

Cascade Agenda Leadership Cities Policy Analysis

1. Land Use-Compact Development and Transit Oriented Development (TOD)

* 1. For survey tracking, please list contact information below:

Name:

Title

City

Email Address:

Phone Number:

* 2. What specific planning objectives has the community identified as priorities? (e.g. economic development, transit-oriented-development etc.)

3. Where is most growth occurring?

Within neighborhood centers and downtown

In new developments on the edge of the city

Other (please specify)

* 4. Are designated areas of the city (downtown and/or neighborhood centers) zoned for residential densities greater than 15 dwelling units/acre?

yes

no

5. Please list these areas:

* 6. What is the maximum density allowed in these centers?

Less than 15 du/acre

40-54 du/acre

15-24 du/acre

55-69 du/acre

25-39 du/acre

Greater than 70 du/acre

7. Are these maximum densities being achieved? (explain)

8. How does the city encourage higher density residential development within 1/2 mile of transit stops (bus, train, ferry, etc.)?

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9. Are transit-oriented-development requirements specified in the comprehensive plan and/or by ordinance.

- Specified in Comprehensive Plan
- Specified by Ordinance
- Not specified

* 10. Does the city prevent low-density development in centers and near transit by establishing density minimums or requiring shadow-platting?

- Yes-Density Minimums
- Yes-Shadow Platting
- Yes-Minimum Floor Area Ratio
- No

11. How is the city providing necessary infrastructure to accommodate increased densities in these centers and within a 1/2 mile of transit hubs? (i.e. Level of Service Requirements, CIP, Requiring Transit Improvements etc.)

12. What infrastructure issues need to be addressed to be able to accomodate higher density development within these centers?

* 13. Does the city have [minimum lot sizes](#) in areas targeted for higher density development?

Yes

No

14. If yes, what is the range of minimum lot sizes in these areas?

Lower end of range

Higher end of range

15. Is there anything else the city is doing to promote compact and Transit-Oriented-Development that you would like to share?

2. Infill and Brownfield Development Polices and Incentives

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* 16. Does the city promote infill development or direct growth into areas of the community where infrastructure and amenities exist?

Yes-with incentives

Yes-with requirements

No promotion at this time

17. Please explain what steps (incentives or requirements) the city is taking to promote infill development

* 18. How does the city promote redevelopment of brownfields?

Incentives, permit streamlining, etc.

Technical assistance is available

No steps have been taken to promote brownfield redevelopment

19. Is there anything else the city is doing to promote infill within existing city boundaries that you would like to share?

Other issues related to transit-oriented-development (TOD), such as parking requirements and promotion of alternative forms of transportation, such as walking and cycling, are covered later in the survey.

3. Access & Affordability of Housing

* 20. Does the community offer incentives for the provision of affordable housing?

Yes--effective incentives are available

Yes--but more could be done to encourage participation

No

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* 21. What steps are taken to provide both access to and affordable housing for a wide-variety of age and income levels? (Check all that apply)

- Plan for affordable housing
 - Expedited permitting for affordable housing
 - Single Resident Occupant (SR) Housing
 - Density bonuses for creation of affordable units
 - Impact fee waivers for affordable units
 - Reduce parking requirements
 - Multi-family development tax exemption
 - Other (please specify)
- Housing trust funds
 - Affordable housing zones
 - Partner with affordable housing groups in the city/region
 - "Fair Share" targets for affordable housing in the region
 - Community land trusts
 - Anti-displacement measures
 - Pre-approved development plans

* 22. Do you have policies in place to ensure that these housing units remain affordable?

