



The Future of  
**Sultan's  
Downtown &  
US-2 Corridor**

Sultan Comprehensive Plan Update

*November 14, 2023*

# Agenda.

1. **Welcome & Introductions**
2. **Night #1 Recap**
3. **Area Overview & Context Analysis**
4. **Polling & Mapping**
  - 4.1. Land Use Pattern
  - 4.2. Aesthetics & Placemaking Features
  - 4.3. Connections to Other Neighborhoods
5. **Q&A**





**Sultan  
2044**

# PLANNING SUMMIT SERIES



## **Future of Sultan's Neighborhoods**

Wednesday, Nov 15 @ 7pm

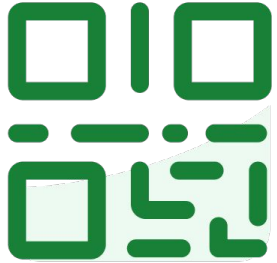
Online via Zoom

*Alternative: City Hall Watch Party*

**Please RSVP!**

[www.sultan2044.com](http://www.sultan2044.com)

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Join at [slido.com#2860607](https://slido.com/#2860607)

- ① Click **Present with Slido** or install our [Chrome extension](#) to display joining instructions for participants while presenting.



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# What is Sultan named after?

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**Sultan  
2044**

November 14, 2023

# Night #1 Recap



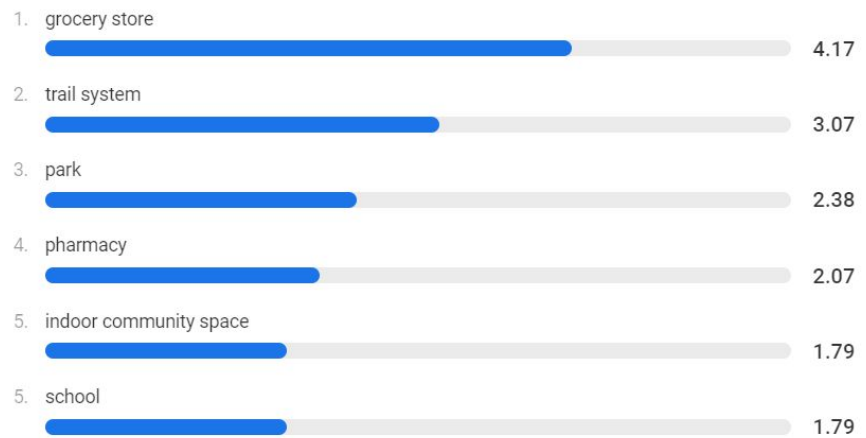
- Recording available soon!
- Project Overview
- Comp Planning 101





**In 2044, what is one word that you hope describes Sultan?**

**In 2044, what would you like to have most within fifteen minutes of your home?**



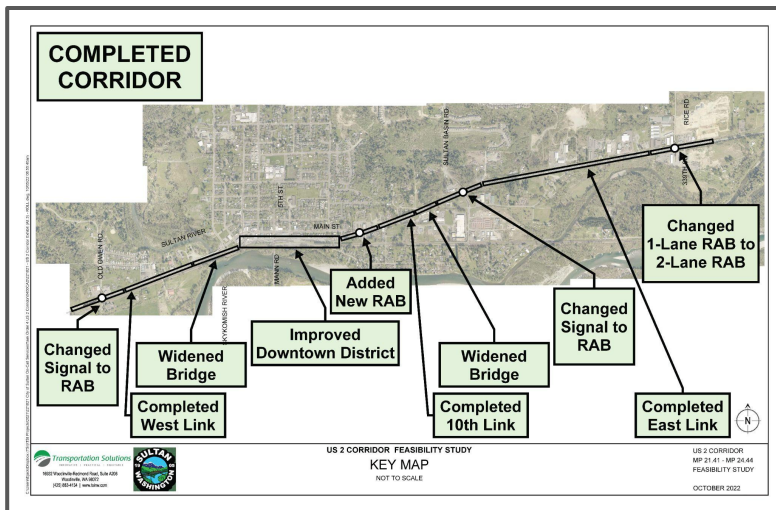




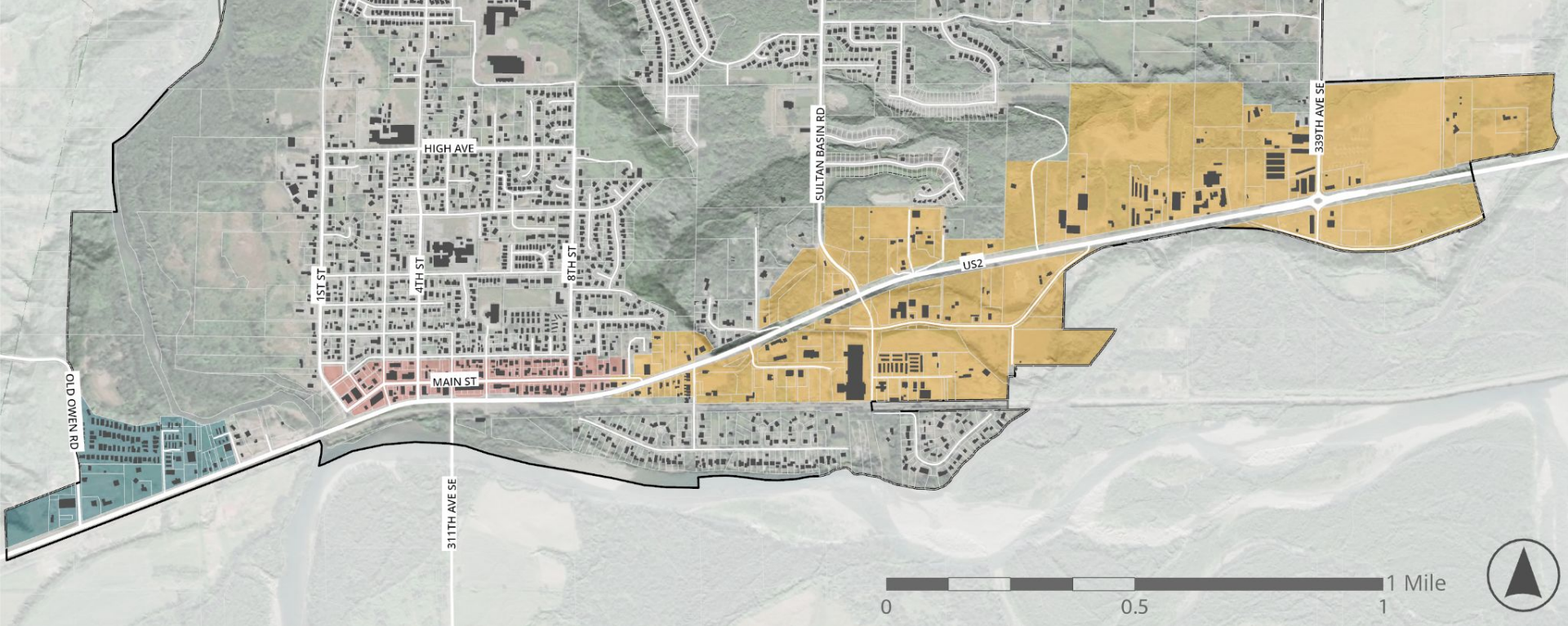
# Context Analysis.

