

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
Council Chambers – upstairs AND via GoToMeeting
Tuesday, December 6, 2022
11:00 AM**

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/156149565>

Via Teleconference: United States: [+1 \(408\) 650-3123](tel:+14086503123) **Access Code:** 156-149-565

Via One-Touch Teleconference: United States: [+1 \(408\) 650-3123](tel:+14086503123)

AGENDA

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, December 5, 2022.**

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221 x 1520.

| | |
|-----------------------|--|
| Chair: | Larry Schwartz |
| Vice Chair: | Sandi Viau |
| Treasurer | Becky Stokes |
| Board Members | Walt Denekas, Martha Burke, Bob Brand |
| Staff Support: | Lisa Horowitz, City Administrator |

1. **CALL TO ORDER 11:00 am**

2. **CONSENT AGENDA ACTION ITEM**
 - a) Motion to approve bills since November 1, 2022..... **ACTION ITEM**
 - b) Motion to approve Meeting Minutes dated November 1, 2022..... **ACTION ITEM**
 - c) Motion to review and approve 2023 Meeting Calendar..... **ACTION ITEM**

3. **New Business ACTION ITEM**
 - a) Consideration of a Professional Services Agreement with Kushlan Associates for on-call services related to the development of a new Urban Renewal District, the Hailey South Urban Renewal District.....**ACTION ITEM**

4. **Old Business:**
 - a) Discussion of additional supplemental funding needed for LHTAC portions of River Street in the amount of \$44,272.99.....**ACTION ITEM**

5. **Presentation:**
 - b) Presentation by Mark Sindell, GGLO and Phil Kushlan, consultant regarding the Twin Falls Framework Master Plan.

6. **Staff Reports:**

6. Adjourn

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

Hailey Urban Renewal Agency
Attn: Lisa Horowitz
City of Hailey
115 Main Street South
Hailey, ID 83333

OCTOBER 31, 2022

Invoice # 198904

Billing Atty - MSC

RE: General

CLIENT/MATTER: 00887-00001

OCTOBER 31, 2022

Invoice # 198904

***** INVOICE SUMMARY PAGE *****

| | |
|-------------------|--------|
| PROFESSIONAL FEES | 100.00 |
| COSTS ADVANCED | .00 |
| TOTAL INVOICE | 100.00 |

Return to Agenda

**Hailey Urban Renewal Agency
Hailey City Hall
115 Main Street S
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Tuesday, November 1, 2022
11:00 AM**

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AGENDA

Email: Public comments may be shared with the Agency Board via email to Lisa Horowitz, lisa.horowitz@haileycityhall.org. Emails or other written testimony must be **received no later than 5:00 p.m. on Monday, October 31, 2022.**

If there are any questions, contact Lisa Horowitz at lisa.horowitz@haileycityhall.org or (208) 788-4221 x 1520.

| | |
|-----------------------|---------------------------------------|
| Chair: | Larry Schwartz |
| Vice Chair: | Sandi Viau |
| Treasurer | Becky Stokes |
| Board Members | Walt Denekas, Martha Burke, Bob Brand |
| Staff Support: | Lisa Horowitz, City Administrator |

Present

Board: Martha Burke, Walt Denekas, Larry Schwartz

Staff: Becky Stokes, Lisa Horowitz, Jessie Parker

1. **Schwartz called to order. 11:00 am**

2. **CONSENT AGENDA ACTION ITEM**
 - a) Motion to approve bills since October 4, 2022
 - b) Motion to review and approve 2023 Meeting Calendar
 - c) Motion to approve Meeting Minutes dated March 1, 2022
 - d) Motion to approve Meeting Minutes dated July 19, 2022
 - e) Motion to approve Meeting Minutes dated August 2, 2022
 - f) Motion to approve Meeting Minutes dated October 4, 2022

Burke motioned to approve bills since October 4, 2022. Denekas seconded. All in Favor.

Staff to bring back revised 2023 Meeting Calendar, reflecting new meetings dates – 3rd Tuesday of each month at 11 AM.

Burke motioned to approve all meeting minutes. Denekas seconded. All in Favor.

3. **Staff Report:**
 - a) General updates by staff (*no documents*)

b) Financials update by staff

No general updates. Stokes noted interest rates increasing.

4. Adjourn

Burke motioned to adjourn. Denekas seconded. All in Favor.

Return to Agenda

2023 Meeting Calendar:

Below are the proposed meetings dates for 2023, Board to discuss if any changes needed. The Meetings are now scheduled to take place on the 3rd Tuesday of each month at 11:00 AM.

2023

January

| Su | Mo | Tu | We | Th | Fr | Sa |
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| 29 | 30 | 31 | | | | |

February

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March

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April

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May

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August

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October

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November

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December

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| 31 | | | | | | |

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PROFESSIONAL SERVICES AGREEMENT
On-Call Services

TITLE: **On-Call Services**

PROFESSIONAL SERVICES AGREEMENT

This agreement is entered into on the date listed below between the Hailey Urban Agency of Hailey, Idaho hereinafter referred to as "AGENCY" whose address is 115 Main Street, Hailey, ID 83333, whose telephone number is (208) 788-7097, and Kushlan | Associates, hereinafter referred to as "CONSULTANT", whose mailing address is Post Office Box 8463, Boise, ID 83707, whose business phone number is (208) 433-9352.

Section 1. Consultant Services.

CONSULTANT will be available to perform services on behalf of the AGENCY on an "on-call" basis at the direction of the City Administrator of the City of Hailey. Such direction shall be provided in the form of a written Task Order, similar to the example shown in Attachment A detailing the tasks to be accomplished, deliverables expected and anticipated cost and timeline if known.

