

MEMORANDUM

TO: Planning Commission

FROM: Wendy Rampson, Planning Manager

SUBJECT: **City Planning Commission FY 2013-2014 Work Program**

DATE: May 10, 2013

At the May 14, 2013 working session, we will review the status of the FY2012-2013 work program and discuss priorities for the next fiscal year. Formal approval of the work program is tentatively scheduled for the June 4, 2013 meeting.

As background for this discussion, please review the attached documents.

Attachments: Next Steps from Third Quarter Staff Summary
Approved FY2012-2013 City Planning Commission Work Program
Notes from CPC Retreat: Sustainability Goal Exercise

c: Sumedh Bahl
Kevin McDonald

MEMORANDUM

TO: City Planning Commission

FROM: Wendy Rampson, Planning Manager

SUBJECT: **Next Steps for FY2012-2013 Planning Commission Work Program**

DATE: May 10, 2013

The following is a brief summary the next steps anticipated for the items in the FY2012-2013 Planning Commission work program and additional projects currently underway.

Master Plan Initiatives

- *Washtenaw Avenue Corridor Plan:* Planning staff will assist in development of right-of-way study recommendations for the corridor in Spring/Summer 2013. Planning staff and the Master Plan Revisions Committee will develop land use recommendations to incorporate into Master Plan Land Use Element.
- *State Street Corridor Plan:* CPC and City Council will hold public hearings and consider adoption of the plan as an amendment to the Master Plan: Land Use Element in Spring/Summer 2013.
- *Capital Improvements Plan:* Planning staff and the CIP Committee will review the CIP update in Fall 2013.
- *Sustainability Framework:* Planning staff will print and distribute the Sustainability Framework document in Spring 2013.
- *Sustainability Action Plan:* City staff will work with the six commissions to verify priority actions for each sustainability goal and forward the action plan to City Council. Systems Planning staff will develop a website interface to track progress on the priority actions.
- *Non-motorized Plan Update:* After City Council authorizes distribution of the draft amendment for comments and the comment period concludes, CPC and City Council will hold public hearings and consider adoption of the plan as an amendment to the Non-motorized Plan in Summer/Fall 2013.

Ordinance Revisions

- *Zoning Ordinance Reorganization Project:* City staff will provide comments to consultant by June 3, 2013. Once a revised draft is received from the consultant, Planning staff will publicize and conduct a public meeting to get feedback on the draft code. City staff will work with consultant to finalize draft and start the amendment

process at Planning Commission in Fall 2013, with City Council action targeted for December 2013.

- *Sign Ordinance Amendments:* Planning staff will complete the billboard amendments in Summer 2013. After adoption of the ZORO amendments, staff will develop a scope of work for a comprehensive update of the Sign Ordinance, including an inventory of existing signage.
- *R4C/R2A Study:* The Planning Commission recommendations will be forwarded to City Council for consideration and direction in May 2013. After receiving direction from City Council, Planning staff and the Ordinance Revision Committee will begin drafting appropriate ordinance amendment language to implement the recommendations.
- *Citizen Participation Ordinance Evaluation:* The Citizen Outreach Committee will work with Planning staff to identify potential ordinance amendments and procedural changes to improve the CPO process in Spring/Summer 2013.
- *A2D2 Evaluation:* Planning staff and the Ordinance Revisions Committee will develop a scope for evaluation process and conduct research throughout Summer 2013 to provide the requested recommendations to City Council by October 2013.

Additional Projects

- *North Main/Huron River Corridor Vision Task Force:* Planning staff will provide assistance to the Task Force as needed as it prepares its recommendations in Summer 2013.
- *415 W. Washington Evaluation:* Planning staff will review the historic building evaluation recommendations and provide technical assistance in determining a course of action for the site in Summer 2013.
- *Annexation Initiative:* Planning staff will complete the applications for the first set of annexations and submit them to City Council and the Boundary Commission in Summer 2013.
- *Design Review Board:* Planning staff will work with the DRB to finalize its bylaws and have them approved by City Council.
- *Electronic Plan Review:* Planning & Development staff will take delivery on the electronic plan review software, revise submission and internal reviews processes, communicate to customers and convert to electronic plan submissions in Summer 2013.
- *Redevelopment Ready Communities Certification:* To be determined.

