



Alex West

**Environmental Policy Commission
Plan Update**

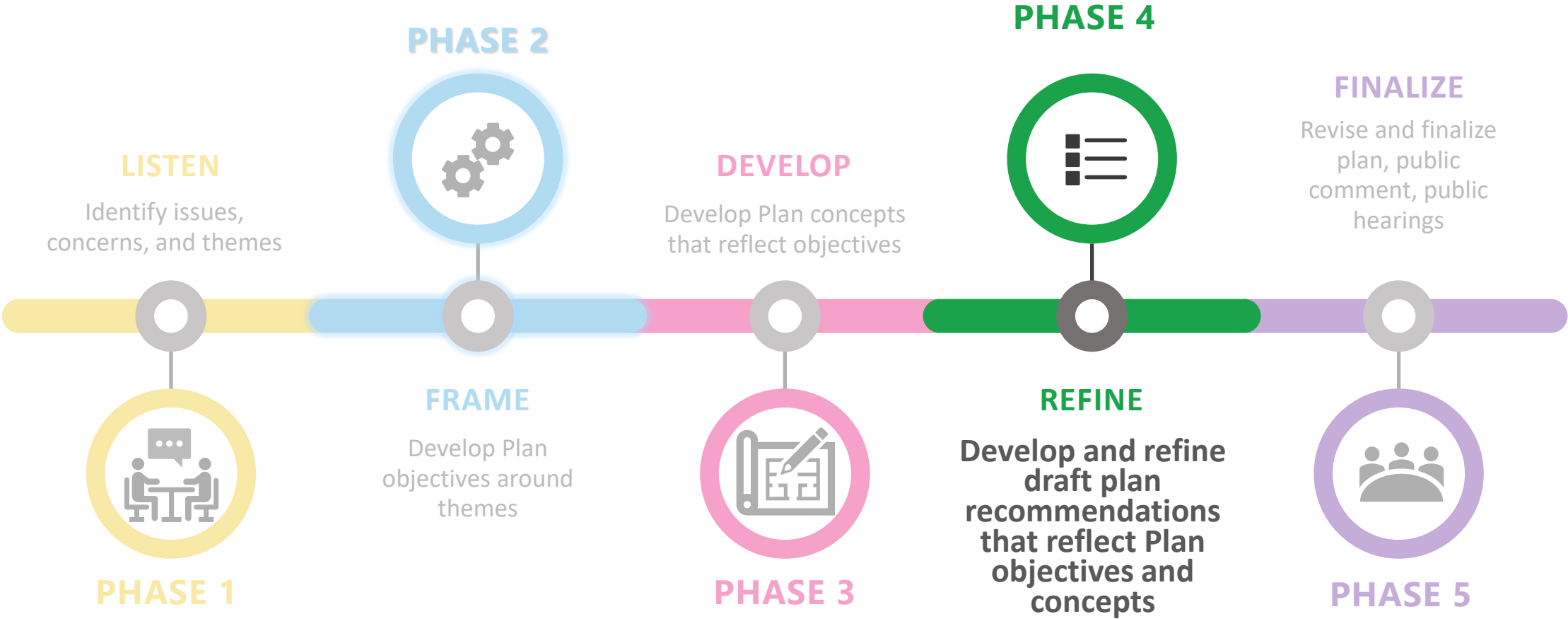
March 18, 2024



Agenda

- 1. Process Recap**
- 2. Schedule**
- 3. Plan Area + Context**
- 4. Community Engagement Summary**
- 5. Sustainability + Infrastructure Highlights**
- 6. Sustainability Draft Recommendations**
- 7. Consistency with ECCAP (2023)**
- 8. Discussion + Next Steps**

