THE WOODLAND DISTRICT AREA

Tonight’s Meeting

• Summarize Project to Date

• Preliminary Framework Recommendations

• Key Opportunities – District Identity & Design

• Visual Preferencing, Instant Polling & Dialogue
EARLY DEVELOPMENT PATTERN
Pacific Avenue Before Street Renovation
WHY THE WOODLAND DISTRICT STRATEGIC PLAN?
Downtown Plan, 2000

Lacey began efforts to create a downtown area in 2000

VISION STATEMENT

“By the year 2020, Downtown Lacey will be a vibrant, alive, whole, prosperous place for all residents and visitors. Lacey’s new downtown will invite a rich mix of all people of all ages and ethnicities, especially children, teenagers, and seniors.”
WHY THE WOODLAND DISTRICT STRATEGIC PLAN?
Downtown Refresh, 2011

2000 Goals Re-validated in 2011 Downtown “Refresh”

**Goal A:** Encourage density and a diverse mix of uses in the center.

**Goal B:** Create a core area that is strongly pedestrian-oriented and transit friendly.

**Goal C:** Create strong identity for the core area.

**Goal D:** Create places that provide for the needs of a diverse population of different ages.
WHY THE WOODLAND DISTRICT STRATEGIC PLAN?
Downtown Refresh, 2011

Strategic Plan will implement vision & goals in detail

Adds goals & detailed recommendations

Implementation Strategy:
Action Plan with Prioritized Actions
Partnerships
Investments
Projects
WHY THE WOODLAND DISTRICT STRATEGIC PLAN?
Outcomes of Implementation Strategy

Improved Investment Climate

Inviting Climate

Livable Residential / Mixed-use Neighborhood

More People & Activity

Evening Venues

Many More Businesses
PROJECT OVERVIEW
Successes, 2000 – 2012: Transit Center, 6th Avenue, Mixed-Use Buildings
PROJECT OVERVIEW
Successes, 2000 – 2012: Character & Identity, Public Art & Landmarks
PROJECT OVERVIEW
Buildings Today
PROJECT OVERVIEW
Trees Today
PROJECT OVERVIEW

Signs Today
PROJECT OVERVIEW
Commercial District Today: South Sound Center
PROJECT OVERVIEW

Commercial District Today: Fred Meyer
PROJECT OVERVIEW
Woodland Loop District Today
PROJECT OVERVIEW
Public Gathering Space: Huntamer Park
PROJECT OVERVIEW

Sleater-Kinney Retail Road Today
PROJECT OVERVIEW
College Street Today
PROJECT OVERVIEW
Connectivity & Mobility: Existing Streets

EXISTING STREETS
- Limited number of street options
- Irregular pattern of streets creates irregular blocks
- Goal: To define more local connections and create a smaller block pattern.
PROJECT OVERVIEW
Connectivity & Mobility: Block Size & Walkability

EXISTING BLOCK SIZE
• Irregular shapes & sizes formed by street right-of-ways & present barriers to walking
• Varies from 2 to 54 acres
• Typical walkable urban blocks are 2-3 acres
• Large parcels present significant opportunities for infill & redevelopment
PROJECT OVERVIEW
Circulation: Walking Routes to Destinations

WALKING ROUTES

• Walking routes are indirect
• More direct routes may be through parking though less pleasant & comfortable
• Such a pattern discourages internal walking even for short distances
Market Data & Public Input
MARKET DATA
Market & Real Estate Conditions

• 207 acres
• 159 dwellings
• 2.3 million ft² of commercial
• 350 businesses
• 4,800+ employees
  - 23% government
  - 19% general merchandise
  - 12% food services
  - 11% health care & social assistance
REAL ESTATE CONDITIONS
Vacant & Partially Occupied Buildings & Properties

VACANT OR PARTIALLY OCCUPIED BUILDINGS

• Vacancies are mostly office buildings formerly occupied by the State
• Largely located in the Woodland Square Loop area
• Project will test feasibility of reuse for other uses such as residential or live-work
REAL ESTATE CONDITIONS
Vacant & Partially Occupied Buildings & Properties

VACANT OR PARTIALLY OCCUPIED BUILDINGS

- Largely located in the Woodland Square Loop area
- Most were formerly occupied by state offices
MARKET DATA
Market & Real Estate Conditions

