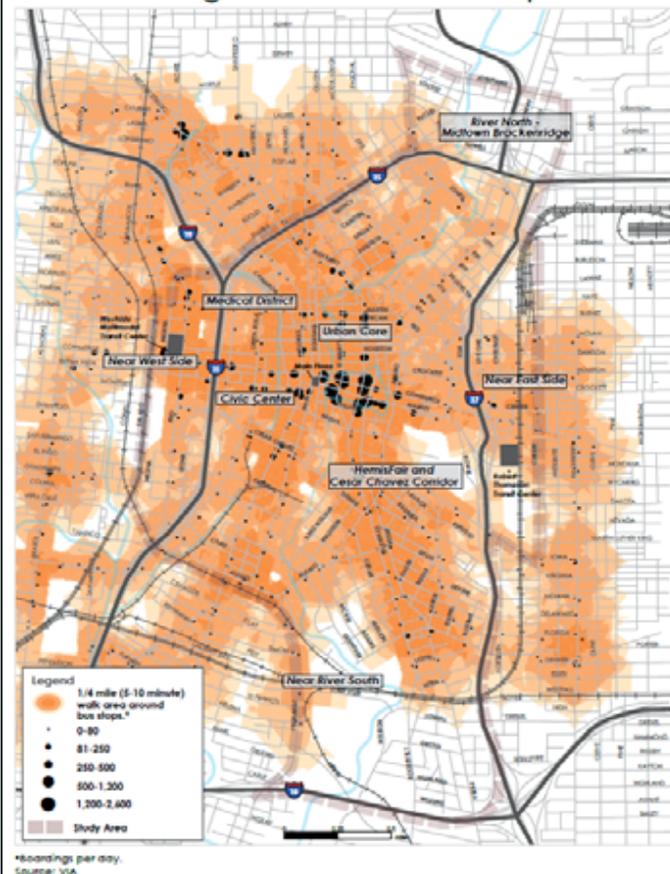
- Land Use
- Natural Resources
- Parks and Recreation
- Housing
- Employment
- Fiscal Impact
- Sustainability
- Public Health
- Transportation