Process Recap



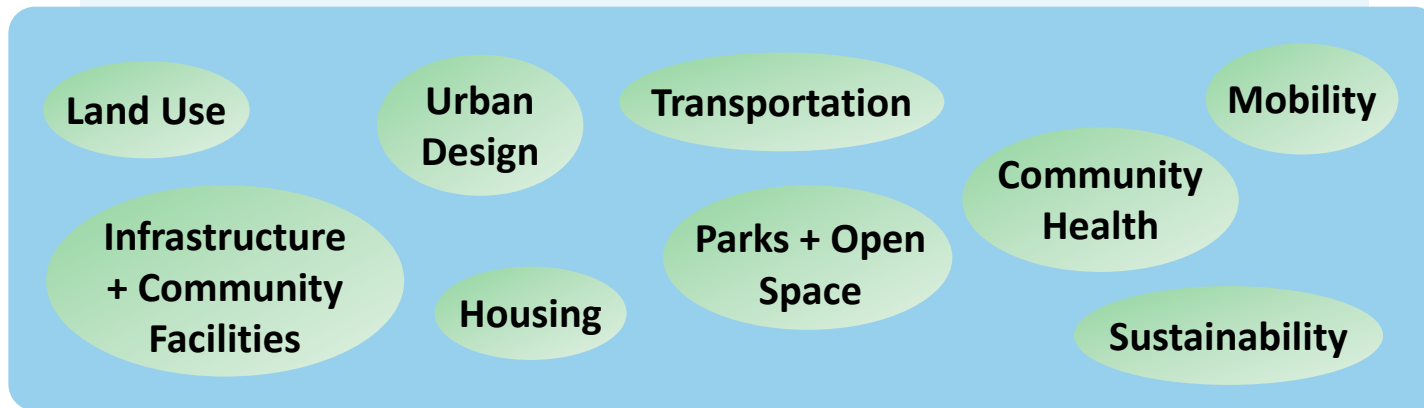
Schedule

What have we done so far?

NOVEMBER 2022 – DECEMBER 2023



What have we discussed so far?



What's next?

MARCH 2024 – SEPTEMBER 2024



Community Engagement

- Engaged over **1,500 community members** and over **30 community organizations**
- Provided interpretation and translation in **six languages**
- Prioritized engagement in key areas where residents are **most at risk of displacement**
- Facilitated events with **youth, renters, non-English speaking residents, residents of color, aging condo communities, and faith communities**

