Pittsburgh's Neighborhood Plan Guide - A Collaborative Framework for Sustainable Communities

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Stephanie Joy Everett, Senior Planner, City of Pittsburgh

Joseph Wingenfeld, Program Manager, Uptown Partners of Pittsburgh

Who are we? (Professionally)

Megan Zeigler

- Vice President of Planning and Policy at the Green Building Alliance

- Has worked in academia, local government, and non profit sectors

- Passionate about community development and how creating sustainable healthy spaces impact health of its users

Stephanie Joy Everett

- Senior Planner at the City of Pittsburgh, Department of City Planning

- 10+ years public service experience in community development and long-range planning

- International experiences in Curitiba, Brazil and Bangkok, Thailand

- Passionate about creating places for people to thrive

Joseph Wingenfeld

- Program Manager for 4.5 years at Uptown Partners of Pittsburgh

- Worked professionally in urban planning & community development for nearly a decade.

- Passionate about creating quality urban environments that are vibrant, sustainable, diverse, accessible and amenity-rich through creative partnerships and impactful real estate investments.

Overview

- City Planning in Pittsburgh

- EcoInnovation District Plan

- Plan Implementation

- Lessons Learned

- Neighborhood Plan Guide
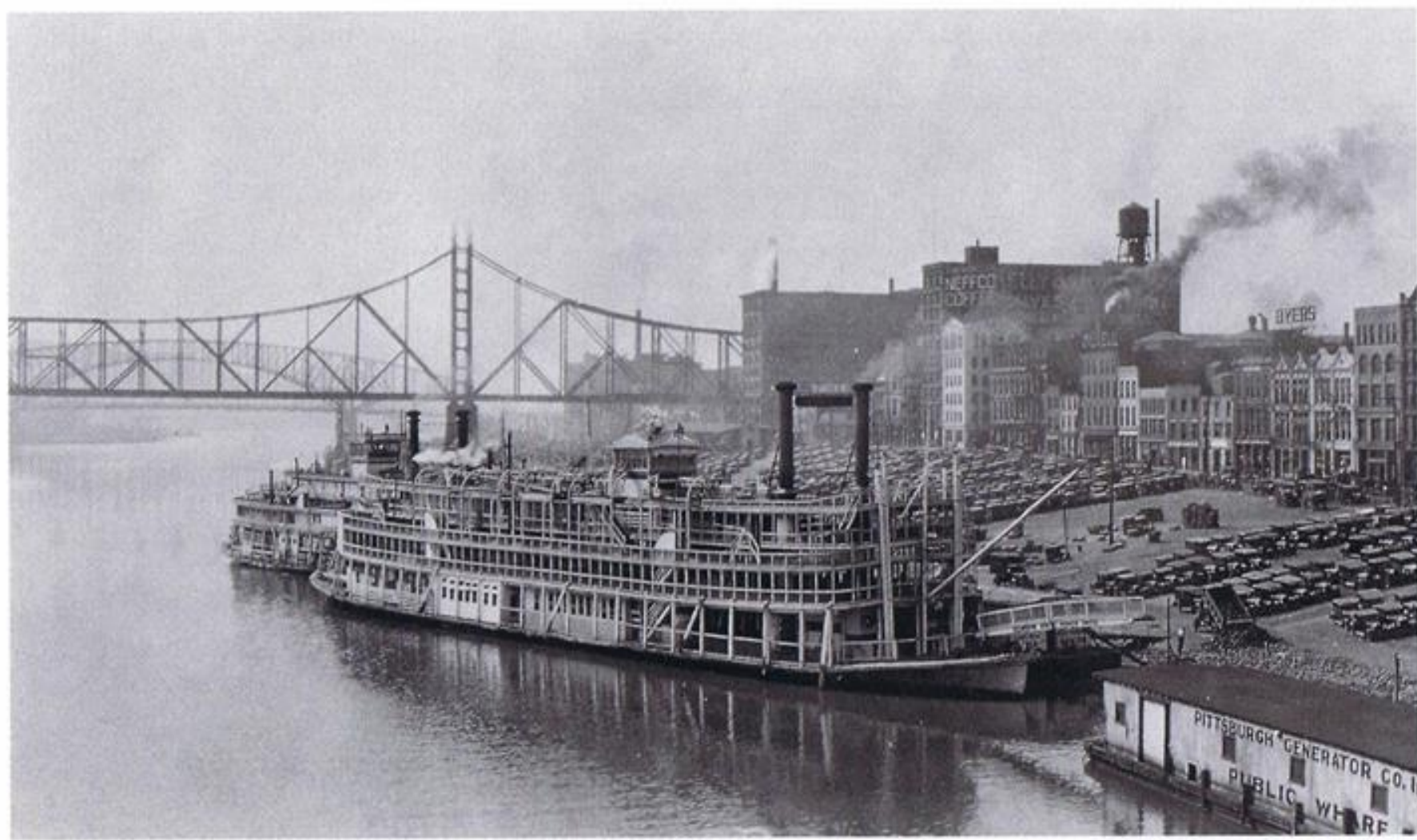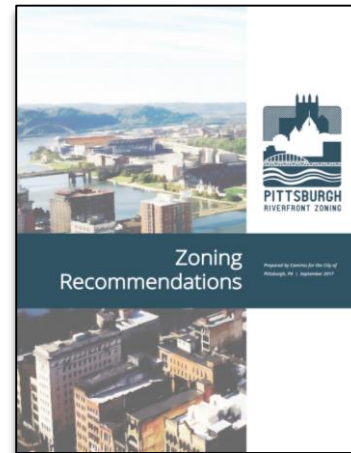
Pittsburgh's Department of City Planning

