

PLANNING
P2S
2 SUCCEED

ROCHESTER

COMPREHENSIVE PLAN 2040

City Council – Project Update
September 14, 2015



Hoisington Koegler Group Inc.
Planning • Landscape Architecture • Urban Design



Overview

- **Planning to Succeed (P2S)** is a long-range planning effort to update the City's Comprehensive Plan
- The Comprehensive Plan will guide future growth and development in the City of Rochester; focused on land use/development patterns, transportation, and public utilities

The P2S process is part of a continuum of community-based planning in Rochester...

- Draws on historic and current plans (previous land use plans, downtown master plan, bike master plan, energy plan, DMC, etc.)
- Seeks direction from local decision makers and guidance from professional staff
- Seeks diverse community input over all phases of the process
- Decision-making by elected officials

Coordination with DMC Development Plan

- Ongoing coordination
- Shared consultants/sub-consultants
- Synchronized schedules



What is included in the Comprehensive Plan?

- Community vision
- Goals, policies, and strategies
- Physical Plan Elements:
 - Land Use and Development Patterns
 - Transportation
 - Utilities (e.g. Sanitary Sewer)
- Implementation / Fiscal Impacts (zoning, CIP, strategies, metrics)
- Related Topics:
 - Parks, Recreation, and Open Space Systems
 - Housing and Economic Development
 - Public Facilities and Services

Integrated Approach



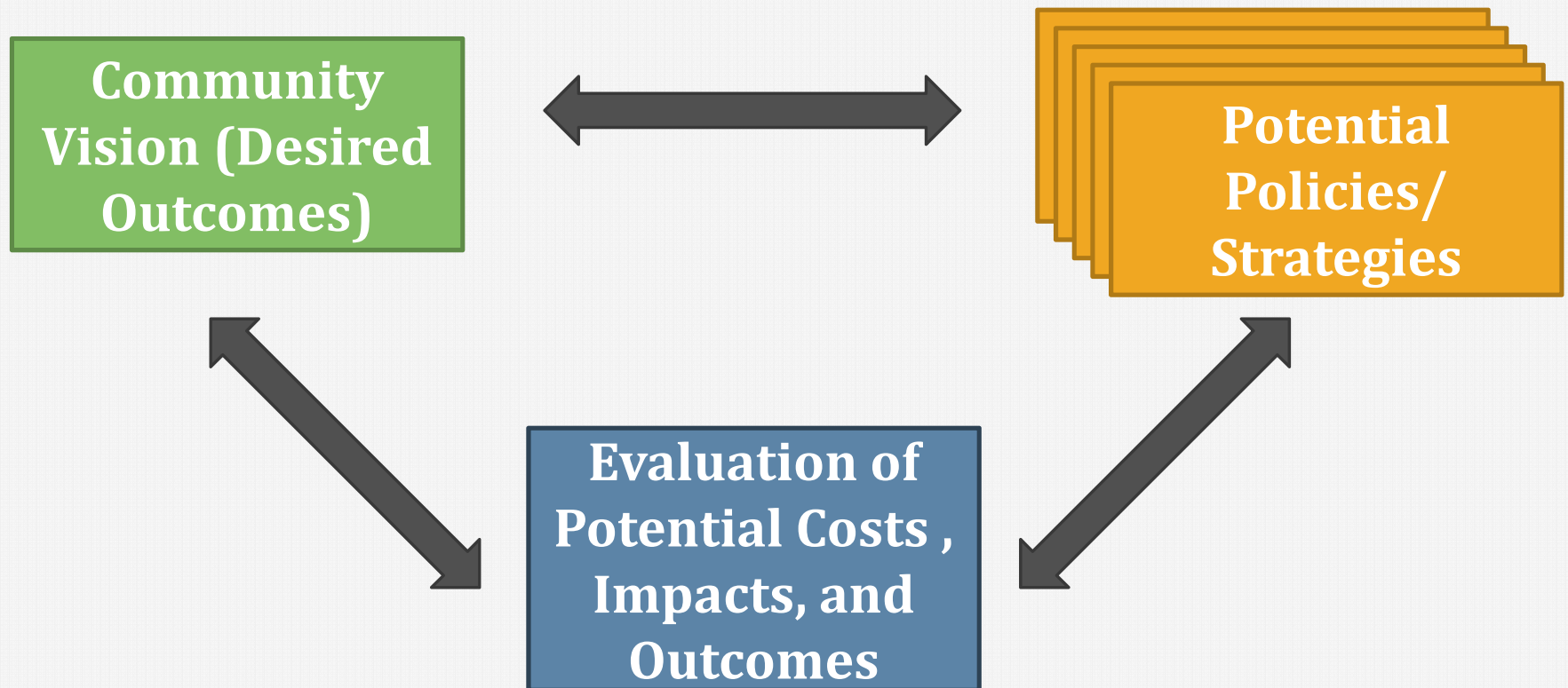
How does a Comprehensive Plan bring value to the City of Rochester?