Existing Conditions Mapping

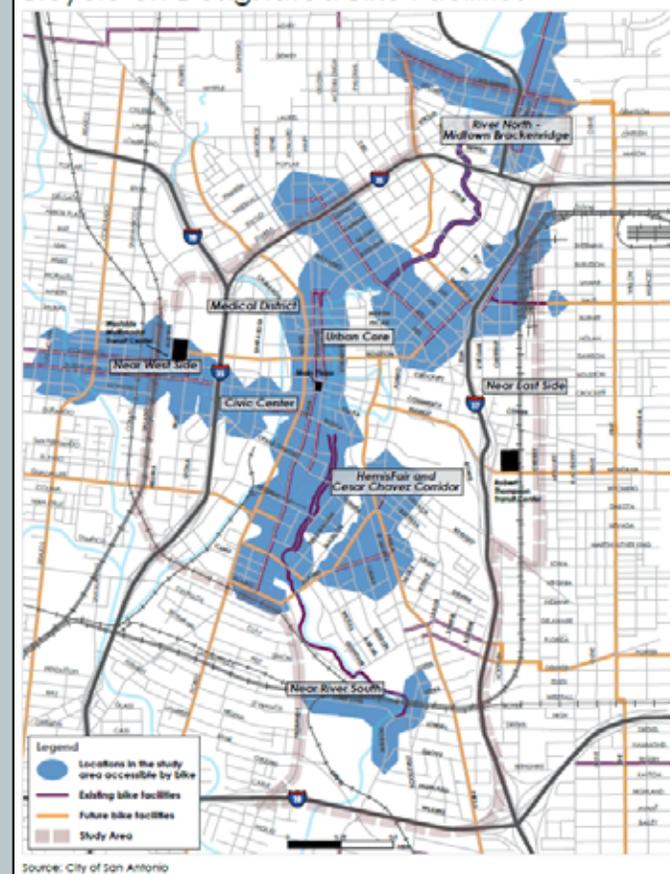


Analyze and Visualize Land Use and Transportation Data

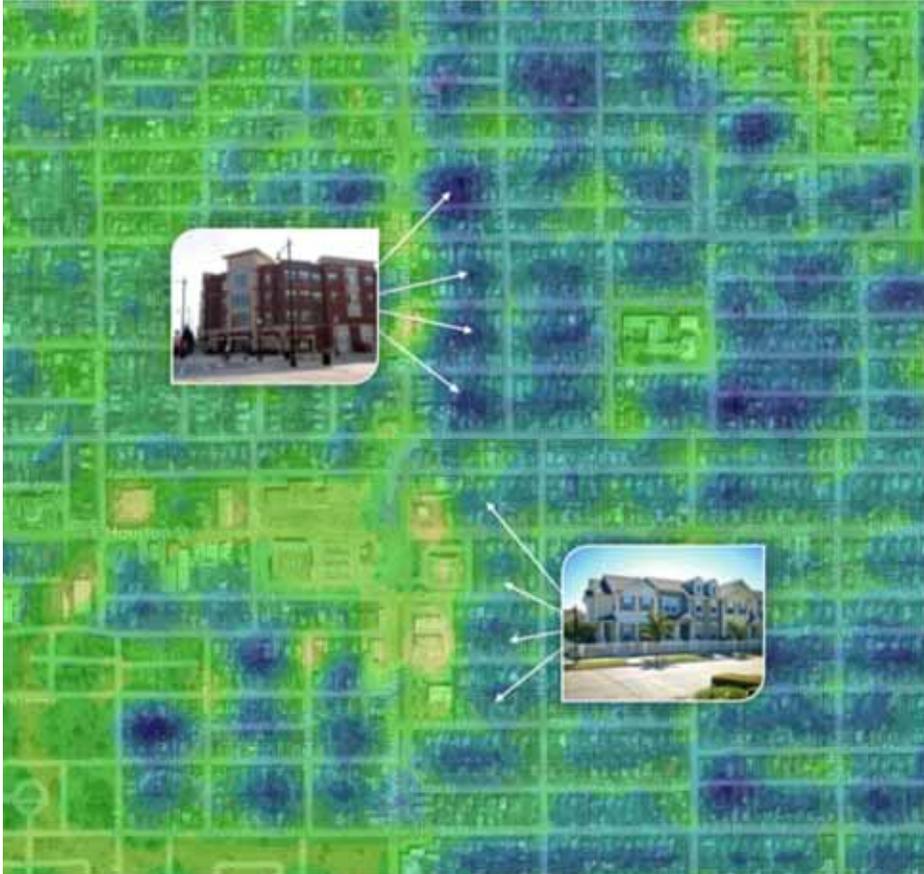
Bus Ridership and Proportion of Downtown
Within Walking Distance of a Bus Stop



Proportion of Downtown Accessible by
Bicycle on Designated Bike Facilities

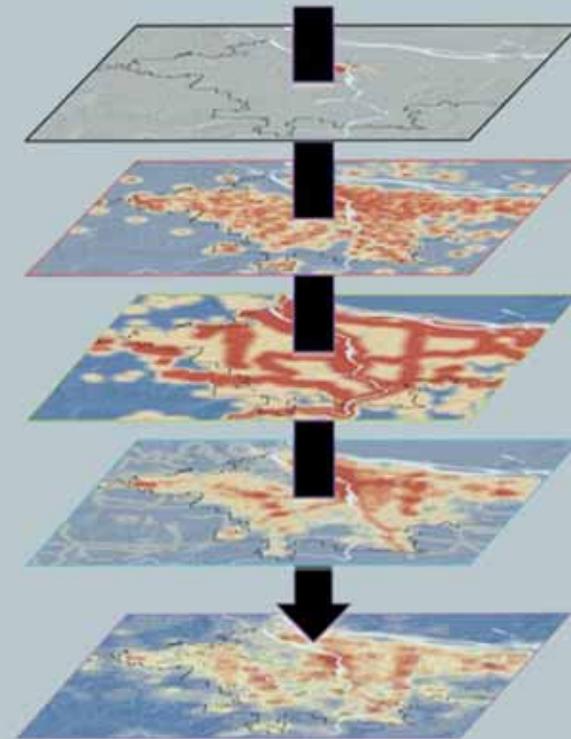
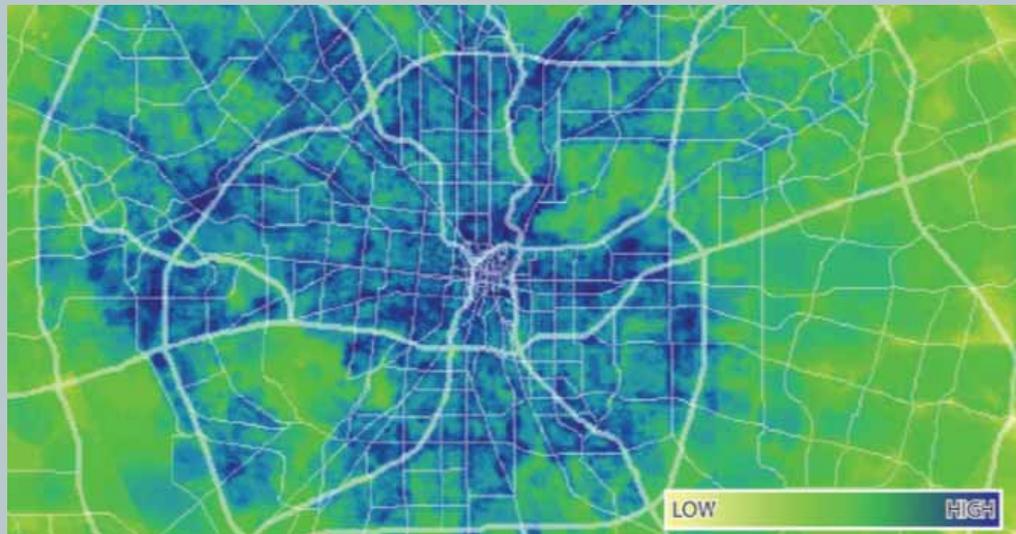


Identify Potential Redevelopment Parcels



“Hot-Spot” Analysis

- Land Use and Market Hot Spot Analysis using Envision Tomorrow’s **Location Efficiency Tool**
- Use land use and market data to pinpoint areas with redevelopment and place-making potential