- Yes-effective policies are in place
- More needs to be done to ensure these units remain affordable
- No

23. Please describe what policies are in place to maintain affordability and what groups the city partners with on affordable housing

* 24. Does zoning in residential areas allow for a wide-range of housing types, including townhomes, apartments, condos etc, within the city? (please check all that are allowed in residential zones)

- Accessory Dwelling Units-attached
- Accessory Dwelling Units-detached
- Cottage Housing
- Townhomes
- Multifamily Housing
- Low-Income Housing
- Adaptive reuse of buildings for housing

Other (please specify)

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25. If the development code allows these housing types, please check all that are allowed by right. (Not needing a special use permit)

- Accessory Dwelling Units-attached
- Accessory Dwelling Units-detached
- Cottage Housing
- Townhomes
- Other (please specify)
- Multifamily Housing
- Low-Income Housing
- Adaptive reuse of buildings for housing

26. Does the city have any additional housing policies or programs you would like to share?

4. Community Design

* 27. What does the city do to encourage good design? (Please include all that apply)

- Have a design review board
- Include graphic images in the development code
- Streetscape Guidelines
- Other (please specify)
- Policies to Protect Historic Areas or Buildings
- Design guidelines for various neighborhoods
- Form based codes

28. Have these programs been effective in getting well-designed projects built in the community? Please explain success and challenges.

* 29. Do the city requirements for the provision of pedestrian friendly amenities such as sidewalks, benches, lighting and street trees meet the needs of the community and address neighborhood concerns?

- Yes-the needs of the community are being met
- The improvements are not keeping up with demand
- The improvements do not target the most pressing needs in the neighborhoods
- No-the city does not have requirements for pedestrian friendly amenities.

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30. Are these streetscape amenities provided through city investments or are developers expected to provide these?

- The city makes these investments in the neighborhood
- Both--city and developers contribute.
- Developers are expected to contribute to the streetscape

31. Please explain how this system works

32. What is your community doing to protect historic buildings and neighborhood landmarks?

33. Does the city have any other programs or policies to foster good design?

5. Open Space/Parks

* 34. What lands does the city consider as open space?

* 35. Are these lands designated in the comprehensive plan?

Yes

No

* 36. Does the community have a current parks and open space plan?

Yes

No

* 37. Are new developments required to contribute to open space/parks acquisition?

Yes--through fees

Yes-through dedication of property

No

If property is dedicated, is it public or private?

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38. Has the community passed a special funding measure such as a general obligation bond for acquisition of open space?

Yes

No

39. If yes, please answer the following questions.

When was the bond passed?

How was the money used (ie acquisition)

Are there plans for future bonds?

40. Does the community have policies and implementation measures to ensure that all residents live within 1/2 mile of usable parkland?

Policies

Both Policies and Implementation Measures

No

41. What is the current level of service (LOS) for the communities parks and open space?

Local Parks

Regional Parks

6. Open Space Maintenance

42. Which city departments are responsible for maintaining open space?

43. Is there a long-term funding strategy for maintenance of parks and open space?

Yes

No

44. Please explain how parks and open space are funded.

45. Does the community have a volunteer or stewardship program to assist with maintenance of local parks and open space?

Yes

No

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46. What steps does the city take to maintain and expand tree canopy cover within the city? (check all that apply)

Current urban forestry Plan

Arborist on staff

Strong tree protection code

Tree City USA member

Other (please specify)

* 47. Does the city have a Transfer of Development Rights (TDR) program to protect open space and/or other areas that are beneficial to the community?

Yes

Considering a program

No

48. If yes, please list the number of transactions the TDR program has completed and the program purpose

Number of transactions?

Number of acres preserved (if applicable)

Amount of new development created? (units or square feet)

Purpose of the the program?

49. Does the city have any other programs or policies regarding parks and open space that you would like to share?

7. Green Building

50. Does the city encourage adaptive reuse of buildings to preserve community character and promote compact growth?

Yes-through effective incentives

Yes-through information and incentives but more could be done

No

51. Does the city have requirements for city buildings to be LEED certified?

Yes--gold or platinum

Yes-bronze or silver

No

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52. Does the city have any requirements or incentives for new development to incorporate green building techniques?