- State-occupied office space
  - Occupancy is at 46% of total office space in Lacey in 2008
  - Declining since 2008

- Current vacancies in the District represent 9 to 13 years of projected office absorption

- Renovation would be required for existing buildings to be reoccupied
MARKET DATA
Market & Real Estate Conditions

• The Woodland District could capture as many as 1,000 new units between 2010 and 2030

• To achieve high end market forecast need to improve overall desirability of the District:
  o Establishment of a positive identity
  o Improvements to traffic flow
  o Improvements to streetscape
  o Improvements to walkability

DEMAND FOR RESIDENTIAL DEVELOPMENT

• Townhouses: 185-264 dwelling units
• Low-rise (1-2 stories): 370-423 dwelling units
• Mid-rise (3-6 stories): 185-370 dwelling units
• High-rise (9+ stories): 0 dwelling units
WHO ARE POTENTIAL RESIDENTS?

• Primary urban dwellers living in college towns; townhomes, apartments, older single-family homes (+/- 80%)

• Suburban “move up” buyers; homeowners (+/- 20%)

• Professional couples with few children who favor urban settings; owners of townhomes, condos, single-family homes. (+/- 1%)
LOCAL BUSINESS INTERVIEWS
SUMMARY

• 95% serve a local or regional market
• 98% are stable or growing
• 47.5% said their sales are increasing
• Larger percentage of businesses hired (33%) than laid off employees (25%) between 2010 - 2012
  - Total # of employees increased from 1,042 in 2010 to 1,160 in 2012
• Local challenges are generally in line with national economic challenges
• Most businesses in the District are positive about their business and economic future

EDC Woodland District Business Interviews

• 80 surveys completed (out of 102 businesses identified in the target outreach area)
• Local challenges are generally in line with national economic challenges
• Most businesses in the District are positive about their business and economic future
LOCAL BUSINESS INTERVIEWS

Preferences

• Interviewees like:
  - Proximity to I-5
  - Accessibility from local arterial roads
  - Proximity to neighboring retailers and professional services

• Interviewees don't like:
  - Being tucked away/hidden from the main arterial roads (lack of visibility)
  - Vacated office buildings (lower daytime foot traffic)
LOCAL BUSINESS DATA
Preferences

• Lots of variation in what additional businesses, commercial or other types of activity are desired
  - More retail and commercial office tenants (most common)
  - Redeveloping of old state buildings as a high tech medical complex
  - More multi-family housing to support a family oriented place
  - Education center to support a strong tie to St. Martin's

• Even split on whether businesses would like to see high density residential buildings
  - 56% yes, 44% no
VISION MEETING, OCTOBER 2012
What We Heard

• Access to I-5

• Shopping opportunities, services, and restaurants

• Peaceful district with lots of trees

• Transit center/access

• Activities in the park
VISION MEETING, OCTOBER 2012
What We Heard

• Round-the-clock activity
  - Community center
  - Student oriented businesses
  - Taverns, food trucks
  - Higher end restaurants

• Add residential

• Access across College St.

• Reduce the amount of pavement

• More mixed-use buildings

• Create a sense of place: district needs "local color" and "culture"

• Better pedestrian (walking) environment

QUESTION 2:
What would you like to see changed or added?

What would it take to get you to spend more time here?
VISION MEETING, OCTOBER 2012

What We Heard

• Key elements that define the heart
  - Being able to meet neighbors and friends, chance encounters
  - Consistent activity
  - Public events
  - Strong identity

• Where?
  - The whole district
  - 6th & Sleater-Kinney as main intersection
  - Fred Meyer
  - Transit Center
  - Huntamer Park

QUESTION 3:
In your opinion, what are the key elements that define the heart of a community?

What should be included in the heart of the Woodland District?

Where is the heart of the district?
VISION MEETING, OCTOBER 2012
What We Heard

QUESTION 3:
In your opinion, what are the key elements that define the heart of a community?

What should be included in the heart of the Woodland District?