- Past/Ongoing City Initiatives
- Zoning
- Development Capacity
- Housing Types
- Transportation

# City Initiatives

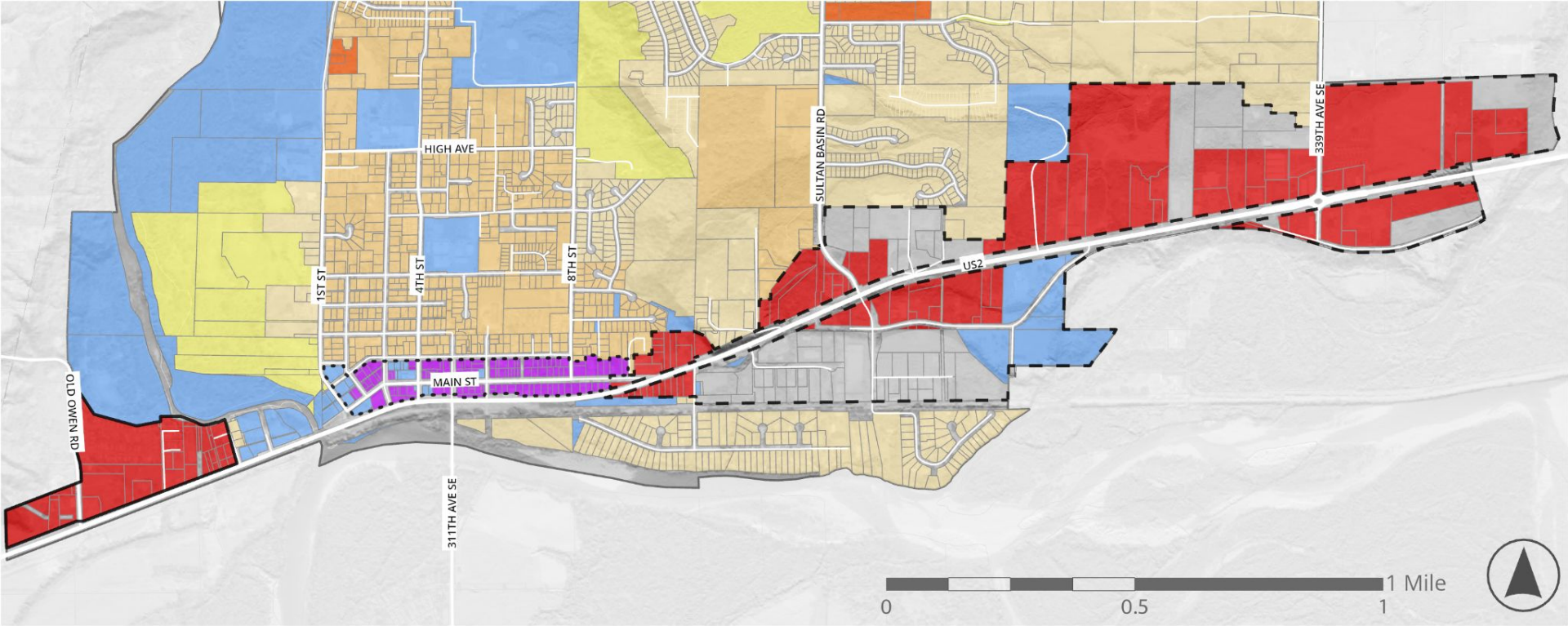

















# Area Overview

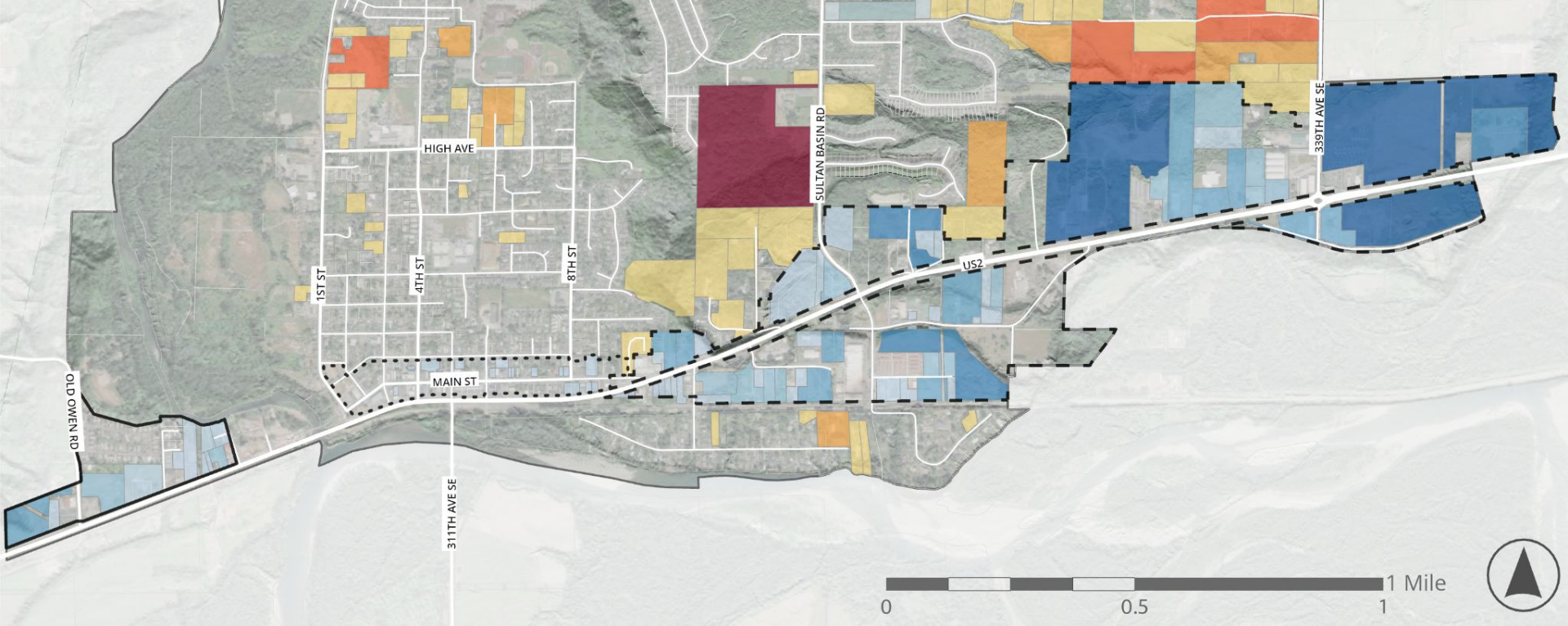
-  Downtown
-  North US-2 Corridor
-  South Commercial Node