- Yes--Requirements are in place
- Yes--Effective incentives to stimulate green building
- Yes--Some incentives/information but more could be done
- No
- Other (please specify)

53. What level is required to qualify for these incentives? (eg BuiltGreen 3-star or LEED Silver)

54. What local assistance or resources are available for green building?

55. What percentage of new construction is "green" (LEED or BuiltGreen)

- Don't know
- Less than 10%
- 10-25%
- Greater than 25%

To what standard? (i.e. BG 3-star, LEED Silver)

8. Resource Conservation

56. What does the city do to promote green infrastructure and low impact development (LID)?

- Incentives for using green infrastructure
- City has current green infrastructure plan
- Some information/assistance is available
- No
- Other (please specify)

57. Are there barriers in the development code that prevent the utilization of Low Impact Development (LID) techniques?

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58. Does your communities current stormwater plan/manual meet the requirements of Washington State Department of Ecology's NPDES II?

Yes

No

59. If yes, are you doing anything beyond what is required to manage stormwater?

9. Climate

60. Has your city signed on to the Mayor's climate challenge?

Yes-and we are on target for 7% reduction from 1990 levels by 2012

Yes-but limited steps have been taken towards accomplishing the goals of the program.

No

61. Has your city considered a carbon offset program?

Yes

No

62. Please describe what steps the city is taking to address climate change?

63. Do you have any other programs or policies dealing with resource conservation you would like to share?

10. Transportation Alternatives

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* 64. What polices and/or regulations does the city have in place to encourage walking within the community?

- Pedestrian master plan
 - Sidewalk connectivity
 - Smaller blocks (less than 400 ft)
 - Street connectivity (limited cul de sacs)
 - Street trees
 - Street furniture
 - Covered awnings/eves
 - Other (please specify)
- Street oriented buildings
 - Sidewalks 12 feet or wider in high-traffic pedestrian areas
 - Non-motorized bike/hike trails
 - Shared driveways
 - Curb-cut spacing requirements
 - Complete Streets Policy

65. Please list the local and regional trail systems/networks that are available in your city.

* 66. What steps does the city take to encourage bicycling as a form of transportation in the city?

- Bicycle Master Plan
 - Bicycle Lanes
 - Signed bicycle routes
 - Off-street paths
 - Sharrows
 - Other (please specify)
- Bicycle parking throughout the city
 - Support "end of ride" facilities (showers etc.)
 - Education (Bicycle Clinics, Maps etc.)
 - Bicycles/Transit Integration
 - Complete Streets Policy

* 67. Are incentives available for employers with less than 100 employees to voluntarily pursue commute trip reductions (CTR) strategies?

- Yes--Employers are required to provide information and incentives to reduce trips
- Yes--Incentives are available for employers to reduce trips
- No

68. If yes, please explain what incentives are available.

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* 69. What forms of transit are available in your community?

- Bus
- Bus Rapid Transit
- Streetcars
- Other (please specify)
- Light Rail
- Heavy Rail

70. Please list the local and regional transit providers servicing your community.

71. Are there other steps the City is taking to reduce vehicle miles traveled and promote alternative transportation you would like to share?

11. Parking Requirements

* 72. In what ways does the city use parking requirements as a tool to achieve desired outcomes?

- Shared parking provisions
- Unbundle parking from development
- Maximum parking requirements
- Other (please specify)
- Minimum parking requirements
- Reductions in parking for carshare/flexcar programs
- Metered parking

73. What are the ranges of parking ratios in the city:

Office:

Retail:

Single family residential:

Multi-family residential:

74. Does the city have any additional programs or policies dealing with transportation or parking you would like share?

12. Complete Communities

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* 75. Does the city have a current economic development plan?

Yes

No

If yes, when was it written?

76. What steps does the city take to support economic development and attract new businesses?

* 77. Does the zoning code allow for compatible, small-scale neighborhood commercial uses (eg a corner store) within residential zones?

Yes

No

* 78. Does the city have a jobs/housing target?

Yes

No

What is the target?

79. Does the city promote locating of facilities, such as schools and libraries, in areas that are easily accessible to all residents?

80. Please identify which civic and cultural amenities are located in the downtown.

Community Center

University

City Hall

Theatre

Library

Convention Center

Plaza or park

Other (please specify)

13. Data Collection

The Cascade Agenda Cities program is also performing additional data analysis of how these policies discussed above are realized in your communities. We have collected data about your community for this analysis from PSRC and other sources, but may need to request additional data.