Lessons from Pioneers of Collaboration: Thriving Communities Partnerships

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Placemaking
Density & Mix of Uses
Mobility & Complete Streets
District Infrastructure
Ecosystems & Habitat
Human Health & Wellbeing
Economic Vitality

Partnership for Sustainable Communities

Six livability principles:
- Provide more transportation choices.
- Promote equitable, affordable housing.
- Enhance economic competitiveness.
- Support existing communities.
- Coordinate and leverage federal policies and investment.
- Value communities and neighborhoods
Sector Characteristics

Public

Non-Profit

Private

Institutional

Yes.      Okay...      Agreed.    Definitely!

Collaboration and Partnerships

Reality Check
Greenhouse Gas Reductions are Measured

Puget Sound Region in 2040
Dispersion of Gas & Stakeholders

Each yellow LEGO = 2000 people
Each red LEGO = 2000 jobs
Collaboration and Partnerships

- Review of Mariposa Redevelopment Plan for response to Health Use of the Healthy Development Measurement Tool (HDMT) in 2010
- 25 new partners through HIA process
- Outreach and Public Process through Health Impact Assessment
- Leveraging Partnerships

- HDI High Performance Units
- Coordinated Shelters
- Active Streets + Open Space
- New Community Gardens
- Job Training/Space + Hubs
- Variety of Open Spaces

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Compact Development
Scenario Carbon Benefit
2.276 MMT CO2e

Low Density Development
Scenario Carbon Benefit
.974 MMT CO2e
Neighborhood Sustainability Strategies
State Center, Baltimore, MD

EcoDistricts Toolkit: Assessment Method™
Portland Sustainability Institute, Mithun, Portland State University, City of Portland

Downtown Bothell
David Boyd, AIA, Senior Planner
City of Bothell Community Development Department

Proposed Vision
Existing Condition
Building Partnerships to Revitalize Downtown Bothell
Partnering with our Past
Bothell Downtown Plan
...building on our first century, designing our second...
Main Street today

Rendering of potential redevelopment of the Northshore School District property to strengthen connection to an expanded Pop Keeney Stadium

Planned Action EIS was done to analyze impacts in advance and streamline the permitting process

Past Planning Efforts, Regional Context and Current Market Area

2003 Citizens Advisory Group Recommendation led to current Crossroads Project (SR 522 Realignment)

Partnering with Citizens & Transportation Agencies

Realigned SR-522: Creates new downtown blocks and development sites; enables extension of Main Street

Land south of the realigned 522 will become an expansion of the Park at Bothell Landing

Partnering with Northshore School District

PROPERTY PURCHASED FROM THE SCHOOL DISTRICT IN 2009

18-acres to be sold to developers and go back on the tax rolls
The Boulevard

Bothell's Signature Public Space.

- Provides connection between Main Street & NSD Site / Anchors.
- Catalyzes NSD redevelopment and justifies its facing the Boulevard.
- Provides linkage to Bothell Landing.

Strategy: Apply a street design treatment that can transform Bothell Way into a “seam” that is also a distinctive place – within the short term.

THE MULTIWAY BOULEVARD

- Slow lane, parking, walking, shopping, outdoor dining
- Arterial Traffic: 4 lanes + left turns
- Slow lane, parking, walking, shopping, outdoor dining

Streetscape is ideal when there is a need to carry large amounts of relatively fast moving traffic through urban areas where there is need for the edges to be enlivened with street-facing buildings.

Avenue Daumesnil, Paris

Dwellings are buffered from fast traffic by 2 rows of trees and slow speed, pedestrian friendly environment.

Photo: Payton Chung

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Bothell’s historic Main Street will be enhanced & extended further to the west.

1. Reposition Downtown to tap into pent-up demand for downtown lifestyle and “convenience living.”
2. Foster development of a strong retail, services & entertainment core.
3. Build a “Captive Audience.”
4. Make Downtown look and feel like the Heart of the City.
5. Enhance Downtown’s Accessibility and Visibility.

McMenamins will be opening a 70-room hotel, theater, meeting space, brewpub, restaurant and pool at the Anderson School complex – currently slated for a 2014 opening.
In February 2011, Vulcan Real Estate was chosen to lead the development team for the City Hall project.