# Zoning

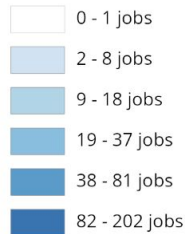
-  Downtown
-  North US-2 Corridor
-  South Commercial Node
-  Highway Oriented Commercial
-  Manufacturing
-  Urban Center
-  Public & Institutional Overlay
-  Neighborhood Commercial
-  High Density Residential
-  Moderate Density Residential
-  Low Density Residential





# Development Capacity

## Employment Capacity



## Housing Capacity





# Housing Types

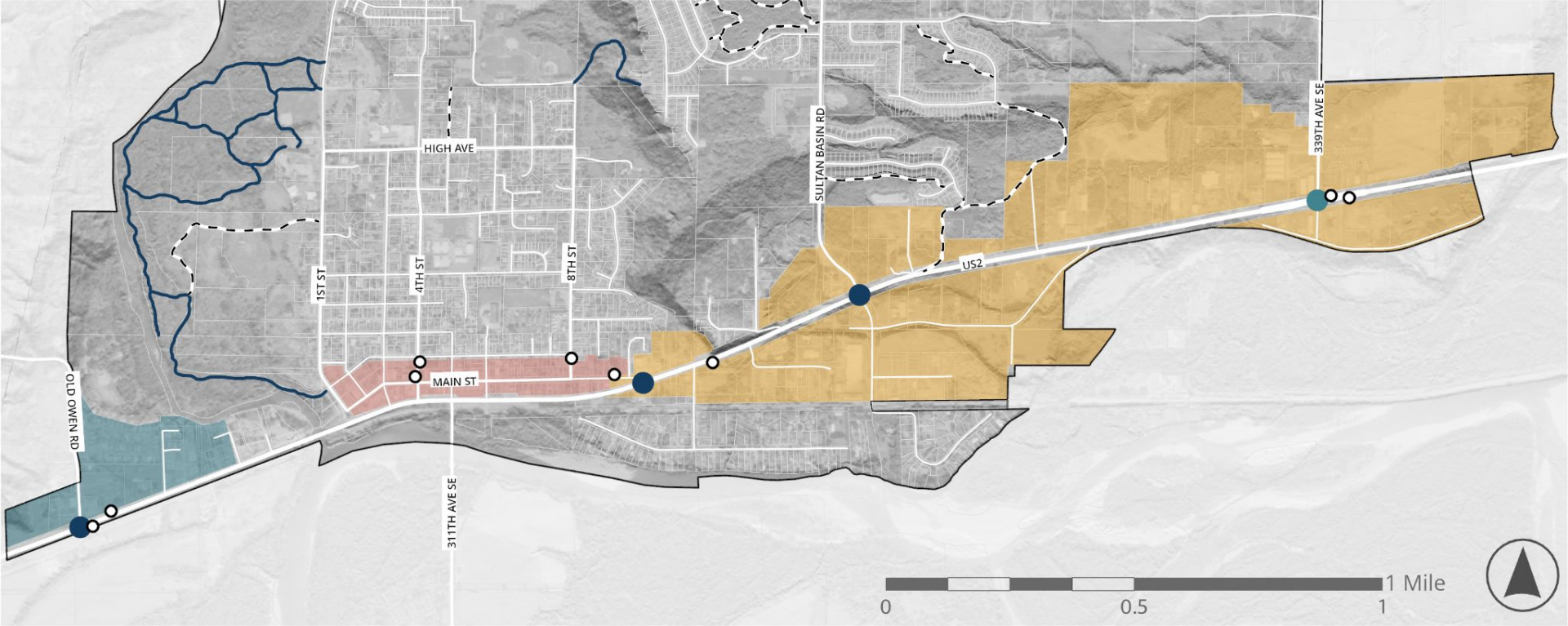
## Single-Family

- Single-Family Detached
- Single-Family Attached
- Manufactured Home

## Multi-Family

- Duplex
- Triplex
- Fourplex
- 5-30 Units





# Transportation

- Public Trails
- Private Trails
- Bus Stops
- New Roundabout
- Revised Roundabout
- Downtown
- North US-2 Corridor
- South Commercial Node