41 Meetings with Community Organizations

40 Pop-Ups

9 Meetings with Tenants and Owners

7 Community Meetings

3 Open Houses

2 Community Polls

2 Online Open Houses

Plan Area – Context

1,260 Acres - 13% of City

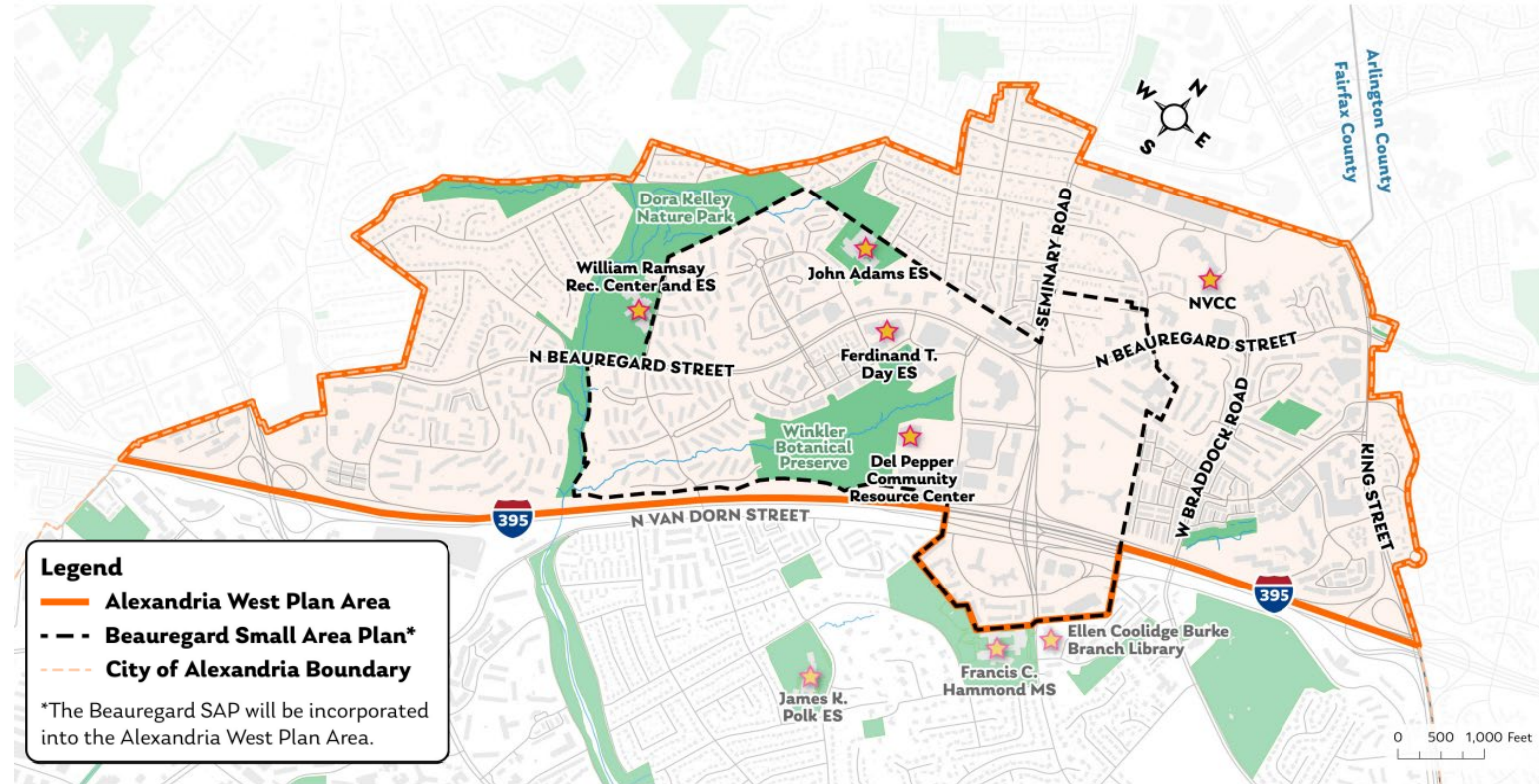
17% of City's population

38% of City's Market Affordable Units

713 Committed Affordable Units