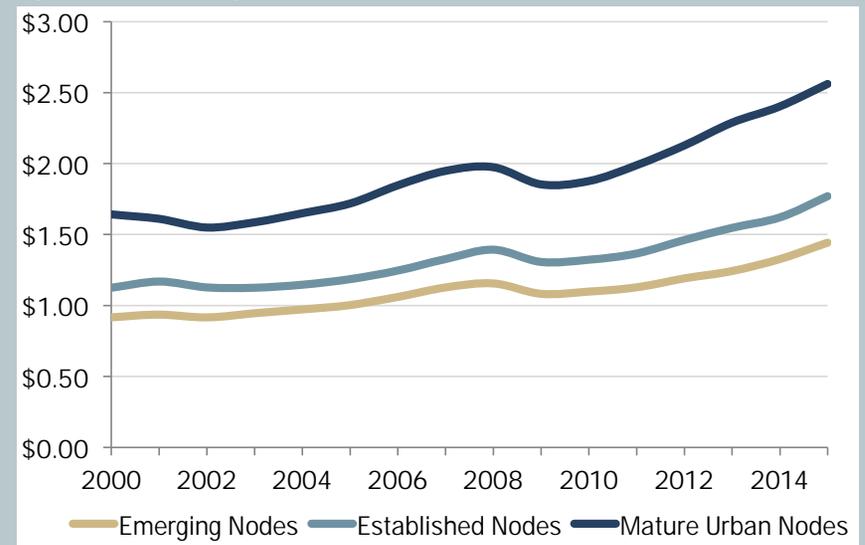


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Analyze Real Estate Trends

- Regional perspective of market drivers
- Leverage local, unique market conditions
 - Hospital
 - International community and food
- Conducting regional development community interviews for PSRC

Apartment Rent per SF



Understand Future Housing Needs

Future Balanced Housing Profile: Tapestry



□ Future Incremental Units (includes new units, rehabbed vacant units, replaced units, and vacancy (2012-2017))