# Downtown Context.

- Employment
- Demographics



# Downtown

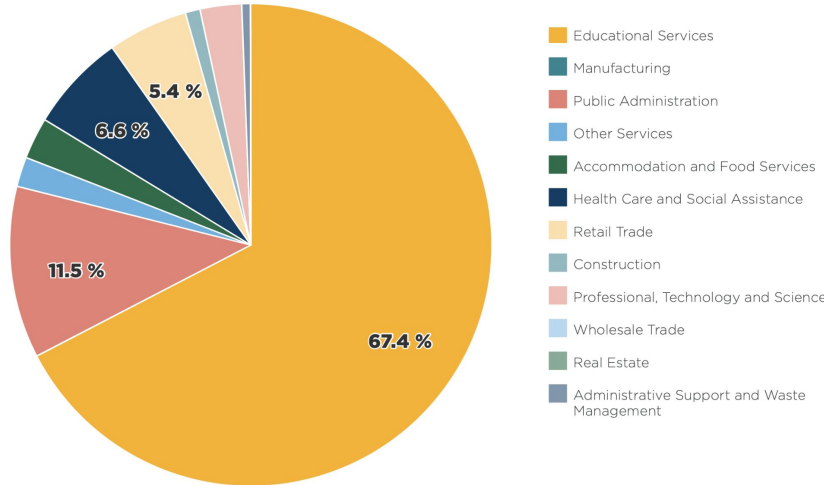
# Employment



**56**  
Jobs

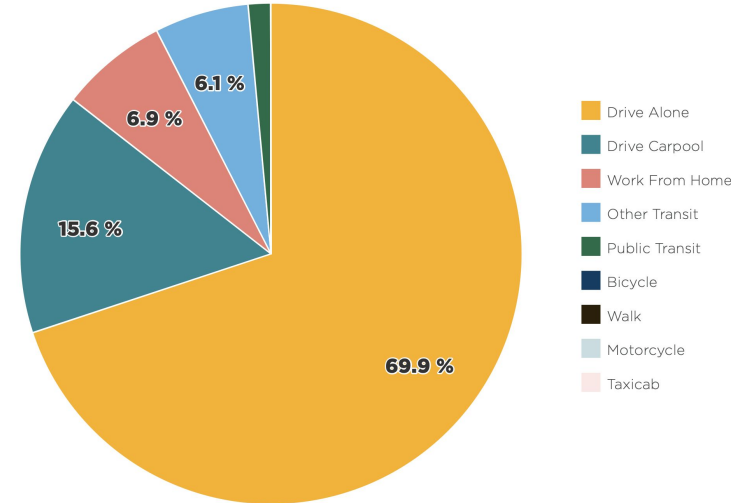
**Total # of Jobs**

**Jobs by Industry**



Sources: *LODES Version 8.0 2020*

**Commuting Mode**



Sources: *US Census Bureau ACS 5-year 2017-2021*

# Demographics

**251**  
People  
**Total Population**

**35**  
Years  
**Median Age**

**Children**  
**25%**  
Population Under Age 18  
Downtown

**Seniors**  
**12%**  
Population Age 65 and Over  
Downtown

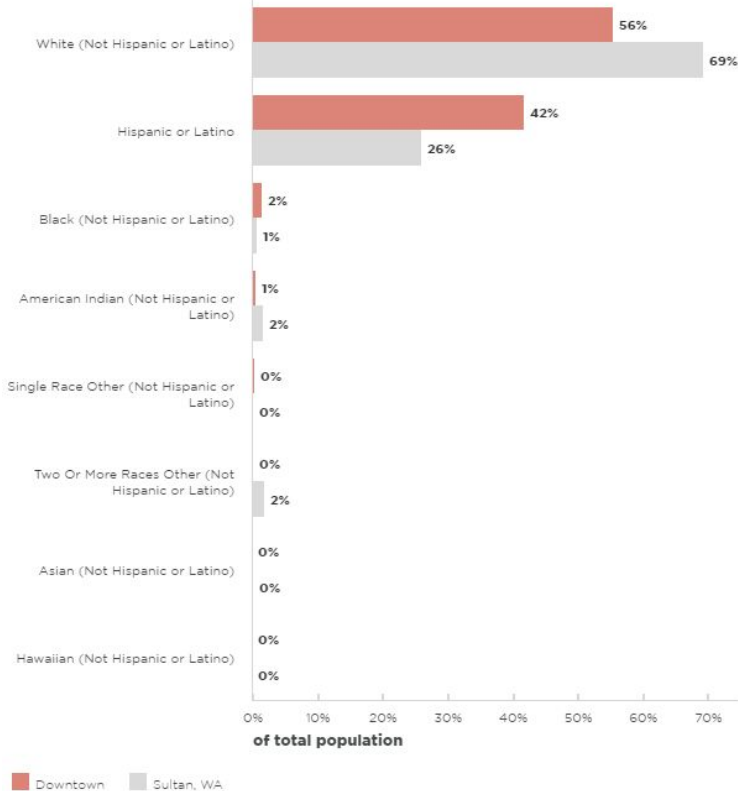
**26%**  
Population Under Age 18  
City of Sultan

