

Amy Buckler

From: Amy Buckler
Sent: Wednesday, October 30, 2013 12:31 PM
To: Amy Buckler
Subject: My notes- Subarea Planning

From: Steve Hall
Sent: Friday, October 25, 2013 11:09 AM
To: Keith Stahley; Leonard Bauer
Subject: My notes- Subarea Planning

Hi Guys,

Jerry Parker asked me to write down my comments for the Planning Commission about the Opportunities and Tensions to be considered as part of the neighborhood subarea planning work. Maybe he was just being nice.

I wanted to run them by you for edits or embellishment before I do. Edit away.....

Opportunities/Outcomes

- **Subarea planning** provides an opportunity for neighbors to create a shared future vision for their neighborhood
- **Hotspots** - identify undeveloped or under-developed sites that might create future controversy. Make residents aware of current zoning and possible development scenarios. Consider changes to ensure better fit and compatibility with community interest before the land use application hits the desk
- **Planned infrastructure improvements** – Share information about future public investments in neighborhoods to create awareness and check for priority, timing or standard for development
- **Partnership** – Increase neighborhood awareness of partnership opportunities such as graffiti abatement and neighborhood watch programs to help neighbor help themselves to organize and improve their neighborhoods
- **New Investment** - Give neighbors information about how they can bring more resources to their neighborhoods such as LIDs or neighborhood match grants.

Tensions

- **Timing** – Two years is a long time for an average citizen to commit to a planning process. People have busy lives and lose interest (I think this is where I over dramatized and suggested people are born and die during processes that extend too long – sorry for the drama queen act!) Two years with NE means we are not doing any work with SE, SW etc.
- **Staff Support** – If this is one of a couple high priority planning projects for next year, we have staff to support it and perhaps even some consulting dollars. But if we are also doing a DT master plan, comp plan implementation, CRA, urban ag policies, significant development code work, community development process improvement ,etc., we won't get done. Council and OPC time also become a limited resource.
- **Fair Share**- neighborhood subarea planning doesn't move all of the City's programs or capital only to a particular area, we still have obligations to other neighborhoods who are not going first.
- **Comp Plan Consistency** – while a "blank slate" is a good concept, the overarching goals and policies of the Comprehensive Plan must be the sideboards for discussion. For example we do have to offer multiple housing type, we are moving toward a dense urban community, etc. The slate is clean but not without borders...

Hope that helps. Edits welcome.