Understand Impact of Transportation and Pedestrian Investments

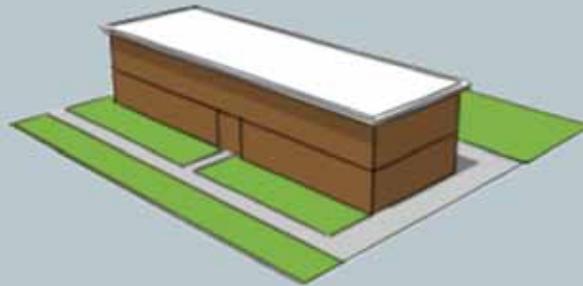
FEASIBILITY SPECTRUM



HCT / PUBLIC REALM
IMPROVEMENTS

Perform Zoning Audit

Current Zoning

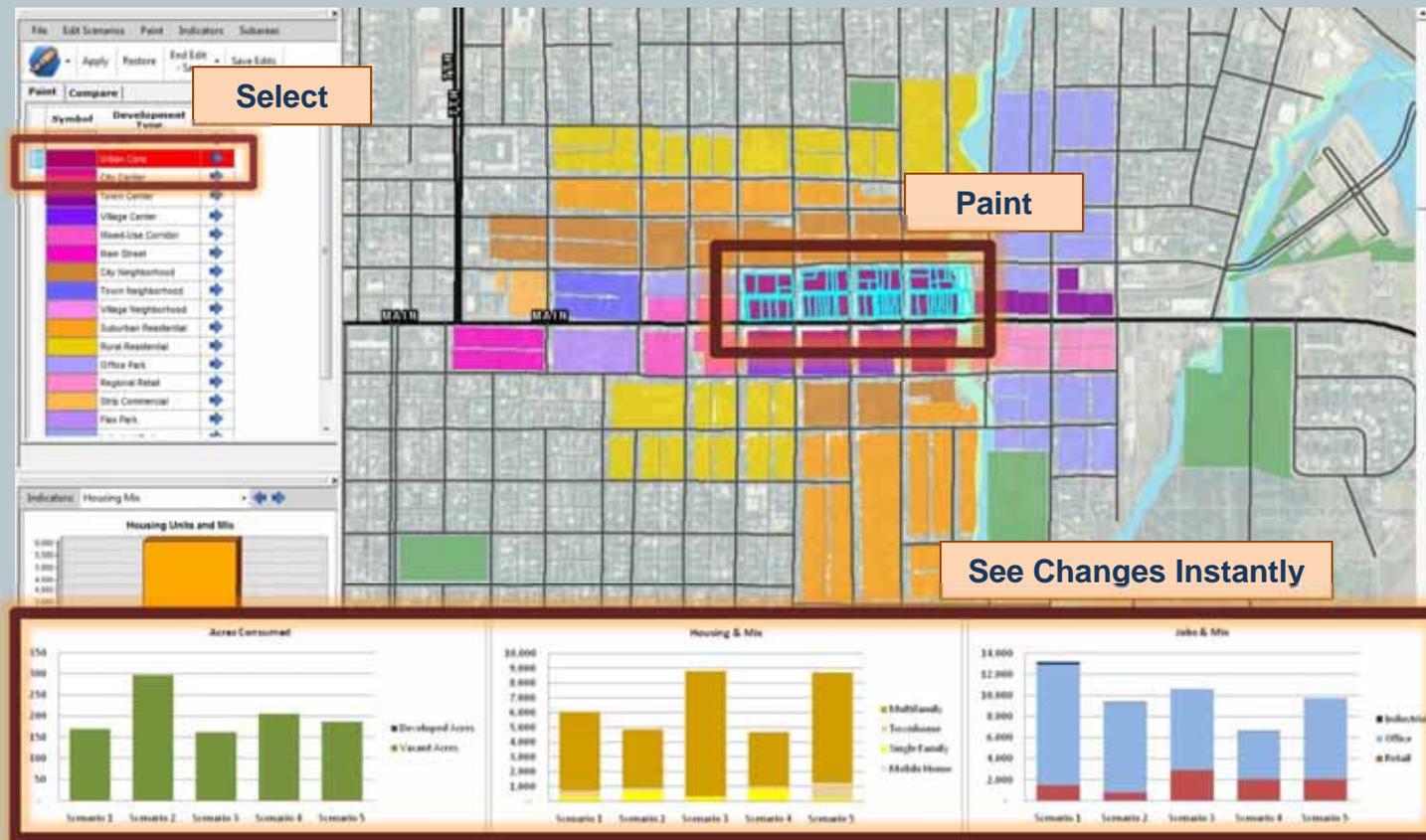


Transit-Supportive

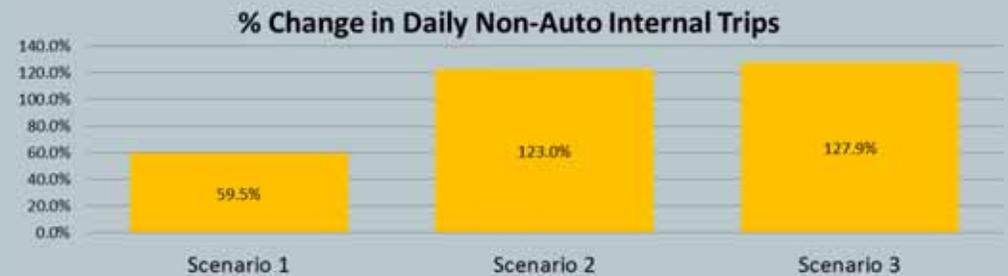
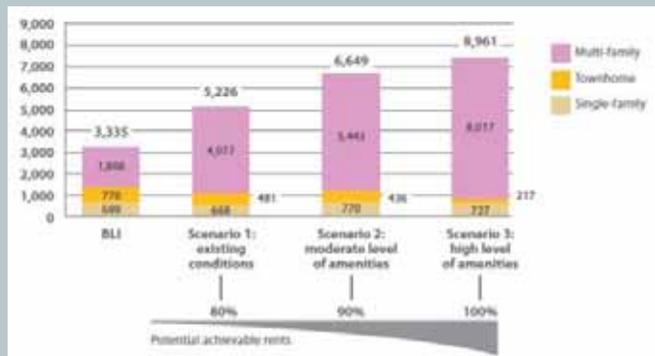


Site Characteristics	Current Zoning	Transit-Supportive	Change
Lot Size	12,000 sq ft	12,000 sq ft	0%
Lot Cost	\$100,000	\$100,000	0%
Height	2 Stories	3 Stories	+50%
Parking Spaces	6 (2 per Unit)	15 (1 per Unit)	+150%
Density	12 DU / Acre	56 DU / Acre	+367%
Floor Area Ratio	0.43	1.13	+163%
Project Value	\$0.9 Million	\$2.2 Million	+144%
Average Unit Size	1,100 sq ft	750 sq ft	-32%
Unit Rent w/o Subsidy	\$1,727/month	\$893/month	-48%
OR Subsidy Required	30%	18%	-40%

