PURPOSE OF TODAY’S DISCUSSION

Receive Planning Commission direction on the draft scope of work with Maker’s Architecture and Urban Design

Ensure that the review will provide the Commission with the information necessary to make an informed recommendation to the City Council
FOUNDATION OF THE CITY GROWTH STRATEGY

- Accommodate significant share of growth (capacity and targets)
- Compact nodes that support transit ridership
- Mix of shops, services, amenities
- Pedestrian and bicycle friendly
- Housing choices and mix of incomes
KEY QUESTIONS

What characteristics best define a walkable, transit oriented center?
What does it take to produce a walkable, transit oriented center?
What characteristics are most limiting?
What policies/regs/programs have ‘worked’ to promote the vision?
What does it mean to focus?
WALKABLE CENTERS: THE D’S

Density
Destinations
Design
Distances
Demographics
Distribution
THE D’S

Density
Population
Employment
Destinations
Design
Distances
Demographics
Distribution
THE D’S

Density
Destinations
   Parks
   Schools
   Retail
   Grocery
   Civic organizations
Design
Distances
Demographics
Distribution
THE D’S

Density
Destinations
Design
  Street width
  Setbacks
  Tree canopy
  Safety
  Building orientation
Distances
Demographics
Distribution
THE D’S

Density
Destinations
Design
Distances
Sidewalk gaps
Bike facilities
Bus stops and routes
Intersection density
Demographics
Distribution
THE D’S

Density
Destinations
Design
Distances
Demographics
Median income
Total households
Commute patterns
Household size/age
Cost of housing and housing types
Distribution
THE D’S

Density
Destinations
Design
Distances
Demographics

Distribution
Percent of city population within walking distance of a center
MARKET ANALYSIS – TRADE AREA

- Types of commercial districts and typical anchors
- Land area needed to support district
- Households in Market Area
- Amount of household spending
- Evaluate specific development proposals on 4 sites
### DEVELOPMENT CAPACITY

**Table 3: MUC parcel area, development capacity, and allocations**

<table>
<thead>
<tr>
<th>Parcel Area (acres)</th>
<th>Capacity</th>
<th>Capacity minus 25% market factor</th>
<th>Percent of MUC capacity</th>
<th>2030 allocation</th>
<th>2040 allocation</th>
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<tbody>
<tr>
<td></td>
<td>pop.</td>
<td>empl.</td>
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<tr>
<td>Total for 13 Mixed Use Centers</td>
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<td>34th &amp; Pacific</td>
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<td>7,466</td>
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<td>72nd &amp; Portland</td>
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</table>

- 2.32 average household size
- 25% market factor capacity reduction
- 2 maximum improvement-to-land-value ratio for redevelopable parcel
COORDINATION WITH OTHER EFFORTS

- Multifamily tax credit evaluation
- Land Use Designation Review
- Transportation Master Plan
- Affordable Housing
WHAT IS IMPORTANT TO YOU?