

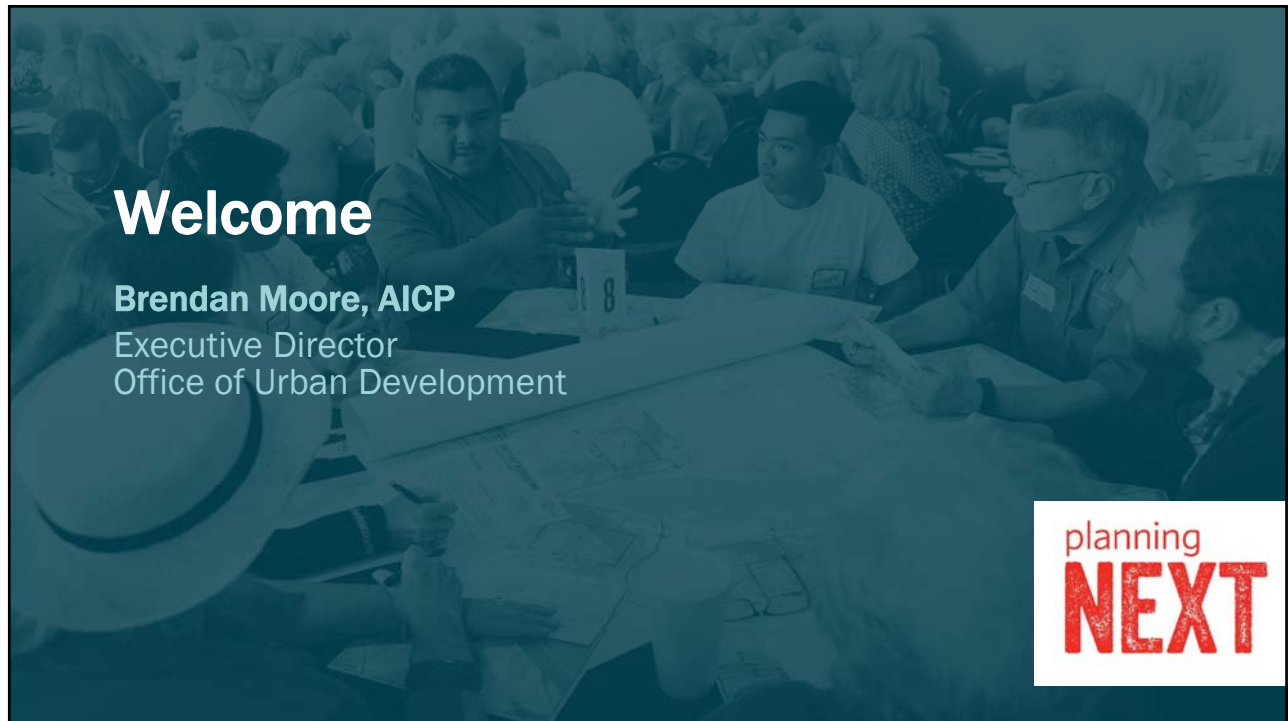

# 2018 Comprehensive Plan & City Code Update

Steering Committee Meeting 1

City of Tuscaloosa, Alabama


June 25, 2018

In association with  
Clarion Associates  
Ninigret Partners  
Kimley-Horn  
GMC  
TTL



# Welcome

**Brendan Moore, AICP**  
Executive Director  
Office of Urban Development





# Welcome

**Jamie Greene, AIA FAICP**  
Principal, Planning NEXT



## Agenda

1. Welcome
2. Introductions
3. Setting the Stage
4. Overview of the Process
5. Group Discussion
6. Next Steps







**Experience in similar processes for communities across Alabama and the Country**

Mobile, Decatur, Montgomery, Anniston

University Communities  
Amherst, MA  
Athens, GA  
Columbia, SC  
Columbus, OH  
Morgantown, WV

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## What is a Comprehensive Plan?

A strategic guide that expresses the values and aspirations of a community. It sets forth a long-range vision and actions for development, housing, environment, economic development, transportation, and related topics.