Real-time Scenario Building and Evaluation



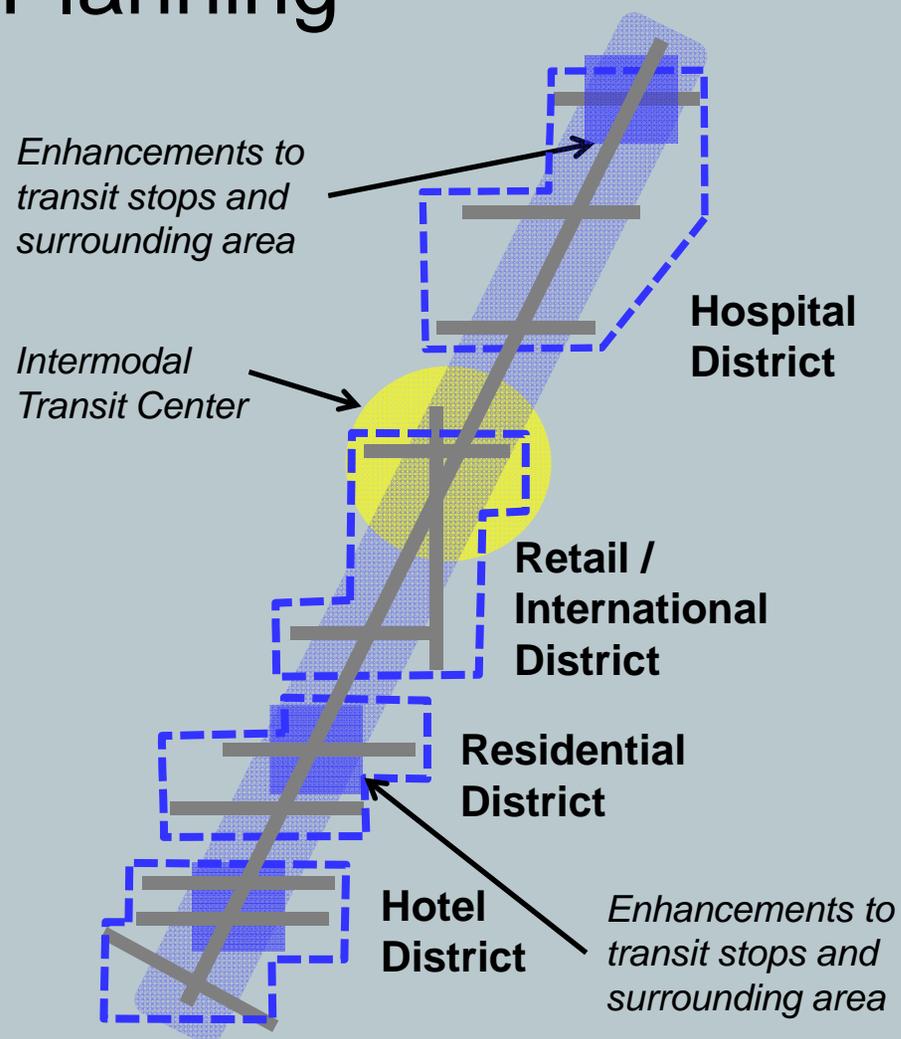
Land Use and Transportation Scenarios



Identify Transportation Schemes for Scenario Planning

Example: Transit Emphasis / Walkable Streets

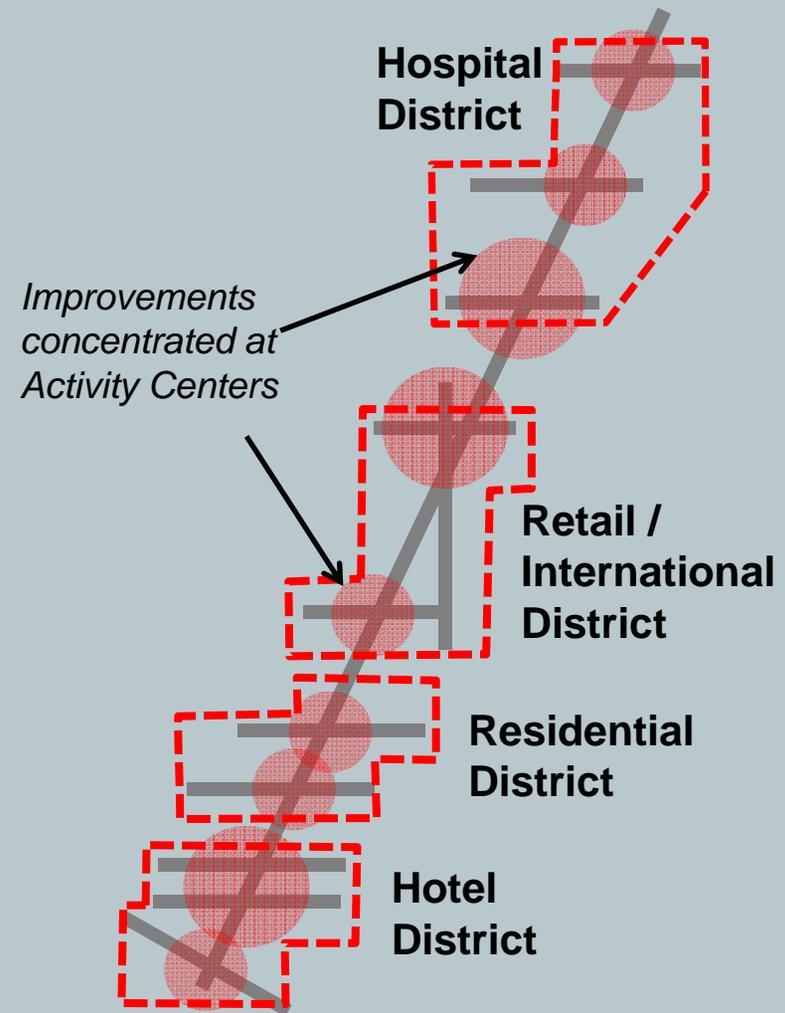
- Enhanced transit service
- Exclusive transit lanes in median
- Improved connectivity between transit modes
- Centralized intermodal Transit Center
- Improved walking environment
- Additional pedestrian crossings
- Transit stop enhancements
- Safe Routes To Transit
- East-west bicycle access to transit
- Secure bicycle facilities at transit stops



Identify Transportation Schemes for Scenario Planning

Example: Activity Center Emphasis

- Enhanced transit service
- Intermodal nodes
- Access management
- Arterial speed management
- Additional pedestrian crossings
- Pedestrian improvements focused at activity centers within districts
- East-west bicycle connectivity