**12%**  
Population Age 65 and Over  
City of Sultan

**BIPOC Population**  
**44.5%**  
Downtown

**28.7%**  
City of Sultan

## Race/Ethnicity Totals





# Demographics

### Median Home Value

**\$288,200**

USD

Downtown

**\$324,082**

USD

City of Sultan



### Median Household Income

**\$64,127**

USD

Downtown

**\$81,970**

USD

City of Sultan

### Cost Burdened Households

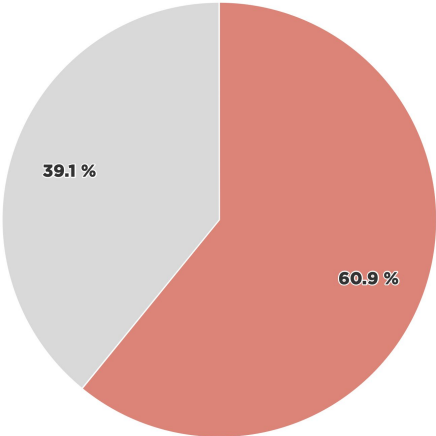
**19.7%**

Downtown

**22.1%**

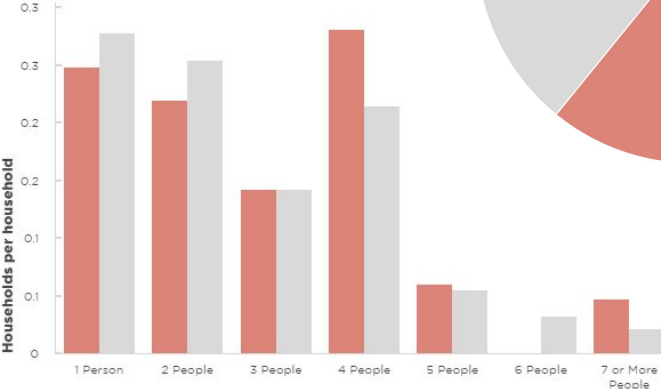
City of Sultan

Owner vs Renter Occupied



Owner Occupied  
Renter Occupied

Household Size

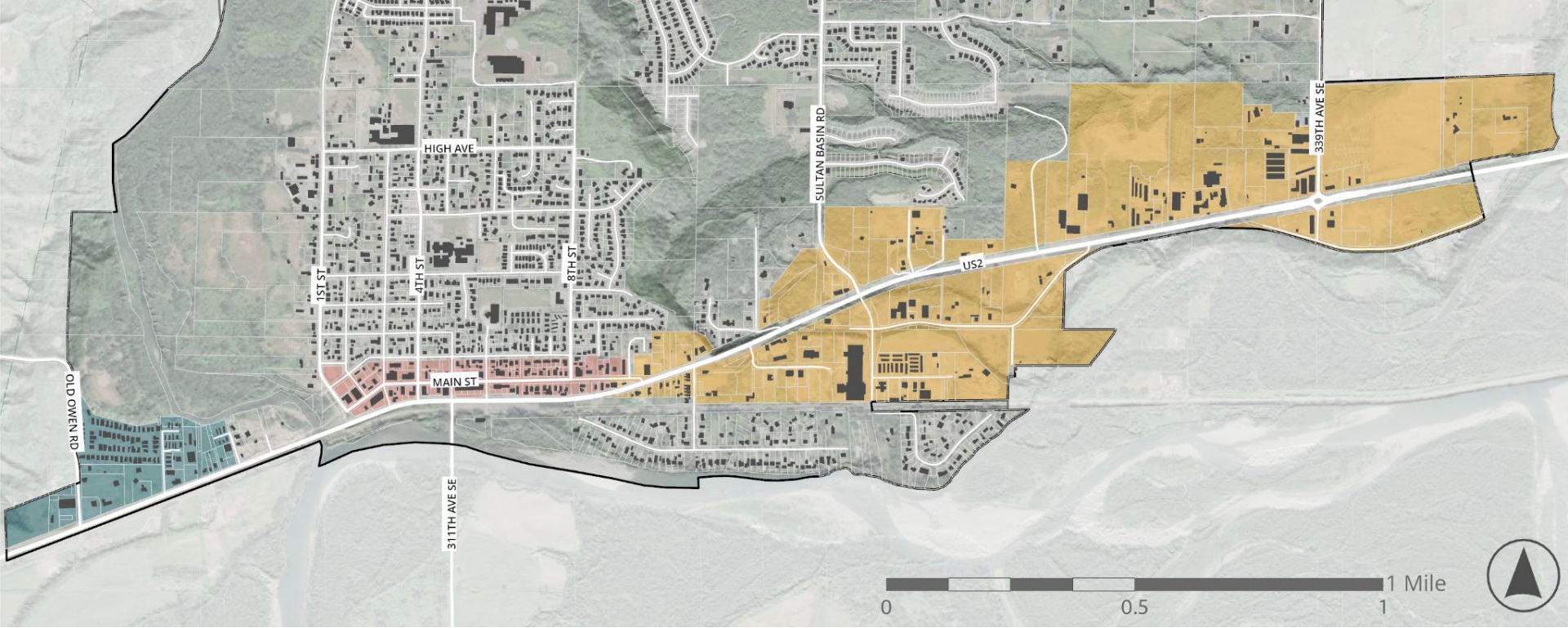


Downtown City of Sultan



# US-2 Corridor Context.

- Employment
- Demographics



## North US-2 Corridor + South Commercial Node



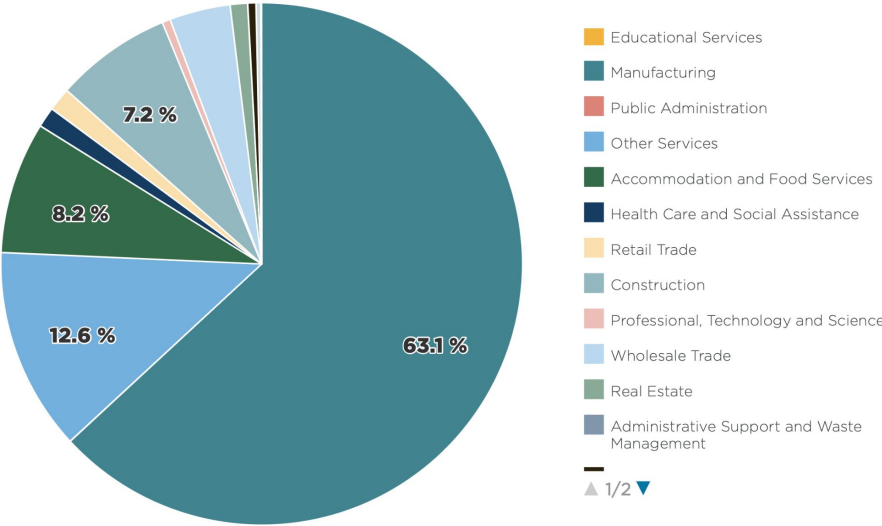
# Employment



**33**  
Jobs

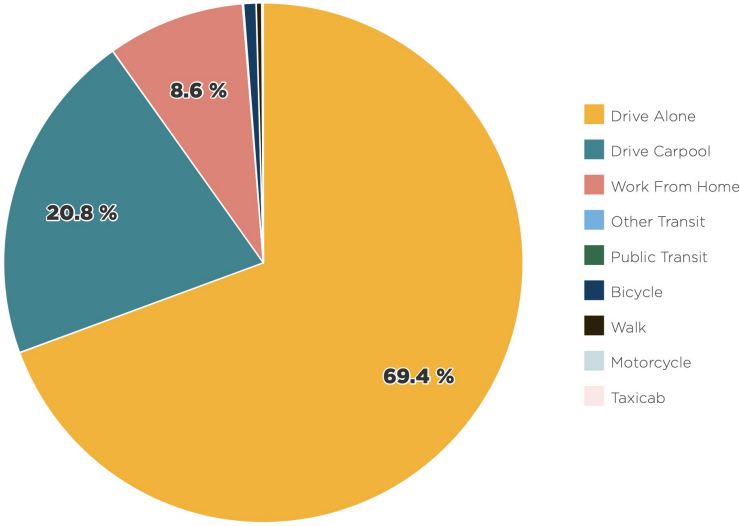
**Total # of Jobs**

**Jobs by Industry**



Sources: LODES Version 8.0 2020

**Commuting Mode**



Sources: US Census Bureau ACS 5-year 2017-2021

# Demographics

**129**  
People  
**Total Population**

**38.5**  
Years  
**Median Age**

**Children**  
**28%**  
Population Under Age 18  
US-2 Corridor

**26%**  
Population Under Age 18  
City of Sultan

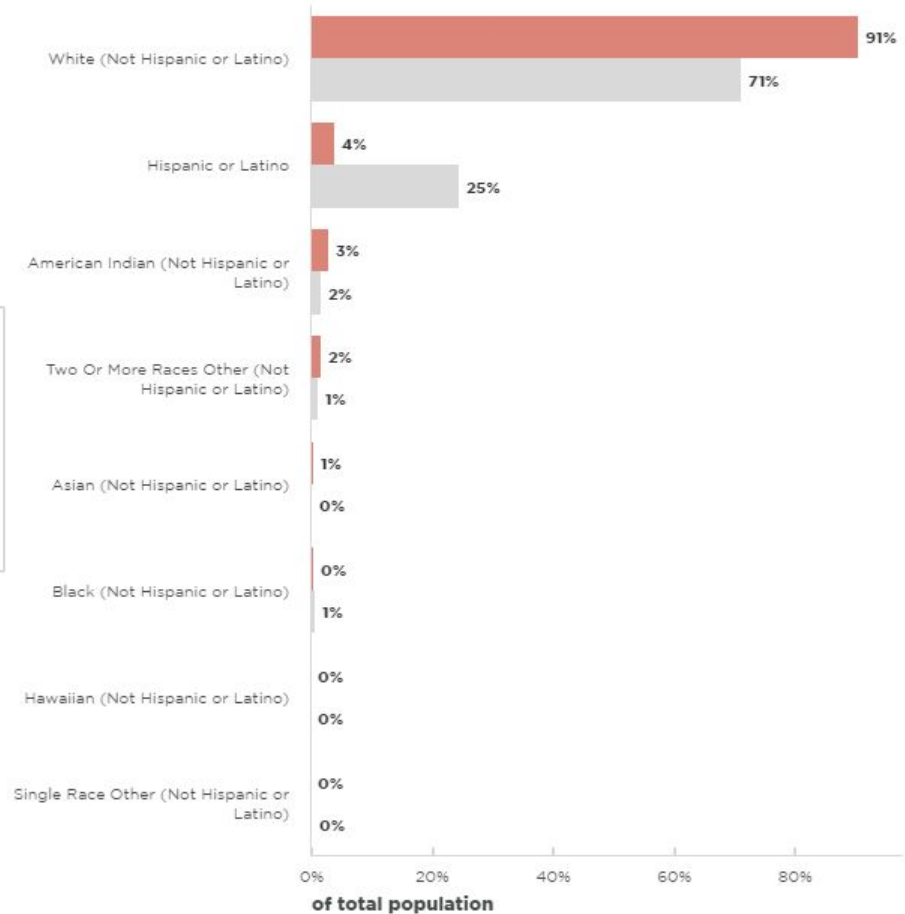
**Seniors**  
**13%**  
Population Age 65 and Over  
US-2 Corridor

