



# Draft 2050 Land Use Policy

Land Use Advisory Committee



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# Agenda



## Today's Discussion

- Review and discuss draft policies and actions for Objective 2 (transportation)
- Review and discuss draft policies and actions for Objective 5 (housing)
- Review and discuss draft policies and actions for Objective 8 (economic well-being)
- Next steps

# Land use objectives

1



Respect the relationship with land and water as a foundation for regional growth.

2



Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.



3



Establish vibrant, inclusive, connected and safe communities for people to live in.

4



Prioritize land use and development activities that protect, restore, and enhance natural systems at all scales.

5



Ensure that people in all types of communities find housing opportunities that align with their needs.



6



Remedy past and present discriminatory land use practices.

7



Implement land use and development practices that reduce greenhouse gas emissions, embed climate adaptation, and create resilient communities.

8



Support the economic wellbeing of our region and its communities.



# Land Use Objective #2 Policies and Actions



# Land Use: Directions in Transportation

## New Themes

- Support for planning processes that incorporate communities, prevent displacement, and weave multiple investments together to achieve multiple goals.
- Considering the beneficial effects of transit, bike, and pedestrian-friendly land uses on objectives in other policy areas, such as VMT reduction, water usage, and housing choice.

## New Approaches

- More specific language and support for pedestrian/bikeable/transit-friendly areas, aligning the full range of facilities and activities needed to build a supportive environment.
- Increased consideration for forward-looking alignment of land use effects on other regional responsibilities.
- Stronger language about supporting regional centers of economic activity.

## Same / Similar Approaches

- Partner with local governments
- Land use impacts on residents' ability to access jobs and services in the region.
- Aligning impacts between land use and transportation system
- Importance of land use and transportation systems in supporting regional economic performance.
- Multi-modal approach to linking land use and community needs.
- Land development density expectations that leverage transportation investments.

# Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.

## Policy 1

Support community-led planning and anti-displacement efforts to ensure community cohesion during change resulting from public investments and market demand, at all scales of development.

Mitigate displacement due to changes in the built environment

Identify mitigation measures for different scales of development

Meet the needs of communities vulnerable to displacement

Support community-centered engagement and community-led decision-making

## Policy 2

Focus planned residential and commercial development near available and planned transit and transportation infrastructure.

Develop TOD policies at all scales of development

Plan for higher density around transportation hubs and corridors

Assist transitions between transit market areas

Assist with plans for density, parking, placemaking, travel demand, and pedestrians

## Policy 3

Plan for and build an interconnected system of local streets, pedestrian, and bicycle facilities that prioritize the individual experience in planning for transit, bicycling, walking, and rolling.

Encourage growth in areas with improved accessibility

Partner on funding

Market studies

Pedestrian network assessment

Identify connectivity gaps

Funding for access to centers of economic activity.

# Maximize opportunities for growth in places well-served by transit, bicycle, and pedestrian infrastructure.

## Policy 4

Support regional centers of economic activity through land acquisition for public investment, pollution cleanup, preservation, accessibility improvements, and other planning support.

Coordinate with Council programs including Livable Communities programs, water quality grant programs, transportation funding, and housing investments

## Policy 5

Prioritize the preservation, restoration, and enhancement of environmental and natural resources near transportation features and areas where transit is available.

Integrate environmental and natural features along transit and transportation systems

Integrate planning and funding for improvements in non-motorized accessibility

Natural features as pedestrian and bicycle protections

# Discussion



## Questions to consider:

- Are new approaches to policies going in the right direction?
- Are there concerns about existing approaches or lack of new approaches in any areas?
- Are there current approaches that shouldn't be carried forward?



# Land Use Objective #5 Policies and Actions



# Land Use: Directions in Housing

## New Themes

- Inclusive and diverse housing options
- Inclusive and equitable decision-making, engagement, and approach.
- Stronger emphasis on community connection and belonging, and consideration and integration of cultural norms and values in housing needs.
- Repurposing/redevelopment of existing infrastructure.