## What is a Comprehensive Plan?

1. **Citywide policy guide** to inform local decision-making on a wide-range of topics
2. **Identifies policies, projects and programs** to address community aspirations and opportunities
3. **Implemented over time** through capital improvements, development approvals, city budgets, departmental work programs, economic incentives, private development decisions, etc.
4. **Foundation for the city's regulations** (zoning and other ordinances)
5. **Marketing tool** that articulates community's vision and how the private sector can support that vision

## Tuscaloosa's Comprehensive Plan Will:

### **Establish a more clear, consistent vision and policy direction**

- *While there has been planning, the last comprehensive plan was prepared in 2009 and much has changed*

### **Take stock of trends and opportunities**

- *Address new planning issues, current development trends, changing demographics, market reality*
- *Integrate new technologies and best practices*

### **Engage the community**

- *Meaningful and inclusive participation*

### **Be grounded in reality**

- *Integrate community insight with technical analysis (physical & economic)*
- *Actionable, achievable*

## Why plan as a community?

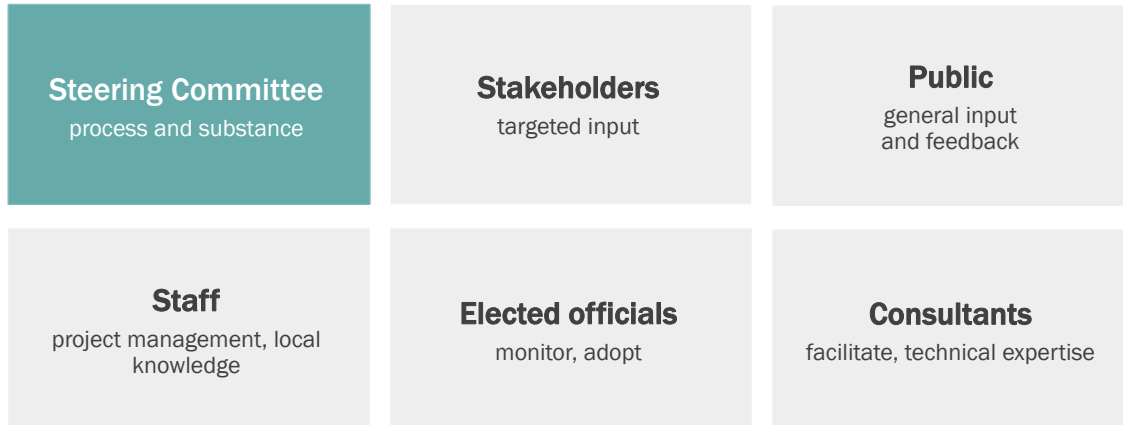
It matters in many ways, including individual well-being

### Gallup Healthways: Well-being Index

- 1. Purpose:** Liking what you do each day and being motivated to achieve your goals
- 2. Social:** Having supportive relationships and love in your life
- 3. Financial:** Managing your economic life to reduce stress and increase security
- 4. Physical:** Having good health and enough energy to get things done daily
- 5. Community:** Liking where you live, feeling safe and having pride in your community

## Role of the Steering Committee

## Who's involved in the process



## Steering Committee Job description

- Officially represent the community in the process
- Provide guidance and direction at crucial steps
- Act as spokespersons
- Volunteer to facilitate at public meetings
- Disseminate information during the planning process through individual networks
- Support the process and its events in various other ways





## Steering Committee

An effective group will be...

- The first step in inclusive engagement
- Representative of the larger community
- Open-minded in attitude
- Helpful in execution
- Hopeful about the future



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## Steering Committee

Proposed Guidelines

1. Respect the Agenda
2. Provide a Safe Setting
3. Keep an Open Mind
4. Embrace Diversity of Ideas
5. Trust the Process
6. Seek Consensus
7. Enjoy the Experience



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# Overview of the Process

Michael Curtis, AICP  
Senior Planner, Planning NEXT



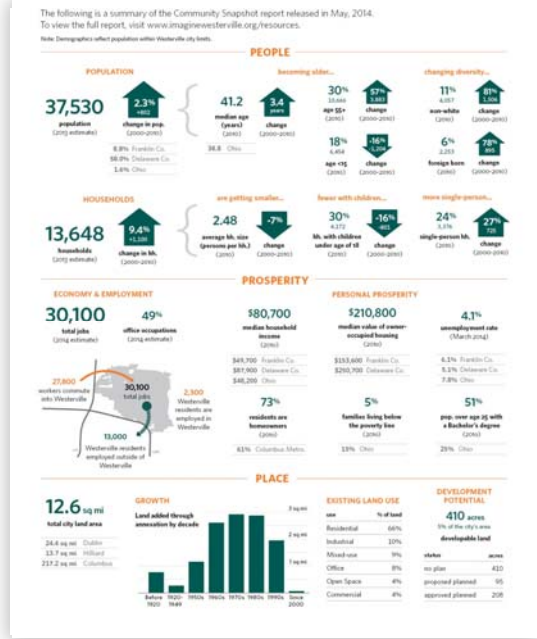
## Phases and Tasks Overview



Steering Committee Meetings (9)