Section 2. Schedule

CONSULTANT shall be in a position to offer services from December 1, 2022 and shall continue to a time acceptable to the "AGENCY". However, the performance of any Services shall not continue past December 31, 2023 unless an extension of time is approved by the "AGENCY".

Section 3. Compensation.

For its Services, the "AGENCY" agrees to pay CONSULTANT on an hourly basis, and for all expenses related to travel, printing, postage and advertising as detailed on Attachment B.

Section 4. Method of Payment; Periodic Payments.

- A. CONSULTANT shall invoice the "AGENCY" no more than once per month.
- B. All invoices shall be paid by "AGENCY" within thirty (30) days of receipt of a proper invoice.
- C. CONSULTANT shall keep time and expense records, other cost records and accounts pertaining to this agreement, available for inspection by "AGENCY" representatives for three (3) years after final payment. Copies shall be made available on request.
- D. If the services rendered do not meet the requirements of the agreement, CONSULTANT will correct or modify the work to comply with the agreement. The "AGENCY" may withhold payment for such work until the work meets the requirements of the agreement.

KUSHLAN AGREEMENT

Section 5. Discrimination and Compliance with Laws

- A. In performing the Services required herein, CONSULTANT agrees not to discriminate against any person in the performance of this agreement because of race, color, religion, sex, national origin, age or non-job related handicap, or because of prior military service or current military status, and shall comply with all applicable federal and state laws and regulations of governmental agencies relating to civil and human rights.
- B. CONSULTANT shall comply with all federal, state and local laws and ordinances applicable to the work to be done under this contract.
- C. Violation of this section 5. shall be a material breach of this agreement and grounds for cancellation, termination, or suspension of the agreement by the "AGENCY" , in whole or in part, and may result in ineligibility for further work for the "AGENCY".

Section 6. Term and Termination of Agreement

- A. This agreement shall be effective upon signing and shall remain in effect until December 31, 2023 unless extended, or until terminated in accordance with paragraph B. of this section.
- B. This agreement may be terminated by either party without cause upon thirty (30) days written notice, in which event all finished or unfinished documents, reports, or other material or work of CONSULTANT pursuant to this agreement shall be submitted to the "AGENCY", and CONSULTANT shall be entitled to just and equitable compensation at the rate set forth in Section 3. for any satisfactory work completed prior to the date of termination.

Section 7. Ownership of Work Product

All data, materials, reports, memoranda, and other documents developed under this agreement shall become the property of the "AGENCY", shall be forwarded to the "AGENCY" at its request and may be used by the "AGENCY" as it sees fit.

Section 8. General Administration and Management

The City Administrator of the City of Hailey shall oversee and approve all services to be performed, coordinate all communications and review and approve all invoices, under this agreement.

Section 9. Hold Harmless

- A. CONSULTANT shall protect, defend, indemnify and save harmless the "AGENCY", its officers, employees and agents from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the negligent acts or omissions of CONSULTANT, its officers, employees and agents in performing this agreement.
- B. "AGENCY" shall protect, defend, indemnify and save harmless CONSULTANT, its officers, employees and agents from any and all costs, claims, judgments or awards of damages,

arising out of or in any way resulting from the negligent acts or omissions of the "AGENCY", its officers, employees and agents in performing this agreement.

Section 10. Independent Consultant

In all matters pertaining to this Agreement, CONSULTANT shall be acting as an independent CONSULTANT, and will not be deemed an employee or agent of the "AGENCY".

Section 11. Subletting or Assigning Contract

Neither the "AGENCY" nor CONSULTANT shall assign, transfer, or encumber any rights, duties, or interests accruing from this agreement without the express prior consent of the other.

Section 12. Extent of Agreement/Modification

This agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, or agreements either written or oral. This agreement may be amended; modified; or added to only by written instrument properly signed by both parties hereto.

IN WITNESS WHEREOF, "AGENCY" and CONSULTANT have executed this Agreement as of _____, 2020

CONSULTANT

The Hailey Urban Renewal Agency

By: _____

By: _____

Principal

Chairman

Attachment A
Hailey Urban Renewal Agency
Task Order

Task Order # _____

Date: _____

Project Title: _____

Project Description:

Expected Deliverable:

Anticipated Timeline (If known):

Anticipated Cost:

By: Consultant

Principal

By: Hailey Urban Renewal Agency

Chairman

November 9, 2022

Attachment B

Rates

Phillip Kushlan ----- \$175.00 / hour

Mileage -----per federal reimbursement rate – currently \$0.625 / mile

Other travel ----- Actual cost w/o markup

**Hailey Urban Renewal Agency
Task Order**

Task Order HURA 2022-1

Date: November 9, 2022

Project Title: Hailey South Urban Renewal District Development

Project Description:

Task 1A: Consultant will prepare required Eligibility Report comparing the circumstances existing in the Study Area defined in Task HURA 2022-1 with the statutory requirements for creating an urban renewal district in Idaho.

Consultant will meet with HURA Staff and Commission and the City Council in support of their consideration of the Report findings.

Task 1B: If, based upon the findings of the Eligibility Report prepared under Task HURA 1A, the Agency and City Council direct the creation of an Urban Renewal Plan, consultant will work with Agency Counsel in the preparation of the required economic feasibility report to be included as part of the Plan.

Consultant will work with City and Agency staff in defining a specific plan of improvements and development assumptions impacting the financial feasibility of the proposed district.

