Planning the Urban Growth Boundary Expansion Area in North Bethany

Stakeholder Work Group Meeting #1

September 25, 2006
Project Area
Project Overview - The Otak Team

- Otak, Inc.
- Leland Consulting Group
- Jeanne Lawson Associates
- GreenWorks
- DKS Associates
- CH2M-Hill
- Laurence Qamar, AIA
- William Haack
Project Overview - The Finance Team

- EcoNorthwest
- Mark Gardiner
- Abe Farkas
Project Overview

Urban Design
Martin Glastra van Loon
Ben Bortolazzo
Anne Samuel
Otak
Laurance Qamar, AIA
Qamar

Stormwater
Kevin Timmins, PE
Larry Grimm, PE
Otak

Planning
Todd Chase, AICP
Michelle Stephens, AICP
Michelle Marx
Otak

Transportation Planning
Carl Springer, PE
Christopher Maciejewski, PE
DekS

Market Analysis
David Leland, CRE
Mindi Plummer, AIA
Chris Zahas, AICP
ICG

Citizen Involvement/Communications
Jeanne Lawson (Committee Facilitator)
Kristin Hull
JLA

Landscape Architecture
Michael Faha, ASLA, LEED
Dave Elkin
Greenworks

Water/Sewer Infrastructure
Tim Yamada, PE
Bob Fuller
Ch2M Hill

Natural Resources
Steve Mader, PhD
Peggy O’Neill, PWS
Ch2M Hill

Affordable Housing
William Haack
Haack
Approach

• Community of Distinction
• The “Greater” Bethany Area
• Consensus – Step-by-Step
• Transportation Choices
• Teamwork and Great Service
• Integration of Finance and Concept Planning
## Work Plan Summary

<table>
<thead>
<tr>
<th>Concept Plan Phase</th>
<th>Comprehensive/Community Plan Phase</th>
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<tbody>
<tr>
<td>14 Months</td>
<td>10 months</td>
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<tr>
<td>Aug. 2006 to September 2007</td>
<td>September 2007 to June 2008</td>
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<tr>
<td>12 Stakeholder Work Group Meetings</td>
<td>3 Stakeholder Work Group Meetings</td>
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<td>3 Open Houses – one is a half-day Design Workshop</td>
<td>1 Open House</td>
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Work Plan Summary INSERT NEW

Task 1: Citizen Involvement and Communication Plan
- Establish SWG & TAC
- Stakeholder Interviews
- Public Involvement Plan
- Website

Task 2: Principles and Working Assumptions
- Principles
- Site/Landscape Analysis
- Define Study Area (broad scale vicinity)
- Transportation Assumptions
- Natural Resource Inventory
- Housing Programs (including affordable)
- Commercial/Mixed-Use Options
- Parks/Schools/Amenities
- Infrastructure Availability
- Goals & Evaluation Criteria

Task 3: Preliminary Land Use Analysis
- Preliminary Land Use Concepts
- Consider Potential Future Growth
- Analysis, Screening, and Refinement
- Concept Plan Alternatives
  - 2 density
  - 3 transportation
  - 6

Task 4: Preliminary Transportation Analysis
- Modeling
- Assumptions/TAZ
- Criteria
- Network Alternatives
- System Assessment & Costs
- Screening

Task 5: Draft Concept Plan Alternatives
- Draft Layouts
- Water, Sewer, Storm Plans
- Transportation System Evaluation & Costs
- Alternatives Analysis
- Refine Layout

Task 6: Select Preferred Concept Plan
- Public Comment Process
- Adjustments
- Draft Concept Plan
- Recommendations

Stakeholder Work Group:
1: 9/25
2: 10/25
3: 11/9
4: 12/7
5: 12/14
6: 12/21
7: 1/5
8: 1/12
9: 2/5
10: 2/12
11: 2/19
12: 9/25

Technical Advisory Committee:
1: 9/25
2: 10/6
3: 11/3
4: 11/8
5: 1/25
6: 1/22
7: 2/29
8: 4/4
9: 5/5
10: 5/5
11: 7/24
12: 9/9

Open Houses:
1: 12/14
2: 12/21
3: 1/5
4: 1/12
5: 2/5
6: 2/12
7: 4/4
8: 5/5
9: 5/5
10: 6/2
11: 7/24
12: 9/9
Task 1 – Citizen Involvement & Communication Plan

• Establish Committees
• Committee Chartering
• Stakeholder Interviews
• Public Involvement Plan
• Set the Tone for a Great Process
Task 2 – Principles & Working Assumptions
Task 3-4 – Preliminary Land Use & Transportation Analysis

North Bethany Scenarios  (examples only)

Scenario A  
Neighborhood Focus

Scenario B  
Transit Supportive

Scenario C  
Village Center
Task 3-4 – Preliminary Land Use & Transportation Analysis

Vicinity Scenarios (examples only)
Task 5 – Draft Concept Plan Alternatives
Task 6 – Select Preferred Concept Plan

- Task 1: Citizen Involvement and Communication Plan
- Task 2: Principles and Working Assumptions
- Task 3: Preliminary Land Use Analysis
- Task 4: Preliminary Transportation Analysis
- Task 5: Draft Concept Plan Alternatives
- Task 6: Select Preferred Concept Plan

ILLUSTRATIVE VISION

PLAN

STRATEGY

Finance Tool

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<tr>
<th>Phase</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
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Finance Plan Overview

**Task 1**
Prepare Funding Fact Base
- This will be written for a general, public audience. It will:
  - Describe how infrastructure and services get financed now
  - Suggest some reasonable possibilities for future financing
  - Provide preliminary financing information to the planning team
  - Provide a base for the later financial evaluation of the concept plan

**Task 2**
Stakeholder outreach
- This task gathers information and opinions about potential financing mechanisms. It has three parts:
  - Stakeholder interviews
  - Public presentations of Funding Fact Base
  - Meetings with stakeholders

**Task 3**
Financial advice during concept planning
- As the planning team develops the concept plan, we will provide ongoing advice regarding potential financing mechanisms.

**Task 4**
Financial evaluation of the development options
- This task:
  - Applies the Funding Fact Base to the development alternatives for Bethany
  - Describes in general how the proposed improvements might be funded

**Task 5**
Financial plan for the preferred concept plan
- This task:
  - Applies the Funding Fact Base to the preferred concept plan
  - Provides a detailed description of how the County could pay for the improvements in the preferred concept plan

*Draft November '06*
Chartering

- Stakeholder Work Group (SWG) Purpose
- Ground Rules and Protocols
Round Table Discussion

“This project will be a success if .....”
Public Involvement Plan

- Goal and Objectives
- Stakeholder Interviews
- Web Site www.bethanyplan.org
- Newsletters and Postcards
- Fact Sheets
- Community Group Briefings
- School Based Outreach
- Coffees
- Open Houses and Workshops
Thank You
Project Area Map
Project Area Map
From Nurseries to Neighborhoods – Land Use Implementation Steps in Pleasant Valley
Implementing Phase I of Pleasant Valley

Annexation Master Plan

Housing Variety Lotting Study