132 Acres existing public parks

~160 Acres of surface parking and commercial uses in Focus Area

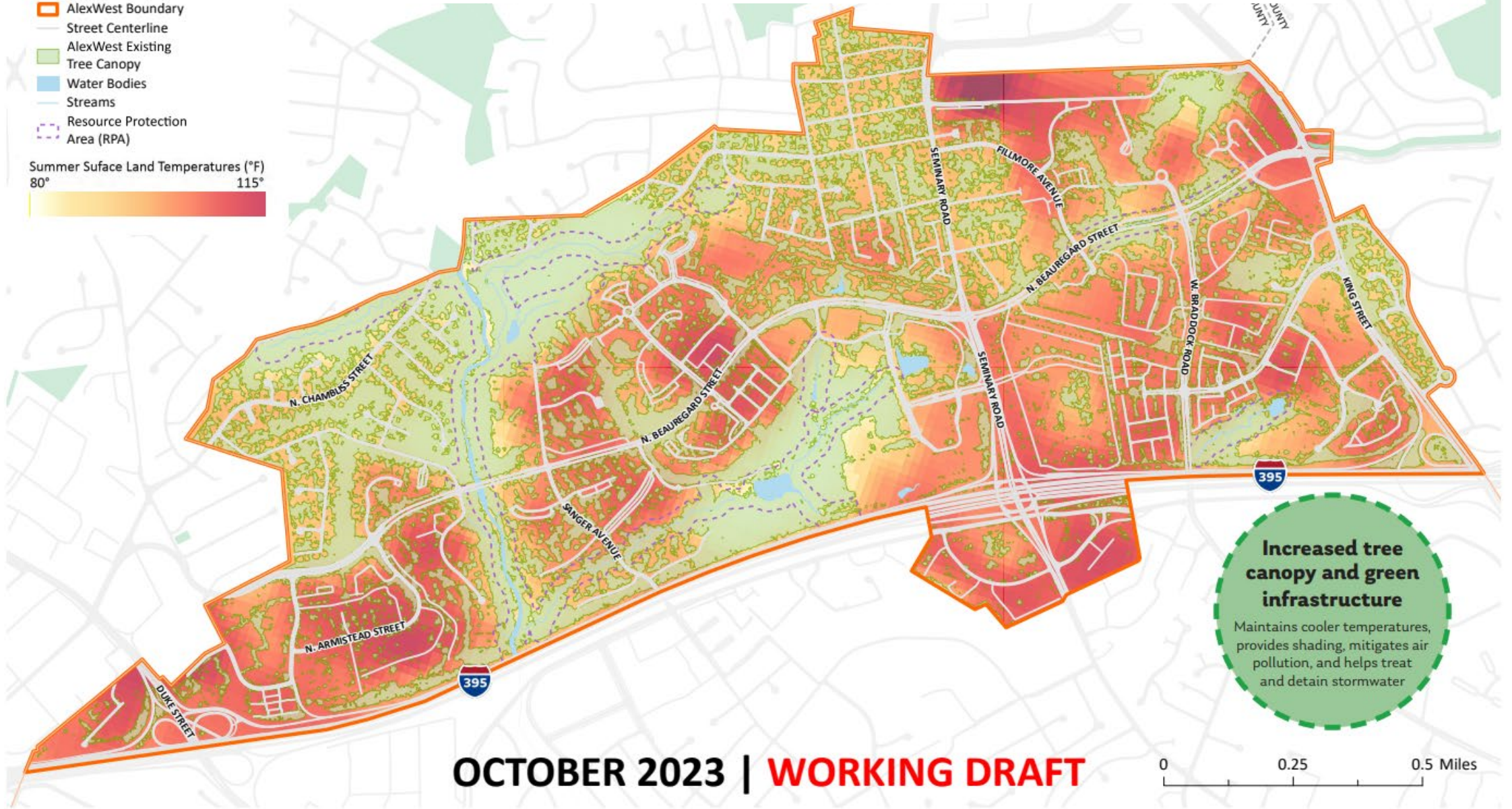


Sustainability – Land Use, Tree Canopy, and Extreme Heat

Legend

- City Boundary
- AlexWest Boundary
- Street Centerline
- AlexWest Existing
- Tree Canopy
- Water Bodies
- Streams
- Resource Protection Area (RPA)