"The Department of City Planning performs the processes and functions that create an orderly, timely, environmentally sustainable, and consistent development of public and private property within the City." (+More)
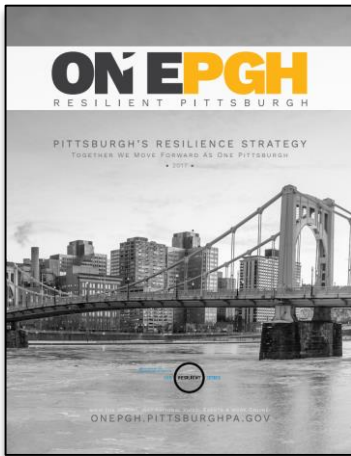
Citywide Policy

District Level Planning

Regulations & Enforcement

Projects

Planning Framework

- **Comprehensive Plan – citywide, major topics**

  - Cultural Heritage & Historic Preservation

  - Open Space, Parks, & Recreation

  - **Forthcoming: Land Use, Economic Development, Mobility**

- Sets direction of city's development for 10-20 year period through goals, policies, actions.

- Organizes City departments, programs, initiatives.

Planning Framework

- **Neighborhood / District Plans**

  - Community

  - Development

  - Mobility

  - Infrastructure

- Translate citywide policy and goals to a specific geography with unique context, conditions, opportunities.

- Often the basis of new zoning, projects, programs, used in the review of development projects.

Groundwork for Neighborhood Plan Guide

- **Best Practices**
  - Denver
  - Louisville
  - Columbus

- **Public Engagement Strategy**

- **Registered Community Organizations**

- **Recent Neighborhood / District Plans**
  - Uptown / West Oakland EcoInnovation District Plan
  - Manchester-Chateau Neighborhood Plan
  - Two others ongoing (Homewood, Hazelwood)

Registered Community Organizations

- Formalize the role of community organizations in the long-range planning process

- Raise the floor by formalizing the role of community organizations in development processes - a standard for notice and meetings

  - Development Activities Meetings

    - Advanced, timely notice and engagement necessary

    - City participates and/or coordinates an objective, informative meeting

    - Staff Report provided to Board / Commission

- Create a clear, defined community process for developers

Recent Neighborhood / District Plans

- **Uptown / West Oakland EcoInnovation District Plan (adopted September 2017)**

- Manchester/Chateau (adopted September 2019)

- Homewood (ongoing)

- Hazelwood (ongoing)

- Next: Hill District and Oakland

PLAN HISTORY

Uptown History

Uptown in the 1930s

Uptown History

Uptown Present Day

Uptown History

- In 2007, to stay ahead of approaching market forces while addressing quality of life issues, a growing group of active neighborhood stakeholders—residents, business owners and representatives of Duquesne University and Mercy Hospital—formed **Uptown Partners of Pittsburgh.**

- In 2009, a community-wide, consensus-building planning process resulted in the Uptown Vision Plan.

