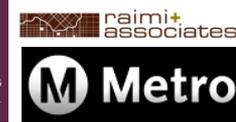




Building a Better Corridor

SCAG Toolbox Tuesday | October 23, 2012



AGENDA

10:00 -- 10:10 Coffee & Networking

10:10 -- 10:15 Introductions

10:15 -- 10:40 Arterial Corridor Planning

The Planning Center|DC&E

10:40 -- 11:15 Transit Corridor Planning

Raimi & Associates

**11:15 -- 11:45 Orange Line BRT Sustainable Corridor
Implementation Plan** LACMTA (Metro)

11:45 -- 11:55 Break

11:55 -- 12:30 Corridor Retail Analysis

The Planning Center|DC&E

12:30 – 01:00 Q&A

ARTERIAL CORRIDOR PLANNING

Primer: history, issues, and anatomy

Baseline conditions checklist

Is zoning really the problem?
Picking the right tool.

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“An overnight success 20 years in the making.”

- Long-time Little Rock business leader commenting on the transformation of East Markham Street to President Clinton Avenue.

President Clinton Avenue



CORRIDOR EVOLUTION



CORRIDOR EVOLUTION



CORRIDOR USE

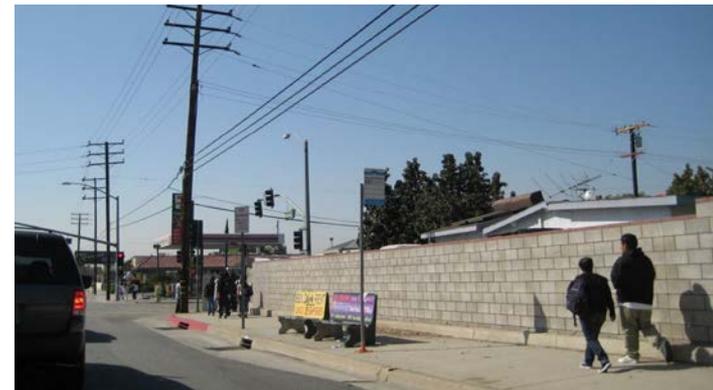
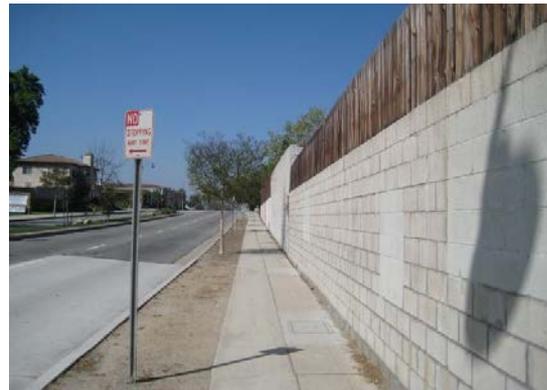
- 4 billion vehicle miles traveled daily
- 65% of trips on major corridors vs. 35% on freeways
- VMT per person increase of 151% since 1977
- 41% of GHG emissions are from transportation



CORRIDORS ARE VISUAL INDICATORS

Strongly linked to people's image of the entire city or county area

Reflect care/attention of neighborhoods, support for local businesses, and civic pride



CORRIDOR CHALLENGES

- Overabundance of land zoned for retail
- Poor connectivity with adjacent residential
- “Dead zones”
- Lack of comfort, convenience, and security for pedestrians
- Disorganized land use patterns
- Ownership and lot configurations



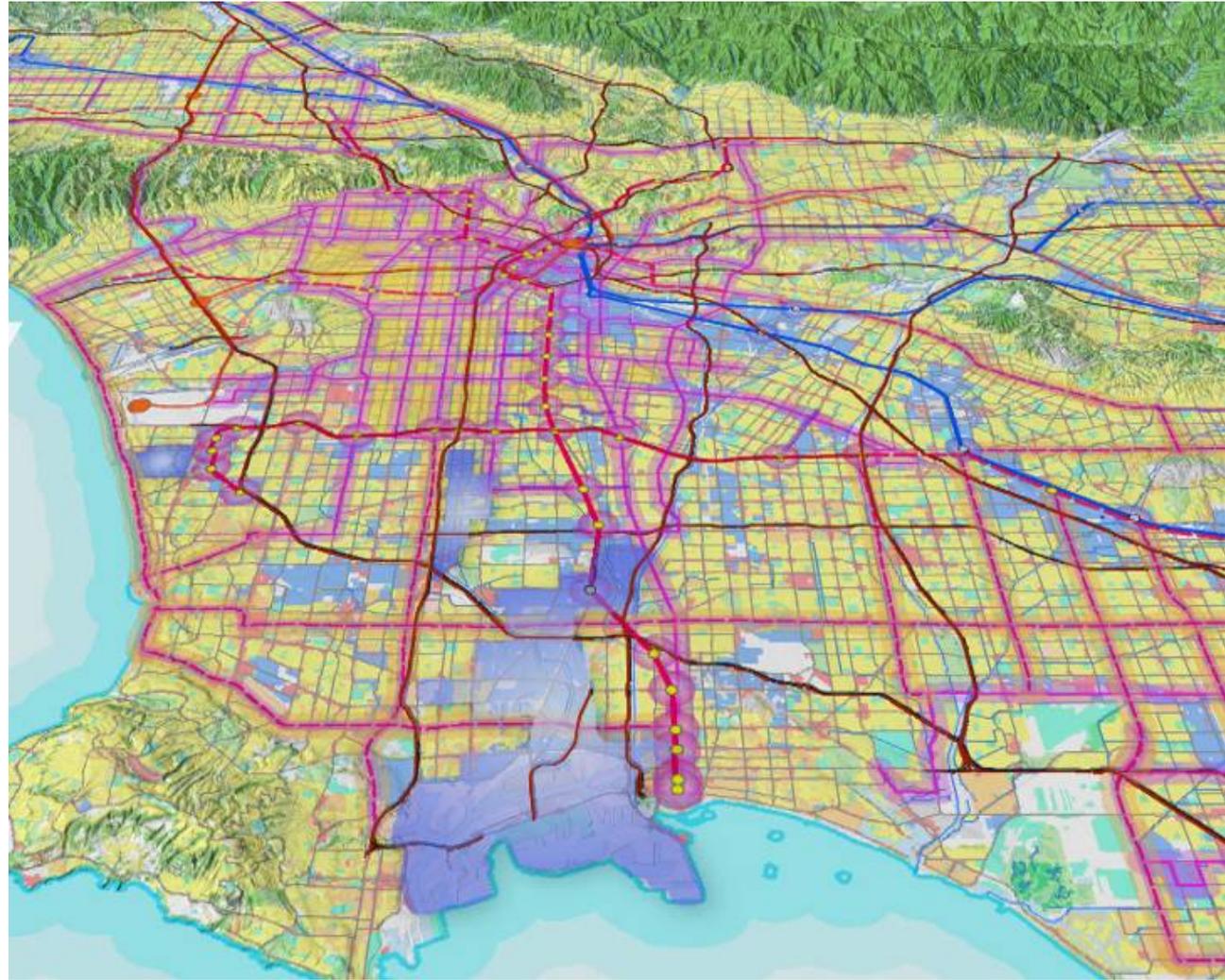
CORRIDOR CHALLENGES

- Multiple agency responsibility
- One size fits all standards
- Designed for worst 2 hours of the day
- Increasing distances between destinations
- General commercial zoning
- Current network design relies on high capacity arterials



