BETWEEN THE DOLLAR AND THE DREAM:
NEW STRATEGIES, NEW TOOLS

Form-based Codes
- Form-based codes foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. Form-based codes offer a powerful alternative to conventional zoning.
- Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. They are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development, rather than only distinctions in land-use types.
- This approach contrasts with conventional zoning's focus on the segregation of land uses, and the control of development intensity through abstract and uncoordinated parameters. Form-based codes are regulatory, not advisory.

IMPLEMENTING SUSTAINABLE ECONOMIES – A NEW CODE

What are the benefits?
Planners and permit staff appreciate clear intent and codes that are easy to understand and administer.
Developers and builders appreciate clear direction and a streamlined approval process.
Residents and local officials appreciate quality places that build upon the unique characteristics of the community.

FORM BASED CODES – OVERVIEW

LINK SPOKANE
Implementation tool to support the Land Use Vision of Centers and Corridors
The Opportunity of Integrated Infrastructure Planning

Where are we at today?
- Infrastructure nearing end of life.
- Spokane incorporated in 1881.
- Streets, Water, Sewer, Sewer Overflow
  - Inadequate services hindering redevelopment

Integrated Infrastructure

Predicted - Fewer Transportation Capital Dollars
- Leverage Stormwater Runoff Spending
- Leverage Combined Sewer Overflow Spending
- Many (newer) Uses of Right-of-Way

Products

Transportation Plan
- Prioritized Projects
- Policy setting expected Levels of Service
- Maintenance and Operation Priorities
- Street (Integrated Infrastructure) Design Standards

Why Integrated Infrastructure?

Infrastructure Planning Context

Consistency from Vision to Implementation
TRANSPORTATION PLAN

- Vision, Goals, and Priorities
- Infrastructure Integration
- Land Use Connection

Updating the Transportation Policy Framework

- Develop direct evaluation criteria and align policies to make them more clear, objective and implementable
- Evaluate, prioritize, fund and build transportation projects based on performance metrics
- Refine transportation level of service (LOS) standards to reflect goals and policies
- Update Street Design Standards for future roads and street rehabilitation projects

MULTI-MODAL LEVEL OF SERVICE

LOS standards applied to locally owned arterials and transit routes. (RCW 36.70A.070)

BEST PRACTICES: IMPLEMENTING LINK SPOKANE

20-MINUTE NEIGHBORHOODS

Best Practice
- Local Application

Draft Evaluation Criteria
- Accommodates access to daily needs and regional destinations
- Promote economic opportunity and fiscal responsibility
- Promote public health and safety

TRANSIT INNOVATIONS

Best Practice

Draft Evaluation Criteria
- Provide transportation choices
- Accommodate access to daily needs and regional destinations
- Promote public health and safety
- Respect natural and neighborhood assets
Best Practice

**MULTIMODAL SAFETY**

- Provide transportation choices
- Accommodate access to daily needs and regional destinations
- Promote economic opportunity and fiscal responsibility
- Promote public health and safety
- Respect natural and neighborhood assets
- Maximize benefits through integrated public investments

**RIGHT SIZING**

- Provide transportation choices
- Promote economic opportunity and fiscal responsibility
- Promote public health and safety
- Maximize benefits through integrated public investments

**INTEGRATING STORMWATER MANAGEMENT**

- Promote economic opportunity and fiscal responsibility
- Promote public health and safety
- Respect natural and neighborhood assets
- Maximize benefits through integrated public investments

**NEIGHBORHOOD GREENWAYS**

- Provide transportation choices
- Accommodate access to daily needs and regional destinations
- Promote economic opportunity and fiscal responsibility
- Promote public health and safety
- Respect natural and neighborhood assets
- Maximize benefits through integrated public investments

**CATALYTIC SCAP INVESTMENTS**

- Provide transportation choices
- Accommodate access to daily needs and regional destinations
- Promote economic opportunity and fiscal responsibility
- Promote public health and safety
- Respect natural and neighborhood assets
- Maximize benefits through integrated public investments

**IMPLEMENTATION TOOLS – TAX INCREMENT FINANCING**
Tax Increment Financing is a necessary and valuable tool for redevelopment.

- Full commitment of all taxing authorities is necessary for effective use.
- Eligibility criteria should include blighted areas as well as obsolete.
- “But for...” argument is critical for public support.
- Redevelopment Plans should have an “anchor project” committed for development.
- Integrated Strategies – LINK Spokane – allow good use of public investment to leverage private.

**TAX-INCREMENT REVITALIZATION CASE STUDIES**

- **Moline, Illinois – John Deere Commons**
- **East Peoria, Illinois – Caterpillar**
- **Lorain, Ohio – Black River Landing**
Between the Dollar and the Dream
New Strategies, New Tools

A look back at 25 years of planning under the GMA – Strategies and tools for the next 25 years

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Population is spread unevenly across the state

Urban and Rural Counties

Economic and demographic trends: declining populations in 11 “perimeter” counties

Political trends: deeper “blue” and “red” counties? Results of the “property rights” Initiative 933 in 2006
Most residential growth in “Buildable Lands” counties is inside UGAs

We’re using less land to accommodate new growth

Most local actions comply with the GMA

Reduced State Support for Local Planning

**How will we meet the challenges of growth and change in the coming 25 years with ever scarcer resources for planning and implementation?**
Between the Dollar & the Dream
Equity Considerations

APA Washington Annual Planning Conference
October 16, 2014

Karen Wolf, AICP
King County Office of Performance, Strategy, & Budget

Outline

- Determinants of Equity
- Income inequality
- Housing costs
- Equity Lens
- The Planner’s role & next steps

Who’s Dream Is It?

Determinants of Equity

Inequity Impacts Everyone

WHEN PEOPLE LACK ACCESS TO THE DETERMINANTS OF EQUITY, THEY LACK OPPORTUNITY. THE RESULTING INEQUITIES IMPACT THE WHOLE COMMUNITY.

- Barriers
- Determinants of Equity
- Community Impacts

- Lower income
- Exclusion
- Health
- Education
- Employment
- Discrimination

- Higher risk
- Poor health
- Fewer educational opportunities
- Limited job prospects
- Discrimination
11/13/2014

**Appearance of Equity**
At a glance, King County outperforms the U.S. on health & social indicators.

**A Closer Look**
Unemployment by Race & Place

**A Closer Look**
Graduation Rates by Race & Place

**A Closer Look**
Adult Obesity by Race & Place

**A Closer Look**
Life Expectancy by Race & Place

**Income Inequality**

But, not for everyone.
**Suburbanization of Poverty**
*Income, Race, English Proficiency*

2000 2010

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**Median Home Values Rising**
Homes unaffordable to buyers at 80% AMI (affordable range from $100,000 to $266,300)
- Seattle median sales price in July 2014, $543,500
- Eastside at $624,900

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**Housing + Transportation Costs – Highest in Locations far from Urban Core**
Darkest Blue = cost of housing + transportation consume more than 60% of median income

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**Equity Lens**

- Determinants of equity
- Equity in
  - Decision making and policies: Who benefits? Who doesn’t?
  - What changes are needed?
- Organizational practices
- Community engagement: Who are we engaging? Who are we not? How can we become more inclusive?
- Impact on specific populations
  - Low-income communities, people of color, limited-English proficient populations
King County Equity Review Tool

- What is the impact on the determinants of equity?
- Who is affected?
- Opportunities for action – alternatives to consider

Next Steps for Planners

- U.S. Census Bureau – American Community Survey
- County Public Health departments
- GIS – map the information
- Apply an equity lens to proposed policies

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