TABLE OF CONTENTS

| Chapter 1: Guiding Tenets and Planning Framework | 3 |
|---|-----|
| Chapter 2: Existing Conditions | 10 |
| 1) Study Area | 10 |
| 2) Community Development Plan | 11 |
| 3) Environmental Conditions | 16 |
| 4) Demographics and Socioeconomic Conditions | 18 |
| 5) Commute Sheds | 20 |
| 6) Streets | 23 |
| 7) Pedestrian | 34 |
| 8) Bicycle | 45 |
| 9) Motor vehicle | 54 |
| 10) Freight | 65 |
| 11) Public Transit | 70 |
| 12) Transportation Demand Management | 76 |
| 13) Transportation Systems Management and Operations/Intelligent Transportation Systems | 78 |
| 14) Parking Management | 80 |
| 15) Passenger Rail | 83 |
| 16) Air Transportation | 83 |
| 17) Pipeline | 84 |
| 18) Aesthetic Quality | 86 |
| 19) Stormwater Management and Green Streets | 89 |
| Chapter 3: Future Conditions | 91 |
| Chapter 4: Policies and Action Measures | 99 |
| Chapter 5: System Plans | 117 |
| Chapter 6: Implementation Plan – Funding Forecast and Project List | 152 |
| Conclusion | 171 |
| Glossary | 172 |
| Appendix 1: Springwater Plan Area Transportation System Plan | |
| Appendix 2: Pleasant Valley Plan Area Transportation System Plan | |