A NEW FOCUS ON CORRIDORS

- SCAG's Compass Blueprint 2% Solution
- SB 375: Reducing VMT through transportation efficient land use patterns, public transportation improvements, and non-motorized strategies

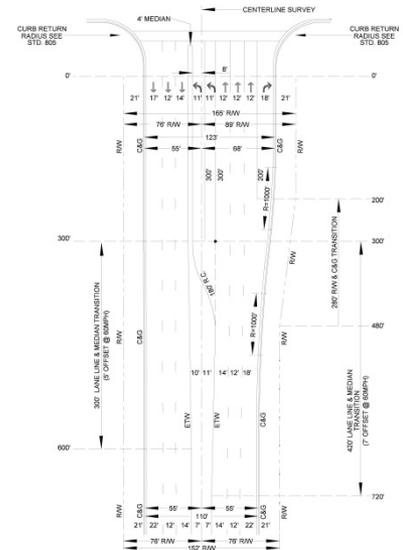
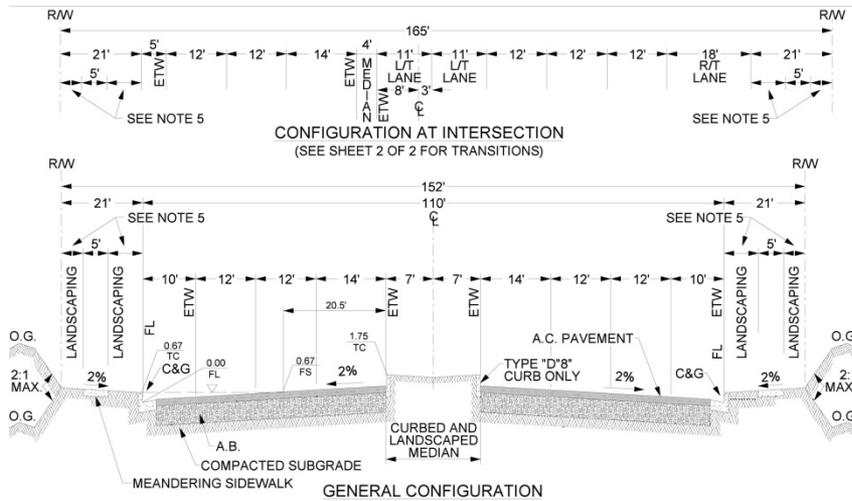
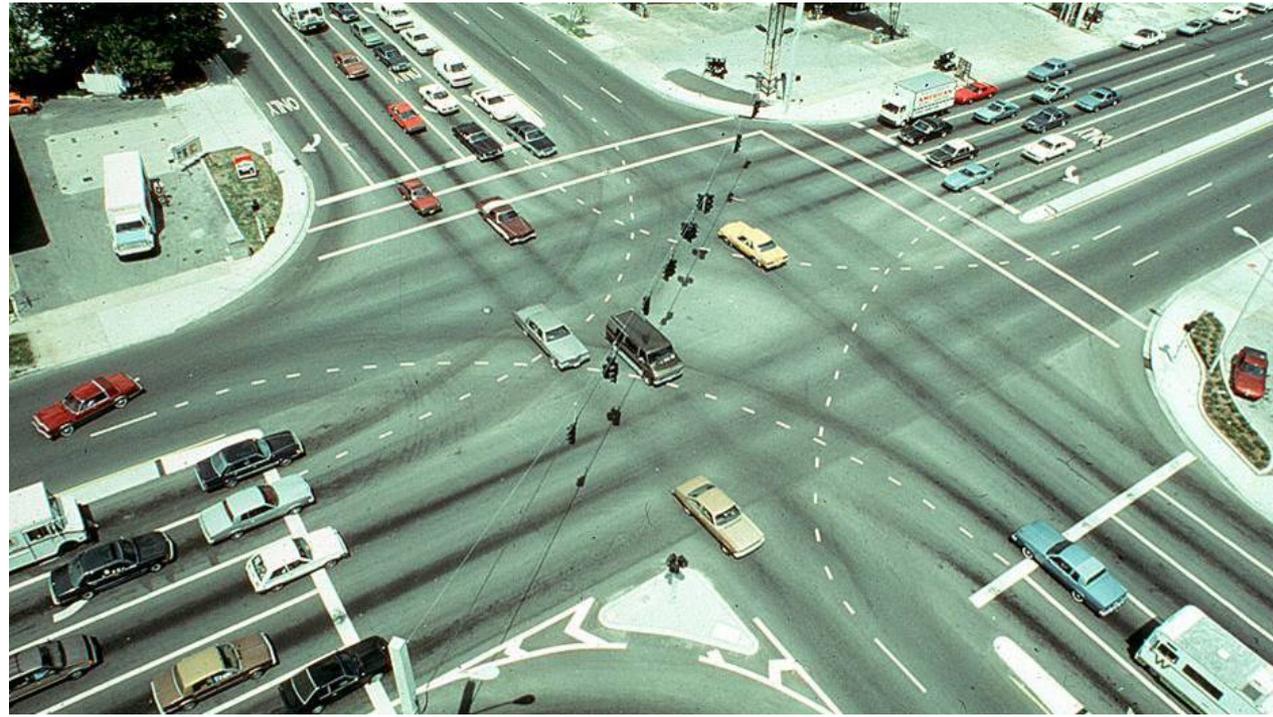