Bus Rapid Transit: First Pass

- In the 2012-2013 Allegheny County and Port Authority proposed BRT through Uptown.

- Very top-down, limited community engagement, and no real City Planning process and involvement.

- Uptown doesn't have a Transit Problem

- No real benefits for the neighborhood and residents pushed back.
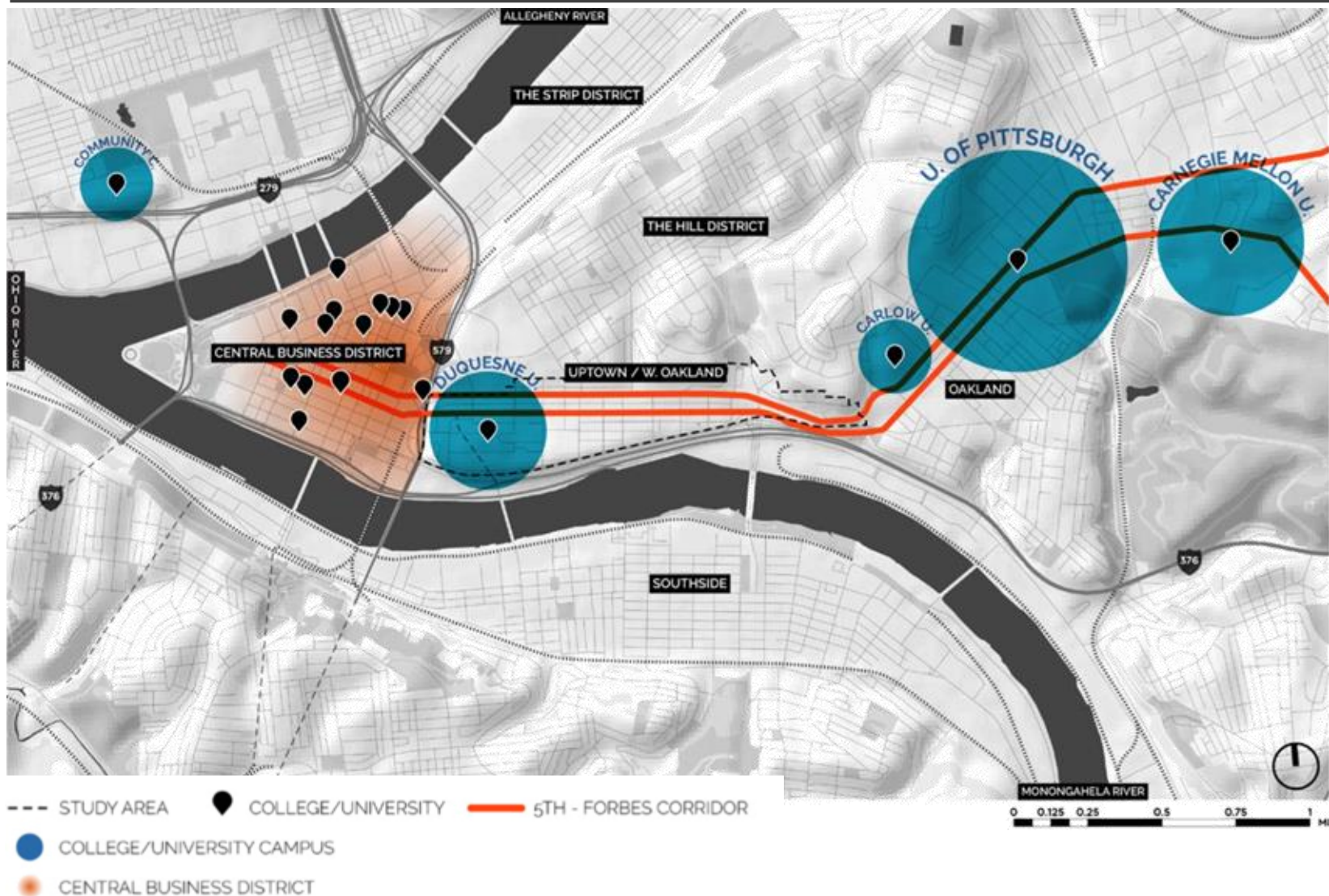

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BRT V 2.0- Uptown EcoInnovation District

- 2014 City re-engaged Uptown.

- Idea to create a holistic Uptown Neighborhood Plan combining BRT + Eco + Innovation District.