Where is the heart of the district?
PROJECT OVERVIEW
Existing Assets & Character

GOAL
Build on existing identity and assets to create a more cohesive & distinctive identity & physical character
PROJECT OVERVIEW
Community Design & Identity:

Character Summary

• Strong Perimeter Circulation, Dispersed Center Circulation
• Create Nodes & Public Places that build on existing assets
• Need to create distinct identity with urban form, buildings, streets, development, & culture

KEY PHYSICAL DESIGN ELEMENTS
• Buildings
• Trees
• Signage
• Arts & Culture
• Key Streets
• Public Gathering Spaces
Urban Design Framework
URBAN DESIGN FRAMEWORK

This section presents a diagram of the key physical design recommendations.
PHYSICAL DESIGN ELEMENTS OF FOCUS

• Elements
  - Buildings
  - Trees
  - Signage
  - Streets
  - Public Gathering Places

• Key Streets
  - Sleater-Kinney
  - College Street
KEY THEMES IDENTIFIED
Cultural/Social/Economic Building Blocks

1. Visibility & Identity
2. Connectivity & Mobility
3. Vibrancy
4. Diversity
5. Healthy, Complete Community
6. Unique, Memorable Experience
7. Cultural Heart
8. Contemporary City/Modern City
EXISTING FRAMEWORK
Street Pattern & Destinations
URBAN DESIGN FRAMEWORK DIAGRAM
URBAN DESIGN FRAMEWORK
Circulation & Streets: Existing

GOALS

• Develop more regularized street pattern which provides frequent connections, more direct routes and smaller block pattern
• Remove barriers to walking
• Safe & easy to navigate
• Skeleton of bike infrastructure with trails very prominent, and strong east-west bike connections
• Additional pedestrian connections & detail for SSC & Fred Meyer to be added

LEGEND
URBAN DESIGN FRAMEWORK
Circulation: Street Types & Design

APPROACH

• Streets serve all modes of travel (travel lanes, on-street parking, pedestrian zone, bicycle zone)
• Multimodal Streets with complete sidewalks and bicycle infrastructure
• “Complete streets“ can fit into existing right-of-way & preserve existing curb, gutter & utilities
• Streets become strong element of community design identity
GOALS
Districts & Nodes

“DISTRICTS” & “NODES”

• Strengthen existing physical character of sub-districts
• Blend (balance) land uses among districts with mixed uses
• Districts have distinct characters
• Reshape trees for visibility to business.
• Create smaller “nodes” of activity around key destinations (Transit Center, Huntamer Park, South Sound Center, Fred Meyer) with mix of uses & “placemaking”
GOALS
South Sound Center Area

SOUTH SOUND CENTER AREA

• Reconnect to the street grid
• Improve visibility to SSC buildings
• Improve signage locations, size & style
• Increase intensity of activity with infill, shared parking & complementary uses
• Consider food court, skating rink & other active venues
• Regularize internal circulation & add pedestrian infrastructure
• Improve trail accesses
GOALS
Woodland Square Loop Area

WOODLAND SQUARE LOOP AREA

• Create a livable, vibrant district with residences, employment & a destination cultural heart
• Create active recreation & cultural node around Huntamer Park
• Increase visibility of area with street & pedestrian connections, wayfinding & compelling perimeter
• Create nodes around Transit Center/6th Avenue and infill “Main
• Create a center or a heart with day & night, year round activities
GOALS
Trees

TREES

• Increase visibility of business & signage while retaining distinctive tree canopy

• Retain mature trees; which provide a strong distinctive presence in District and are fundamental to its identity

• Establish program to limb up and shape existing trees for visibility & identity
VISUAL PREFERENCING, POLLING & DIALOGUE
INSTANT POLLING
Visual Preference & Instant Polling Instructions

Meeting Notification

• Presents options to fulfill project goals and recommendations
• Participants use key pads and results show on screen
• Uses photos of options for physical design elements
• Uses questions about the project themes and priorities
• Sections of polling followed by question & answer and dialogue
INTEGRATED POLLING
Visual Preference & Instant Polling Instructions

Instructions

• Use your response card to answer the questions that follow
• Press the button with the same number as your answer
• A green light indicates that we received your response
• You cannot vote more than once

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
INSTANT POLLING
Practice Question

1. Image 1 (Puppy)
2. Image 2 (Kitten)
3. Both
4. Neither
How did you hear about tonight’s meeting?

#1: Facebook Post
#2: Thurston Talk Article
#3: Direct Contact or Email
#4: Other
BUILDINGS

