

Late Backup

THORNTON ROAD VISION PLAN

SCOPE OF WORK

DRAFT: December 11, 2016

GOALS OF WORK:

- To establish a program of land uses for the CS-zoned properties along Thornton Road that are compatible with the surrounding neighborhood.
- To establish a cost-effective program of roadway and infrastructure improvements that can support those land uses without negatively impacting the neighborhood.
- To promote the ongoing role of the area as a center for the creative arts.

WORKING GROUP

Establish a working group composed of key stakeholders, City staff and the Council office, who will provide input to the planning process. Ideally, this group would be about a dozen people, who could include:

- Key CS property owners (2 to 3)
- PSW, the developer (1)
- Thornton Road neighbors (1 to 2)
- A representative from the Neighborhood Association (3)
- ATD senior staff member (1)
- ATD "Complete Streets" staff member (1)
- Watershed Protection senior staff member (1)
- Economic Development senior staff member (1)
- Public Works senior staff member (1)
- Council member (1)

PLANNING OBJECTIVE

- Within a two-month period (January and February), develop general agreement regarding recommended zoning parameters (land uses, densities, design standards, etc.) for the CS zoned sites, and a corresponding program of transportation and infrastructure improvements that can be realistically implemented within available resources along Thornton Road between the intersections of Oltorf Street and Bridgeway Drive.

PLANNING PROCESS

Conduct a three-phase process over the eight-week period:

Phase One (Weeks 1 and 2):

- Prepare base map.

- Meet with staff to collect key information regarding the project site and the existing roadway and infrastructure capacity.
- Develop and illustrate an “as-of-right” scenario that describes how the current CS properties could redevelop under existing zoning and associated regulations (e.g., Compatibility Standards, etc.), and the impact of this scenario on the existing roadway and infrastructure.
- Conduct the first work session with the Working Group to confirm or refine project goals and the planning objective, to review the “as-of-right” scenario, and to brainstorm possible alternative scenarios. Agree on clear planning principles and best practices for the project, as well as measures of success to evaluate possible scenarios.

Phase Two (Weeks 3 to 5):

- Develop and illustrate two to three scenarios that respond to the issues and opportunities raised in the first work session. Scenarios will include plans, sections, and development program.
- Present these scenarios to the Working Group in a second work session.
- Identify outstanding issues and areas of consensus and brainstorm potential approaches/solutions.

Phase Three (Weeks 6 to 8)

- Develop preliminary recommendations regarding zoning parameters, roadway and infrastructure improvements.
- Work with City staff to ensure that the roadway and infrastructure improvements can be implemented within available public and private resources, and that the potential land uses can be supported by these improvements.
- Prepare a draft report or powerpoint presentation summarizing the recommendations. Final deliverables will include plans, sections, precedent imagery, and tables/exhibits describing recommended zoning parameters (land uses, densities, design standards, etc.)
- Present the report to the Working Group.