CORRIDOR ANATOMY

Three levels

1: Street

- Travel lanes
- Median/turning lanes
- Parkway



CORRIDOR ANATOMY

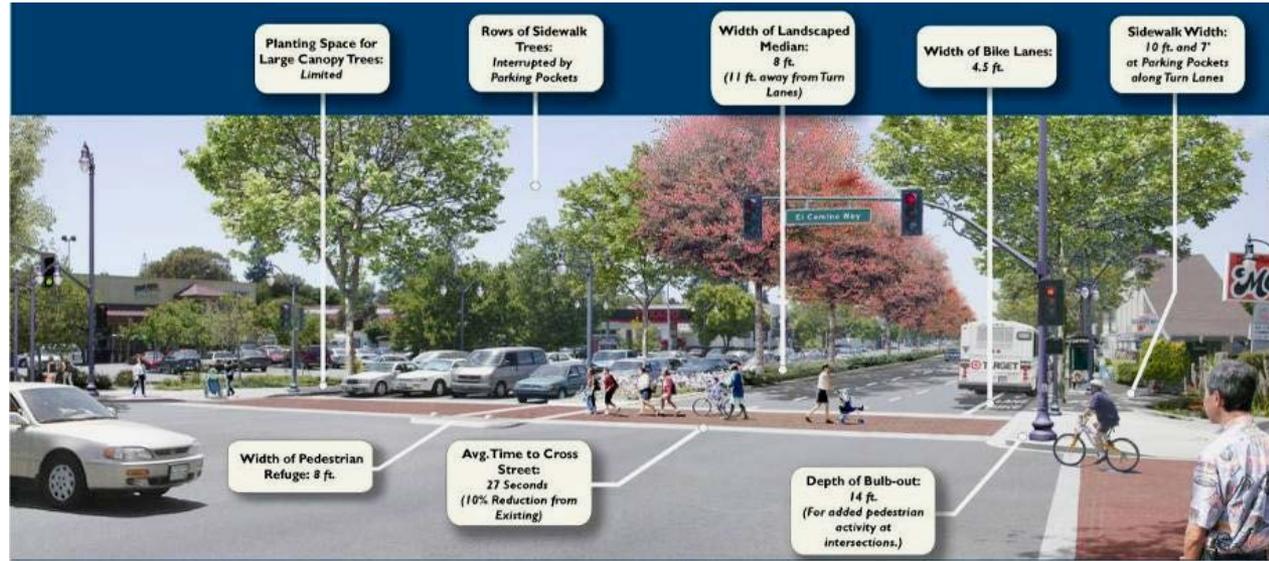
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2: Complete Street

- Bike lanes/paths
- Transit stops
- Sidewalk
- Street trees
- Building frontage



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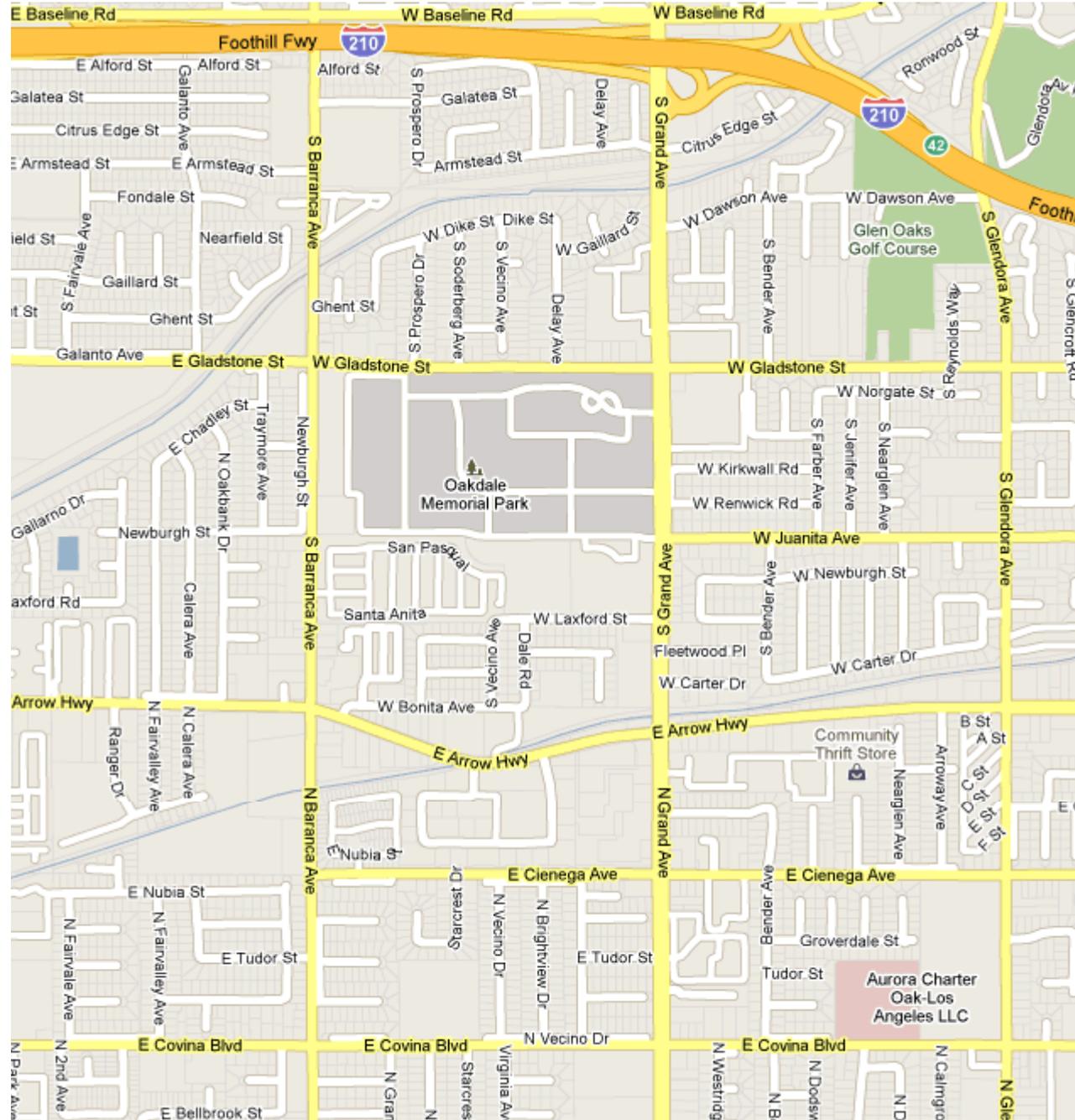
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3: Corridor