# Existing Conditions

- Evaluate existing plans, studies and code
- Community Profile (demographics, growth capacity)
- Housing Study
- Infrastructure
- Transportation

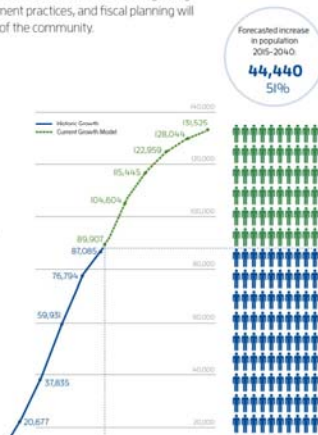


## CURRENT STATE OF LAND USE

Over the past 30 years, the City of Fishers has experienced tremendous growth. Fishers has grown from 8,000 residents in 1990 to nearly 90,000 today. As Fishers looks to the future, the nature of this growth and the services required to support the community will continue to change. The policy and development decisions made now regarding growth management, development practices, and fiscal planning will shape the long-term character of the community.

### Population Forecast

In 2014, the city partnered with Policy Analytics, LLC and the Conradino Group to prepare a Demand Forecasting and Sustainability Analysis. The analysis forecasts continued high levels of population growth for approximately 10 years, through 2025. In the first five years of the forecast, population continues to grow faster than 2.5 percent annually. Beyond this point, the population growth rate is expected to slow significantly as the amount of developable land in Fishers diminishes. After 2030, population is forecasted to grow at less than one percent annually. By 2040, the population of the Fishers' planning jurisdiction is forecasted to reach 135,500 residents.



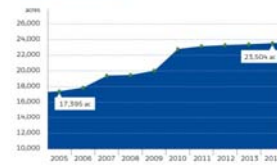
## Land Use

As the city grows and its demographics change, community values about the design of the built environment will likely shift. To ensure that new development and redevelopment within the City's jurisdiction meets those values, new approaches to land use regulation are considered in the plan. The future land use map sets a new framework for land use and development.

