Development Patterns
Transit-Oriented Development and Centers

November 15, 2018
Regional Staff Committee
Overview

- Development Patterns in VISION 2040
- Work Since VISION 2040
- Potential Changes for Discussion
- Next Steps
Goal
The region will focus growth within already urbanized areas to create walkable, compact, and transit-oriented communities that maintain unique local character. Centers will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Policies address:
- Urban lands and growth targets
- Regional and subregional centers
- Regional design
- Community designations
- Health
- Land use techniques + concurrency
Growing Transit Communities

• Partnership made recommendations to do more around transit communities
• Goal: Attract more of the region’s residential and employment growth to high capacity transit communities
Regional Centers Framework Update

- Outlines revised structure and criteria for regional and countywide centers
- Identifies opportunities to recognize other places serving important regional roles
- Executive Board action called for incorporating appropriate provisions in VISION 2050
VISION 2050 Regional Growth Strategy objectives:

- Within cities, create and support centers as concentrations of jobs, housing, services, and other activities
- Build transit-oriented development around planned infrastructure
- Use existing infrastructure and new investments efficiently
Potential Chapter Updates

• Reorganize chapter to streamline text
• Update terminology
• Include/update new MPPs
• Update/incorporate new actions
New MPPs
• Reflect region’s objective to leverage transit investments by planning for growth in station areas;

Other potential policy topics
• Goal for growth in transit station areas
• Encourage or require transit-supportive densities
• Encourage middle density housing
• Promote use of inclusionary or incentive zoning

Actions
• Update action to include monitoring implementation and goals of GTC strategy
• Include a local action to plan for growth around high capacity transit
Regional Center Potential Updates

Update text and mapping to:

• Reflect different types of regional growth centers and manufacturing/industrial centers
• Goals for different types of regional centers
• Reference designation criteria for types of centers
Other parts of VISION

Regional Growth Strategy
Develop additional guidance to address other issues:
• Role of MICs in employment targets
• Cities with multiple regional centers
• Communities with different levels of transit investment
• Other issues?

Transportation chapter
• Design transportation programs and projects to support transit densities and uses in centers and TOD areas
Next Steps

November 29 Growth Management Policy Board

November 30 Regional TOD Advisory Committee
  • Additional guidance on incorporating GTC strategy into VISION 2050

March 7 Growth Management Policy Board
  • Discuss strike-thru policy language with board

December/January - Discussion of Annexation, UGA, Health in Development Patterns
Thank you.