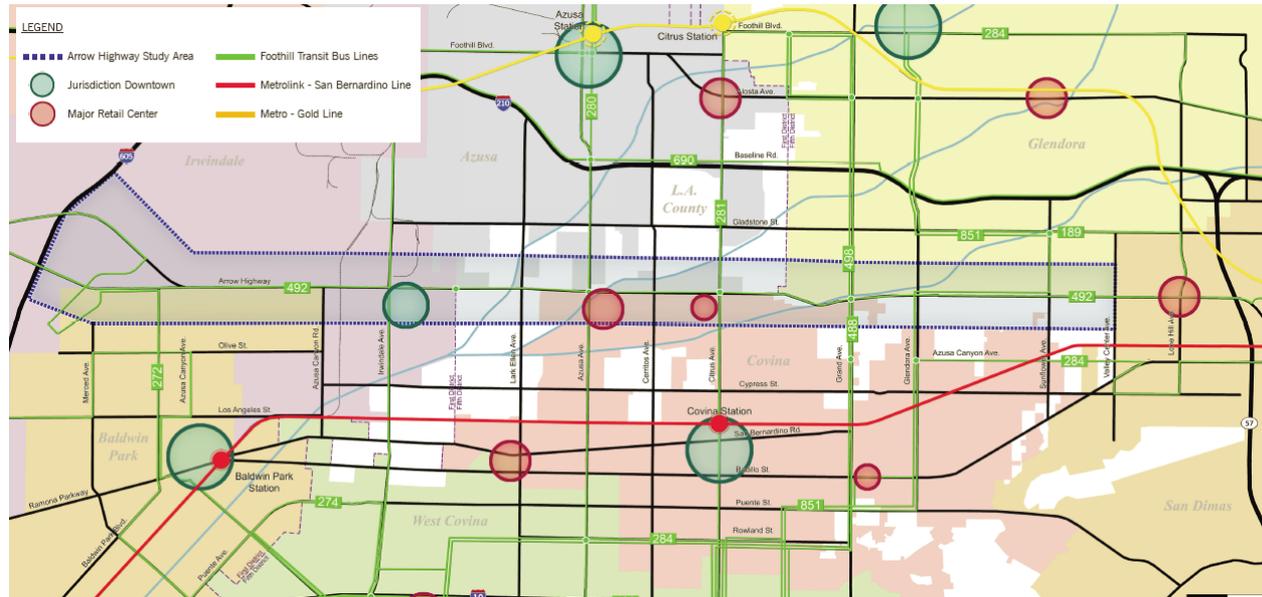
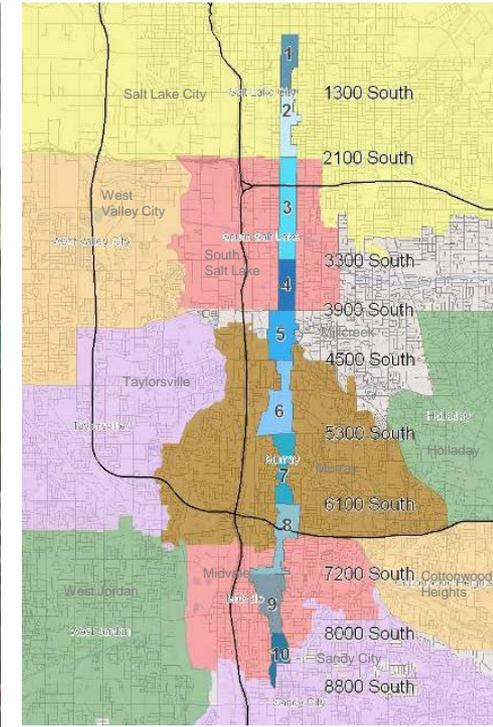
- Cross streets
- Major nodes (in/out)
- Transportation systems (bike/truck/transit)
- Connect to neighborhood and community



CORRIDOR ANATOMY

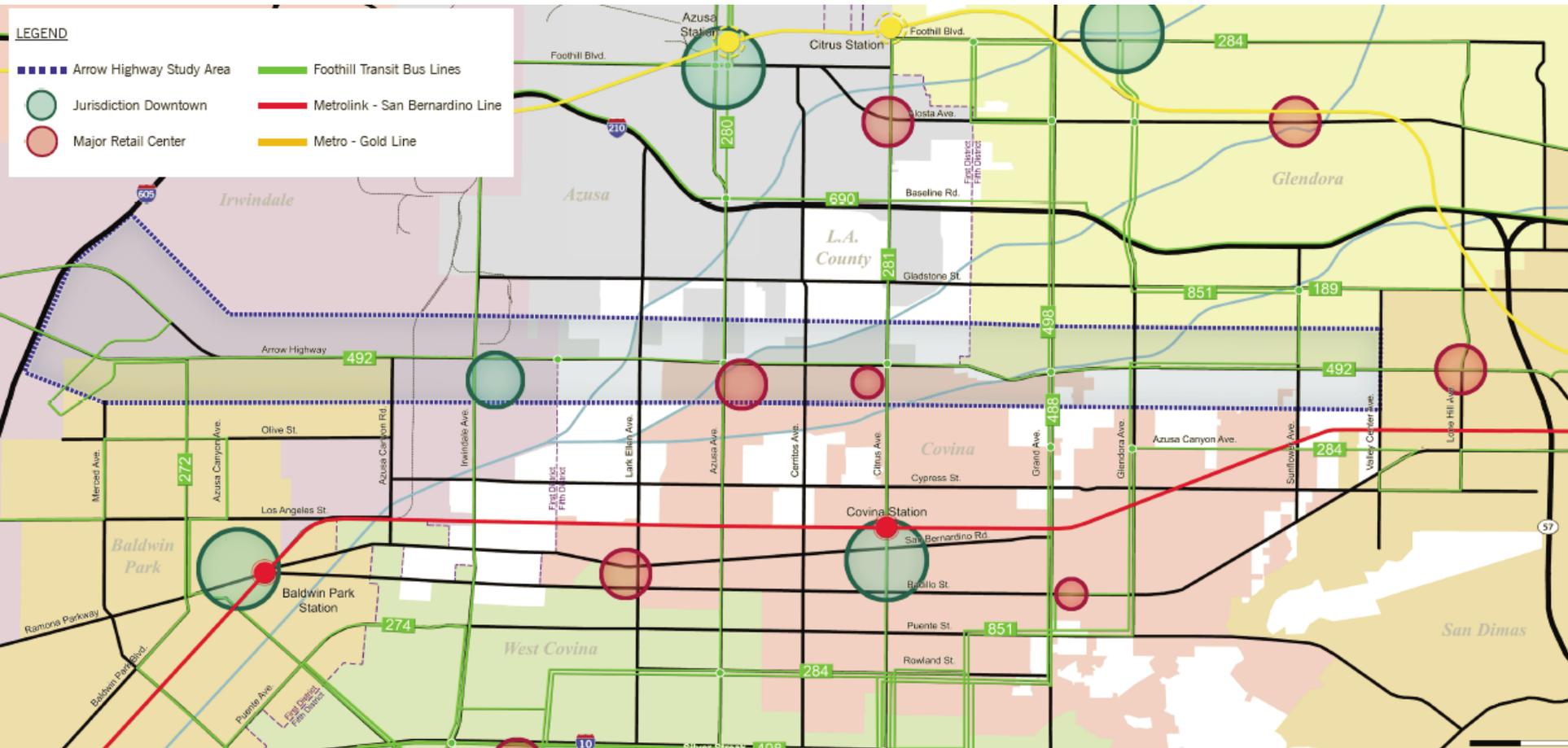
Multijurisdictional Corridor

- Operate at the local and regional scale
- Connect major retail & employment centers and communities
- Abundance of ROW
- Served by bus transit and may be nearby major rail lines
- Often over-retailed; ripe for redevelopment
- Often the back yards of many jurisdictions