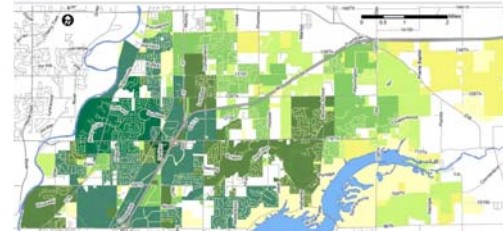
### City Boundaries and Growth

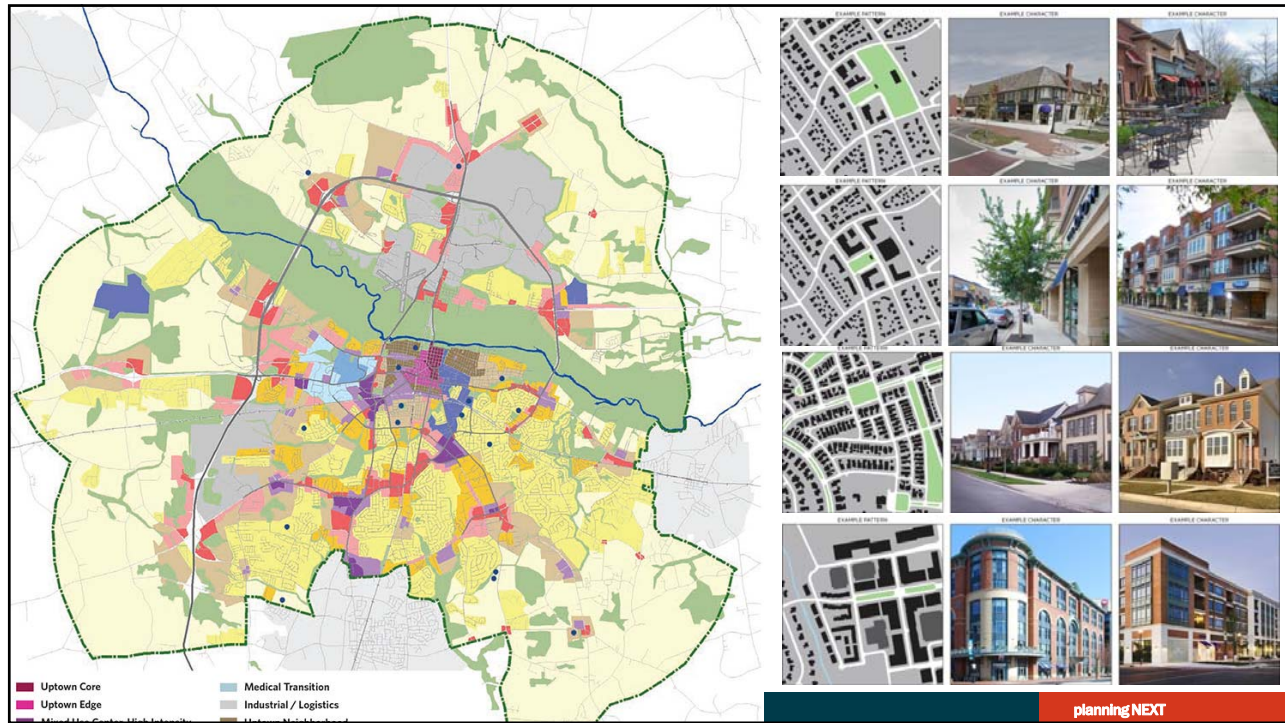
Since 1971, the city limits of Fishers has expanded with each decade. Originally located within a few blocks west of Interstate 69, the city limits have expanded to the Marion, Hancock, and Madison County borders and the Carmel and Noblesville city limits. There are remaining unincorporated tracts within the City's planning jurisdiction that may be annexed in the future.

LAND AREA CHANGE SINCE 2005



### ANNEXATION HISTORY





# Communications Strategy

Making the process a household word...

Project identity (name and logo)

Communication Messages

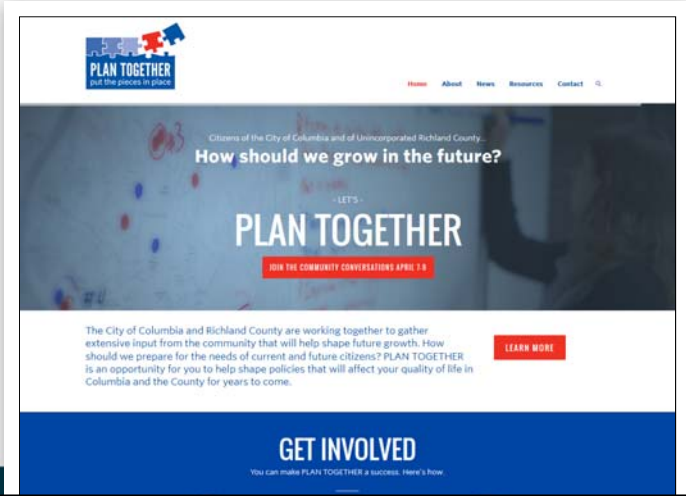
Website

Other Tactics (print, advertising, mailers, email, social media, etc.)



# Project Website

Supplementing to face-to-face engagement activities...



**Kathy Legner Sipple**  
 Our ideas. Our city's future. Good visioning meeting today with Vaipo Next. There's still one more of these left -- tomorrow (Wed.) from 7-9pm -- if you were unable to attend today's.

