



MEMORANDUM

To: File

Date: April 26, 2010

CC: Greg Thomas-City of Cleveland
Corey Divel-Bradley County Planner
Gary Farlow-Chamber of Commerce

File Loc: 2521/Task Force

From: Emily Crow, AICP
McBride Dale Clarion

RE: Second Task Force Meeting Summary

On Friday, April 23, 2010 the Strategic Plan Task Force met for the second time. The meeting consisted of a presentation of the key findings from the background reports by the consultant team (Greg Dale, Emily Crow, Lucy Gallo, Preston Elliot), and a discussion period guided by Greg Dale to get feedback from the Task Force on six Policy Themes that were identified through the research and background reports.

The presentation included key information on the population, housing, and employment trends and forecasts, land use and development patterns, natural resources, transportation, public facilities, and utilities. Additional detail on these topics is available in the series of background reports, which are available on the website www.bcc2035.com.

Following the consultant's presentation, Greg Dale led a discussion forum for the Task Force. The following is a summary of the policy themes and the comments received from the Task Force members.

Policy Theme #1- Overall Growth Pattern

The consultant's assessment is that the community currently has permissive land use regulations in terms of high densities and limited or no significant natural resource protections, utility extension policies are not linked to future land use planning, and current policies could result in inefficient sprawl that is costly to serve with public facilities. Given the anticipated housing (14,000 units) and employment growth (19,400 new jobs), how should this growth be allocated in the community? Are there concerns about the growth pattern that could result from current policies?

Task Force Responses

- *The pattern of growth should be influenced by soil suitability*
- *Look at available land near and around sewer lines*
- *Need to balance land use with the ability to provide services*

Policy Theme #2-Land Use and Infrastructure Linkages

The consultant's assessment of current practices indicates that most agencies are not preparing long-range Capital Facility Plans (CIPs) tied to future land use plans. This approach has not been a problem with modest growth, however, future growth is forecasted to be more significant nearly adding a population equivalent to the current City of Cleveland. How important will coordination between infrastructure and land use be in the future considering efficiency of service implications and fiscal implications? Transportation also comes into play here: What is the importance of other modes of transportation? East-West connectivity concerns? Importance of access management? Land use relationship to congestion, and other transportation issues or concerns?

Task Force Responses

- *Need some more coordination of facility plans and land use plans*

Policy Theme #3-Southern Growth Pressure

The VW plant will likely create opportunities for the southern I-75 corridor including major economic development opportunities, and impact on existing community. What should the vision for this area be – industrial employment focus? “Complete community” focus (i.e. full range of residential, retail services, employment, community amenities)?

Task Force Responses

- Look to create a complete community with business, residential parks, open spaces, and amenities

Policy Theme #4-Northern Growth Pressure

Wacker Chemie may generate growth pressure to north and there is the existing sewer trunk line that exists between Cleveland and Charleston offering potential for higher development densities, however, much land has some type of natural constraints. There is opportunity for/impact on Charleston. How should the plan address growth pressure in the land areas between Charleston and Cleveland?

Task Force Responses

- *Try to prioritize growth in the south first and let the north deal with later phase growth pressures*
- *There is an inventory of available housing in the north and undeveloped lots*
- *Walker Valley High School is a major draw to the north*
- *Need to balance improvements in the overall areas of existing development not just invest in greenfield growth*

Policy Theme #5-Historic Urban Core

With growth pressures at the south and north ends of the County, how important is it to promote a healthy urban area? How do we capitalize on the historic neighborhoods, downtown, and university presence? How do we promote economic health of aging commercial corridors and surrounding neighborhoods? How strongly should we emphasize redevelopment? Can a strong focus on the existing developed area (the City) reduce pressures for potentially inefficient outward growth? How should the historic urban core be addressed in the plan? What is its role in growth?

Task Force Responses

- *Need to deal with infill and redevelopment issues*
- *Many opportunities for reinvestment in the south and eastern parts of Cleveland*
- *Find solutions to functionally obsolete industrial and business buildings*
- *Important to include infill and redevelopment in the strategy to accommodate growth*

Policy Issue #6-Housing and Neighborhoods

Assuming 14,000 new dwelling units are coming - should a more diverse range of housing be encouraged? Are new or more types of housing needed? Should new homes be included with a mix of uses? Are there opportunities for a mix of density? Should the location and character of new neighborhoods be urban, suburban, rural? What should residential growths relationship to existing developed areas be? What is the role of redevelopment and infill?

Task Force Responses

- *Property maintenance*
- *Reuse and infill*
- *Urban housing options and neighborhoods should play a role*
- *Strengthen the core*
- *Consider area plans to reuse existing inventory*
- *Find incentives to encourage redevelopment and reinvestment over an all Greenfield development approach*