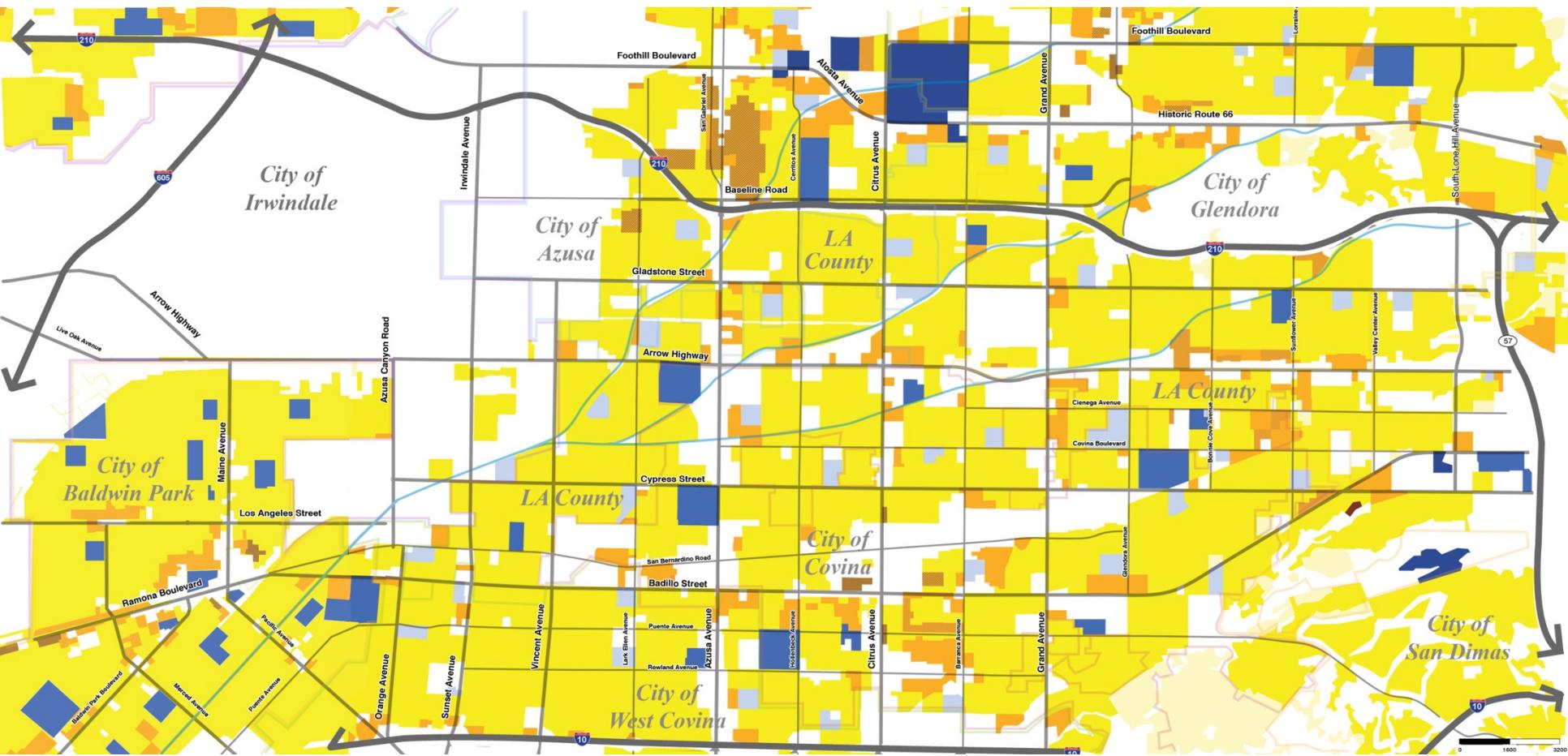
Multijurisdictional Corridor | Unique Challenges

- Split responsibilities & ROW treatment
- Skewed competition (esp retail sales tax)
- Gateways to multiple jurisdictions
- Varied land use patterns with multiple roles
- Last place to receive funding or planning



