

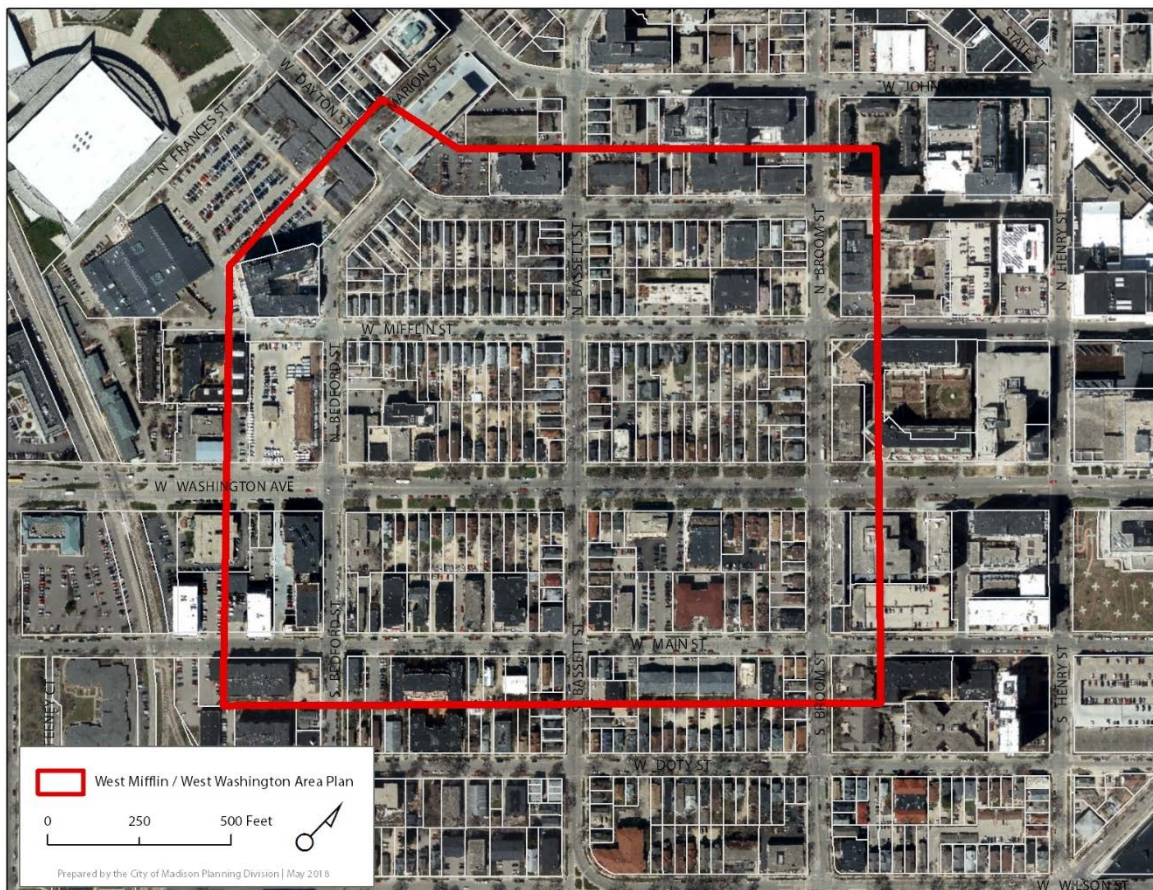
6-5-18

West Mifflin Street – West Washington Avenue Area Plan Draft Scope of Work

Summary: This planning effort will analyze opportunities within a small area centered upon the 400-500 blocks of West Mifflin Street and West Washington Avenue. The Downtown Plan (adopted in 2012) established a vision for the future transformation of the West Mifflin area into a “distinctive, urban mixed-use neighborhood that blends employment, research, residential, and commercial uses in an engaging dynamic pedestrian oriented environment characterized by a consistent formed-based design.” The Downtown Plan also recommended that the City should enhance the “distinctive physical character of West Washington Avenue as a gateway to Downtown, while providing opportunities for the development of additional high-quality housing and creation of an engaging transitional district linking the predominantly residential Basset district and an evolving mixed-use Mifflin district.”