Integrate Land Use and Transportation Strategies for Scenarios

Districts

- Land use, street activity, and transportation function
- Community (culture, history, economy, values)

Street Typologies

- Compatibility
- Local vs. regional function

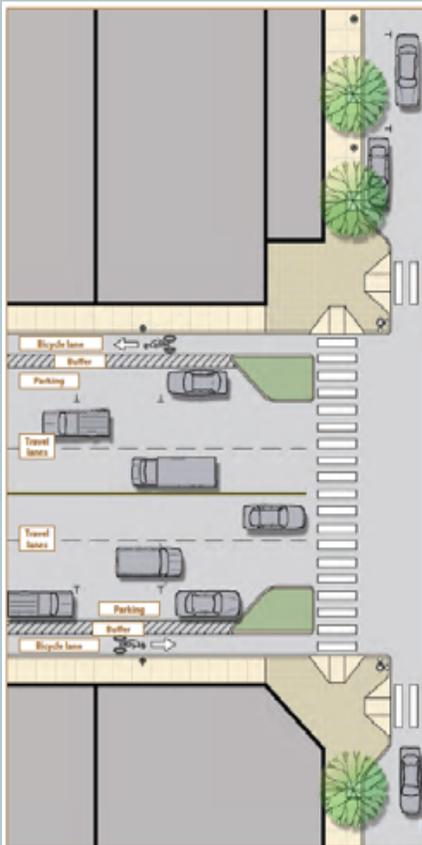
Design Overlays

- Specialized function
- Distinctive place

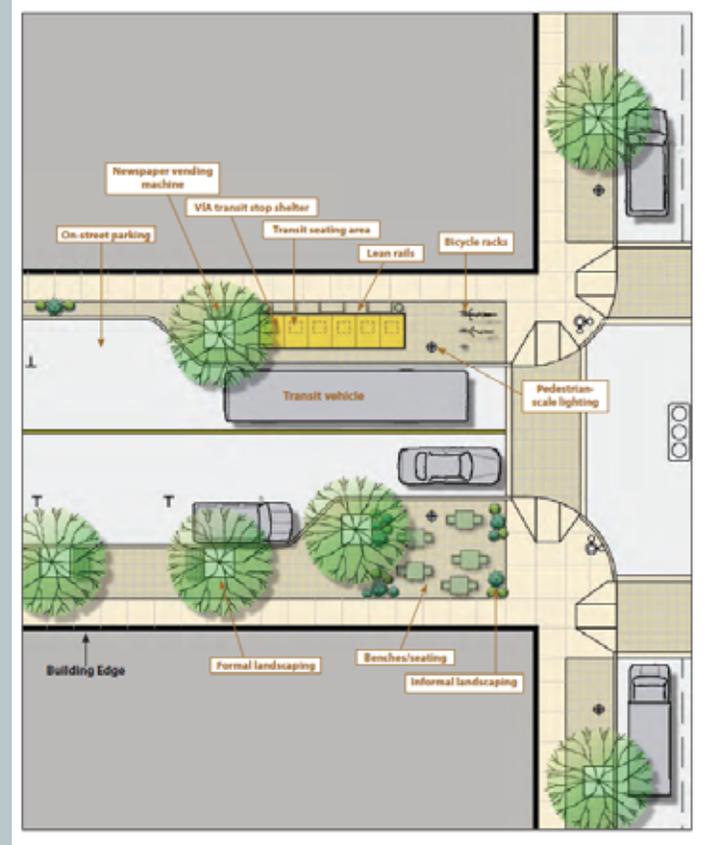


Explore Overlays: Design or Pedestrian

Streets with Bicycle Facilities



Streets with Transit



Scenario Visualizations

- Visualizations for key sites along the Highway 99 Corridor
- Compelling before and after photomorphs
- Pedestrian scale or bird's eye