- Ensures efficient use of public resources, facilities, and infrastructure
- Promotes a common vision for Rochester based on community values and priorities
- Establishes a framework to prioritize, coordinate, and leverage public and private investments
- Like current plans, allows flexibility and discretion

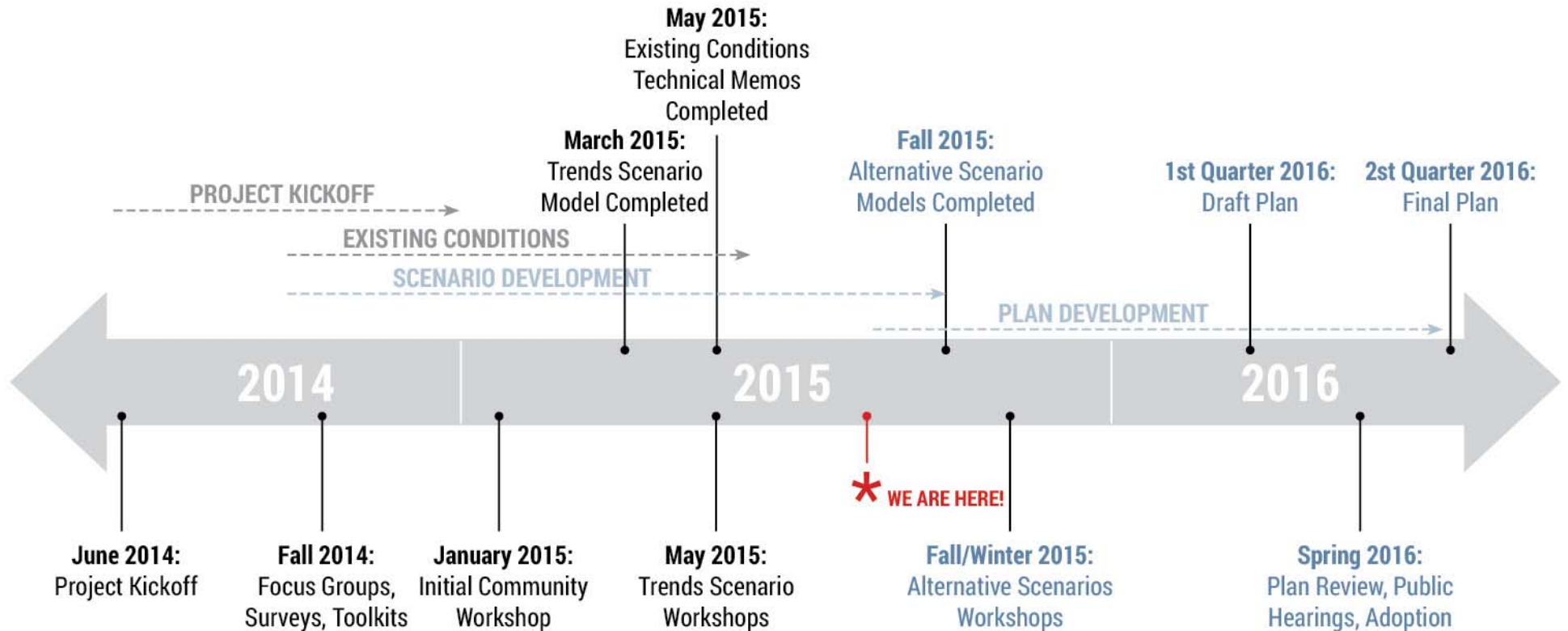
PROGRESS TO DATE

Process

- P2S employs an integrated land use, transportation, and fiscal analysis and computer-aided **modeling process**