Expected Deliverable:

- 1A: Eligibility Report
- 1B: Attachment 5 to Urban Renewal Plan

Anticipated Timeline (If known):

Work under this Task Order to be concluded by December 31, 2023

Anticipated Cost:

1A: Eligibility Report: Not to Exceed \$9,000 plus direct expenses

1B: Attachment 5: Not to Exceed \$12,000 plus direct expenses

By: Consultant

By: Hailey Urban Renewal Agency

Principal

Chairman

November 9, 2022

Return to Agenda



HURA Presentation |
12.06.2022

GGLO

HURA Presentation

Goal

- Develop a Vision Plan for Downtown Hailey to guide ongoing growth through the end of the District

Strategy/Placemaking Goals (aka why create a Downtown Placemaking Framework Plan?)

- Set a strategic direction for future development that addresses broader City and Community Needs
- Provides a Framework Plan as Marketing Tool based on HURA's Vision
- Provide tools for Commissions to not get stuck in ad-hoc or 1-off NIMBY debates during project reviews
- Placemaking Strategies (internal process to determine which are highest priority)
 - Culture and Identity Strategies
 - Parking Strategies
 - Mobility Strategies
 - Community Housing Strategies
 - Sustainability Strategies
 - Land Use Strategies (including leveraging or assembling City and HURA Properties)
 - Other?

Sample Process and Deliverables for something like this

- Timeline
- Community, Stakeholder Engagement

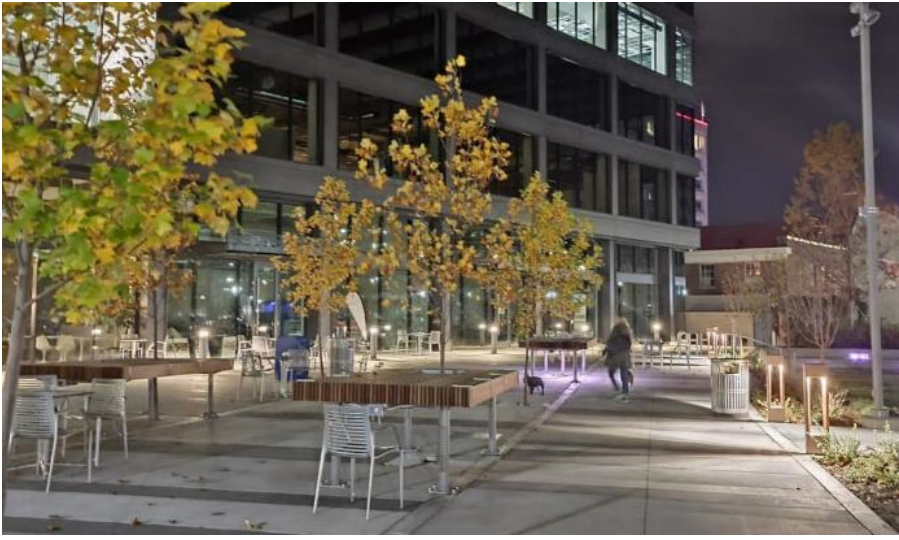
Q&A



Design process

We see each project as an opportunity to transform an environment in ways that enhance its beauty and support the well-being of people and planet. Our craft relies on a foundation of discovery and rigor to incorporate factors such as artistic expression, fabrication, technology, embedded carbon and social equity into elegant built solutions. We bring together subtle nuances of place with innovative expressions of form and art, to evolve cultural context in a positive way. The outcome binds us as humans, creating places that feel as good as they look.

Cherie Buckner-Webb Park Boise, ID



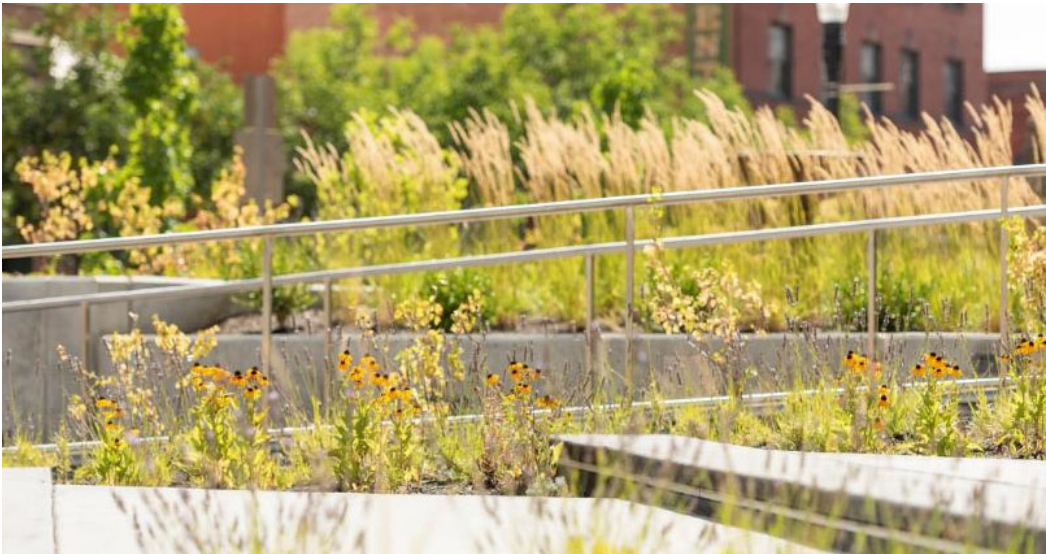
Client: Capital City Development Corporation (CCDC)

