Introductions and Project Background

Chip Boyles – Executive Director
Thomas Jefferson Planning District Commission
Meeting Overview

A broad introduction of the project with opportunity for open discussion regarding concerns, opportunities, and ideas to inform the land use planning process.

Meeting Objectives

- Provide an overview of the study area, schedule, process and deliverables.
- Review key themes regarding an understanding of existing conditions
- Obtain public input regarding functional and aspirational goals to inform the planning process.
- Identify challenges and opportunities
- Review the Vision Statement components to guide the Small Area Plan
Meeting Outline

Introduction ................................................................. 6:00
Opening Presentation ....................................................... 6:00 – 6:30
Open Discussion .............................................................. 6:30 – 7:50
Conclusions and Next Steps ............................................. 7:50 – 8:00
Hydraulic Small Area Plan Study: Process and Intended Outcomes

- Study Methodology
- Project Deliverables
- Project Schedule
HYDRAULIC Small Area Plan Phase I
PUBLIC MEETING #1
April 26, 2017
Hydraulic Small Area Plan: Methodology

- EXISTING CONDITIONS REVIEW AND ANALYSIS
- STAKEHOLDER INPUTS INCLUDING 12 MEMBER ADVISORY PANEL
- CONCEPTUAL LAND USE ALTERNATIVES
- EXTERNAL TRANSPORTATION PLANNING INPUTS
- CONCEPTUAL LAND PLAN DEVELOPMENT
- PUBLIC INPUT
Hydraulic Small Area Plan Study: Process and Intended Outcomes

- Study Methodology
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- Project Schedule
Hydraulic Small Area Plan Study: Deliverables

(images are examples only)
Hydraulic Small Area Plan Study: Process and Intended Outcomes

- Study Methodology
- Project Deliverables
- Project Schedule
<table>
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<th>Event</th>
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<tbody>
<tr>
<td>Public Meeting #1</td>
<td>April 26</td>
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<tr>
<td>Begin Alternative Land Use Scenarios</td>
<td>April 28</td>
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<td>External Transportation Inputs</td>
<td>May 15</td>
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<td>Public Meeting #2 - Concept Review</td>
<td>August 23</td>
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<tr>
<td>Draft Small Area Plan</td>
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<td>Final Small Area Plan</td>
<td>September 29</td>
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<td>County and City Planning Commission</td>
<td>September / October TBD</td>
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Hydraulic Road: What is it Today?

- Cars / Auto / highway / Congested
- Pavement
- Dangerous / “Frogger”
- Dividing Line (City-County)
- Aimless
- No placemaking / no there - there

✓ Employment Center / Revenue Producing
Hydraulic: What is it Today? Opportunities for Change

- Large Surface Parking Areas – redevelopment sites
- One Story Buildings – consider building scale; vertical mixed-use
- Multi-Modal Systems – bikes / pedestrians / transit
- Green Infrastructure – create broader green infrastructure network; add small urban green spaces near core area
LAND USE CHARACTER

General Characteristics:
- Suburban development patterns
- Poor pedestrian facilities and connections
- Limited urban landscape or street space
- Significant green/vegetation parcels challenge connectivity
- Area opportunties sites within robust pattern
- Strong potential for connecting residential areas to shopping and services
- Lining connectivity to gathering spaces
- No underutilized/opportunity site
- Loss of connectivity to residential areas east of study area

Route 29 Solutions
Hydraulic Road: What could it be Tomorrow?
Hydraulic Road: What could it be Tomorrow? Relevant Trends

National

- Employer destinations: Employee lifestyle driven
- Walkable / Bicycle Friendly
- Mixed-use/mixed income – millennials and seniors together
- Aging in Community: mixed-use; public transportation; housing products; programming
- Rental housing demand
- Retail – experiential shopping; 3rd places; placemaking
- Technology
- Sustainable Design Practices
- Local Brand
A Vision Statement for Hydraulic Road: What could it be Tomorrow?

Better for cars
Better for pedestrians
Better for bikes
A special place
A safer place

Big ideas!
A **Vision Statement** for Hydraulic Road: What could it be Tomorrow?

A desirable destination with strong sense of place

An authentic, vibrant mixed-use center with a mix of residential product

A highly walkable, pedestrian friendly center with good transit options

A business destination and employment center

A model for political will and collaboration

A model for suburban redevelopment that promotes diversity and a multi-generational environment
OPEN DISCUSSION

Opportunities for Success?

Challenges to Success?

BIG IDEAS?
Next Steps
THANK YOU!