Summer Surface Land Temperatures (°F)
80° 115°



OCTOBER 2023 | **WORKING DRAFT**

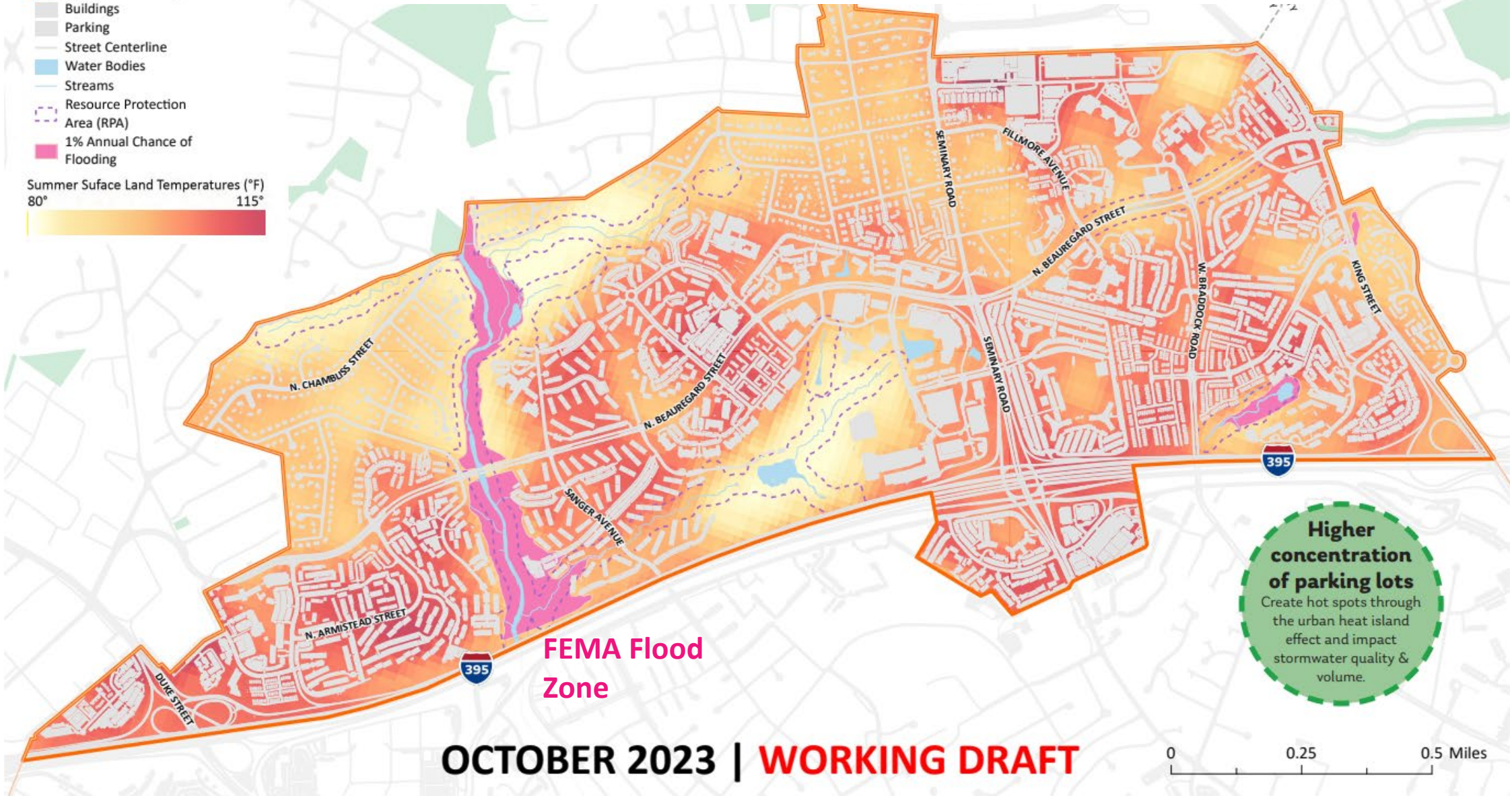
0 0.25 0.5 Miles

Sustainability – Land Use, Parking, and Extreme Heat

Legend

- City Boundary
- AlexWest Boundary
- Buildings
- Parking
- Street Centerline
- Water Bodies
- Streams
- Resource Protection Area (RPA)
- 1% Annual Chance of Flooding

Summer Surface Land Temperatures (°F)
80° 115°



Higher concentration of parking lots
Create hot spots through the urban heat island effect and impact stormwater quality & volume.

FEMA Flood Zone

OCTOBER 2023 | WORKING DRAFT

How can the Plan Affect Change on Sustainability?

Impervious Surface	Tree Canopy	Green Building	Stormwater	Mobility
<ul style="list-style-type: none">• Reduce impervious surfaces through Land Use Strategy• Encourage pervious materials	<ul style="list-style-type: none">• Require minimum tree canopy percentage• Minimize loss of existing trees	<ul style="list-style-type: none">• 100% of new buildings will be energy efficient• Consistency with latest Green Building Policy	<ul style="list-style-type: none">• 100% of new buildings will treat stormwater onsite• Improve water quality, including in the RPA• Slow runoff	<ul style="list-style-type: none">• Maximize use of transit• Safe street design• Opportunities for biking and walking• Reduce GHG emissions