Timeline



Progress to Date

- Completion of data collection, background research and analysis of existing conditions – May 2015
- Completion of the trends scenario modeling and preparation of indicators (evaluation metrics) – March 2015
- Based on community and staff input, the project team has developed concepts for **two alternative scenarios** that will test ideas for how the city might grow and develop – Ongoing
- Collaboration with Community Advisory Committee to develop a draft community vision statement – Ongoing

Community Engagement

Over **5,000** points of input from community members, through:

- P2S Toolkits
- Review of past plans/studies
- Stakeholder interviews
- Transportation survey
- CrowdGauge
- Community Workshops (January 2015 & May 2015)
- Community Advisory Committee



SCENARIO DEVELOPMENT

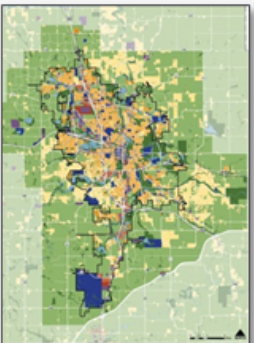
About the Scenario Development Process

- Scenario development is a process for exploring possible futures for the City of Rochester.
- In what ways might Rochester grow to achieve the desired vision?
- **Not the plan itself, but a way of testing possibilities**



Scenario Development

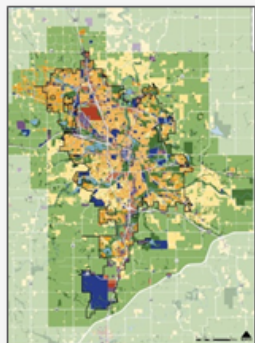
Existing Conditions
"Where are we today?"



Fall 2014-Winter 2015



Trends
"Where are we currently headed?"



Spring 2015



Alternatives
"What are the possibilities?"



Spring-Fall 2015



Preferred Direction
"Where do we want to go?"



Fall 2015-Winter 2016

Model Inputs

CURRENT LAND USE

CURRENT ZONING

INFRASTRUCTURE

CURRENT LAND USE POLICY

DEVELOPMENT PLANS

MARKET TRENDS + CONDITIONS

ENVIRONMENTAL RESOURCES

2040 PROJECTIONS

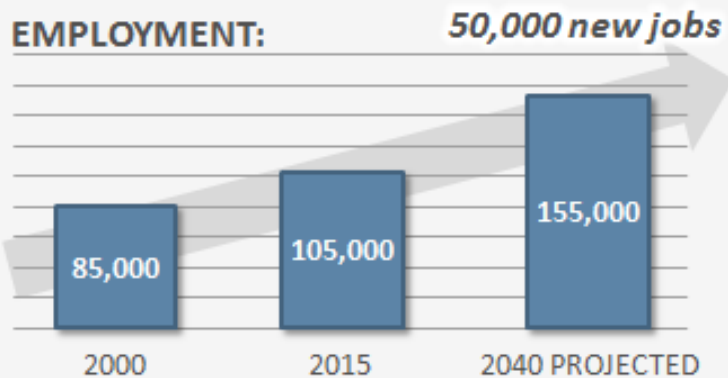
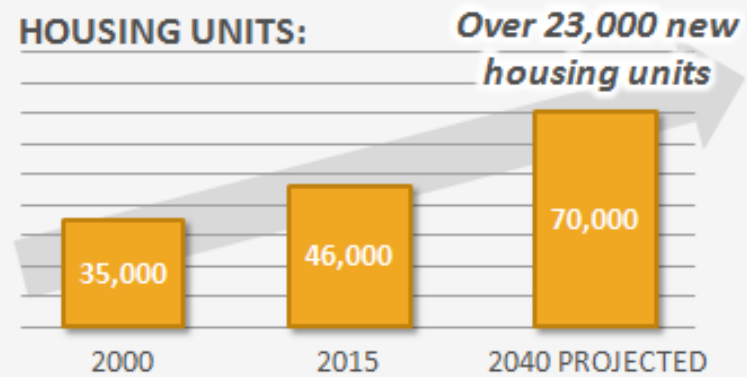
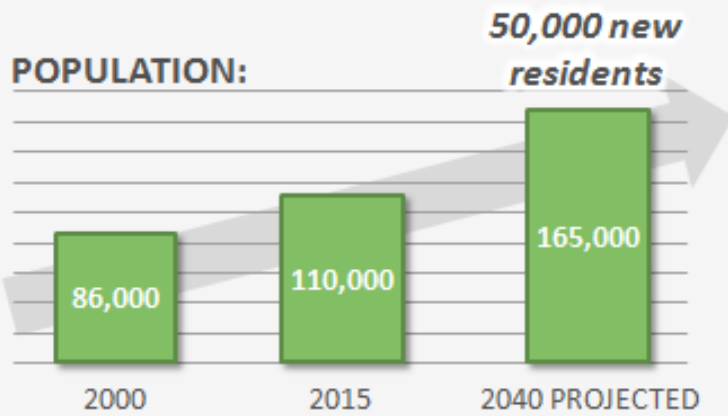
Housing

