

Date 17_0515 | **Subject** King City URA 6D Concept Plan | **To** King City URA Project Management Team | **From** Marcy McInelly, Erika Warhus, Urbsworks, Inc.

GREAT NEIGHBORHOOD PLANNING AND DESIGN BEST PRACTICES (TASK 1.3)

Task Description Gather and summarize **Great Neighborhood Planning and Design Best Practices**. Drawing on (Urbsworks' previously prepared reports for Metro, Calgary, Edmonton, Forest Grove, and Sacramento Area Council of Government (SACOG), create a list of principle-level statements to guide the development of neighborhood plans and features, and to use in evaluating the Concept Frameworks and Alternatives in Phases 3, 4 and 5. The principles or guidelines will be organized according to the Metro Functional Plan Title 11 sections that must be addressed in the Concept Plan process, and will take the form of a 10-15 page summary memo with exhibits and attachments.

Documents referred to in this Memo

Great Neighborhood Best Practices¹ authored by Metro guidance or goals (see Resources for additional information):

- Metro Community Investment Strategy: State of the Centers
- Metro Innovative Design and Development Codes, Community Investment Toolkit, Volume 2

Great Neighborhood Best Practices and Guidance² commissioned by others (authored by Urbsworks):

- Concept Plan Neighborhood Framework for Normal Avenue Neighborhood, Ashland, Oregon ³
- Sacramento Area Council of Governments (SACOG) Form-Based Code Handbook ⁴
- Greenfield Toolbox for Calgary Regional Partnership, Alberta, Canada ⁵
- Housing Choices, Milwaukie Oregon ⁶
- Design Guidelines and Modelling for New Neighbourhoods, Edmonton, Alberta, Canada ⁷

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Town Center / Civic Center				
Within the town center or main street area, Investments are targeted to create complete sidewalk and bike path networks, improve park and natural area access, promote mixed-use development that supports transit, vibrant places and affordable living, and promote a mix of housing and job types to support diverse income and economic needs (Metro State of the Centers).	2, 12	6, 11	✓	✓

¹ Great Neighborhood Best Practices are recommended methods and tools for achieving great neighborhoods

² Great Neighborhoods Guidance are design guidelines or principles for achieving great neighborhoods

³ About-- <http://www.ashland.or.us/Page.asp?NavID=14769> / PDF at http://www.ashland.or.us/SIB/files/Ord1_ExhibitB_Framework_20150721.pdf

⁴ <http://www.sacog.org/form-based-codes-handbook>

⁵ About-- <http://greenfield.calgaryregion.ca> / PDF at http://calgaryregion.ca/dam/Website/reports/General/Toolbox/Greenfield/Part-1_introduction/Part%201_%20introduction.pdf

⁶ About-- <https://www.milwaukieoregon.gov/planning/demographic-trends-and-housing-choices>

⁷ https://www.edmonton.ca/city_government/documents/PDF/Designing_New_Neighbourhoods_Final.pdf

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Transportation				
Provide transportation choices by designing development to encourage walking, bicycling, taking transit, or carpooling (SACOG).	12		✓	✓
Create a development pattern of blocks and streets that supports a balanced, multi-modal transportation system that offers a full range of choices to its occupants and that supports active transportation opportunities like walking, bicycling or using transit in those areas planned for transit service (Ashland Neighborhood Concept Framework).	12		✓	✓
Provide for pedestrian and bicycle routes and facility improvements within the plan area that will provide safe access to local schools, activities, neighborhoods, and destinations (Ashland Neighborhood Concept Framework).	12		✓	✓
Reduce greenhouse gas emissions by implementing transportation and land use plans that encourage reductions in vehicle miles traveled (Ashland Neighborhood Concept Framework).	12		✓	✓
Use quality design to create pleasant and inviting public spaces and transportation facilities that create a sense of community (SACOG).	12		✓	✓
Provide efficient multi-modal transportation linkages between residential development and destinations within and outside the neighborhood (Edmonton New Neighbourhoods).	12		✓	
Create a walkable neighborhood (Edmonton New Neighbourhoods).	12		✓	
Accommodate accessible and effective transit service for the neighborhood and beyond (Edmonton New Neighbourhoods).	12		✓	
Provide for cycling opportunities within the neighborhood with connections to existing and future networks (Edmonton New Neighbourhoods).	12		✓	
Street and Path Network				
Create a network of active, walkable streets that are connected physically and have similar visual components (Metro Innovative Design).	12			✓
Create neighborhoods that are easy to move within and navigate using all modes of transportation (Edmonton New Neighbourhoods).	12		✓	