## New Approaches

- Collaborate and co-create with community in decision-making processes.
- Stronger acknowledgement of housing needs for diverse households
- Stronger, more coordinated approach to promote housing choice across the region to allow people to choose where they live.
- Recognize, reflect on, and remedy historical land use and housing discriminatory practices.

## Same / Similar Approaches

- Focus on promoting housing options for diverse needs.
- Proximity to job centers and economic opportunities.
- Partner with internal and external stakeholders to provide guidance and technical assistance to communities.
- Collaborate with internal and external housing stakeholders to analyze local markets and identify housing needs.
- Participation in regional programs and grant funding

# Ensure that people in all types of communities find housing opportunities that align with their needs

## Policy 1

Support the creation of diverse housing types which are integrated and connected within neighborhoods.

High density, mixed-income developments

Mixed use development and diverse housing types

Support manufactured home communities

Incentivize affordable homeownership opportunities

Support fair housing initiatives and housing programs

Revise local controls to remedy historic land use and housing discriminatory practices.

Support policy implementation in comprehensive plans

## Policy 2

Identify the specific housing needs of the region's growing aging population and people living with disabilities.

Support the integration of supportive services within or near housing developments.

Promote universal design for residential uses of all types to provide more opportunities for seniors and people with disabilities.

# Ensure that people in all types of communities find housing opportunities that align with their needs

## Policy 3

Prioritize a variety of housing types across all income levels close to local destinations including neighborhood centers, public parks, transit nodes where applicable, and community gathering spaces.

Transportation choices to connect senior housing and affordable housing to services, amenities, and healthcare

Design and retrofit neighborhoods to reduce auto-dependency

Public transportation hubs and multimodal connections near housing developments

## Policy 4

Repurpose existing vacant or underutilized buildings for affordable housing.

Explore opportunities for adaptive reuse of existing buildings.

Streamline local development review processes, programs, and incentives that help realize adaptive reuse projects

# Discussion



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- Are there current approaches that shouldn't be carried forward?

# Land Use Objective #8 Policies and Actions



# Land Use: Directions in Economic Wellbeing

## New Themes

- Emphasis on racial equity by reducing and eliminating economic disparities and injustices in the region.
- Prioritization of workforce development strategies and resources.
- Greater emphasis on climate change and environmental sustainability

## New Approaches

- Place-based support to ensure economic wellbeing and vitality.
- Increasing equitable access to a diverse range of jobs and workforce development resources.
- Integration and consideration of culture and art to preserve cultural assets and support business districts in communities of color.

## Same / Similar Approaches

- Focus and integration of economic competitiveness strategies in the region.
- Collaboration and partnerships with agencies, stakeholders, and communities to promote economic wellbeing.
- Plan, partner, and provide research to understand regional economic needs.

# Support the economic wellbeing of our region and its communities.

## Policy 1

Support efforts to keep the region affordable for residents, travelers, and businesses.

Place-based and accessibility needs of industries, businesses, and communities.

Research the dynamics of the regional economy.

Preserve affordability in places experiencing significant private investment

Reduce cost-burden and uncertainty for those seeking to locate/expand in fully developed areas

## Policy 2

Support industries that directly contribute to addressing climate change and promoting environmental sustainability.

Expand workforce development opportunities in climate and environmental sustainability fields through partnerships.

Support businesses and entrepreneurs adopting sustainable models and eco-friendly practices.



# Support the economic wellbeing of our region and its communities.

## Policy 3

Value and promote economic growth and wellbeing of black, indigenous, people of color, immigrants, people of all ages, and all abilities in the region through equitable access to economic resources.

Equitable access to quality education, skill-building, mentorship programs, and diverse job training

Culturally responsive access to financial services and resources

Collaborate to promote the economic wellbeing of the region, prioritizing efforts that reduce racial economic disparities.

## Policy 4

Advance economic equity and wellbeing in historically underserved communities by fostering growth of small and local businesses, entrepreneurship, and diverse industries.

Integrate and value arts and culture in planning processes

Support business districts in communities of color

Recruit, retain, and promote employees from diverse backgrounds.

Preserve business districts serving historically marginalized communities.

Support entrepreneurship and small businesses.

Identify community economic development strategies.

# Discussion



## Questions to consider:

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# Questions

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