

Neighborhood Planning

Summary of White Paper Recommendations

CATEGORY 1: CITY NEEDS AND PRIORITIES

Recommendation 1A: Require that neighborhoods that contain designated centers or corridors with unfinished land use and zoning resolve these issues in their planning process.

Unfinished land use, zoning, or boundaries of designated centers and/or corridors represent a high priority neighborhood planning issue that must be addressed in order to meet the City goal of continuing to implement the Comprehensive Plan.

The allocated \$21,000 available for each neighborhood's planning process is sufficient to conduct a limited center and corridor planning process in which land use, zoning, and boundaries are resolved.

Recommendation 1B: Limit post-Neighborhood Action Committee planning activities to city-related issues.

The issue and solution identification conducted in the Abbreviated Planning Process should remain open to all types of issues regardless of their relationship to city government. However, prior to the neighborhood's report to the Neighborhood Action Committee (NAC), issues unrelated to city policies or services should be recorded, forwarded to appropriate non-governmental agencies, and removed from the list of issues considered in the remainder of the neighborhood's planning process. The remaining city related issues can then be presented to the NAC and ultimately used to inform the direction of the neighborhood's planning process.

Some of these neighborhood level opportunities include bicycle/pedestrian and connectivity planning, planning for recreational and open space opportunities, and site planning for previously identified projects, such as the Ben Burr Trail project in the East Central Neighborhood.

CATEGORY 2: PROGRAM FRAMEWORK

Recommendation 2A: Establish deadlines for the completion of neighborhood planning.

This work should be completed in two phases: a six-month period to complete the Abbreviated Planning Process, followed by a one-year period to complete work on the neighborhood's chosen plan or project.

Recommendation 2B: Establish criteria for selecting future neighborhoods to plan.

The order in which neighborhoods plan should be based on the potential to resolve significant, unique, or urgent issues through the neighborhood planning process, the strength of neighborhood plans to recruit diverse stakeholders, and the motivation of neighborhood leadership to engage in planning

Criteria for ranking the order for neighborhood planning:

- Unplanned center or corridor
- High frequency of applications for Comprehensive Plan land use map changes in the area

- Infill issues – intensity of commercial or industrial building permits
- Developer or landowner interest
- Recent development activity perceived to be causing unforeseen problems
- Existing uses or recent investment with potential for intensification
- Neighborhood business association formation or interest
- Other City plans or projects being conducted in the area
- The ability and commitment of the neighborhood to organize and maintain a stakeholder group throughout the process

Recommendation 2C: Create a “menu” of three to five options for post-NAC planning.

Provide neighborhoods options for post-NAC planning and establish a decision point immediately following the NAC response in which city staff and neighborhood stakeholders determine which of these options to pursue. These options will be fundable with the monies allocated.

Menu items may include:

- Land use or zoning for unplanned neighborhood centers and corridors
- Strategic or action plan for an identified neighborhood project
- Architectural or engineering design work for an identified project
- Analysis of the need for a future sub-area or master plan

Recommendation 2D: Use this white paper as a starting point for a collaborative process.

Staff, elected officials, and the Community Assembly Land Use Committee should come together to revise and reconcile contradictions within the documents adopted by Resolution 08-100.

CATEGORY 3: PROGRAM DELIVERY

Recommendation 3A: Require neighborhoods to work with City staff during the process.

At a minimum, neighborhoods and their consultants must formally check in with City staff at key points during the neighborhood planning process as agreed to in a Memorandum of Understanding.

Recommendation 3B: Provide three to five approved types of plans or activities to address common neighborhood planning issues.

Provide neighborhoods with a City approved list of planning alternatives such Action Plans or needs assessments as mentioned in Recommendation 2C:

Menu items may include:

- Land use or zoning for unplanned neighborhood centers and corridors
- Strategic or action plan for an identified neighborhood project
- Architectural or engineering design work for an identified project
- Analysis of the need for a future sub-area or master plan

Recommendation 3C: Require professional planning facilitation of public participation processes leading to Comprehensive Plan amendments.

Professional assistance for these processes ensures that public participation meets the standards set forth by the Growth Management Act. While consultants or faculty-student teams from university planning programs could provide much of the direct assistance to these processes, their design and implementation should be closely coordinated with City staff.

In order to determine staffing and process needs early on, stakeholder teams should work with City staff immediately following the Neighborhood Action Committee response to formally identify any proposed planning efforts which would require a professionally facilitated process.

Recommendation 3D: Incorporate the Initial Planning Kit and Initial Planning Kit Meeting described in the Neighborhood Planning Guidebook into the Abbreviated Planning Process.

This solution is intended to strike a compromise between the Abbreviated Planning Process and the time and resource-intensive Neighborhood Assessments completed as part of the Letter of Intent process in 2004.