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Design a local street grid for the Project Area including connections to existing and planned street, pedestrian, and bicycle facilities beyond the project area that overcome the challenges to connectivity and better integrate the area into the city's transportation system (Ashland Neighborhood Concept Framework).	12		✓	
Connect roads, paths and trails with those in adjacent neighborhoods (Edmonton New Neighbourhoods).	12		✓	
Street and Path Design				
Provide for and/or build attractive and inviting streets, buildings, parks and open spaces (Edmonton New Neighbourhoods).	12		✓	
Apply <i>Complete Streets Principles</i> within the neighborhood (Edmonton New Neighbourhoods).	12		✓	
Neighborhood Design				
Cluster compatible and complementary services, housing types and amenities to create activity centers or neighborhood hubs that serve the greatest number of residents and can be supported by consumers within and between neighborhoods (Edmonton New Neighbourhoods).	2	6	✓	
Locate school sites to facilitate pedestrian, bus and vehicular access for neighborhood residents and/or residents of adjacent neighborhoods (Edmonton New Neighbourhoods).	2		✓	
Design streets, buildings and public and private spaces to promote safety and security, and to mitigate risk (Edmonton New Neighbourhoods).	2		✓	
Land Use				
Zone for mixed-use developments that feature a variety of residential, commercial, employment, and/or civic uses near each other creating active, vital neighborhoods (SACOG).	2		✓	
Plan for a mix of land uses and amenities within walking distance of neighborhood residents (Edmonton New Neighbourhoods).	2	6	✓	
Coordinate the location of commercial and employment areas, parks, natural areas and civic facilities to provide convenient access for residents by multiple modes of transportation (Edmonton New Neighbourhoods).	2	6	✓	

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Density				
Zone for compact development that utilizes land more efficiently and promotes a variety of transportation modes (SACOG).	2		✓	
Maximize land use efficiency by concentrating housing in a strategically located area within the City Urban Growth Boundary (Ashland Neighborhood Concept Framework).			✓	
Housing Mix				
Provide housing choice and diversity to provide a range of housing types – single family, apartments, condominiums, etc. – to accommodate the needs of different households and incomes (SACOG).	10	1, 7	✓	✓
Provide for a wide variety and choice of housing within the neighborhood (Edmonton New Neighbourhoods).	10	1, 7	✓	
Provide for affordable housing opportunities (Edmonton New Neighbourhoods).	10	1, 7	✓	
Open Space / Natural Resources				
Zone for natural resources conservation that includes public open space, protection of environmentally sensitive areas, and retention of resource lands (SACOG).	5	3, 13	✓	✓
Provide a range of housing choices and a variety of open space, public space, and green infrastructure improvements, in a way that preserves and enhances the area's creeks and wetlands (Ashland Neighborhood Concept Framework).	5	3, 13	✓	✓
Design neighborhood infrastructure, parks and civic facilities to accommodate people of all ages and abilities (Edmonton New Neighbourhoods).	5	3, 13	✓	
Plan to conserve natural areas and features, landscapes and views within the neighborhood (Edmonton New Neighbourhoods).	5	3, 13	✓	
Plan to conserve and enhance ecological networks and connectivity within and between neighborhoods (Edmonton New Neighbourhoods).	5	3, 13	✓	
Foster opportunities for habitat and naturalized spaces that encourage urban biodiversity (Edmonton New Neighbourhoods).	5	3, 13	✓	
Plan for weather and all seasonal conditions through street, building and open space design (Edmonton New Neighbourhoods).	5	3, 13	✓	
Plan for parks and open spaces that can be used and enjoyed year-round (Edmonton New Neighbourhoods).	5	3, 13	✓	