Population

Employment

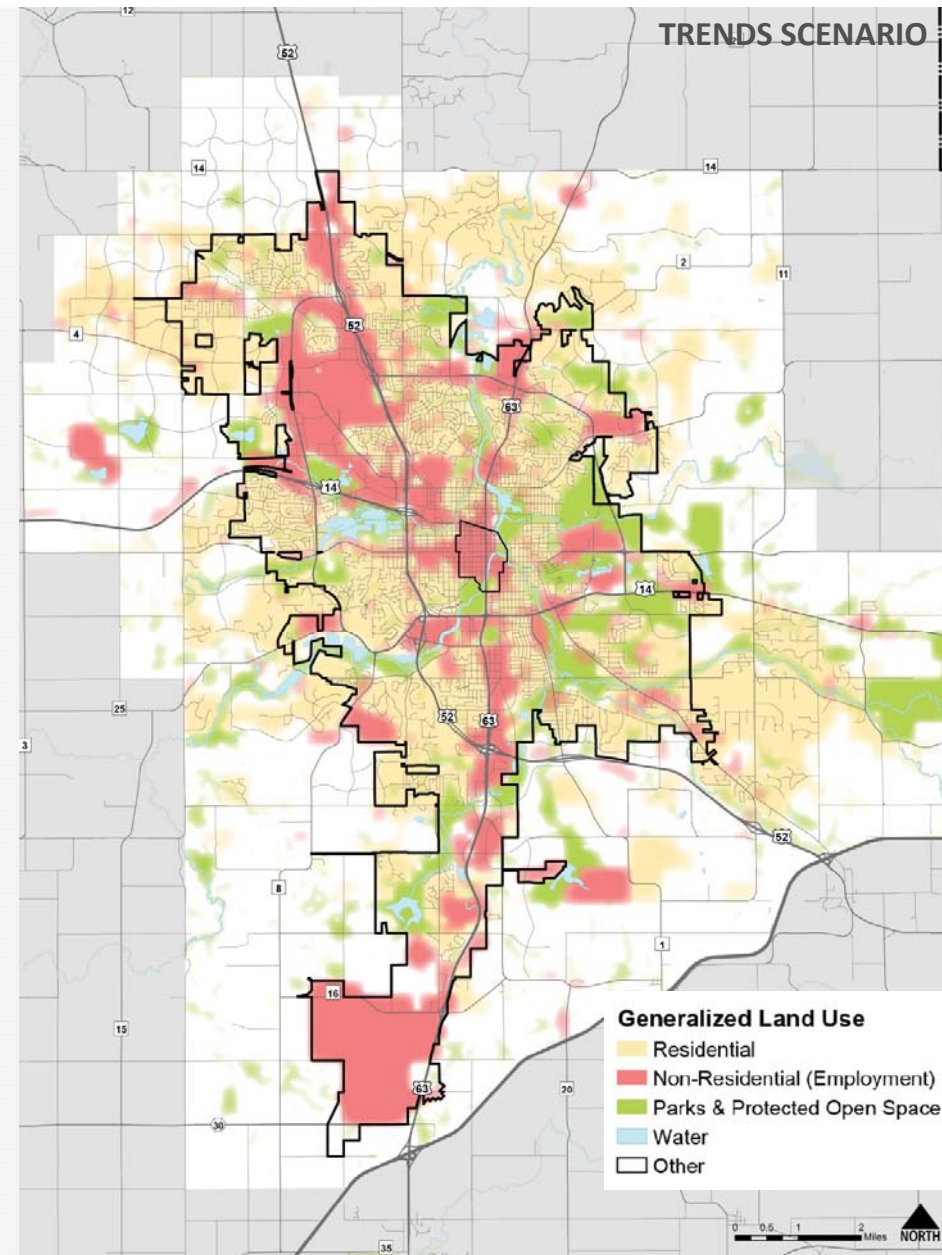
2040 Projections

All three scenarios hold constant overall community-wide growth projections



Trends Scenario

- What if recent growth and development trends continue?
 - Continued corporate expansion into the urban services area
 - Low-density, single family development patterns in edge areas