Partnering with Developers

City Hall Site Plan

Downtown Redmond

Gary Lee, Senior Planner
City of Redmond Planning Department

City Hall Renderings

Central plaza at night

View from SE
1990’s Issues

- Too much commercial zoning
- Too much surface parking
- Businesses not thriving & unmet need/demand

R/R Tracks bisect Downtown

- 1970’s strip commercial on one-way couplet

1990’s strip commercial on one-way couplet

Transforming a suburban downtown to a lively, dense, walkable, urban center

DOWNTOWN REDMOND 2020
New Downtown Zoning adopted Dec. 1993

Since 1993:
- 2250+ New units
- $400m+ in private investment
- 220+ New Affordable Units
- Walk Score of 95+ in most areas of Downtown
- Huge increase in transit ridership & service
- Top 5 places to live

INNOVATION
- Mixed-Use, Form Based zoning
- Exemptions as Catalyst
- Administrative Design Flexibility
- Transfer Development Rights
- Extra Height (floor)
- Lower Parking Requirements
- Sliding/Increasing Density Allowed
- Unit Lot Subdivision regulations
- Density Bonus for Affordable Housing
- Credit toward TDR requirements for Affordable Housing
- Pilot – SRO Housing
- Green Building Incentives
- Extra Height (floor)

COLLABORATION
- Leary Way Streetscape
- Added on-street parking
- Skateboard Park
- 83rd Street Promenade
- Added diagonal parking
- Regional Stormwater System
- KC Metro Transit Center/TOD
- Major City Investments

4 Developments catalyzed by Affordable Housing Exemption

8 Developments, 950 units, 38K s.f. retail, 2004-2005

4 Developments catalyzed by Affordable Housing Exemption

10 Developments, 450+ units, 20k s.f. retail, 1994-2000

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Downtown Redmond Development 2006 - 2012+

96 SRO units
Stormwater Facilities
Traditional Onsite Approach

Regional Approach

Regional Approach

Nutural Approach

Regional Approach

Regional Approach
96 mini-suites/SRO units

- Average size 160 sq. ft.
- Single room with private bath, small refrigerator and microwave oven
- 0.5 parking stall/suite – or less with TMP

Alley Vacation – to build under and over alley

120 du/ac
City of Renton:
Sunset Area

Erika Conkling, AICP, Senior Planner
City of Renton Community and Economic Development

City of Renton
- Located at the south end of Lake Washington
- Population 94,000
- Renton Business Plan Vision:
  “The center of opportunity in the Puget Sound Region where families and business thrive”

Sunset Area
- High poverty rate
- 70% housing substandard
- Low rates of home ownership
- Violent crime 2.5 times higher
- 35% of students have limited English proficiency
- Sunset Terrace Public Housing
Try and Try Again

• Revitalization a City priority since 2000
• Many different approaches were tried
• Public outcry in 2006

Barriers to Revitalization

• Multiple land owners
• Small Housing Authority with limited resources
• Failing and undersized infrastructure
• Trouble securing private investment

Starting Over

• Community task forces formed in 2006 and 2007
• Community Investment Strategy in 2009
• 2011 Adopted EIS and Planned Action

Building Local Partnerships

• Housing Authority and School District reps on task forces
• RHA and RSD staff participated in the Investment Strategy
• City Council, School Board, and RHA Board- first ever joint meeting in 2009
• Use collective property holdings to drive investment

What is the Goal?

• Compact urban development
• Community “Third Place”
• “Green Connections”
• Subregional stormwater control
• Mixed income community

Renton School District

• Past difficulties reaching agreements
• Investing in $22M Early Childhood Center
• ½ day design exercise resulted in collaboration
• Accessible playground a joint effort
• Helping to build partnerships with other local groups
Renton Housing Authority

• #1 Investment Strategy: Help RHA redevelop Sunset Terrace
• Jointly prepared Planned Action/ EIS
• Monthly meeting with City staff
• Provide staff and technical assistance
• Applied for Choice Neighborhoods Grants

Federal Agency Partnerships

• RHA has a relationship with HUD
• City developed a relationship with EPA through EIS process
• Quarterly meetings with Region X Partnership for Sustainable Communities
• Technical assistance, funding opportunities, national attention

Grant Funding and Partnerships

• Most grants emphasize partnerships
• Whose mission is linked with our program goals?
• Networking has spurred other partnerships:
  • Housing Authority and Providence
  • Housing Authority and Renton Technical College

Overcoming Barriers

• Public entities own a lot of land in the Sunset Area
• Making the most of the money, staff, investments, location by working toward mutually beneficial goals
• Public investments are attracting private investment
• Federal partnerships are a unique advantage

Monthly Meeting

• Ensures we are keeping focused on the project:
  • Housing
  • Parks and Library
  • Stormwater
  • Transportation
• Keeps everyone informed
• Share opportunities
• Recognize the importance of internal partners
Questions?

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