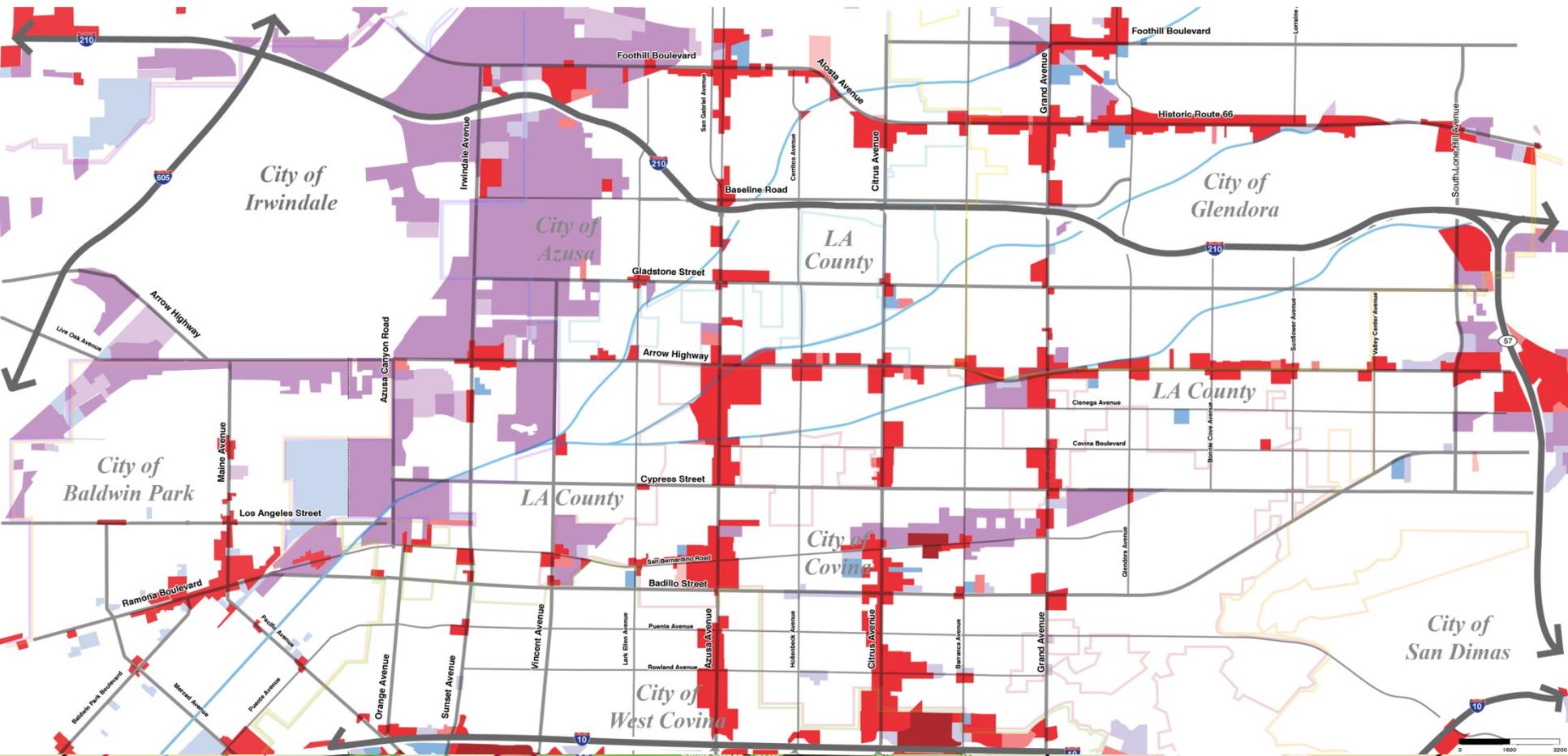
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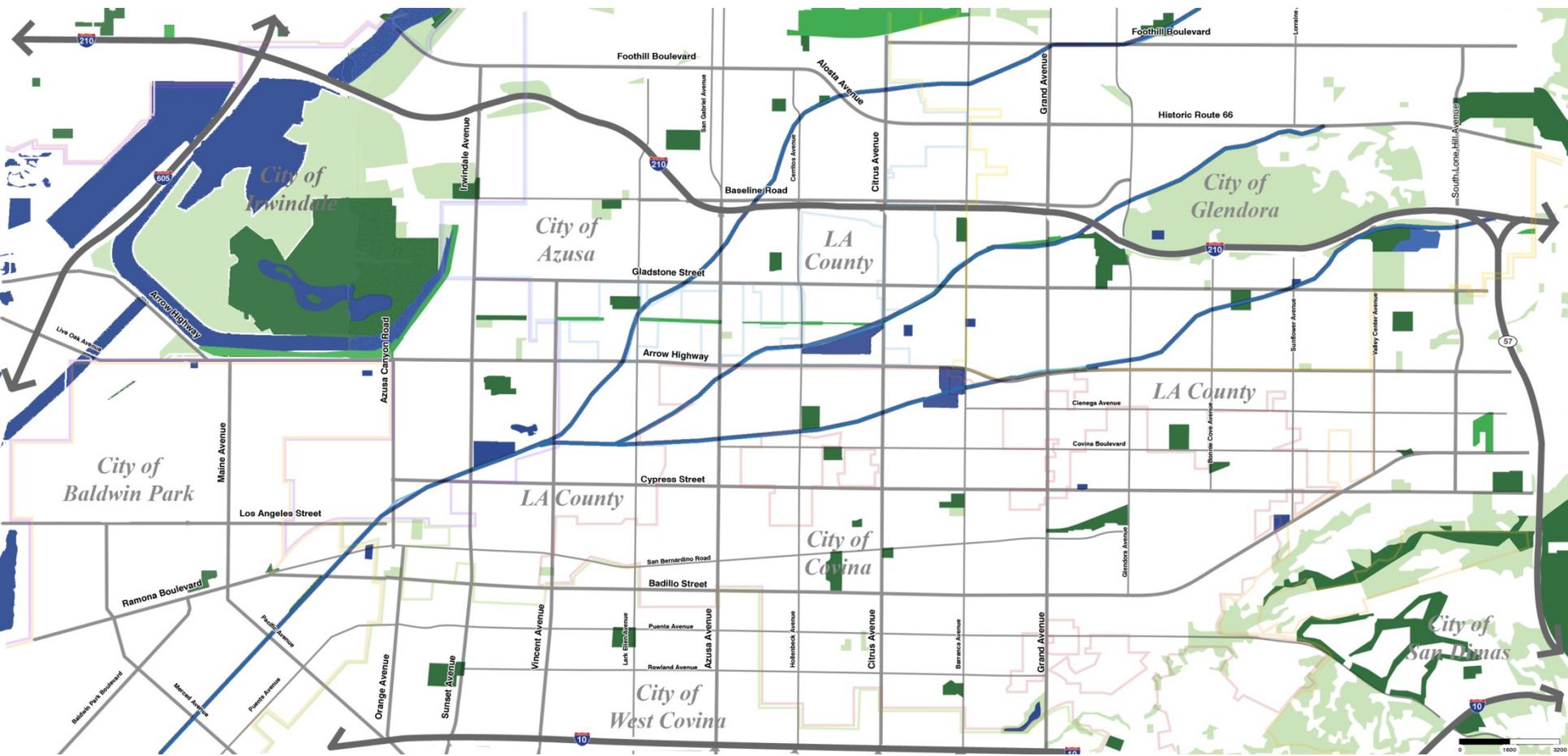
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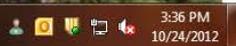
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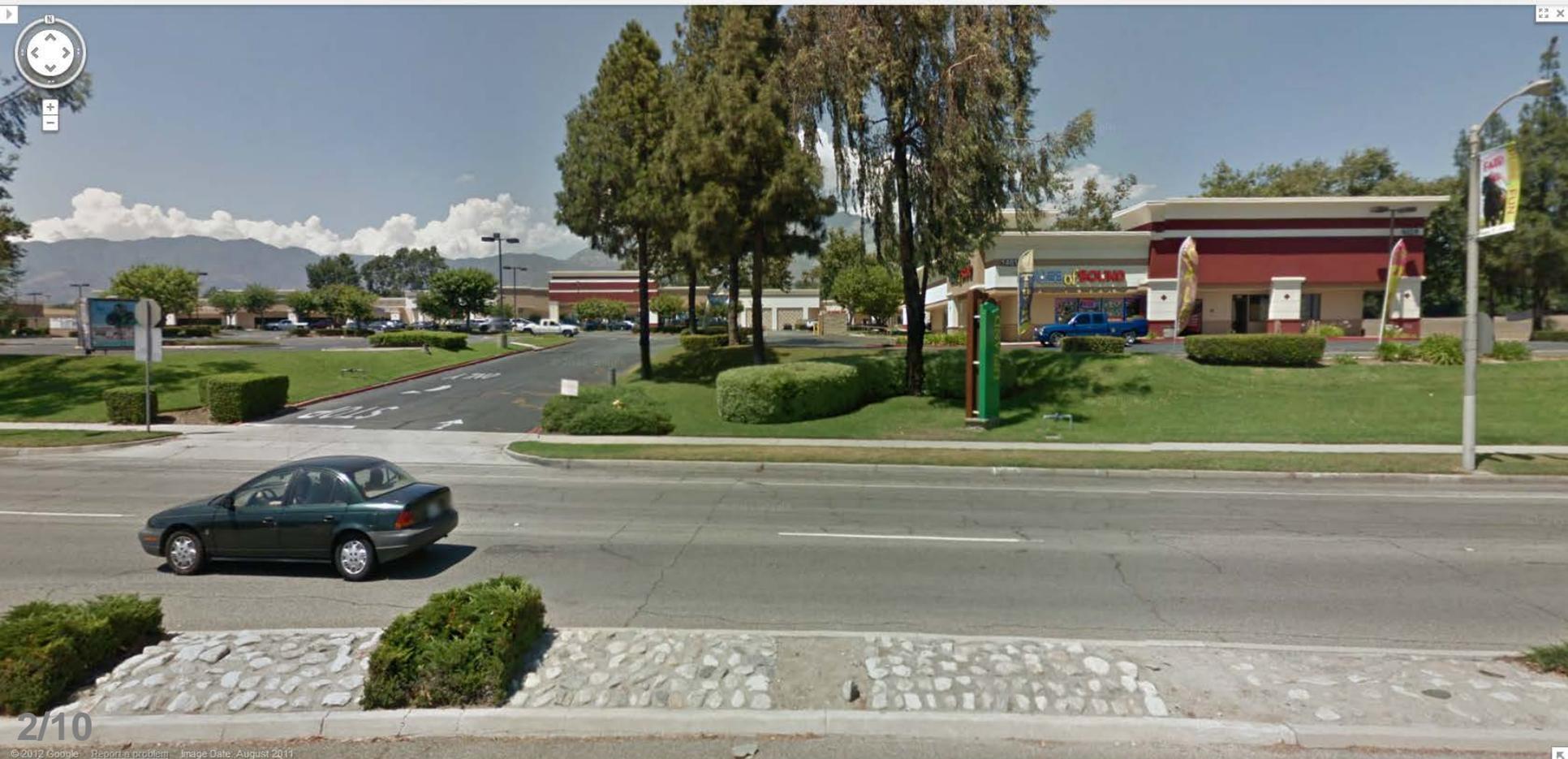
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BASELINE CONDITIONS CHECKLIST