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Amenities				
Plan for flexible, visible, accessible and functional parks and open spaces to meet life cycle needs of residents (Edmonton New Neighbourhoods).	8		✓	
Plan for community gathering places and neighborhood focal points (Edmonton New Neighbourhoods).	8		✓	
Plan for local food production and access opportunities within the neighborhood (Edmonton New Neighbourhoods).	8		✓	
Compatibility/Transitions				
Develop graceful relationships between buildings and zones of different scales (Metro Innovative Design).	2		✓	✓
Clear and objective development standards that allow flexibility and variation in the final built product so that designs can respond to the context (Metro Innovative Design).	2		✓	✓
Gradual transitions in building form to ensure more attractive edges where centers and corridors meet single-dwelling neighborhoods (Metro Innovative Design).	2		✓	✓
Zone for a density gradient – so land use and building scales can increase or decrease progressively (Milwaukie Housing Choices).	2		✓	✓
Maintain the scale and character of existing neighborhoods. Avoid land uses that are overwhelming and unacceptable due to their size and scale (Milwaukie Housing Choices).	2		✓	✓
Combine approaches – yards, setbacks, stepbacks, façade design – to achieve appearance of gradual transition, even when different uses and building types abut one another (Milwaukie Housing Choices).	2		✓	✓
Where possible, avoid abrupt changes in scale and density between residential and non-residential areas and between residential areas of different densities (Milwaukie Housing Choices).	2		✓	✓
Design and arrange new multidwelling buildings, including entries and outdoor spaces, so that each unit has a clear relationship to a public street (Milwaukie Housing Choices).	2		✓	✓
Infrastructure / Costs				
Use existing assets to fully utilize existing urban land and infrastructure (SACOG).	11	11	✓	

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Apply principles of low impact development to minimize the extent and initial cost of new infrastructure and to promote the benefits of stormwater management (Ashland Neighborhood Concept Framework).	11	11	✓	
Provide for and/or build infrastructure and amenities that support the unique identity and context of a neighborhood (Edmonton New Neighbourhoods).	11	11	✓	
Consider the costs and benefits for building all types of neighborhood infrastructure, including the optimal timing of delivery of infrastructure as the neighborhood builds out (Edmonton New Neighbourhoods).	11	11	✓	
Create neighborhoods that are affordable for residents and citizens by partnering to deliver amenities effectively and manage risk (Edmonton New Neighbourhoods).	11	11	✓	
Plan for infrastructure that is cost efficient to build, operate, maintain and renew over the life cycle of the neighborhood (Edmonton New Neighbourhoods).	11	11	✓	
Ensure that municipal services, including the maintenance and operation of infrastructure, can be effectively provided in all seasons (Edmonton New Neighbourhoods).	11	11	✓	
Provide opportunities to address changes in land use, infrastructure, demographics, market conditions, emerging technologies and the climate over time (Edmonton New Neighbourhoods).	11	11	✓	
Pursue innovative approaches and embrace the best available standards for community and infrastructure design (Edmonton New Neighbourhoods).	11	11	✓	
Explore opportunities to capitalize on the joint use of space and other land use efficiencies without compromising the intended use or maintenance and operations needs of the site (Edmonton New Neighbourhoods).	11	11	✓	
Minimize energy use and energy requirements of buildings and infrastructure (Edmonton New Neighbourhoods).	11	11	✓	
Encourage Low Impact Development Best Management Practices to manage stormwater runoff and improve water quality (Edmonton New Neighbourhoods).	5, 11	5, 11	✓	

Best Practice, Principle or Guideline	Relevant State Goal	Relevant Metro Title	Design Guidance	Best Practice
Character				
Create a special character and connection to place by respecting, and where possible, using the historical, natural and cultural context of an area (Edmonton New Neighbourhoods).	2		✓	

RESOURCES

These documents will be referred to in the current and future phases of the Concept Plan project, and in completing the Concept Plan report according to the Framework and the Final Report Outline (Task 1.4).