 - Corridor-oriented commercial/industrial growth
 - Intensification of downtown development (per downtown master plan projections)
 - Similar transit demand/service growth as seen in past 15-20 years
- Trends scenario model and indicators completed March 2015



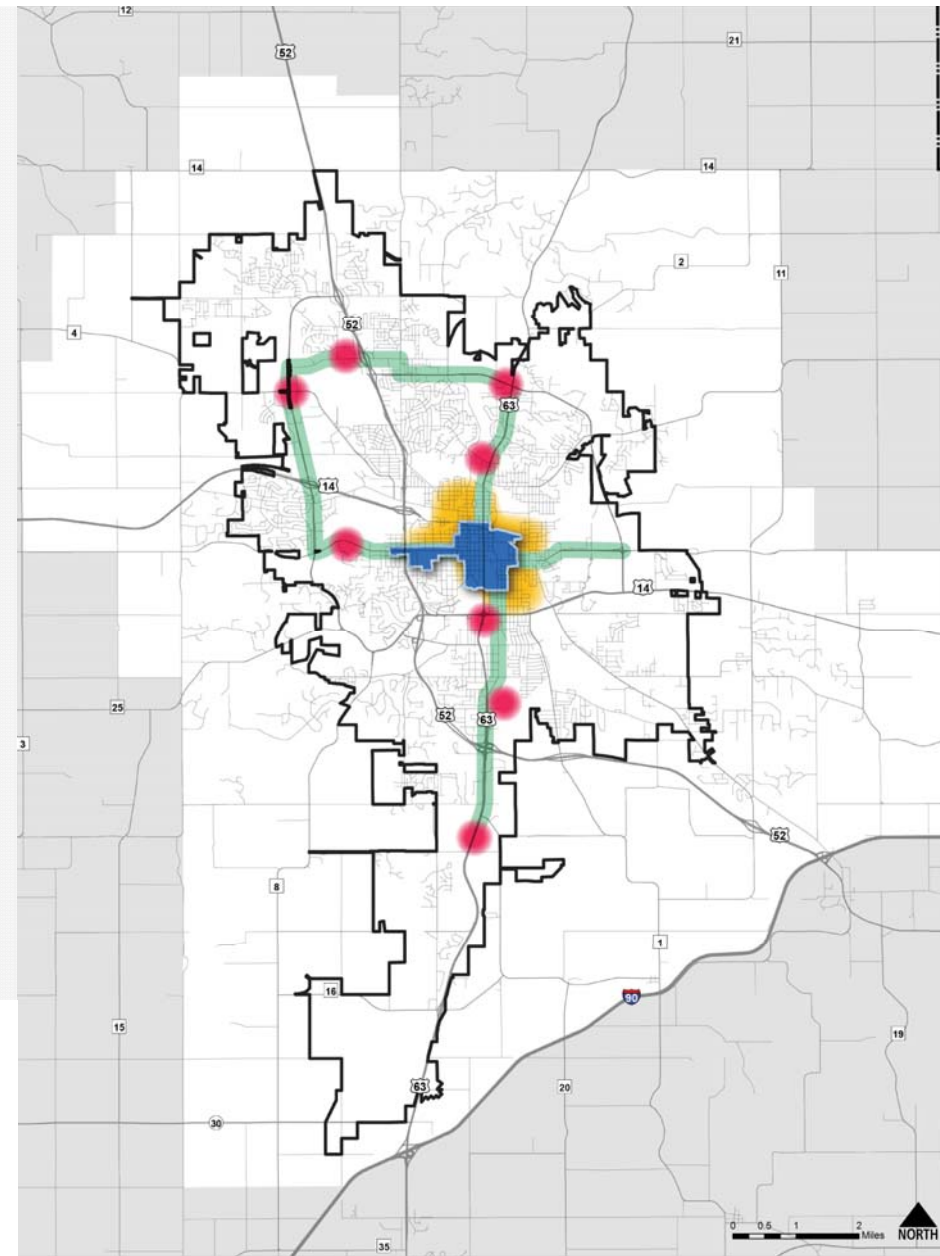
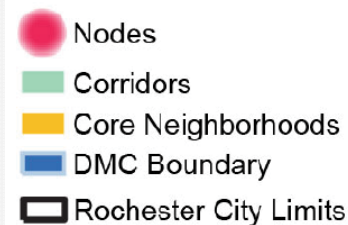
Exploring Alternatives (current phase)