Statistics: .5 acre

Indian Creek Plaza Caldwell, ID



Boise City Hall Plaza Boise, ID



Client: *City of Boise* Statistics: *1 acre*

Linen Blocks on Grove Street Boise, ID



Client: Capital City Development Corporation (CCDC)

Statistics: 6 blocks



The Afton



The Gibson



Jules on 3rd



Ash+River Townhomes



Creekside



Gramercy Commons



Beta Office



11th & Miller



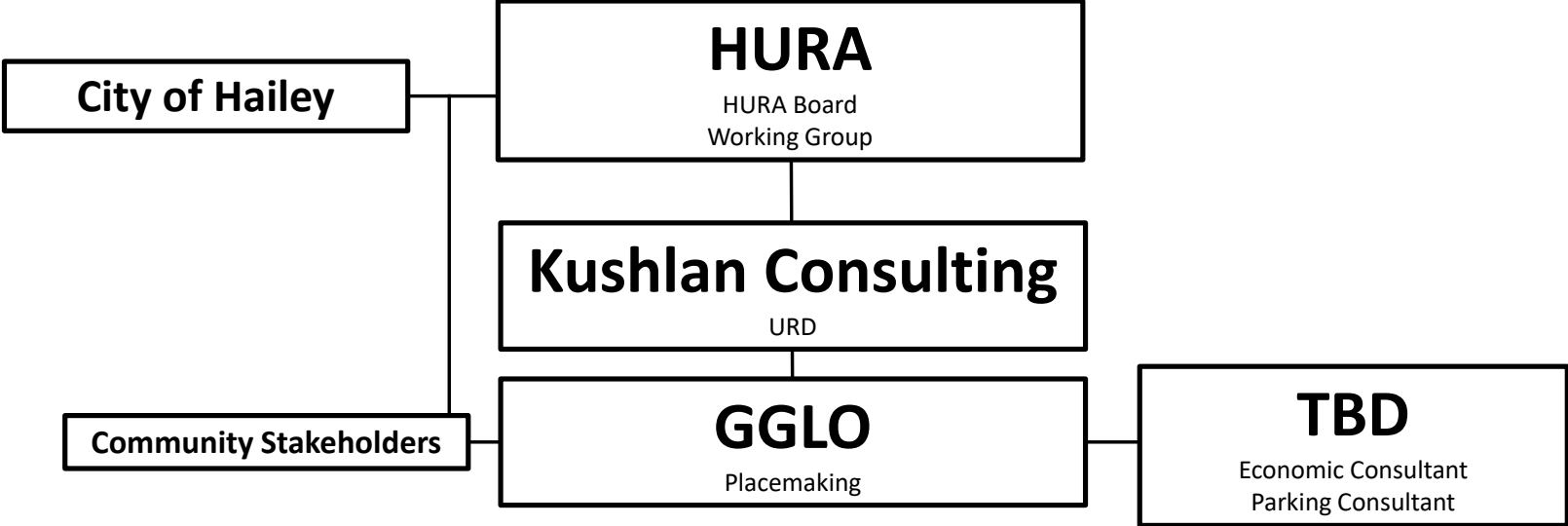
Union 93

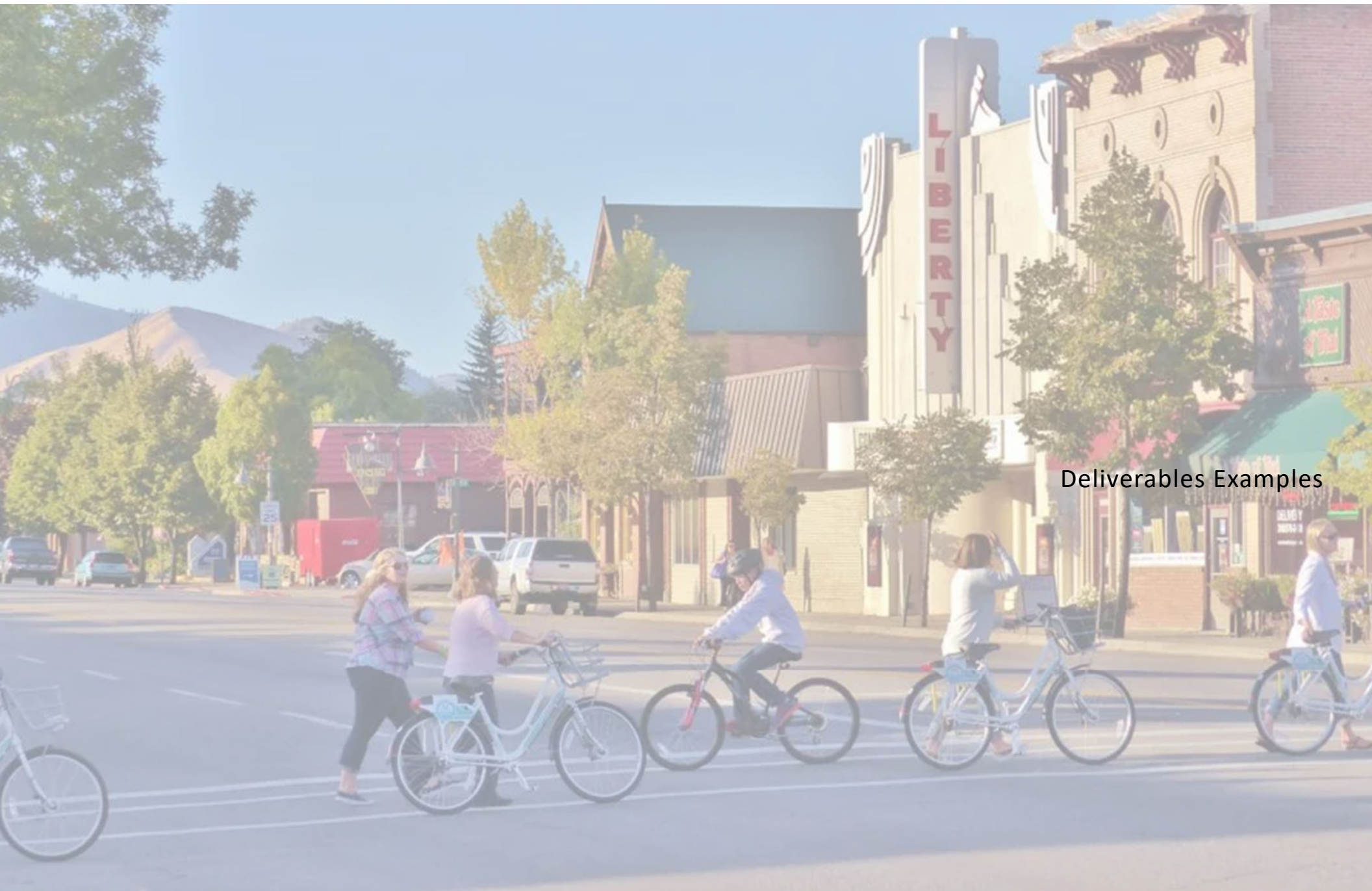


Process & Approach



✘ Input milestone (Community, Stakeholders, URA, Working Group)





Deliverables Examples

STRATEGIC VISION

VISION

The Heights District is a vibrant, connected neighborhood center. The center seeks to promote community health, wellness and a shared identity. This identity reflects the value placed on the past and current community with an eye toward welcoming future generations in an inclusive, respectful and equitable manner.

The future of The Heights District will take shape over a 20-year build-out period. The vision statement and project objectives were developed by key stakeholders, refined by the project Community Advisory Committee (CAC), and further vetted with the public. The vision and project objectives served as guideposts throughout the planning process. The Plan's policies and recommendations are fundamentally rooted in this vision.

PROJECT OBJECTIVES

- Establish a vision for a vibrant urban neighborhood center
- Leverage short- and long-term sustainable economic development initiatives