- *Brownfield Redevelopment Process*: City Council will be considering structural changes to the brownfield review process in Spring 2013. Once City Council determines a direction for the program, Planning staff will work with other units to implement the changes in Summer and Fall 2013.

City Planning Commission FY 2012-2013 Work Program

	Objective	Timeframe	CPC Lead	Staff Lead
Master Plans	Washtenaw Avenue Corridor Plan – <i>Amendments to Land Use Element</i>	Completion by March 2013	Master Plan Review Committee	Kowalski
	South State Street Corridor Plan – <i>Amendments to Land Use Element</i>	Completion by December 2012	Master Plan Review Committee	Baja, Kahan
	Capital Improvements Plan – <i>Update</i>	Completion by February 2013	CIP Review Committee	Systems Planning (Gosselin), Thacher
	Sustainability Framework – <i>Addition to Master Plan</i>	Completion by November 2012	Bona	Rampson
	Sustainability Framework – <i>Action Plan</i>	Completion by March 2013	Bona	Systems Planning (Kidwell, Baja)
	Non-Motorized Plan - <i>Update</i>	Completion by July 2013		Kahan

	Objective	Timeframe	CPC Lead	Staff Lead
Ordinance Revisions	Zoning Ordinance Re-Organization (ZORO) Amendments	Completion by December 2012	Ordinance Revisions Committee	DiLeo
	Zoning Ordinance Amendments	Completion by June 2013	Ordinance Revisions Committee	DiLeo
	Sign Ordinance Amendments	Completion by June 2013	Ordinance Revisions Committee	Cheng
	R4C/R2A Amendment Recommendations to Council	Completion by December 2012	Ordinance Revisions Committee	Kowalski
	Floodplain Ordinance	Completion by March 2013	Ordinance Revisions Committee	Systems Planning (Hancock)
	Citizen Participation Ordinance Evaluation	Completion by June 2013	Citizen Outreach Committee	Rampson
	Downtown Zoning A2D2 Evaluation	Completion by June 2013	Ordinance Revisions Committee	Rampson

City Planning Commission FY 2012-2013 Work Program

	Objective	Timeframe	CPC Lead	Staff Lead
Committees	Executive	Ongoing	Mahler, Westphal, Giannola	Rampson
	Capital Improvements Plan	October 2012 – February 2013	Pratt, Westphal	Systems Planning (Gosselin)
	Citizen Outreach	Ongoing	Derezinski, Giannola	Rampson
	Climate Action Plan	Completion by September 2012	Bona	Systems Planning (Geisler)
	Environmental Commission	Ongoing	Westphal	Systems Planning (Naud)
	Master Plan Review	Ongoing	Adenekan, Giannola, Pratt, Woods	Project Lead
	North Main/Huron River Corridor Task Force	Completion by March 2013	Bona	Bahl
	Ordinance Revisions	Ongoing	Bona, Mahler, Westphal, Woods	Project Lead
	Washtenaw Avenue Corridor Joint Technical Committee	Ongoing	Derezinski	Kahan
	Zoning Board of Appeals	Ongoing		Kowalski

Sustainability Goals Report-Out
CPC Retreat, April 23, 2013

Climate and Energy

Energy Conservation

- Insulation, solar, wind
- Regional planning for cleaner alternative energy

Sustainable Buildings

- Define and protect solar access
- Explore district geo-thermal
- More defined (stringent) LEED/Energy Standards for A2D2 bonuses
- Premiums for using renewable materials or alternative energy
- LEED requirement embedded in ordinances
- How do we implement the Climate Action Plan?
- What can the City do to encourage energy efficient buildings to bypass the state building code?
- Consider incentives for energy efficiencies (i.e., solar, geothermal, green roofs) in retrofitting
- Build in protections for existing residential and non-residential solar arrays from encroaching developments
- Get data on housing types, prices, geography – how do we compare with peer cities? Where is the market going? Do we need incentives? What kind? ADU's?
- Have sustainable buildings that reduce energy use, impact on the environment
- Loose fit, long life buildings