Additional resources that will be included in updates to this document:

- Washington County Bicycle Facility Design Toolkit, December 2012

Metro Resource documents

Document name	Metro Community Investment Strategy: State of the Centers, May 2011
Description and purpose	<p>The State of the Centers Report helps measure progress in creating the types of centers envisioned by the 2040 Growth Concept and to illustrate the kind of investments that contribute to successful centers. The second edition, updated in 2011, is a snapshot of land use and transportation conditions in the Metro Region 2040 centers. It establishes a framework for evaluating future development and investments, tools to guide implementation. It describes the hierarchy of types of centers throughout the region, and their comparative characteristics. The document also establishes metrics to measure the performance of a center in meeting desired outcomes for Metro goals of vibrant communities, jobs, transportation choices, greenhouse gas reduction, and equity.</p> <p>King City's existing Town Center is included in the Town Center Activity Spectrum and Typology as a Town Center.</p>
Commissioning organization	Metro Regional Government
Web access	<p>About: http://www.oregonmetro.gov/tools-partners/guides-and-tools/community-investment-toolkit</p> <p>PDF - http://www.oregonmetro.gov/sites/default/files/design_dev_codes_toolkit.pdf</p>

Document name	Metro Innovative Design and Development Codes (Community Investment Toolkit, Volume 2)
Description and purpose	A compilation of design and development tools collected by and for metro region municipalities to aid in implementing the Metro 20140 Growth Concept. Includes detailed descriptions and outcomes of best practices, methods and tools. Relevant examples include "transition zones for better design," and density and use transitions."
Commissioning organization	Metro Regional Government

Web access	<p>About</p> <p>http://www.oregonmetro.gov/tools-partners/guides-and-tools/community-investment-toolkit</p> <p>PDF --</p> <p>http://www.oregonmetro.gov/sites/default/files/design_dev_codes_toolkit.pdf</p>
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Other Best Practices and Guidance (authored by Urbsworks)

Document name	Milwaukie Housing Choices
Description and purpose	Guidance, best practices and demographic research about housing choices and implications on municipal zoning
Commissioning organization	City of Milwaukie, Oregon
Web access	https://www.milwaukieoregon.gov/planning/demographic-trends-and-housing-choices

Document name	Ashland
Description and purpose	Urban Reserve Area expansion and concept plan for new neighborhood
Commissioning organization	City of Ashland, Oregon
Web access	<p>About: http://www.ashland.or.us/Page.asp?NavID=14769</p> <p>PDF at</p> <p>http://www.ashland.or.us/SIB/files/Ord1_ExhibitB_Framework_20150721.pdf</p>

Document name	Calgary Greenfield Toolbox
Description and purpose	Tool kit of best practices for development of greenfields
Commissioning organization	Calgary Regional Partnership, Calgary Alberta, Canda
Web access	<p>About-- http://greenfield.calgaryregion.ca</p> <p>PDF-- http://calgaryregion.ca/dam/Website/reports/General/Tool-box/Greenfield/Part-1_introduction/Part%201_%20introduction.pdf</p>

Document name	Design Guidelines and Modelling for New Neighbourhoods, Edmonton, Alberta, Canada
Description and purpose	Guidelines for new neighbourhood design in the development of greenfields
Commissioning organization	City of Edmonton, Alberta, Canada
Web access	https://www.edmonton.ca/city_government/documents/PDF/Designing_New_Neighbourhoods_Final.pdf

Document name	Form-Based Code Handbook for Local Jurisdictions – Sacramento, CA
Description and purpose	Best practices in land use, transportation and development code updates to support SACOG Blueprint Plan (similar to Metro Region 2040 plan)
Commissioning organization	Sacramento Area Council of Governments
Web access	http://www.sacog.org/form-based-codes-handbook