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# Agenda

1. Welcome / Sign-in / Administrative Items
2. Meeting Outcomes
3. Transition Policy Area Recommendations Preliminary Results
4. Transition Policy Area Guiding Principles
5. Transportation Planning Primer / Status Update
6. Break
7. Rural Policy Area & Green Infrastructure Topic Updates
8. Redevelopment, Revitalization, Infill and Growth Management Policy Discussions – Small Work Groups
9. Adjourn

# Outcomes of Meeting

- 1) Review Preliminary Land Use Recommendations Estimates
- 2) Establish TPA Guiding Principles
- 3) Transportation Primer and Status Update
- 4) Rural Policy and Green Infrastructure Update
- 5) Complete Policy Discussions and Actions / Strategies Brainstorming
  - a. *Redevelopment, Revitalization, and Infill*
  - b. *Growth Management*
- 6) Review Next Steps

# Suburban / Transition Policy Area Preliminary Results

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# *SUBURBAN POLICY AREA ESTIMATES ABOVE RGP*

HOUSING TYPE	NEW HOUSING UNITS
New Single Family *	4,000
New Multi-Family**	9,450
<b>TOTAL</b>	<b>13,450</b>

**\*Note:** Neighborhoods A, B, and C = 3,000; Remainder in Redevelopment Areas

**\*\*Note:** Estimate is limited by potential absorption of MF residential to 2040

# *TRANSITION AND RURAL POLICY AREA ESTIMATES ABOVE RGP\**

POLICY AREA	NEW HOUSING UNITS RANGE LOW	NEW HOUSING UNITS RANGE HIGH
TRANSITION POLICY AREA	1,050	1,230
RURAL POLICY AREA (AREAS P1, Q1)	275	320
<b>TOTAL (BASED ON NEW LAND USE RECOMMENDATIONS)</b>	<b>1,325</b>	<b>1,550</b>

\* **Note:** Estimates of potential residential development on landbays 'A' through 'Q' based on Stakeholder preliminary recommendations.

# Transition Policy Area Guiding Principles

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# Establishing TPA Guiding Principles

- To provide overall guidance in planning the TPA
- To guide land use, policy, and actions / strategy decisions



# TPA Guiding Principles

1. Provide a visual and density transition between the Suburban Policy Area and the Rural Policy Area.
2. Provide a network of protected open space that maintains green infrastructure assets and reinforces the unique character.

# TPA Guiding Principles

3. Place greater emphasis on quality, connected, usable, and accessible open space.
4. Provide for more publicly accessible trails and parks.
5. Ensure the compatibility of new development with existing development

# TPA Guiding Principles

6. Focus on better overall design to provide more unique and innovative residential communities (different than typical single family subdivision with large lots).
7. Provide for commercial uses and public facilities, compatible with desired residential development patterns and the character of the Transition Policy Area.

# TPA Guiding Principles

8. Provide development options that result in a variety of housing choices within targeted areas, which include a range of options for housing and lot sizes and housing type.
9. Provide for strategic development of industrial uses that are sensibly located and are compatible with surrounding development.

# iClicker Activity

# Transportation Planning Primer

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# Rural Policy Area and Green Infrastructure Carryover Policy Update

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# Rural Policy Area

- Board direction to strengthen and enhance enduring policies (Plan Charter)
- Stakeholders Subcommittee review and recommendations complete
- Staff has refined policies, actions, and strategies
- Stakeholders review planned for December 18<sup>th</sup> Meeting



# Rural Policy Area

- RGP Rural Policy Area Major Topics
  - *Purpose*
  - *Rural landscape*
  - *Development compatibility*
  - *Rural Economy*
  - *Towns / JMLA*
- Key policy carryover recommendations
  - *Support preservation of the rural landscape and its features*
  - *Ensure compatible residential and non-residential development*
  - *Support growth of rural economy with a range of traditional and non-traditional agricultural-based businesses*

# Green Infrastructure

- **Definition:** Green Infrastructure pertains to natural and certain man-made features and elements that include:
  - *major rivers, stream corridors, lakes, reservoirs and impoundments*
  - *floodplains and wetlands;*
  - *geologic features and prime agricultural soils;*
  - *steep slopes, ridges and mountainsides;*
  - *protected forests and vegetative landscapes;*
  - *wildlife and endangered species habitats;*
  - *heritage resources;*
  - *scenic corridors, parks, greenways, trails, and recreational facilities.*

# Green Infrastructure

- Board direction to include within the Quality Development topic (Plan Charter)
- Provide for protection of environmental resources with high quality development
- Stakeholders Subcommittee review and recommendations complete
- Staff has refined policies
  - *Staff is working to organize RGP actions and strategies statements*
  - *Considered feedback from the Heritage Commission*
- Stakeholders review planned for December 18<sup>th</sup> Meeting