- Integrate income-based and market rate housing
- Catalyze private investment
- Include accessible public open spaces
- Utilize innovative urban design and sustainable development strategies
- Provide for the creative and functional integration of public transit
- Optimize multimodal connections within The District and surrounding areas

THE OPPORTUNITY

The District represents an opportunity to create a new vibrant mixed-use urban neighborhood destination that is strategically located in the heart of Vancouver. With easy access to major commercial uses, social services, healthcare facilities, schools, places of worship, parks and open spaces, and downtown, The District is well-positioned for a reevaluation of its market position and purpose as an important up-and-coming future neighborhood center. Surrounded by stable yet growing neighborhoods, the District is recognized by many local residents as an area with a quiet character, where people have lived for many generations and are exceptionally friendly.

The Town Plaza building, formerly called Tower Mall, is the central structure in The District. It was built in 1970 as the region's first indoor mall, and was initially successful, but has since faced decline. This site is the centerpiece of redevelopment opportunities in The District.

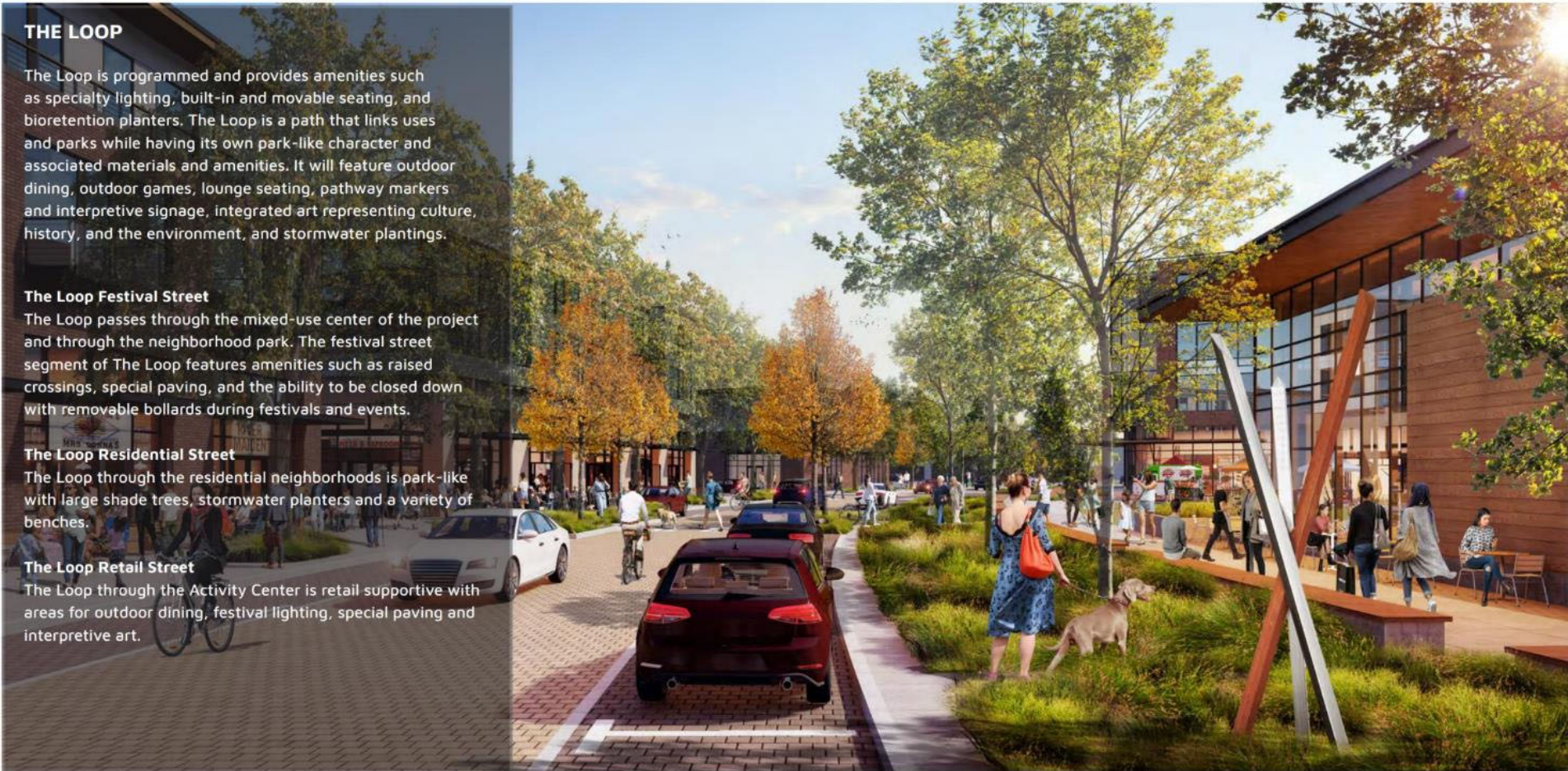
Vancouver has experienced tremendous growth over the last decade, including on the west side in Downtown and on the Waterfront, and on the