March 2024 | Working Draft



Draft Plan Recommendations

AlexWEST

Land Use – Housing Strategy

Focus Area

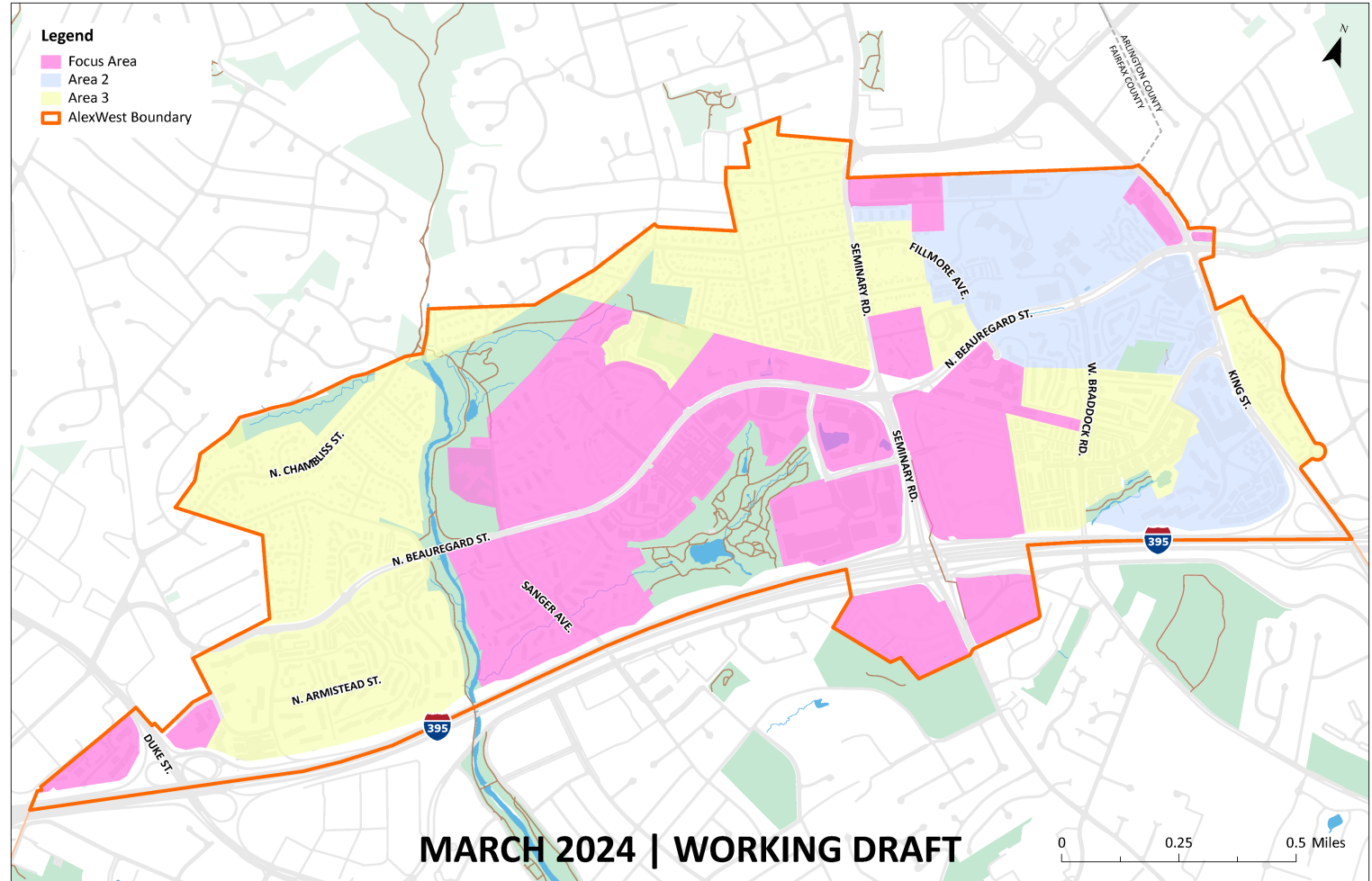
New development and redevelopment will be prioritized on surface parking and in commercial areas to **minimize displacement**

Area 2

New development and redevelopment will be subject to criteria established in the Plan

Area 3

New development will proceed based on existing City policies



Sustainability, Infrastructure, and Community Facilities Recommendations

Tree Canopy

43. Development will provide on-site tree canopy consistent with applicable City policies at the time development is submitted for review. If the required tree canopy cannot be met on-site, trees may be planted off-site by the developer within the area depicted on Figure 1 (“Land Use Strategy Map”) in which the development is located, or in comparable locations as approved by the City.



Sustainability, Infrastructure, and Community Facilities Recommendations

Green Building, Energy Efficiency, + Stormwater Management

44. Development will comply with the City's Green Building Policy at the time development is submitted for review.

45. Development by large property owners will explore opportunities for the implementation of district-wide sustainability measures and approaches.

46. Development will provide the required infrastructure for development and will incorporate all applicable City sustainability policies and practices.

Consistency with Energy & Climate Change Action Plan (2023)

- **Reducing GHGs**
 - New bike, pedestrian, and street connections to increase multimodality
 - All new buildings to be 100% energy efficient and lowered emissions
- **Increasing Resiliency**
 - All stormwater treatment to be done onsite and not add to current capacity
 - Increase tree coverage for shading, stormwater management, preservation
- **Climate Equity**
 - Redevelop parking lots with urban heat island effect – disproportionately affects communities of color
 - Equitable access to new and existing parks

Discussion + Next Steps



MAR

Community Meeting #8

Draft Plan Recs

-Online Engagement

-City Boards + Commissions

-Feedback Sessions



APR

Community Meeting #9

Draft Plan Recs

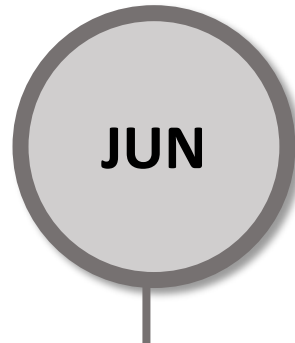
Transportation Study
Land Use/
Development



MAY

-Community Input

-Draft Plan Highlight Videos



JUN

Community Meeting #10

Draft Plan Release

Input from Environmental Policy Commission



JUN - SEP

-Community Input



SEP

PC + CC Public Hearings