Before (top) and after (bottom) visualizations

Regal Cinema site - today



Regal Cinema site – initial public improvements



Regal Cinema site – public park and greenway connection to downtown Tigard



Regal Cinema site – corresponding private investment



Regal Cinema site – corresponding private investment



14th / Century Before



14th / Century Streetscape



14th / Century Neighborhood Center

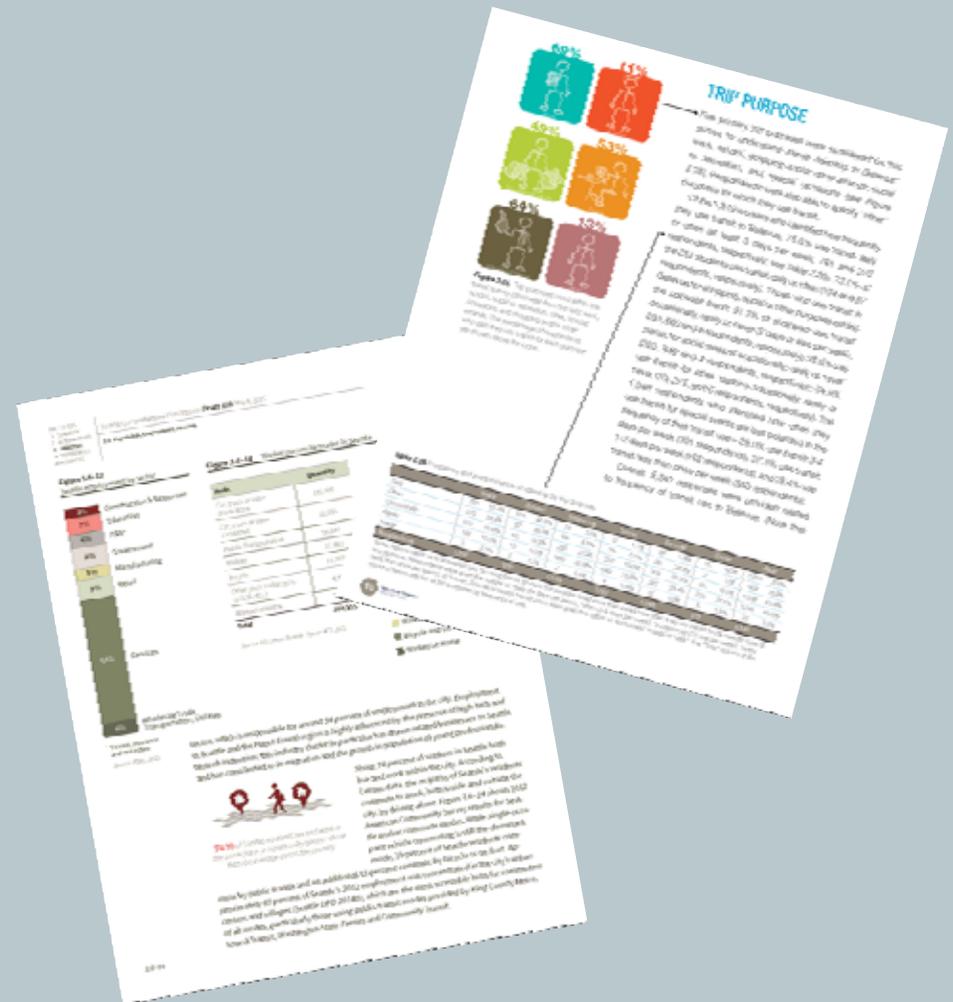


14th / Century Mixed Use Development



Planned Action EIS

- Leverage existing information
- Thorough documentation
- Accessible document
- Foundation for the future



Implementation-Focused Plan



Implementation-Focused Strategies

LAND USE

Part 4: Goals, Objectives and Actions

Land Use Goals

1. Use the adopted Comprehensive Plan to guide development decisions.
2. Make land use decisions that contribute to the Vision and East Baton Rouge Parish's economic vitality.
3. Build a community fabric of distinctive neighborhoods and diverse districts where Parish residents have access to local commercial areas, schools, libraries, parks and open space areas.
4. Maintain, stabilize and strengthen existing neighborhoods, making them places where new residents are attracted to live.
5. Promote integrated development patterns for greater connectivity and walkability.
6. Put procedures, processes and tools in place to effectively and equitably implement FUTUREBR.
7. Ensure that areas where new growth is occurring benefit from high quality sustainable development.
8. Preserve and enhance environmental assets.
9. Establish a mechanism and process to monitor movement towards realizing the Vision.
10. Enhance community design character by upgrading components of the built environment.
11. Support a distinctive urban identity, enriched sense-of-place, and high quality of life.

Land Use Goal 1
Use the adopted Comprehensive Plan to guide development decisions.

Objective 1.1
All City-Parish regulatory actions relating to land use, subdivision and development approval should be consistent with the adopted Comprehensive Plan.

Actions to support objective 1.1

- 1.1.1 Align all land use regulations including zoning ordinances, changes to the zoning map, subdivision regulations, and the roadway plan with the Comprehensive Plan.
- 1.1.2 Review all regulatory actions relating to land use, subdivision and development approval in context with the Comprehensive Plan to ensure consistency.

Objective 1.2
The Comprehensive Plan is updated to reflect development policy changes.

Actions to support objective 1.2:

- 1.2.1 Amend the Comprehensive Plan to reflect changes resulting from policy decisions. Plan amendments should be made at least once a year to ensure consistency between the plan and policy decisions.

LU
FUTUREBR COMPREHENSIVE PLAN

Land Use & Urban Design

60,000 New People Scenario Map

60,000 New People
With an additional 60,000 people by 2050 in Greater Downtown, where the urban core is active and vibrant with jobs, shopping and housing. The adjacent residential neighborhoods have filed in with new housing opportunities and small commercial centers.