Land Use

- Zoning and general plan
- Existing land use

Lots

- Average width and depth
- Average size
- Ownership patterns
- Intensity

Demographics

- General demographics
- Income
- Transit dependency
- Age
- Jobs
- Tenure/vacancy

Access to Corridor

- From residential
- Between uses

Auto/ROW

- ROW width
- Curb-to-curb width
- Impact of ROW improvements
- LOS, ADT, AM/PM
- Curb cuts
- Parking demand and supply

Transit

- Service routes
- Headways
- Ridership data

Pedestrians/Bicycle

- Sidewalk width
- Bikeways
- Street trees
- Benches/seats
- Street lights

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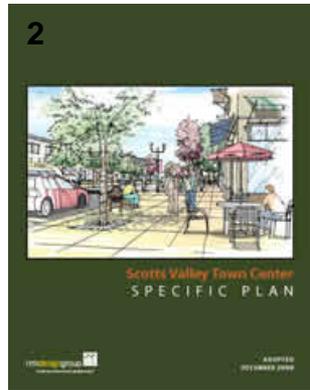
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TOOLS TO FIX ARTERIAL CORRIDORS

5 tools that are not miracles

1. More Retail
2. Specific Plans
3. Mixed Use
Purple is the new Red
4. Transit
5. Form-Based Zoning



TOOLS TO FIX ARTERIAL CORRIDORS

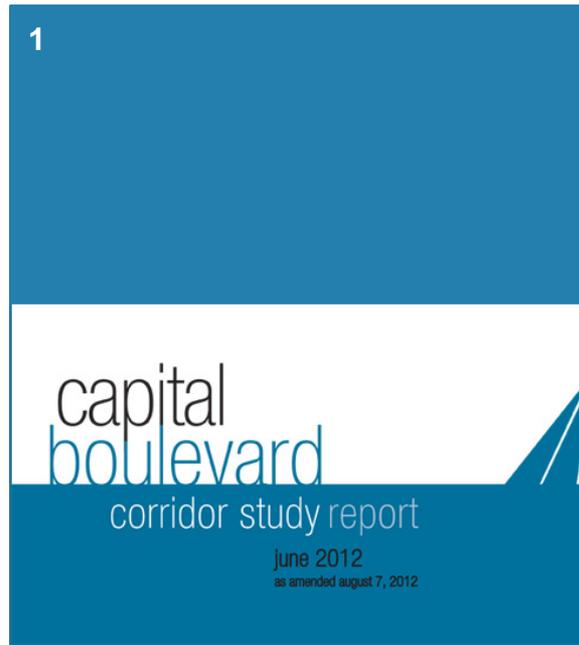
**6 tools or approaches
that can be overlooked**

1. Technical Studies
without an EIR

2. Improvement Districts
for portions of corridor

3. Corridor Residential
Now with open space!

Design by Newman Garrison Partners,
Construction by Jamboree Housing
City of Buena Park



