

Memorandum



12/4/2017

To: Kevin Liburdy and Dustin Nilsen
Cc: John Roberts, Gail Curtis
From: Joe Dills and Andrew Parish, Angelo Planning Group
Re: Process Roadmap

This memorandum provides a suggested road map for the City’s process to complete the Westside Area Concept Plan. The Planning Commission (PC) and City Council (CC) are referenced below; it is assumed that the City and County will map out how the County will participate in the process.

The topics listed below cover the products produced during the Concept Plan process, and include the City-County Urban Growth Area Management Agreement (UGAMA). The UGAMA is listed later in the topic sequence, assuming coordination and staff work will occur prior. The City and County should consider convening a small work group of City and County representatives to work on the UGAMA parallel to the Planning Commission’s work session process.

Step	Meeting	Topic
1	PC 1	<ul style="list-style-type: none">• Determine the process for moving forward, including public involvement• Overview of documents and issues
2	PC 2	<ul style="list-style-type: none">• Vision, guiding principles• Housing Policy Step 1: Overall housing policy¹
3	PC 3	<ul style="list-style-type: none">• Neighborhood-District Framework, neighborhood design and block guidelines• Housing Policy Step 2: Review housing options citywide and conceptual role for Westside for providing workforce and affordable housing
4	PC 4	<ul style="list-style-type: none">• Streets Framework• Bicycle and Pedestrian Framework• Continuation of housing Steps 1 and 2 (if needed)

¹ See Concept Plan Report, “A Roadmap for Defining Westside Area Land Use” for specific questions and issues to be discussed in the housing policy and land use framework steps.

Step	Meeting	Topic
5	CC work session A	<ul style="list-style-type: none"> • Solidify vision, guiding principles, and housing policy and approach <p><i>This work session is intended as a check point to ensure the Council has early input into, and validation of, the direction for housing policy. The PC Chair (and potentially other PC members) should be “at the table” with the CC.</i></p>
6	PC 5	<ul style="list-style-type: none"> • Open Space and Parks Framework • Land Use Framework for the Westside #1: Concepts and scenarios
7	PC 6	<ul style="list-style-type: none"> • Land Use #2: Scenarios continued, working toward a plan map • Implementation: Affordable housing and Comprehensive Plan policies
8	PC 7	<ul style="list-style-type: none"> • Land use #3 (if needed): Draft plan map² • Implementation: Code discussion #1, including a listing of the code topics that City would like to address in this process.³
9	CC Work Session B	<ul style="list-style-type: none"> • Solidify direction for the draft plan map • Code list • UGAMA (recommendations from small work group)
10	PC 8	<ul style="list-style-type: none"> • Code #2 • UGAMA
11	PC 9	<ul style="list-style-type: none"> • Code #3 • Infrastructure funding; parks implementation
12	PC 10	<ul style="list-style-type: none"> • Code #4 (if needed) • UGAMA (if needed)
13	Joint PC-CC Work Session C	Draft adoption package, including code
	Hearings	

² When a draft map is prepared, the City should assess whether revisions are required to the transportation analysis; Transportation Planning Rule findings; and park acreage calculations.

³ The City should consider being selective about which of the draft code amendments should move forward as part of the Concept Plan. It may be possible to “shortlist” the higher priority ones that can be finalized in 4-5 discussions. The list noted in Step 8 will identify which code updates are important to accompany an updated Westside land use map and which can wait until a future process.