*What We've
Heard...*

- Two alternative scenarios were developed based on input from community members, professional staff, and other stakeholders:
 - Improve and expand transit service (higher frequency, longer hours, etc.)
 - Enhance bike and pedestrian environment and facilities
 - Ensure access to amenities throughout the city
 - Utilize existing infrastructure systems to support new growth (efficiency, fiscal responsibility, sustainability)
 - Explore targeted infill and redevelopment (including higher density, mixed use) within key nodes and corridors
 - Allow some edge growth/corporate expansion; accommodate market demand for single family/suburban development

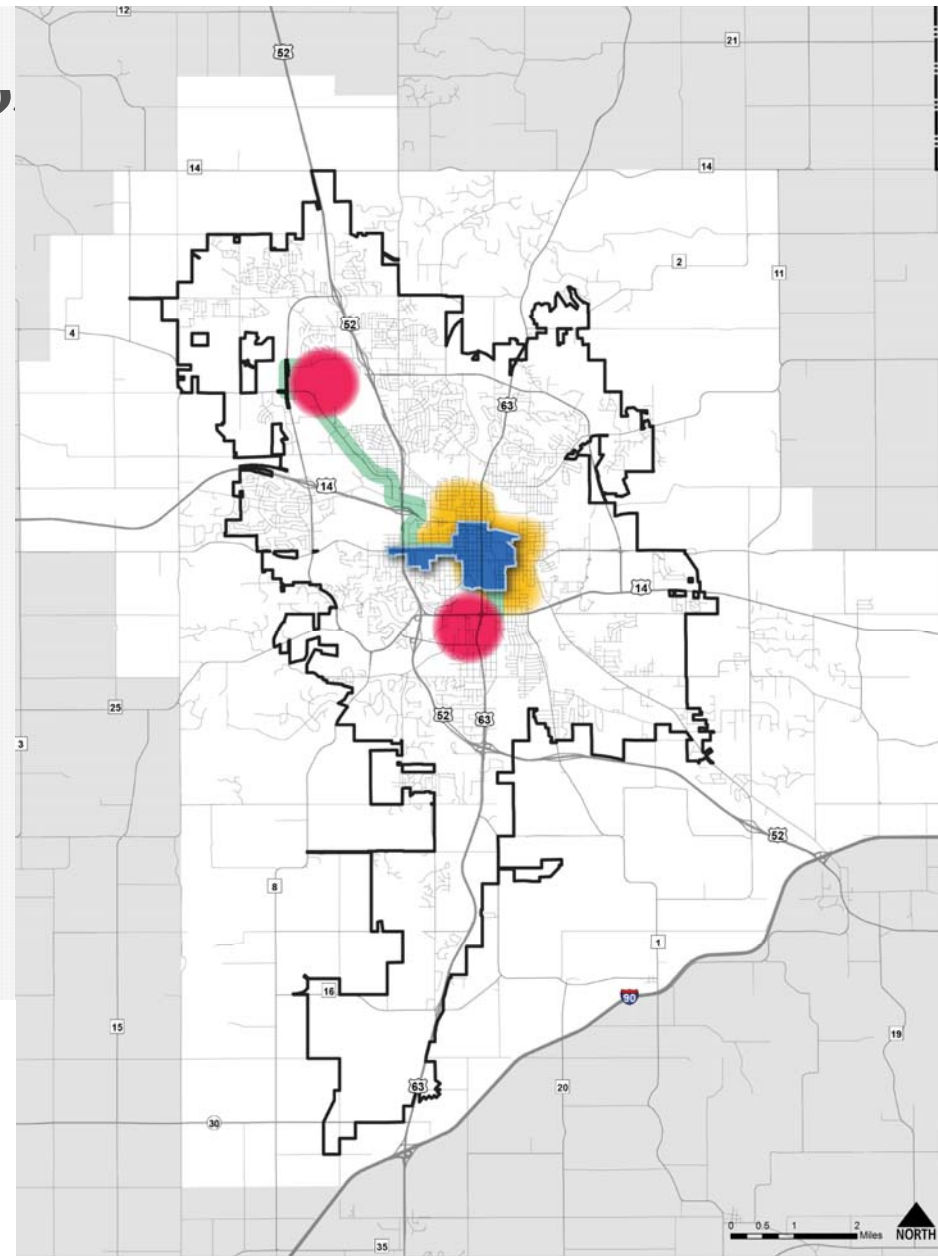
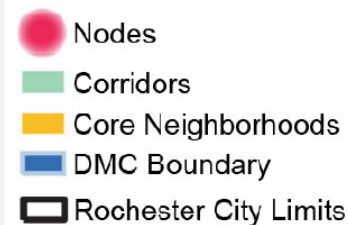
Alt 1: “Filling in the City”