**12%**  
Population Age 65 and Over  
City of Sultan

**BIPOC Population**  
**9.4%**  
US-2 Corridor

**28.7%**  
City of Sultan

## Race/Ethnicity Totals



■ US-2 Corridor ■ City of Sultan



# Demographics



## Median Household Income

**\$86,688**

USD

US-2 Corridor

**\$81,970**

USD

City of Sultan

## Median Home Value

**\$322,892**

USD

US-2 Corridor

**\$324,082**

USD

City of Sultan

## Cost Burdened Households

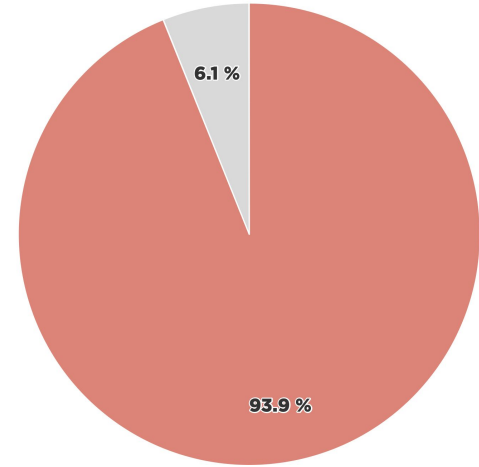
**20.5%**

US-2 Corridor

**22.1%**

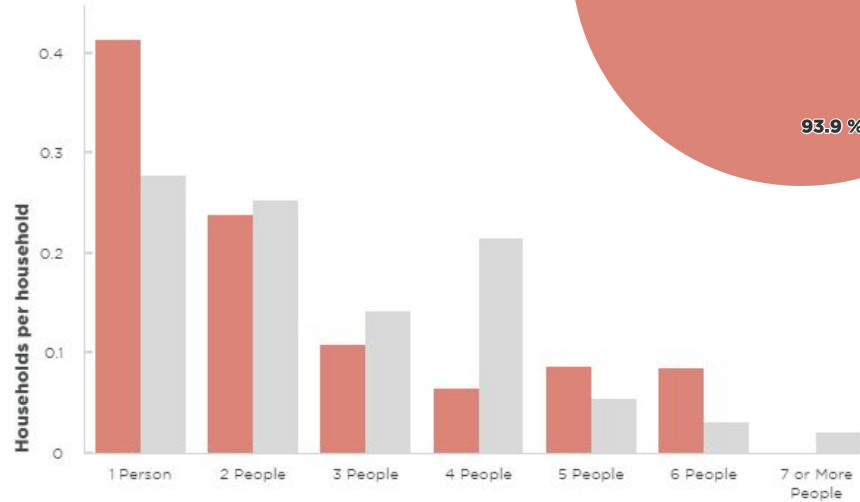
City of Sultan

### Owner vs Renter Occupied



Owner Occupied  
Renter Occupied

### Household Size



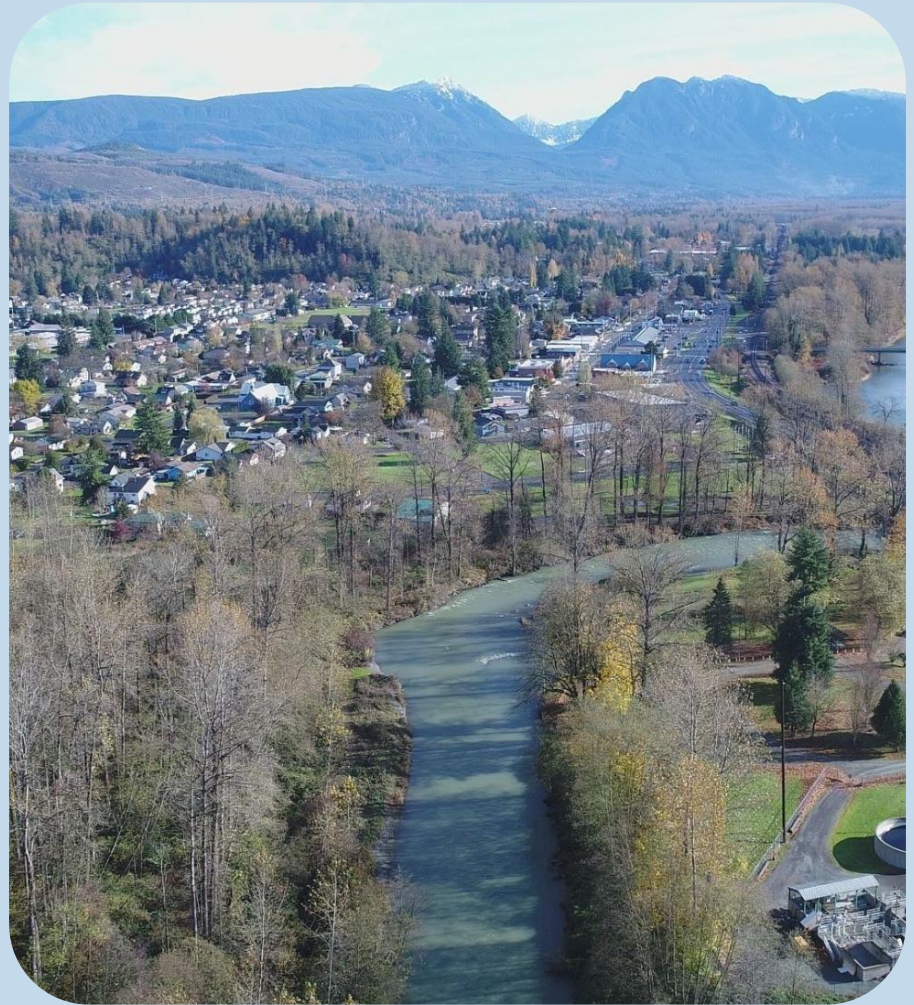
US-2 Corridor City of Sultan



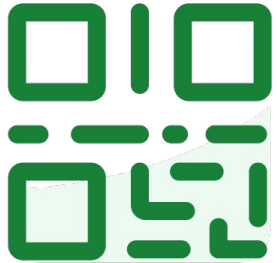
# Land Use Pattern



# Existing Land Use Pattern.



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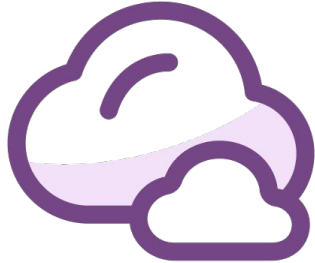
Join at [slido.com](https://slido.com)  
#2860607

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# DT 1.1: What land uses are missing downtown?

- ① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



**trees, benches, & public art**



**arts & cultural events**

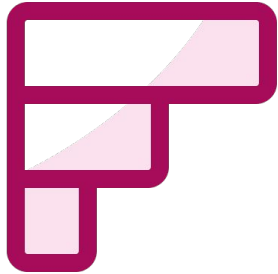


**community gardens**



**public wifi access**

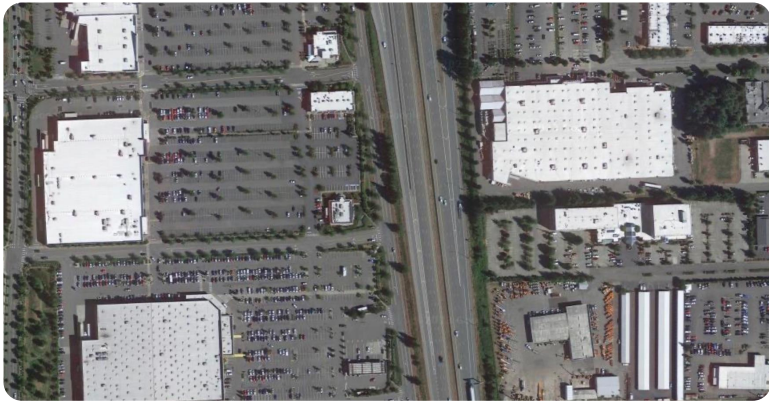
slido



## DT 1.2: What ideas should be prioritized to make downtown more community-oriented?

- ① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

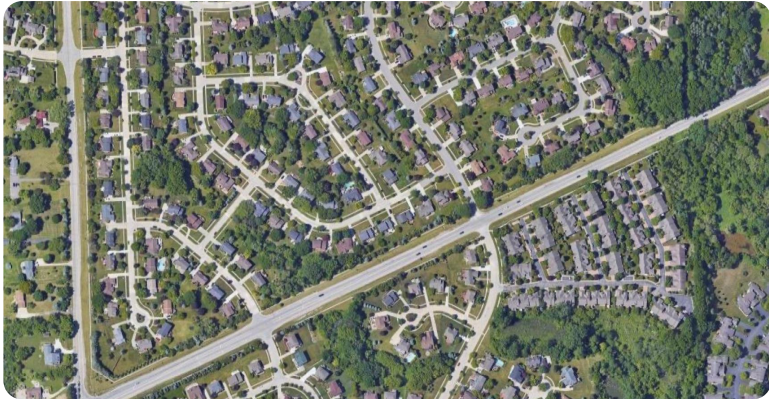




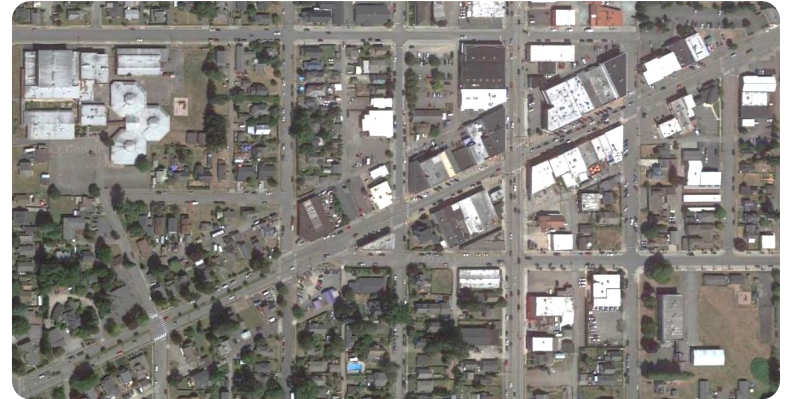
option a



option b



option c



option d

slido



**US-2 1.1: Which example best illustrates your desired land use pattern along the corridor?**

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



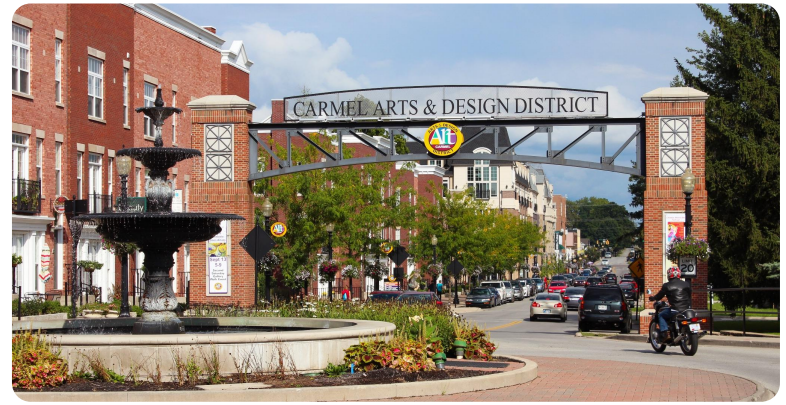
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option a



option b

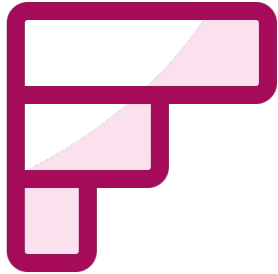


option c



option d

slido



## US-2 1.2: Rank the examples for how intersections and roundabouts should be used?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

# Aesthetics & Placemaking Features



# Existing Development Aesthetic.





option a



option b



option c



option d

slido



## DT 2.1: Which style of development do you like most for downtown?

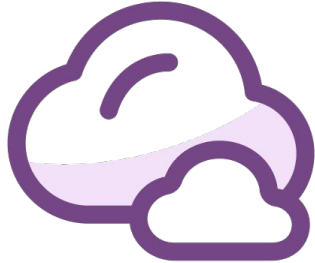
① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.







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## DT 2.2: What elements do you like most about this photo?

- ① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



**unified signage**



**public seating**



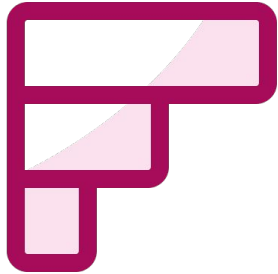
**consistent lighting**



**street trees**



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## DT 2.3: Rank the importance of these placemaking features for downtown.

- ① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.