GOALS

• To be characterized by modern, contemporary buildings that signifies Lacey’s as a modern, relatively new city that is moving into the future

• Create a more cohesive architecture for new buildings

• Contemporary and will stand the test of time
BUILDINGS
Offices

1

2

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
BUILDINGS
Mixed Use Residential

1. Mixed Use Residential Image 1
2. Mixed Use Residential Image 2
3. Mixed Use Residential Both Images
4. Mixed Use Residential Neither Image
BUILDINGS
Mixed Use Residential

1. 
2. 
3. 
4. 

24% #1: Image 1
49% #2: Image 2
24% #3: Both
3% #4: Neither
BUILDINGS
Multifamily Residential
BUILDINGS
Multifamily Residential

1. Image 1: 42%
2. Image 2: 24%
3. Both: 26%
4. Neither: 8%
BUILDINGS
Townhomes

1. Image 1
2. Image 2
3. Both
4. Neither
BUILDINGS
Retail – Large Format

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
BUILDINGS
Retail – Large Format

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
BUILDINGS
Retail – Small Format

1

2
BUILDINGS
Retail – Small Format

1. #1: Image 1
2. #2: Image 2
3. #3: Both
4. #4: Neither
BUILDINGS
Retail – Small Format

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
BUILDINGS

Discussion

• What did you like about the photos you selected?
• What words would you use that describe your choice?
• What did you not like about the others?

GOALS

• To be characterized by modern, contemporary buildings that signifies Lacey’s as a modern, relatively new city that is moving into the future
• Create a more cohesive architecture for new buildings
• Contemporary and will stand the test of time
SIGNAGE

GOALS

• Mix of conditions with mature trees, building pads in front of buildings, low monument signs
• Needs distinctive visual identity & character as primary entrance & walking street
• Reshape trees for visibility to business
• Access & parking
SIGNAGE
Gateways: Districts

1. [Image 1: Deutschtown]
2. [Image 2: South San Francisco]

<table>
<thead>
<tr>
<th>Option</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1: Image 1</td>
<td>16%</td>
</tr>
<tr>
<td>#2: Image 2</td>
<td>29%</td>
</tr>
<tr>
<td>#3: Both</td>
<td>37%</td>
</tr>
<tr>
<td>#4: Neither</td>
<td>16%</td>
</tr>
</tbody>
</table>
SIGNAGE
Gateways: Districts

#1: Image 1
#2: Image 2
#3: Both
#4: Neither

1. [Image 1]
2. [Image 2]
SIGNAGE
Gateways: Districts

1. Image 1
2. Image 2
3. Both
4. Neither
SIGNAGE
Gateways: Small Streets

1. Image 1
2. Image 2
3. Both
4. Neither

5%
59%
11%
24%

WOODLAND DISTRICT

AECOM
SIGNAGE
Gateways: Small Streets
SIGNAGE
Shopping Center

1. Lowe's
2. Kohl's
3. Best Buy
4. PetSmart
5. Old Navy
6. Dress Barn
7. David's Bridal
8. Lane Bryant
9. T.J. Maxx
10. T.J. Maxx

1. 62%
2. 0%
3. 16%
4. 22%

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
SIGNAGE
Shopping Center

1. Image 1
2. Image 2
3. Both
4. Neither
SIGNAGE
Retail: Large Scale – Single Tenant

11%
24%
57%
8%

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
SIGNAGE
Retail: Large Scale – Multiple Tenants

1

2

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
SIGNAGE
Retail: Small Scale – Building Mounted

1.
2.
3.
4.

36%
14%
39%
11%

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
SIGNAGE
Retail: Small Scale – Building Mounted
SIGNAGE
Retail: Small Scale – Building Mounted
SIGNAGE
Retail: Small Scale – Building Mounted

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
SIGNAGE
Retail: Small Scale – Window Signs

1. #1: Image 1
2. #2: Image 2
3. #3: Both
4. #4: Neither

43%  8%  5%  43%

Image 1: Neon sign with the word "OPEN".
Image 2: Window sign with the text "CUSTOM MADE TEES HERE Anything you want".
SIGNAGE
Discussion

• What did you like about the photos you selected?
• What words would you use that describe your choice?
• What did you not like about the others?