# Green Infrastructure

- Key policy carryover recommendations:
  - Conserve, preserve, and restore/recapture of Green Infrastructure elements throughout the County:
    - River and Stream Corridors
    - Water / Groundwater Quality
    - Prime Farmland and Agricultural Soils, Soil Stability
    - Steep Slopes and Mountainside Areas
    - Forest Resources
    - Wildlife Habitats
    - Natural Heritage, Cultural and Scenic Resources
    - Open Space, Greenways and Trails
    - Sustainable Development Practices
    - Air Quality
    - Night Sky

# Redevelopment, Revitalization, and Infill / Growth Management

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# Process

- Review and recommend new policy and RGP policy carryover
- Key considerations
  - *Public Input*
  - *Retain successful and enduring policies*
  - *Remove obsolete and outdated policies*
  - *New policies to address new and emerging conditions*
- Receive Stakeholders feedback
- Refine statements to be simpler, easy to understand and comprehensive

# Redevelopment, Revitalization, and Infill White Paper

- What we heard:
  - *Address aging, under-performing commercial centers (Ex. Sterling Plaza, Cascade Plaza)*
  - *Revitalize aging neighborhoods by adding transportation amenities*
  - *Locate redevelopment / infill in areas with transportation networks and services/amenities*
  - *Require redevelopment/infill to protect natural resources*
  - *Provide open spaces and parks*
  - *Provide additional housing, but do not over-densify*

# Redevelopment, Revitalization, and Infill White Paper

- Challenges:
  - *Lack of community vision and priorities for redevelopment/revitalization*
  - *Land assemblages with multiple owners*
  - *Regulations designed for greenfield development*
  - *Fiscal and site infrastructure costs; market feasibility*
  - *Community support*
- Opportunities
  - *Provide for new housing options and affordable / accessible housing*
  - *Absorb additional growth, increase tax base*
  - *Regenerate community activity on underutilized land areas*
  - *Preserve community character*



# Redevelopment, Revitalization, and Infill White Paper

- Some Key Policy Recommendations
  - *Support these development types throughout the county, where appropriate*
  - *Ensure context sensitivity to surrounding/existing development*
  - *Provide new housing choices with innovative designs*
  - *Consider incentives to encourage these development types*
  - *Update and improve regulatory framework (Ex. Zoning Ordinance)*
  - *Encourage public – private partnerships to facilitate development and reduce risks*
- *Merge and incorporate recommended carryover policies*

# Growth Management White Paper

- What we heard:
  - *Manage future development in desired areas*
  - *Maintain the three existing Policy Areas—Suburban, Transition, and Rural*
  - *Plan for preservation of existing and creation of more open space / parks*
  - *Ensure infrastructure is in place to support development*

# Growth Management White Paper

- Some Key Policy Recommendations
  - *Support development that aligns with Place Types land use structure*
  - *Develop growth management indicators and assess plan implementation on a periodic basis (Ex. annually, five-year reviews)*
  - *Evaluate the concept of development phasing while providing flexibility to address project challenges*
  - *Ensure the Zoning Ordinances sets regulations that implement Plan requirements and vision to manage growth*
  - *Consider incentives to encourage development in targeted areas*
- *Merge and incorporate recommended carryover policies*

# Purpose of Small Work Group Exercise

- 1) Gather Stakeholder feedback for new and carryover policy recommendations
- 2) Brainstorming additional ideas for policies, actions and strategies
- 3) Incorporate Stakeholders comments into policy, actions and strategies for public review

# Small Work Group Exercise

- 1) Primarily a brainstorming exercise
- 2) Spend 45 – 60 minutes on Redevelopment, Revitalization and Infill
- 3) Spend 30 – 45 minutes on Growth Management
- 4) Select a representative to report out

# Small Work Group Activity and Report Out

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# Next Meetings/Where We Are Going

- Test preliminary Stakeholder land use recommendations to evaluate fiscal impacts and transportation needs
- December/January/February Stakeholder Committee Meetings:
  - *Complete Carry-Over Policies Recommendations*
  - *Provide feedback on Policy, Action, Strategies statements for Topic Areas*
  - *Transportation Planning Discussion and Recommendations*
  - *Public Facility Planning Overview, Policies and Maps*
  - *Preliminary Fiscal Impact Analysis and Land Use Forecast Discussion*
  - *Public Outreach Format and Committee Workshop Support*
- Plan Public Outreach for Late February 2018

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