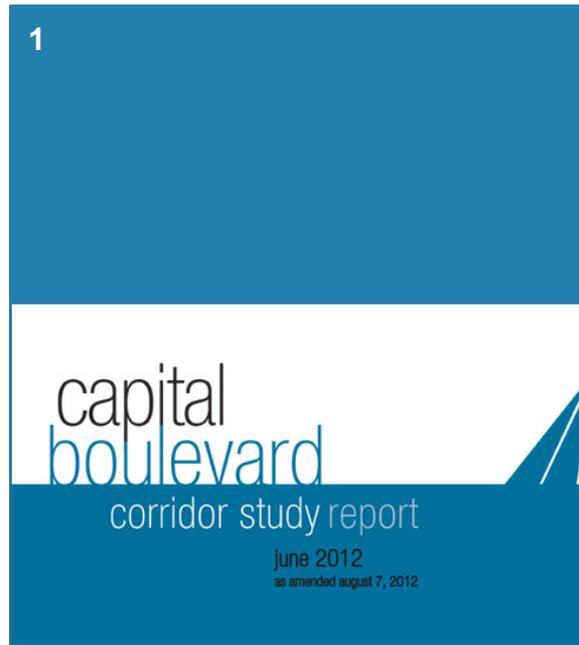
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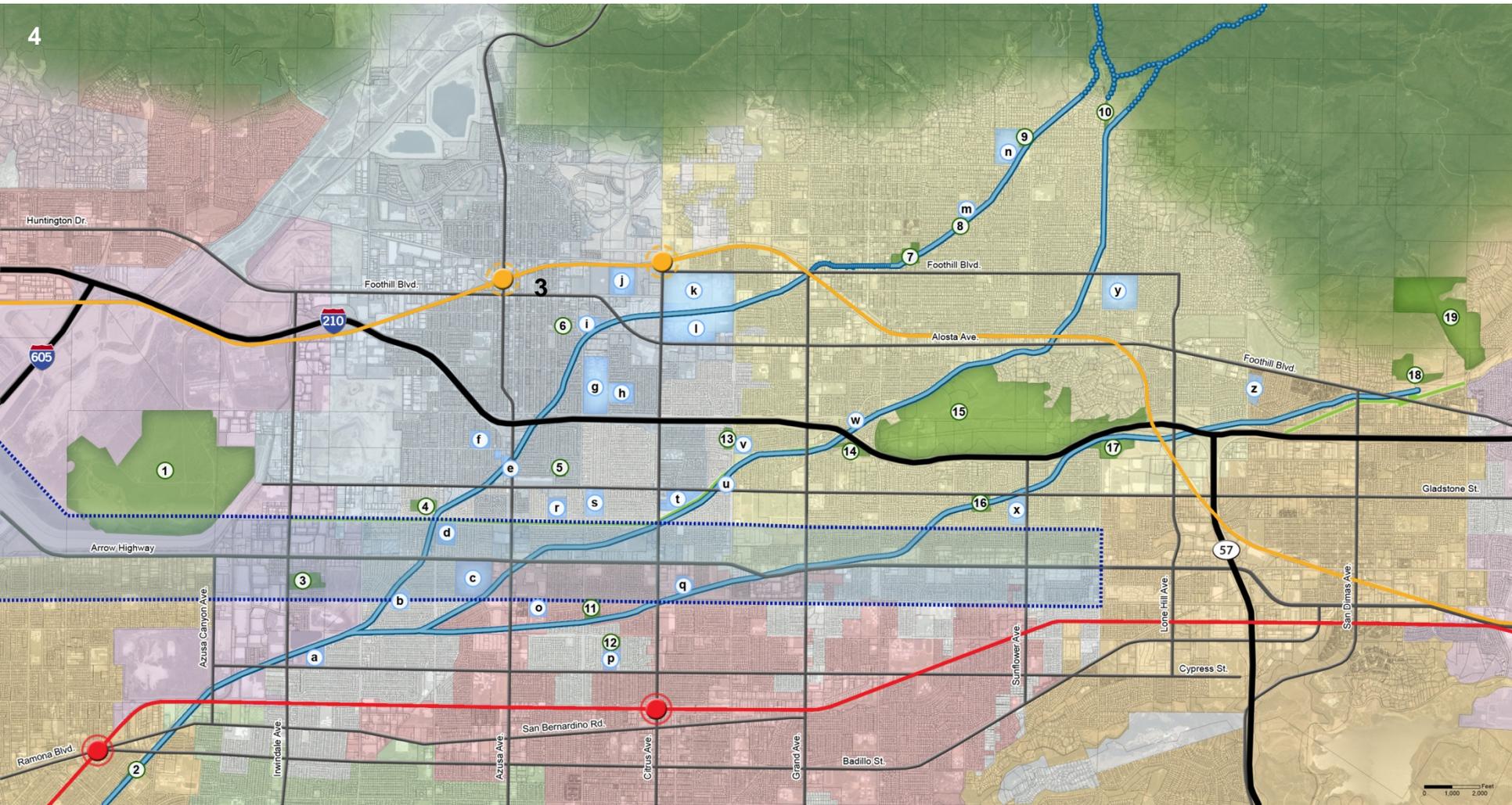


Patent Pending

TOOLS TO FIX ARTERIAL CORRIDORS

4. Public Facilities

...maybe we're not so disconnected after all

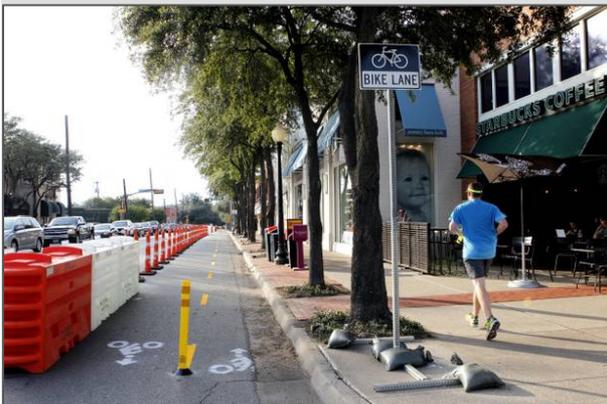
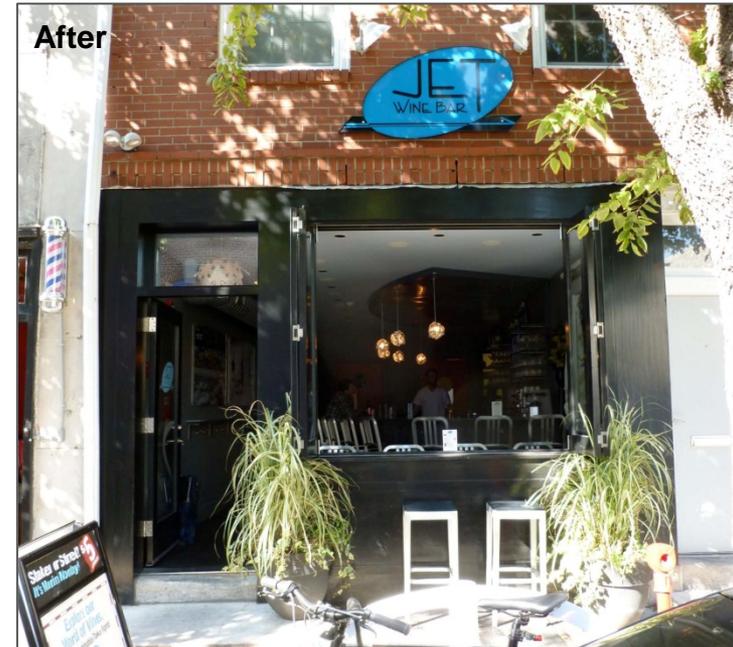


TOOLS TO FIX ARTERIAL CORRIDORS

6 tools or approaches that can be overlooked

5. Small, Incremental Improvements

6. Tactical Urbanism, demonstration projects



KEY INGREDIENTS FOR BETTER CORRIDORS

Every corridor is different,
but here are common ingredients for success

- Phase out excess retail
- Build more employment and housing
- Maximize connections to transit
- Improve the public realm
- Create good places; nodes and districts (use does matter)
- Good streets, intersections, and crossings
- Small steps and demonstration projects