60,000 New People Scenario Identity Map

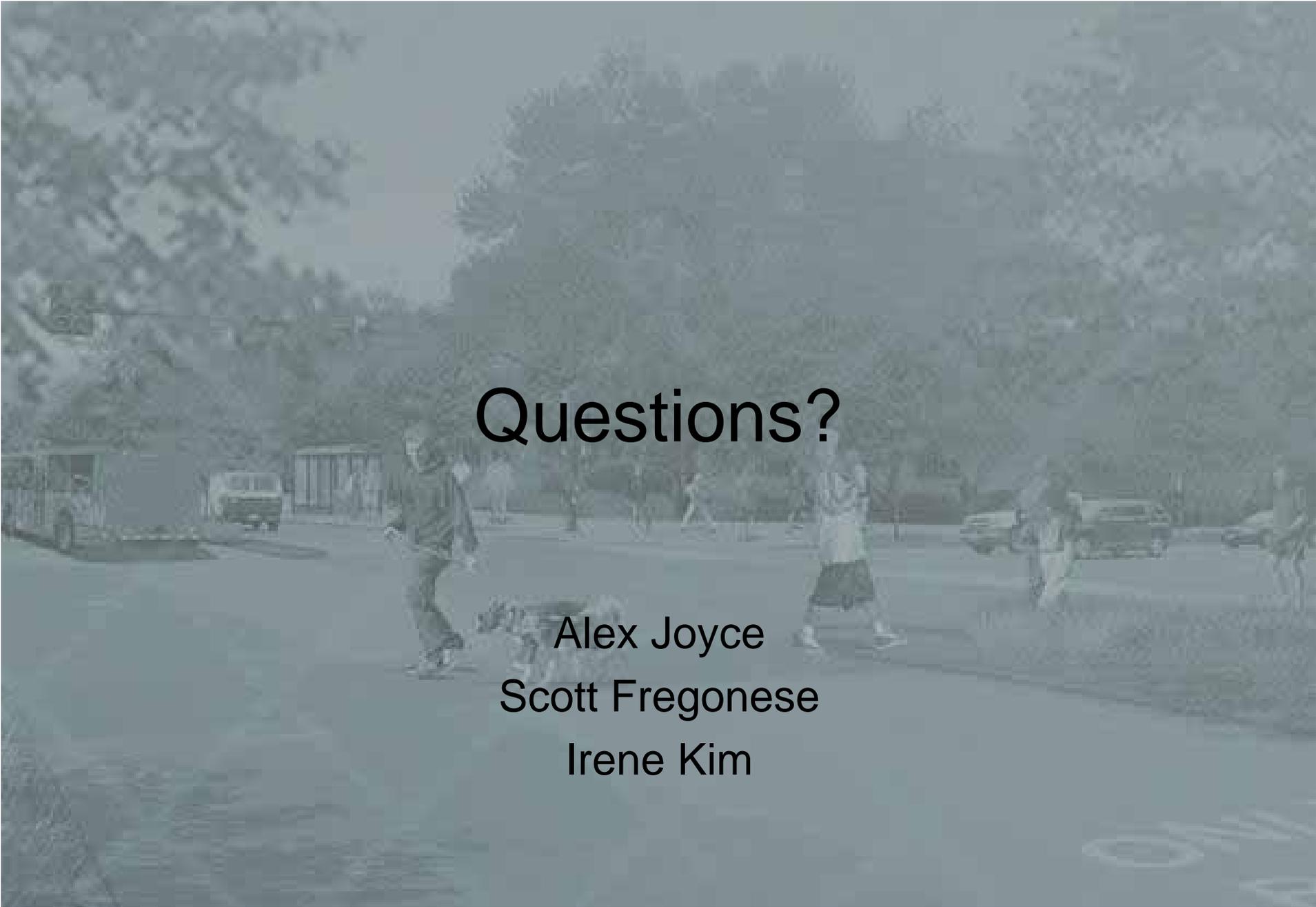
Draft and Final Sub-Area Plan

- Preferred Strategy
- Action Plan
- Development Standards
- Priority Capital Improvements



	Strategies	Actions	Potential Lead	Potential Partners	Potential Funding
COMMUNITY DEVELOPMENT					
P1	Transit project decision-making body	Support the work and process of the transit project decision-making body during the Project Development phase.	Metro, TriMet	Regional Project Team	TBD
P2	Community collaboration	Continue to work with community based organizations to support the implementation of actions to support equitable development.	BPS	Regional Project Team	TBD
P2	Community development program alignment	Convene City of Portland bureaus and agencies to coordinate and seek to expand community development activities related to the POTD; the community development team for Portland will work together to:	BPS	PHB, PDC, PSC, TriMet, Metro	Community Planning and Development Grant
		a. Work with anchor institutions and major employers in the corridor to: 1. Identify their core concerns, and 2. find ways to link these businesses and institutions to development and job growth in the corridor.	TBD	BPS, PHB, PDC, POT, TriMet, Metro and anchor institutions and businesses	Community Planning and Development Grant TBD
		b. Seek funding for affordable housing development and preservation in the corridor. Specifically, seek to capitalize a Housing Land Bank/Trust Fund to investments in the corridor.	PHB	BPS, Metro	Project Development General Fund (Leadership staff)
	c. Identify public-private development projects that can be pursued through combining and/or coordinating action across agencies. Focus on projects that support affordable housing, business retention, and economic opportunity for area residents.	BPS	TriMet, Metro, PDC, PHB, non-profit housing providers and for-profit housing developers	Community Planning and Development Grant; Project Development, general fund (Leadership staff)	
P3	Monitoring and learning from project over time	Engage PSU Center for Population Research to conduct a longitudinal study of neighborhood change before and after transit development and to evaluate the effectiveness of community development programs.	BPS	PSU, PDC, PHB, TriMet, POT, Metro	Community Planning and Development Grant





Questions?

Alex Joyce
Scott Fregonese
Irene Kim