option a



option b



option c



option d



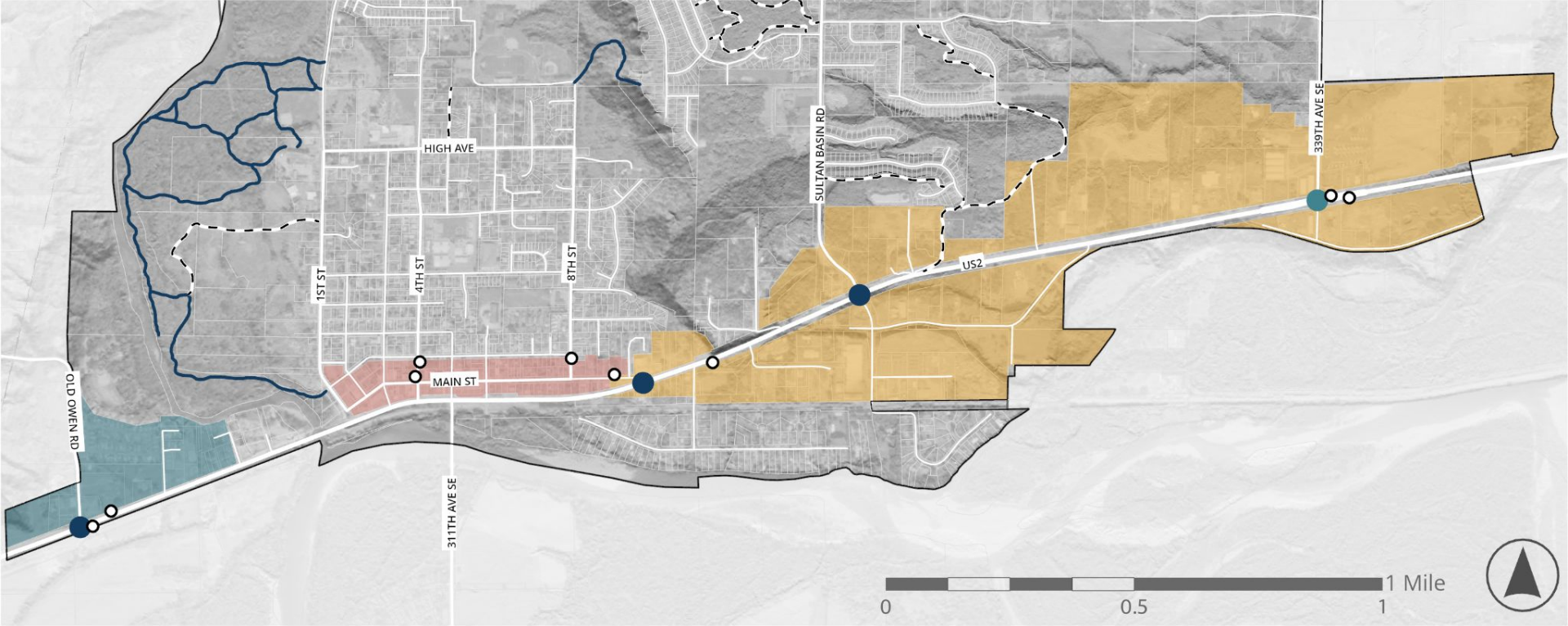
slido



## US-2 2.1: Which style of development do you like most for US-2?

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

# Connections to Neighborhoods



# Existing Connections.

-  Public Trails
-  Private Trails
-  Bus Stops
-  New Roundabout
-  Revised Roundabout
-  Downtown
-  North US-2 Corridor
-  South Commercial Node



walk



bike / e-bike



scooter



local transit



slido



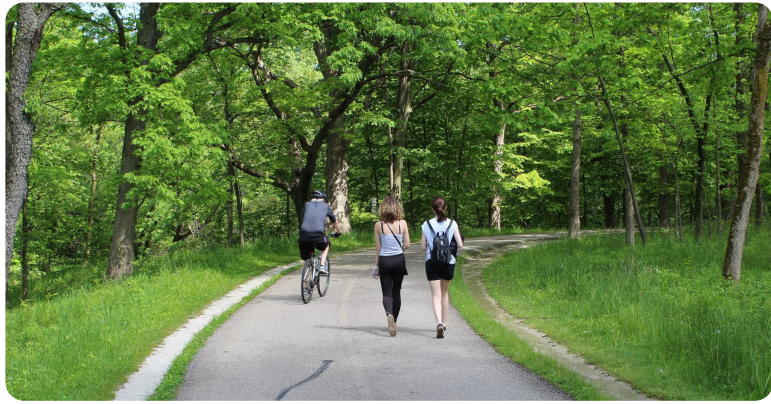
**DT 3.1: Given safe and supportive infrastructure, which modes of travel would you use to access downtown?**

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



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**multi-use path**



**bike lane**



**complete street**



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## DT 3.2: Which type of multi-modal infrastructure would you use to access downtown?

- ① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.

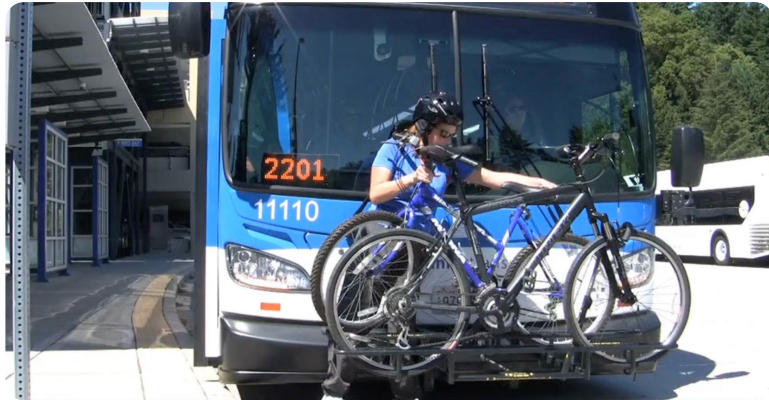




clear wayfinding



protected seating



bike racks



integrated trail network



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**US-2 3.1: Which features should be prioritized for public transit? (check all that apply)**

① Click **Present with Slido** or install our [Chrome extension](#) to activate this poll while presenting.



# Community Mapping with Konveio



**Sultan  
2044**

# **PLANNING SUMMIT SERIES**



**US-2 Corridor and Downtown**

# Instructions

1. Review the map pages and click on the “pins” for more information and to provide input. Click on the example pin to the right.
2. You may also leave comments, questions, or suggestions by using the + button on your cursor and placing it on a map
  - You may also respond to comments from others
  - Click this example comment here:
  - Try leaving a comment in the white box to the left. Here

Example Pin

Leave a Comment



# North US-2 Corridor

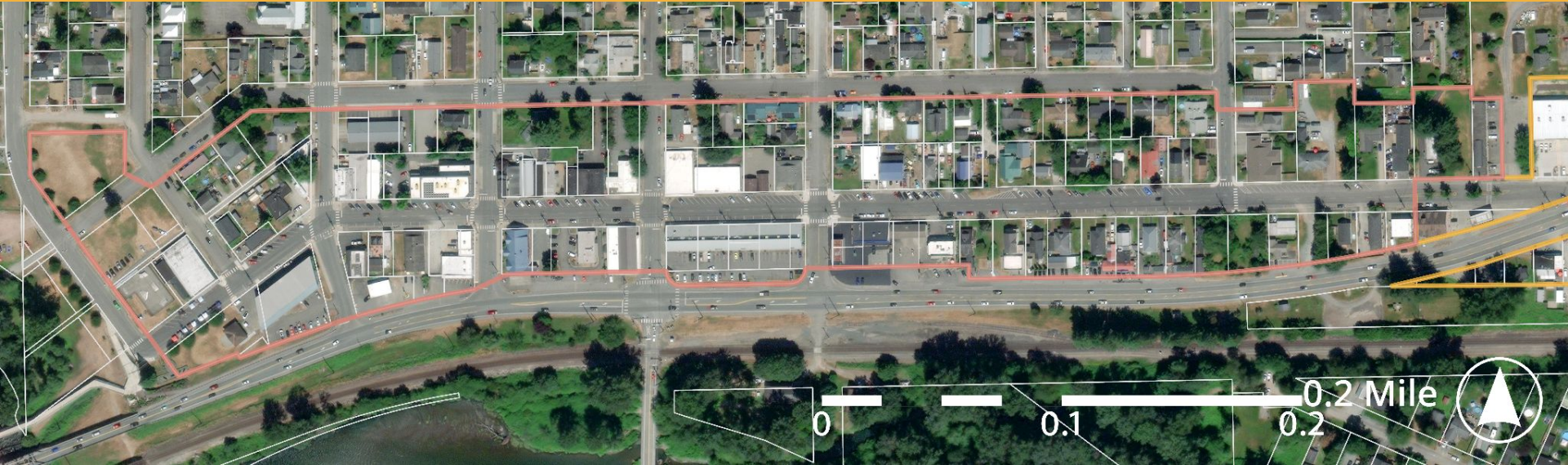
framework





# Downtown

framework





# South Commercial Node