View Post · February 25 at 3:18pm  
 12 people like this.  
 1 share

**Julie Storbeck** Well worth the 2hr investment.  
 February 25 at 3:40pm · Like · 4

**Kathy Legner Sipple** Totally! My heart is happy that the word "co-housing" made it onto our sheet.  
 Learn more at <http://www.cohousing.org/>. That's where I want to live. 😊

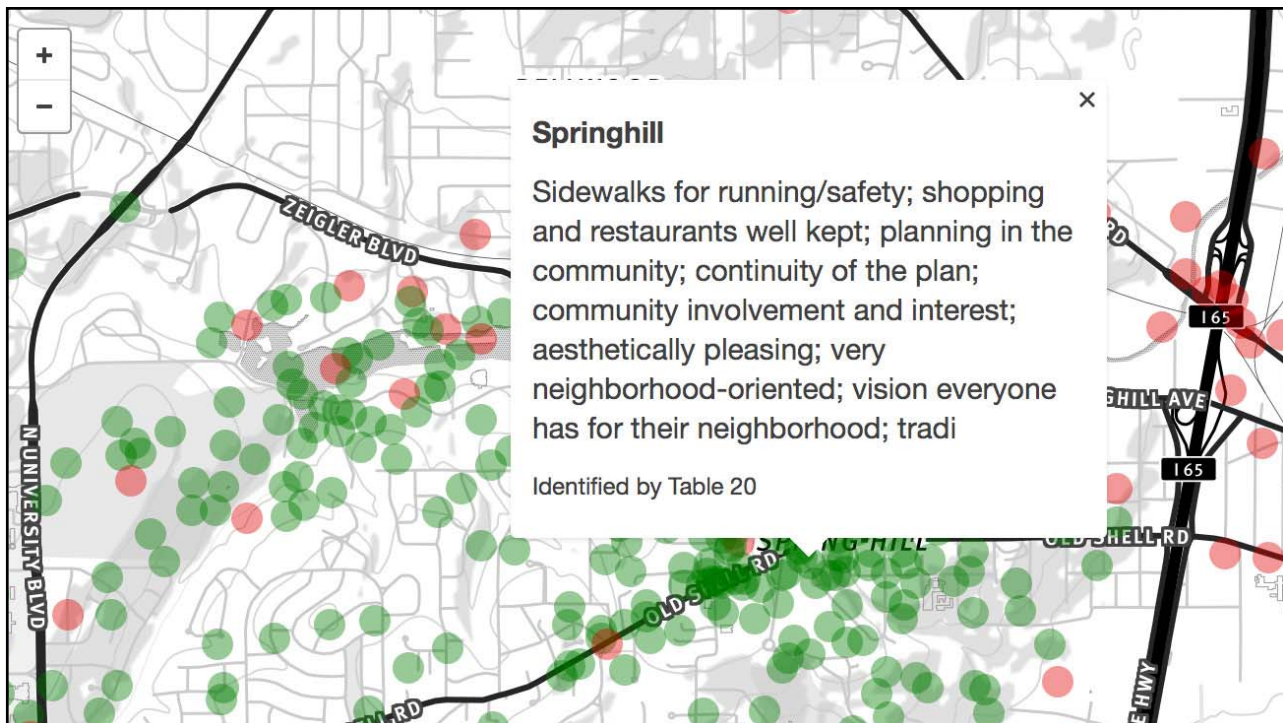
**The Cohousing Association of the United States**  
[www.cohousing.org](http://www.cohousing.org)  
 Cohousing communities are old-fashioned neighborhoods created with a little inge...  
 See More

February 25 at 3:42pm · Like · 4

**Rich Schmidt** It was great! It's amazing how many DIFFERENT ideas come out at different tables. I'm looking forward to seeing the results of all of it! If anyone missed it, go to tomorrow night's workshop!  
 February 25 at 4:00pm · Like · 3

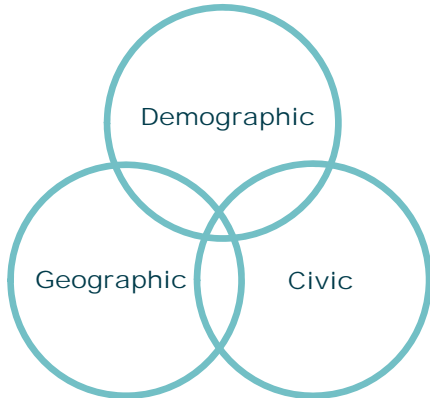
**Julie Storbeck** I learned some new words today. One of my favorite things! Plus, it was great to see folks in a different environment and role.  
 February 25 at 4:28pm · Like · 2

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# Communication and Outreach

Word-of-mouth is the most effective way to bring people into the process (personal asks)



## PUBLIC ENGAGEMENT STAGES

### Initial Stakeholder Involvement

idea generation / issue identification

### Summit on the Future

setting goals / choosing direction

### Open House

review / prioritization

public hearing (adoption)