east side along the 164th and 192nd corridors. However, the Heights area and central Vancouver overall have not experienced the same level of investment as other parts of the City. In addition, neighborhoods around the Heights represent the spectrum of the City's social and economic diversity, and adjacent neighborhoods include both affluent and economically vulnerable residents. Thus, the Heights Plan is an opportunity for the City to partner with the private sector to bring new investment to central Vancouver, and ensure that new development provides benefits and opportunities to a broad range of residents now and in to the future.



Fig 7: Artist Rendering: Civic Plaza

Deliverables Example Goals & Vision



THE LOOP

The Loop is programmed and provides amenities such as specialty lighting, built-in and movable seating, and bioretention planters. The Loop is a path that links uses and parks while having its own park-like character and associated materials and amenities. It will feature outdoor dining, outdoor games, lounge seating, pathway markers and interpretive signage, integrated art representing culture, history, and the environment, and stormwater plantings.

The Loop Festival Street

The Loop passes through the mixed-use center of the project and through the neighborhood park. The festival street segment of The Loop features amenities such as raised crossings, special paving, and the ability to be closed down with removable bollards during festivals and events.

The Loop Residential Street

The Loop through the residential neighborhoods is park-like with large shade trees, stormwater planters and a variety of benches.

The Loop Retail Street

The Loop through the Activity Center is retail supportive with areas for outdoor dining, festival lighting, special paving and interpretive art.

Fig 45: Artist Rendering: The Loop at the Activity Center

Deliverables Example *Land Use*

LAND USE AND ZONING

INTENT: Enrich the public and private life of residents, visitors, and employees by providing a mix of compatible land uses. Urban design standards will ensure high-quality built environments and architectural details of individual buildings and public spaces.

The urban form of The District will create a distinct identity based on a livable, mixed-density, mixed-use urban neighborhood center while respecting surrounding neighborhoods. The land use pattern will promote public health and sustainability by encouraging non-motorized transportation and increasing the return on public

investments for the upcoming C-TRAN bus rapid transit line. Urban design guidelines and standards will also address the creation of high-quality streets and pedestrian areas, architectural character, human-scale and aesthetically pleasing building design and amenities.

The District will contain unique and attractive neighborhoods and shopping experiences as well as parks and plazas for recreation and civic engagement. It will feature an array of cultural opportunities and gathering places for residents, employees, and visitors to enjoy, ranging from art fairs and cultural festivals to coffee shops, restaurants and community services. Public art will be integrated in the architecture and public spaces, enhancing the identity of The District and adding to its visual appeal.

Figure 16 shows proposed land uses for the District. The majority of the Redevelopment Area is already zoned mixed-use, and the existing Community Commercial (CC) zoning district allows residential as part of mixed-use buildings. Two parcels (the Fire Station property and the portion of Park Hill Cemetery currently utilized by the driving range) will be changed from Parks and Open Space and Public Facilities to mixed-use. These changes will allow for the creation of a new Heights-specific mixed-use zone (HX) that will be applied to the District, but do not represent a significant increase in density, as the current Comprehensive Plan designation and CC zoning (up to 50 feet in height, no density limit) already allow for mixed-use development at urban densities. The intent of the new HX zone is to take a more tailored approach to implementing the Plan than what is applied in the City's more general commercial districts, including design requirements specific to the Heights, additional use restrictions, and the application of sub-districts that create unique "character areas" within the District. Existing uses that remain in their current form will continue as conforming uses, and upgrades and expansions will be allowed by new zoning standards.



