

East Riverside Corridor Master Plan

Project Timeline

- Fall 2007: Council direction to initiate Corridor Plan
- Summer 2008: Public planning process initiated
- August-Nov. 2009: Planning Commission Neighborhood Planning subcommittee review of draft plan
- February 9, 2010: Planning Commission public hearing
- February 11, 2010: City Council briefing
- February 25, 2010: City Council public hearing

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East Riverside Corridor Master Plan

February 25, 2010 Public Hearing

Requested Council Action:

- Adopt the East Riverside Corridor Master Plan as vision for the area
- Reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard as a Core Transit Corridor

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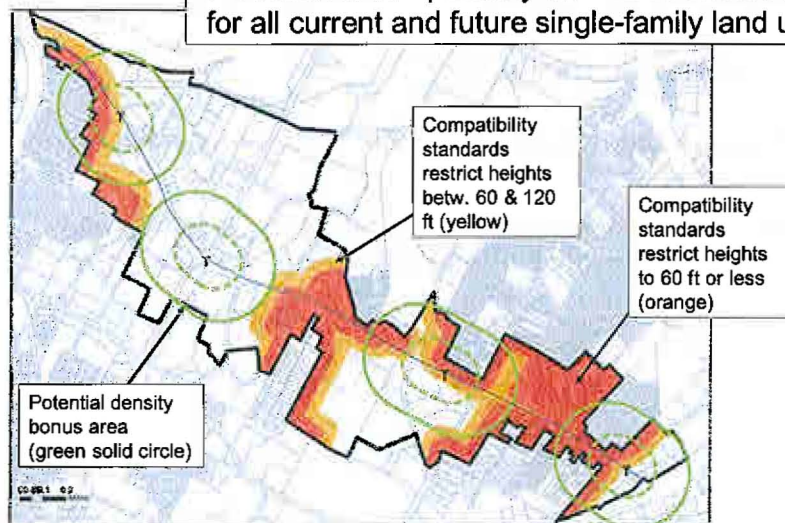
PC RECOMMENDATION

- **Adopt the ERC Master Plan, with the following amendments:**
 - Existing single family-zoned property should be changed to the Neighborhood Residential land use district
 - All compatibility standards should apply for all current and future single-family land uses
- **Reclassify East Riverside Drive between Pleasant Valley Road and Highway 71/Ben White Boulevard as a Core Transit Corridor**

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PC RECOMMENDATION

PC Rec: All compatibility standards should apply for all current and future single-family land uses



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PC RECOMMENDATION

PC compatibility standards amendment

- Removes possibility of discussing compatibility with the public during development of ERC Regulating Plan
- Limits potential for public benefits in exchange for increased height and/or density (e.g. affordable housing)
- Limits potential for greater height and/or density to support rail ridership and TIF funding

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STAFF RECOMMENDATION

- **Compatibility should be discussed during development of the Regulating Plan and density bonus for the area**
 - Density bonuses could support affordable housing
 - Increased density can help fund transit line & support rail
 - Need density with good urban form
 - Compatibility for single family houses should be discussed publicly as part of regulating plan tailored to area
- **City Council should adopt the East Riverside Corridor Master Plan without the PC amendment concerning compatibility standards**

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TOD CONSULTANT RECS

UNDERSTANDING THE FUNDAMENTALS


Density Matters

Density rules of thumb:


- 6 to 7 DU acre for bus
- 9 to +25 DU acre for rail
- +50 DU acre: auto & non-auto trips are equal
 - ▶ Major Increase in walking
- 10% more density = 5% more transit trips




9 DU Acre




15 DU Acre




25 DU Acre



35 DU Acre



55 DU Acre



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