GOALS
• Mix of conditions with mature trees, building pads in front of buildings, low monument signs
• Needs distinctive visual identity & character as primary entrance & walking street
• Reshape trees for visibility to business
• Access & parking
STREETS
Sleater-Kinney

GOALS

• Distinctive character as vibrant retail street, day & night
• Improve visibility to major retail
• Reshape trees for visibility to business
• Add distinctive, lively signage
• Vibrant storefronts with transparent facades, large windows and use of color
• Distinctive, stylish signage
STREETS
College Street

GOALS
• Develop a more vibrant street with mix of uses, signage & wayfinding.
• Develop College as a compelling edge to the Woodland Loop district
• Shape trees to direct views into the adjacent areas
• Penetrate the barrier of the street in many places with land uses, crossings & gateways
• Develop more vibrant land uses & signage
• Integrate SMU into College Street with SMU facilities & mixed use
STREETS
Crosswalks

#1: Image 1
77%

#2: Image 2
14%

#3: Both
9%

#4: Neither
STREETS
Landscaping

1. Image 1
2. Image 2
3. Both
4. Neither

17%
37%
43%
3%

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
STREETS
Landscaping
STREETS
Lighting

1. Image 1
2. Image 2
3. Both
4. Neither

71%  #1: Image 1
9%    #2: Image 2
20%  #3: Both
     #4: Neither
STREETS
Parking Lots

1. Streets
2. Parking Lots
3. Both
4. Neither

#1: Image 1
#2: Image 2
#3: Both
#4: Neither
STREETS
Discussion

• What did you like about the photos you selected?
• What words would you use that describe your choice?
• What did you not like about the others?

GOALS

• Distinctive character on Sleater-Kinney as vibrant retail street, day & night
• Reshape trees for visibility to business & to direct views
• Vibrant storefronts with transparent facades, large windows and use of color
• Distinctive, stylish signage
• Integrate SMU into College Street with SMU facilities & mixed use
• Penetrate the barrier of College Street in many places with land uses, crossings & gateways
PUBLIC GATHERING SPACES

GOALS

• Flexible venues for public events
• Ability to contain large numbers
• Different events with different requirements
• Cultural events, markets, performances
• Passive participation or resting, enjoying the place
PUBLIC GATHERING SPACES
Indoor Food Courts

1. #1: Image 1
2. #2: Image 2
3. #3: Both
4. #4: Neither
PUBLIC GATHERING SPACES
Outdoor Food Courts

1. Outdoor Food Courts with people sitting and eating.
2. Outdoor Food Courts with people sitting and eating under a large umbrella.

Options:
- #1: Image 1
- #2: Image 2
- #3: Both
- #4: Neither
PUBLIC GATHERING SPACES

1. Image 1: 46%
2. Image 2: 3%
3. Both: 11%
4. Neither: 40%
PUBLIC GATHERING SPACES

Choice: 
#1: Image 1 82% 
#2: Image 2 18% 
#3: Both 
#4: Neither
PUBLIC GATHERING SPACES

Discussion

• What did you like about the photos you selected?
• What words would you use that describe your choice?
• What did you not like about the others?

GOALS

• Flexible venues for public events
• Ability to contain large numbers
• Different events with different requirements
• Cultural events, markets, performances
• Passive participation or resting, enjoying the place
Additional Topics for Dialogue
1. POSSIBLE ACTIVITIES & EVENTS
Activities for Gathering Places in the Heart(s)
2. TRAIL-ORIENTED DEVELOPMENT

Emphasize Bike Visibility
2. TRAIL ORIENTED DEVELOPMENT

Branding & Integration of Bicycles
2. TRAIL ORIENTED DEVELOPMENT
Urban Trail System

- Visually prominent, with frequent & visible access points
- Strong component of community identity
- “Trail-oriented development” adjacent to trails
- Businesses oriented to trail users
3. OPPORTUNITY SITES & CATALYST PROJECTS

OPPORTUNITY SITES

Large sites which offer unique potential for infill, intensification & “placemaking”

A. South Sound Center
B. Office Depot / Dollar Tree Property
C. Fred Meyer Area
D & E. Undeveloped Properties on College Street & 7th – Gateway Sites
REASONS TO REVITALIZE
Mall & Community Benefits