Fig 16: The Heights District Proposed Land Use Plan

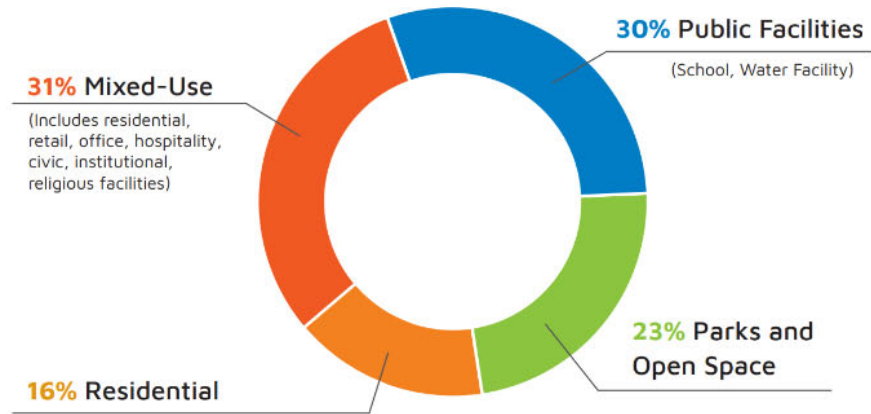


Fig 17: Proposed Land Use Distribution by Type

Deliverables Example Streetscape Framework Plan

ACCESS / CIRCULATION

INTENT: To strengthen multimodal connections and improve accessibility throughout The District and within the 20-minute walkshed by connecting schools, homes, and jobs through a walkable, pedestrian-friendly, and bikeable street network and urban trail system.

Local and regional connections to services and amenities within The District will be improved by utilizing regional assets such as major arterial roads and the upcoming C-TRAN bus rapid transit line on Mill Plain Boulevard. Public health and sustainability will be advanced through the development of complete streets that allow for non-motorized forms of transportation. Connections will be accessible for pedestrians, bicyclists, transit, and vehicles and will include features to promote comfort and safety through improved lighting, signals, striping, visibility, and shelter.

The District will embrace and promote healthy living, universal design, and social equity as core values. Social sustainability will drive the future of The District to promote public health, wellness, and social equity. Residents and employees will have access to a non-motorized mobility network that is safe and comfortable to use, allowing for healthy alternatives to driving, as well as spaces that allow for outdoor exercise and recreation. For more information on the access and circulation strategy, refer to Appendix E: Mobility and Access. For information on the project Traffic Impact Study, refer to Appendix H: Traffic Impact Study.



Fig 20: Proposed Access and Circulation Improvements

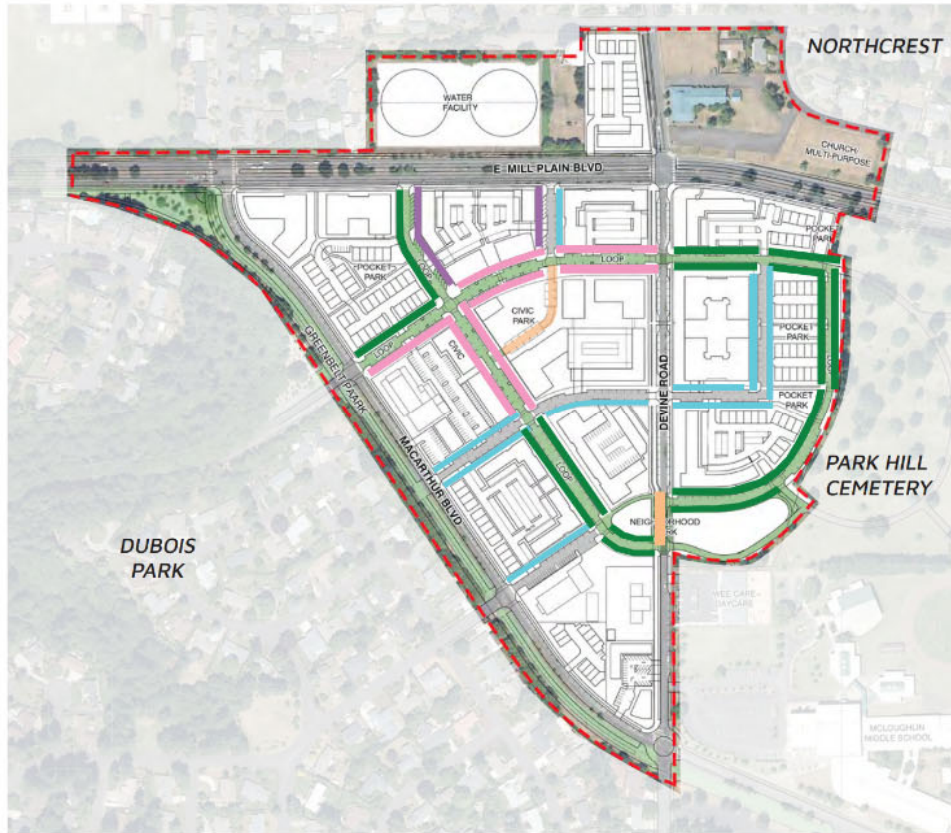


Fig 46: Internal Streets Diagram

INTERNAL STREETS

Internal streets within the Redevelopment Area are designed to provide a safe, multimodal function consistent with the character and context of adjacent uses. Each street type responds to the character and scale of the Redevelopment Area. Features that activate the street, such as outdoor restaurants, seating, patios, storefronts, entrances to residential buildings, and publicly accessible plazas, are important to the internal street network. All street types are intended to support on-street parking and shared bicycle facilities with sharrow pavement markings as needed. Figure 41 highlights the various Internal Street types for the Redevelopment Area.