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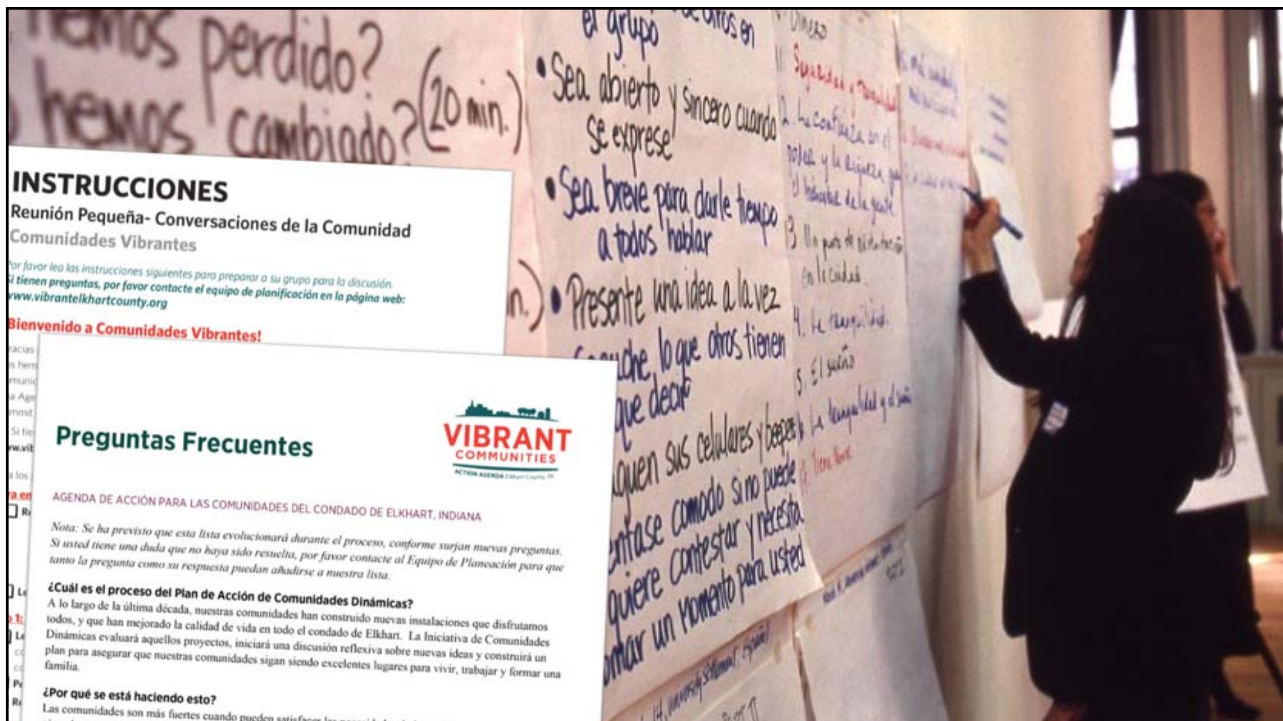
### Open House