- Targeted infill and redevelopment of key nodes and corridors
- DMC projections
- Some redevelopment in core neighborhoods
- No growth outside of existing city boundary
- Higher transit demand and service



Alt 2: “Limited Expansion”

- Targeted infill/redevelopment of one primary corridor connecting two larger nodes
- DMC projections
- Some redevelopment in core neighborhoods
- Limited growth outside of existing city boundary
- Higher transit demand and service



Land Use and Development Indicators

- Land Use
- Land Cover
- Impervious surface
- Residential Land Uses
 - Growth Areas
 - Population Density
 - Housing Diversity
- Non-Residential Land Uses
 - Growth areas
 - Employment Density
 - Parkland per capita

NOTE: All of the indicators listed here can also be viewed as indicators of Community Health and Environmental Quality

Transportation Indicators

- Roadway Congestion
- Greenhouse gas emissions from vehicle use
- Proximity to transit
- Active transit propensity
- 20-minute neighborhood
- Downtown access mode share
- Safety
- System connectivity

NOTE: All of the indicators listed here can also be viewed as indicators of Community Health and Environmental Quality

Example:

- **Downtown Access Mode Share:** What will future commuting patterns look like?



From Downtown Rochester Master Plan

Trends Scenario:

- Drive Alone: 64%
- Transit: 14%
- Walk/Bike: 9%
- Carpool: 13%

Fiscal Impact Indicators

- Transportation
 - Capital costs
 - Lifecycle costs
 - Transit spending per capita
- (Non-Transportation) Infrastructure
 - Capital costs
 - Lifecycle costs
- Economic value creation

NOTE: All of the indicators listed here can also be viewed as indicators of Community Health and Environmental Quality

NEXT STEPS

What's Next?

- COW update – **Ongoing**
- Joint Council/County Board meeting – **early November 2015**
- Community engagement activities to seek feedback on the alternative scenarios and input on a preferred land use plan – **early November 2015**
- Preparation of plan content; chapter by chapter review – **Winter 2015/2016**
- Draft plan for public review – **End of 1st quarter 2016**
- Final plan – **End of 2nd quarter 2016**