- Loop Retail Street**
 The Retail Street is a major feature of the Activity Center. This street type supports retail uses and may include wider sidewalks, outdoor café seating, festival lighting, special paving, street trees and interpretive art.
- Loop Residential Street**
 The Loop Residential Street type is characterized as neighborhood-scale and park-like with large shade trees, stormwater planters, and a variety of seating areas with benches, lighting, and artworks that add interest and enjoyment.
- Loop Festival Street**
 A portion of The Loop in the mixed-use Activity Center is envisioned as a flexible festival street or woonerf (pedestrian-oriented shared street) that can support temporary closure for special events. This street type may include special placemaking amenities such as raised crossings, removable bollards, and paving materials and infrastructure for electrical power, lighting, and staging needs.
- Standard Street**
 The Standard Street is a low speed, traffic calmed street that includes shared travel lanes, street trees, pedestrian lighting and generous sidewalks.
- Internal Street with Angled Parking**
 Similar to the Standard Street, this low-speed street type accommodates shared travel lanes, sidewalks and street trees. On one side of the street is parallel parking while the other is reverse angle parking to expand event and retail parking during peak use. Sharrows are provided to inform motor vehicle operators that travel lanes are shared with bikes.

*Internal street typologies are designed to be paired with adjacent land uses (i.e. retail, residential, festival); flexibility in which typology is applied in which location should be considered based on the type of uses in each location.

Deliverables Example *Open Space & Public Amenities Framework Plan*

PUBLIC REALM AND OPEN SPACE

The District contains a network of connected, vibrant and diverse community spaces that help enrich the quality of life for residents and visitors. New public spaces within the Redevelopment Area are urban in nature, and seek to complement the variety of existing parks, open spaces and recreation facilities within and adjacent to the District. Key attributes of new open spaces within the Redevelopment Area include:

- A rich public realm that embodies, celebrates and welcomes the local community and provides venues for vibrant and active public life
- Well-designed and well-maintained parks, plazas, streetscapes and pathways where residents and visitors enjoy spending time
- Connections that link the sub-districts within the Redevelopment Area, and the Redevelopment Area to the rest of the District
- Design features and amenities that enrich the quality of life for residents within the Redevelopment Area, the District, and in surrounding neighborhoods
- Equal access for residents and visitors

6.1 ACRES OF PARKS AND PUBLIC OPEN SPACE*

| | |
|-------------------------|------------------|
| Civic Park | 1.0 acre |
| Neighborhood Park | 1.5 acres |
| Pocket Parks | 0.5 acres |
| Linear Plaza (The Loop) | 0.5 acres |
| MacArthur Greenbelt | 2.6 acres |
| Total Park Space | 6.1 acres |

* Additional public or quasi-public park and amenity space may be provided by individual development projects as part of the overall Tower Mall Redevelopment Plan. This may include small pocket parks, buffer areas, and/or alleyways. Long term maintenance and operations of all public and non-public spaces will be further defined through implementation of the Plan.



Fig 36: Public Realm and Open Space

Deliverables Example *Open Space & Public Amenities Framework Plan*

CIVIC PARK

The estimated 1-acre Civic Park is the heart of the Redevelopment Area and serves as the event venue for The District. The urban park supports surrounding mixed uses and includes space and infrastructure for a farmers market, an event stage, an interactive spray feature for kids' play, hardscape for gathering and circulation, lawn for flexible and daily use, a large tree alley for shade, and areas along the edges for bioretention.

Program:

- Event plaza
- Market stalls
- Retail supportive seating & café space
- Interactive water feature
- Adjacent festival street that can be closed to vehicle traffic to support events



Fig 37: The Civic Park

Deliverables Example *Renderings*



Client: *City of Vancouver* Statistics: *55 acre redevelopment within 205 acre subarea*

Deliverables Example *Renderings*



Deliverables Example *Implementation Strategy*

PROPOSED DEVELOPMENT PROGRAM FOR TOWER MALL REDEVELOPMENT AREA

The Proposed 20-year Development Program was established as part of the Plan process. The projections below apply to the Tower Mall Redevelopment Area.

| Land Use | Proposed 20-Year Development Program |
|----------------------|--------------------------------------|
| Residential | 1,340* units (1,000 sf average) |
| Commercial | 56,000 sf |
| Office | 65,000 sf |
| Hospitality | 83,000 sf (156 hotel rooms) |
| Civic | 16,000 sf |
| Church/Multi-Purpose | 20,000 sf |
| Parks & Open Space | 6.1 acres |
| Total | 1.58M sf |




IMPLEMENTATION STRATEGY

The Heights District and Tower Mall Redevelopment Plan will be realized over a 20-year time period from adoption. These initial steps will set the stage for long-term fulfillment of the Plan.

2018–2019: INITIAL PLANNING

- The Heights District Plan
- Tower Mall Redevelopment Plan
- Urban Design Guidelines and Sustainability Program
- Conceptual Development Plan & Entitlements (next Phase)

2020–2021: POLICY UPDATES

- Comprehensive Plan
- Zoning Code
- Capital Facilities Plan
- Transportation Improvement Program

2021–2023: CONCEPT REFINEMENT

- Development Plan and Housing Strategy
- Streets and Public Realm Master Plan
- Lot Line Adjustments, Easements, and Acquisitions

2023–2039: DESIGN AND CONSTRUCTION

- Parks and Infrastructure
- Development Partnerships and Agreements
- Neighborhood Development Organizational Structure
- Building Project Delivery



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