To accomplish this, the plan recommended that a detailed development concept plan be prepared to include written design standards and a comprehensive implementation strategy. The plan will also address land use, preservation, redevelopment opportunities, building and streetscape design, open space, activity nodes, and connectivity to the abutting neighborhoods.

Study Area: The project will focus on the larger six-block area centered on the 400-500 blocks of West Mifflin Street and West Washington Avenue. The plan will also consider the larger context of adjacent street frontages.



Project Approach: The project will involve four major phases as outlined below. The process will include at least two large public meetings, and several meetings with stakeholders and an existing Capitol Neighborhoods, Inc. steering committee. However, a major focus of this plan is to use more interactive online engagement to provide plan feedback on development concepts and recommendations for inclusion in the plan.

Planning Division staff will provide overall project management and lead public engagement, gather and analyze baseline data, develop concept plans, draft text and develop the plan. Staff from the Economic Development, Engineering, Parks and Traffic Engineering Divisions, and other agencies will also be included as needed.

Baseline analysis will identify what is already established from existing plans, focusing on a close review of the 2012 Downtown Plan:

- Redevelopment is expected at certain building heights
- Related Mifflin and West Washington Avenue Recommendations
- Other Downtown Plan recommendations
- Older Mifflin area related plans

Public Engagement and eventual recommendations should focus on the following:

- Specific land uses
- Downtown park interface & design
- Transportation: West Washington Ave / Mifflin Street cross sections, BRT interface
- Urban design features that should be considered for all redevelopment
 - Streetscape, building entrances, materials, massing/rhythm, setbacks/stepbacks
 - Downtown Design Standards: what is missing from them?
- Plan implementation strategies and tools

Plan Process

Phase 1: Baseline Data & Public Engagement

(June-August 2018)

- Resolution authorizing plan process (June-July)
- Coordinate with new Downtown Park property acquisition and park design process
- Review/ summarize existing adopted Downtown Plan and other City plan documents.
- Baseline Data gathering: Research existing conditions and create maps, graphics, and other materials to convey this data:
 - Land use, property ownership, assessed value, physical site characteristics, historical significance, development patterns, building inventory, traffic, transit ridership/routes, demographic profile, zoning along the entire corridor, etc.
- Attend CNI's Subcommittee meeting in July

Public Meeting #1 –Visioning Event (Late July – early August)

Planning Staff will facilitate a large audience participation visioning exercise.

- The format of the meeting will experiment with a “Cap Times Talks” alternative meeting format to engage a larger, different subset of people than typical neighborhood meetings. Overture meeting location and potential coordination with “Cap Times Talks”
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Phase 2: Alternative Concept Plans

(August – Nov. 2018)

- Attend CNI’s Subcommittee meetings in either September, October or November
- Develop alternative concept plans for potential change, including land use mix, site design, and building height and massing using the Downtown Plan as a base framework. Create simple illustrations, collect example photos and other materials to convey the general character envisioned (based on Phase 1)
- Evaluate bicycle, transit and pedestrian infrastructure and connections
- Plan Commission meeting update with several alternative scenarios/issues

Online Input - Alternative Concept Plan Surveys

(November 2018)

- *Visual Preference Survey & Design Concepts Survey*
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Phase 3: Draft Plan

(Dec - February 2019)

- Attend CNI’s Subcommittee meeting in either January or February
- Refine plans, illustrations, and other materials to reflect the preferred alternative.
- Develop draft recommendations to implement the preferred alternatives - such as urban design principles/guidelines, specific site recommendations, infrastructure improvements

Public Meeting #3 - Draft Plan

(March 2019)

Meeting to allow comment on preferred alternatives and draft recommendations

Phase 4: Finalize and Adopt Plan

(March - April 2019)

- Prepare draft plan (including implementation strategies) for introduction
- Adoption process
- Finalize and publish final adopted plan