Community

Engaged Community

- Formal support to neighborhood groups (e.g., NextDoor, citizen planning academy)
- Engage students (e.g., Beyond the Diag)
- Engaging citizens through local planning is essential to rebuilding local economy, creating jobs and improving people's lives
- CPO evaluation
- ZORO

Diverse Housing

- Follow up on impact of A2D2 and new student highrises on affordable housing stock
- Track affordable housing stock
- How can we effect a diversity of housing types – rental, ownership, age of household occupants

- Better understand the gaps between the income and available housing (boundary? Regional)
- Re-examine premiums to determine whether community goals (affordability, family make-up) are being met
- Reconsider accessory dwelling units
- Look into zoning “granny flats” and other accessible dwelling units
- Have a diverse housing stock and options for families

Safe Community

- Safe and efficient transportation systems with routes accessing residential areas
- Floodplain ordinance
- Fence handout
- Prevent blight, nuisance uses. Reduce animosity/set expectations with University community. Blight court? Sign pollution, aesthetics
- Minimize risk to public health and property. Have reliable zoning laws, regulations, building inspections or rental properties

Active Living and Learning

- Focus on aging and disability communities for active living and learning experiences
- Library lectures
- Transportation summit for residents
- Encourage more quality of life development, such as boardwalk, public entertainment venues, etc.
- Create information centers to assist all communities to access opportunities, i.e., website, places, etc.

Economic Vitality

- Create and implement design standards for new development
- Pursue Redevelopment Ready Communities certification and market high-profile sites
- Encourage a diversified economy. Businesses are attracted to a concentration of talented workers, for example Google move to A2
- Study viability of “20 minute neighborhoods”. Corner stores? Saves energy, builds neighborhoods and economy.
- Washtenaw Avenue corridor plan
- Develop a community plan to jump start the economy with focus on creating jobs, safety, schools and protecting neighborhoods
- Heighten the improvement of municipal economic viability and sustainability into the overall framework of plan implementation as professional standards of practice
- Enhance attractiveness to jobs – potential developers, new businesses
- Continue to assist development of diverse places to live
- Helping entrepreneurs start new business
- S. State corridor study

- What data do we have? Do we have a goal? What is our role? Role of highway and rail – collaboration? Freight? Manufacturing?
- How can we encourage smaller scale development (smaller footprint) by local developers and business owners? Does our zoning ordinance steer/bias toward big projects, big operations rather than little or local guys?
- Better understand our tax base. What are effects of taking property off tax rolls – parks, floodway, UM
- Ensure capital expenditure is confirmed by a funding source prior to inclusion into comprehensive plan
- Tax base and funding
- Do collaborations have to result in loss of jobs?

Land Use and Access

Transportation Options

- Non-motorized Plan Update (3)
- South State corridor plan
- Parks master plan
- Close sidewalk gaps
- Better transportation nodes along Washtenaw Avenue
- Corridor study overlay and implementation

Integrated Land Use

- Finish/implement ZORO (2)
- Decide if we want walkable/urban pockets or nodes. How do we achieve this? Height minimums/mandatory mixed use?
- Study benefits of creating flexible building types, either residential or commercial, not knowing retrofit/adaptation needs in the future
- Modernize the zoning ordinance to reflect changed markets/uses/demographics
- Continue and finish corridor planning efforts – Washtenaw, S. State, N. Main (2)
- Consider improved natural features protections
- Use/consider a longer future timeframe for infrastructure, transportation, education, job development, housing, planning (e.g. train)
- Greenway?
- Identify neighborhood “place” characteristics and integrate into proposed R4C zoning
- Downtown zoning/A2D2 evaluation
- Washtenaw Avenue corridor plan
- Look at whether our current land use plans are more likely than not to promote Greenfield development

Resource Management

Healthy Ecosystems

- N. Main corridor clean-up of properties to enhance entrance to City

Local Food

- Review future plan for Farmers Market/Kerrytown Area
- Look into connection to food hub and foodshed