

# Northern South Park Neighborhood Plan

Teton County, WY

## Steering Committee Meeting Agenda

April 15 & 16, 2021 | 9:00 – 11:00 am MST

### Day 1 — Site Design Considerations

#### Goals:

- Steering Committee discusses community feedback from Workshop 1 to provide context to responses and weigh in with their own priorities
- Steering Committee shares their design priorities to inform development of alternative scenarios

#### Agenda:

- Review feedback from Community Workshop (9:00-9:45am)
  - Discuss clear priorities/preferences
    - Items where community responses provide clear direction
    - Intent to show in all/most alternative scenarios
  - Discuss priorities/preferences that need additional clarity
    - Items where community response is mixed
    - Intent to use alternative scenarios to facilitate conversation with the community at Workshop #2
- Discuss Site Design Approach (9:45-10am)
  - Discuss design priorities – refer to specific design issues listed in scope as necessary (see Appendix)
  - Review precedents from Steering Committee and Consultants to discuss big-picture design moves

### Day 2 — Scenario Modeling Considerations

#### Goals:

- Steering Committee understands Scenario Modeling approach and outputs
- Steering Committee shares their priorities regarding variables between scenarios (what are the priority issues that should be changed in the different scenarios, *not* what should the outcomes be)

#### Agenda:

- Cascadia Partners to introduce Scenario Modeling process and describe outputs (9-9:30am)

- Discuss preferences for modeling variables (9:30-11am)
  - Identify priority outputs (topics, not results)
  - Identify combination of variables to inform alternative scenarios

## Appendix – Scope for Phase 3

Items most relevant to Day 1

Items most relevant to Day 2

### Phase 3 - Scenario Development

#### 3.1 Create Alternatives

The consultant team will develop three alternative development scenarios through careful collaboration with the Steering Committee and Staff. In addition, the consultant will analyze a No Action alternative based upon existing zoning. Each scenario will include an explanation of how the alternative is able to meet the vision for the area, establish the urban design framework, and identify potential land use patterns with varying density, layout and affordability options.

Specific issues to be addressed by all alternatives may include, but are not necessarily limited to the following:

- Defined Project Goals and Objectives. This will identify points of conflict among community desires, and will provide possible design adjustments or policy tools to enable the project to reach overarching goals, or clarification of the trade-offs necessary to achieve specific interests;
- Density, use, and other potential zoning standards based on either existing Complete Neighborhood zone districts, such as the new Town zoning, or the creation of new zones to address the specific goals and needs of Subarea 5.6;
- Affordability Options and Analysis;
- Job Generation Analysis;
- Market Analysis and Projected Population;
- Fiscal Impacts to the County, Town, and future residents;
- Site design and general bulk and scale characteristics;
- Building types and housing types to support housing options;
- Multi-modal transportation connectivity and traffic impacts, specifically including information about:
  - Pedestrian and bicycle connections to adjacent and regional community amenities and facilities;
  - Walkability of the area, with an eye toward increasing pedestrian safety within the development and at the surrounding connector roadways;
  - Bike-ability of the area, including evaluation of measures such as shared lanes/shared bicycle paths, dedicated bike lanes or routes, or off-street facilities, as well as a combination of those strategies aimed at integrating bicycle mobility into the greater region as a viable alternative;
  - Traffic impacts associated with the larger area, and connectivity analysis served by multiple redundant facilities and non-vehicular

- Ability to integrate transit service into the study area;
  - Standards for connecting developments within Subarea 5.6 even when done by different landowners and at different times;
- Community amenities and services (parks, schools, playgrounds, open space, etc.);
- Infrastructure (drinking water, sewer, storm water drainage, electricity, natural gas, etc.);
- Environmental impacts;
- Neighborhood commercial and community institutional needs analysis;
- Implementation of Comprehensive Plan values;
- Community and stakeholder engagement and participation; and,
- Sustainability elements and open space conservation.

### 3.2 Model 3 Scenarios to Measure Scenario Performance

Cascadia Partners will utilize Envision Tomorrow to model the fiscal, environmental, transportation, affordability, job creation and infrastructure impacts of each of the three scenario alternatives. Assessor's data and environmental constraints identified in Sub-Task 2.1 Analysis and Evaluation will be used to establish a baseline, then Cascadia will work with Opticos, the Steering Committee and staff to calibrate model "building blocks" to identify ideal product types, price points, and mix of residential and commercial development within each scenario. Scenario performance will show for each of the three scenarios:

- Housing Affordability:
  - Housing mix and price points;
  - Compare housing production statistics against housing needs developed in Task 2; and
  - Test various incentives and regulations such as tax abatements, density bonuses, and inclusionary housing requirements.
- Job Generation:
  - Estimate employment capacity; and
  - Leverage QCEW data to estimate average wages for workers.
- Fiscal Impact:
  - Roadway, sewerage and water infrastructure costs and O&M;
  - Impact to sales and property tax.
- Transportation Performance:
  - VMT per capita;
  - Transit trips; and
  - Walk and bike trips.
- Environmental Performance/Sustainability:
  - Building energy and water use; and,
  - Impervious surface coverage.

Results of the models will be compiled into engaging presentation materials to make results clear to the community for use as part of the presentation in the following task.