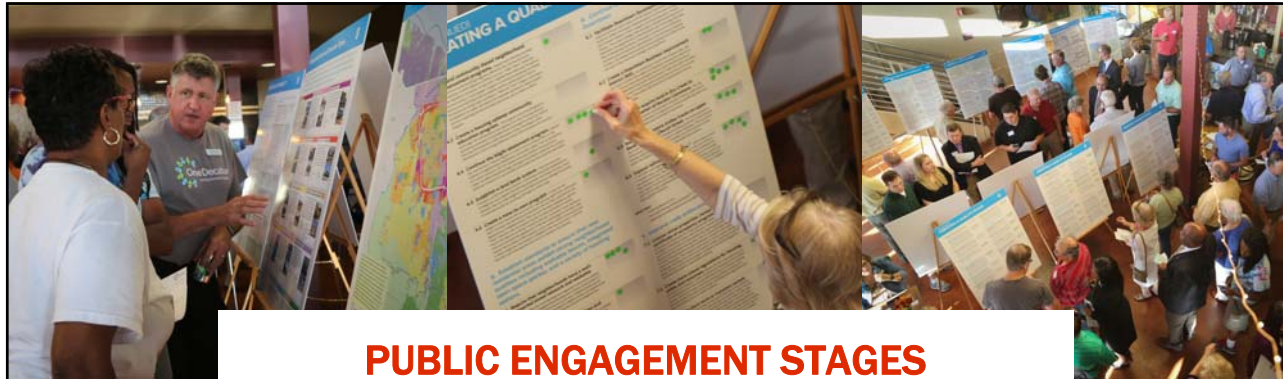
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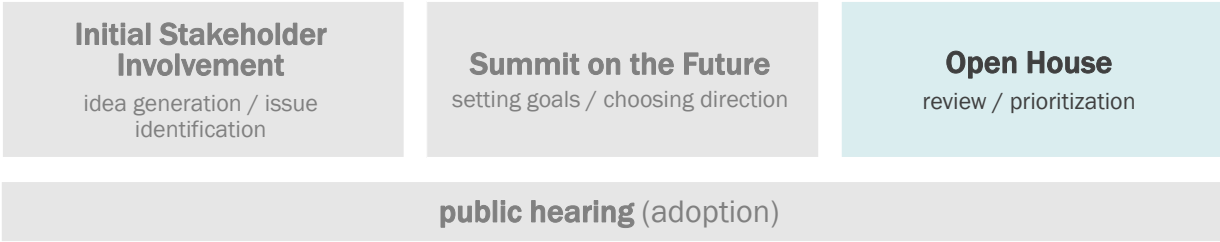
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## PUBLIC ENGAGEMENT STAGES



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## Comprehensive Plan Development

### Initial Plan Elements

- Future Growth Areas
- Future Land Use Plan
- Economic Development Strategy
- Master Street Plan
- Water and Sewer Extension Plan
- Public Facilities
- Implementation Plan



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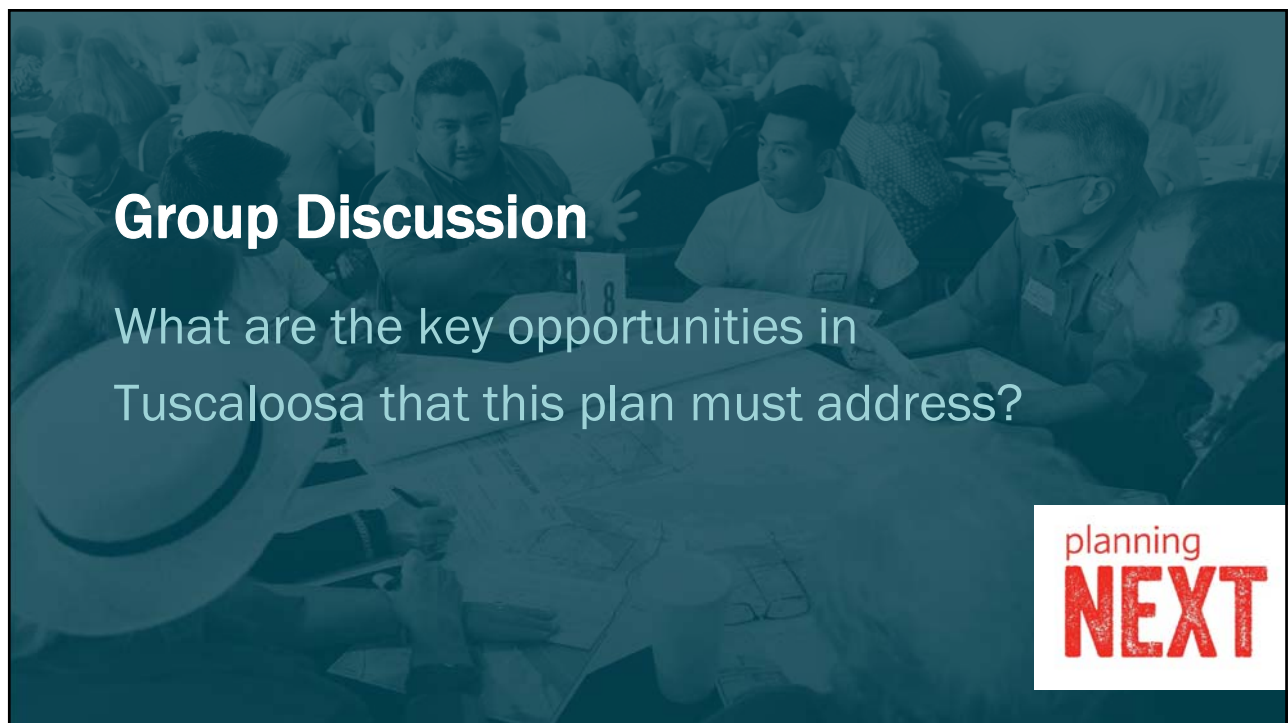
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## Group Discussion