• Improve access & circulation
• Create a complete system of connected streets
• Increase economic activity with complementary destination uses
• Integrate isolated areas into the surrounding urban fabric
• Intensify mix of uses near transit
• Make areas walkable
• Build new “downtowns” & public gathering places
• Reduce vehicle miles traveled with mix of uses
NORTHGATE MALL, Seattle

RECENT MALL IMPROVEMENTS

- Demolition of clinic & cinema on north edge
- Addition of individual storefronts & restaurants
- Extensive planning for Regional Center, Light Rail, implementation of Thornton Creek Restoration & Thornton Place to south
- Mall circulation, walking conditions & perimeter connections mostly unchanged
TWO OUTDOOR MALLS: LAKEWOOD MALL & UNIVERSITY VILLAGE

- Lakewood demolished an indoor mall & U Village demolished individual buildings
- Both redeveloped in phases
- Both have clusters of buildings, walkways & parking
- Different markets, tenants, densities, & aesthetics
- Differing emphases on parking, the pedestrian realm & public space
LAKEWOOD MALL

- A Power Center (unenclosed shopping center with 3 or more big box tenants & various smaller tenants usually located in strip plazas)
- Larger parking areas
- Less emphasis on the walking environment
- Does not include public gathering space
- City Hall complex on the periphery
UNIVERSITY VILLAGE, Seattle

“Lifestyle Center”

- A lifestyle center (shopping center that combines the traditional shopping mall functions with upscale leisure amenities)
- Local & national retailers; some 2-story retail with parking garage above & behind
- Emphasis on walking realm, public places & smaller surface lots
- High densities of UW area near U Village provide market for this center
PHASED MALL REVITALIZATION
Discrete Elements & Financing

- Many communities have seen their old malls become centerpieces in their communities as they intensify and diversity uses and integrate the urban form into the broader community.
- Some redevelopment projects are funded solely by private development and others through public-private partnerships.
- Most are redeveloped in phases which occur over many years.
CROSSROADS MALL, Bellevue

• Early improvements included site improvements, performance space, internal food court & mini-City Hall

• Public process established internal circulation & perimeter relationships

• Planning process tailored to include most diverse population in Bellevue & including ethnic food & activities
CROSSROADS MALL, Bellevue

- Longer term plans include addition of mixed use development along east side of mall
- Planning process established height analysis and design concepts
WINTER PARK VILLAGE, Florida

- 40 acre dead mall with one building in center of lot in 1997
- Built in similar era to South Sound Center with one primary building surrounded by parking
- Little landscaping
- Not integrated with surrounding area
- One anchor building was retained with lofts added above
WINTER PARK VILLAGE 1999

- Redeveloped out from center in phases
- Developed with private funds
- Site plan revised to support office demand
- Parking structure built ahead of schedule 2007
- Urban design plan a success, “building details less so”
WINTER PARK VILLAGE, 2007
29th STREET, BOULDER

- The Former Crossroads was a classic mall structure surrounded by parking on highway arterial.
- Mall demolished after anchor tenants gone; parking structure retained.
- Site redeveloped with new big box & Macy’s anchors, internal “streets” created, buildings line perimeter.
3. OPPORTUNITY SITES & CATALYST PROJECTS

CATALYST PROJECTS – TEST FEASIBILITY

1. Redevelop Office Building to Residential Use (near to mid term)
2. Renovate Office Building for Live/Work or Residential Use (Immediate)
3. Market Rate Mixed Use Project (near to mid-term)

GOALS

• Catalyst projects stimulate development
• Take advantage of public investment (i.e. infrastructure or facilities)
• Strategically located to catalyze additional investment
• Jump start the private investment cycle
• Often consist of public/private partnerships
• Many successes in other communities
How Will We Use Your Input?
NEXT STEPS

• Put Visual Preference & Meeting Notes on Project web site
• Catalyst Project Analyses

• Phase 3 – Develop Draft Strategic Plan Late Spring
  o Detailed Project Recommendations
  o Goals, Policies, Objectives, Projects
  o Public Private Partnerships
  o Implementation Plan
Thank You for Attending!
THE WOODLAND DISTRICT