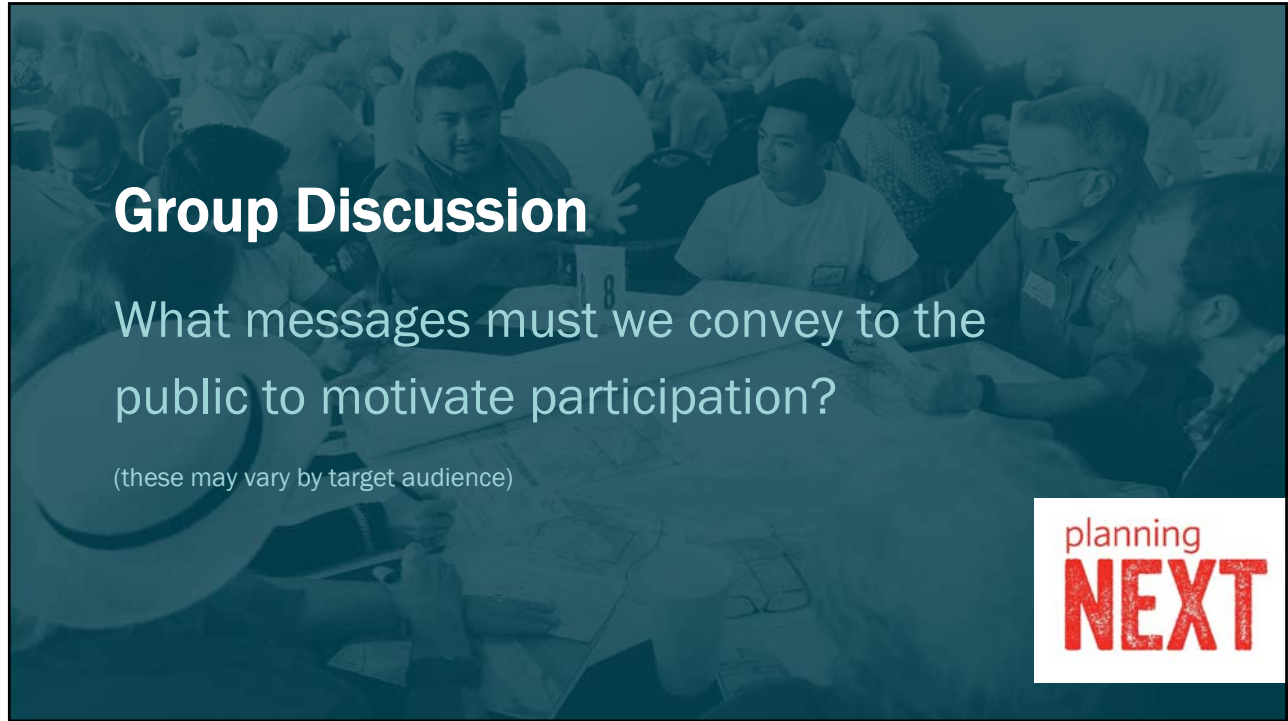
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## Group Discussion


What are the key opportunities in  
Tuscaloosa that this plan must address?

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# Group Discussion

What messages must we convey to the public to motivate participation?  
(these may vary by target audience)



## Sub-committees

Two subcommittees have been proposed...

- Housing
- Lakes

Would consist of 6-10 steering committee members

May convene additional meetings apart from larger committee

Dive deeper into those topics



## Next Steps

Jamie Greene, AIA FAICP  
Principal, Planning NEXT



## Next Steps

### Meeting Dates

- Aug 8 (Committee Meeting 2)
- Sep 26 (Committee Meeting 3)
- Nov 27 (Large Public Meeting – Community Summit)
- Nov 28 (Committee Meeting 4)

All at River Market

**What time is best for Wednesday meetings?**