- Stakeholders took a trip to Portland to learn the EcoDistricts Protocol

- Uptown EcoInnovation District became the start of Pittsburgh's Official Neighborhood Planning Efforts
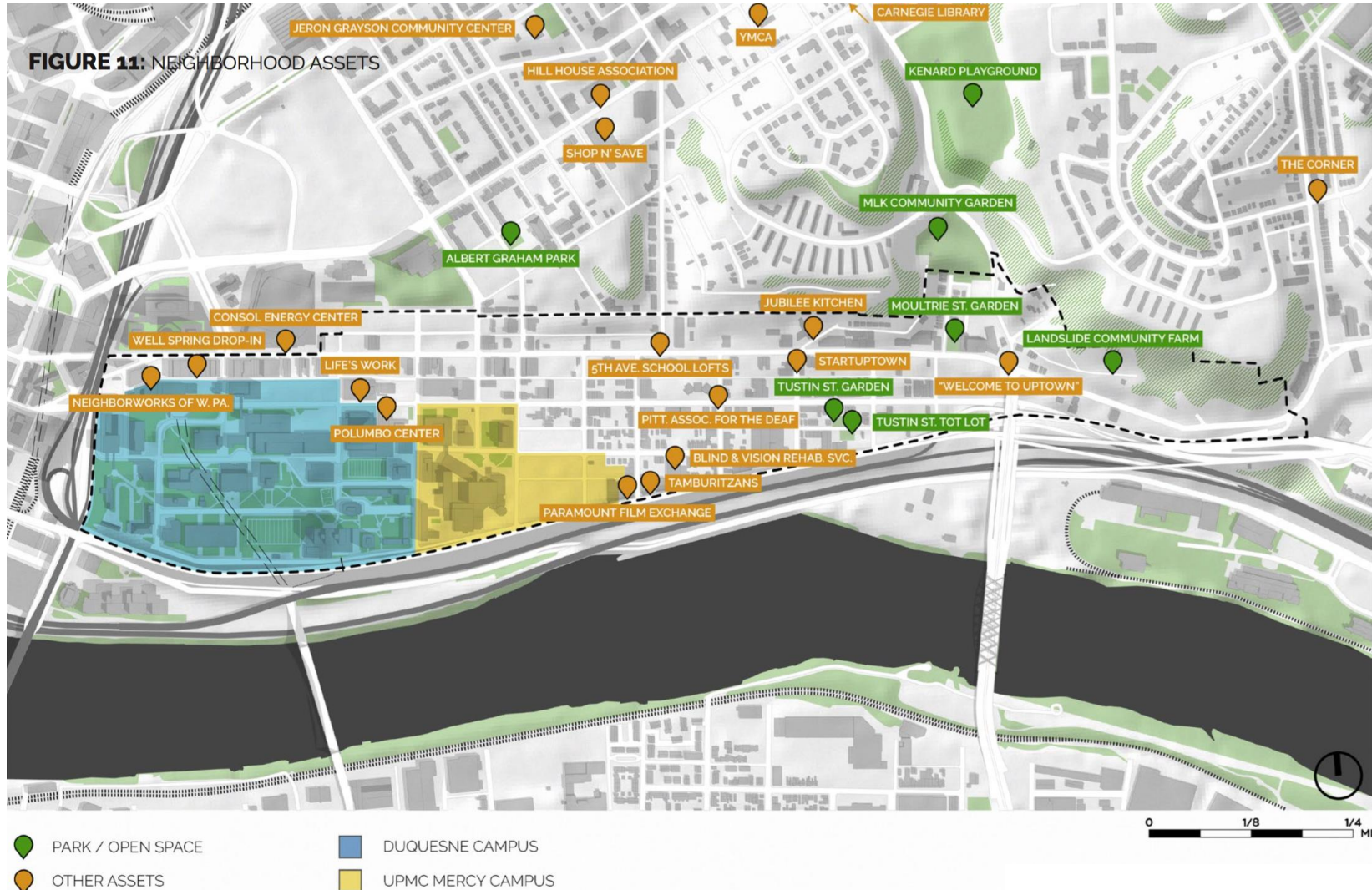

GRANT ERVIN   TOM LINK   JUSTIN MILLER   JEANNE MCNUTT   WANDA WILSON   CHRISTINE MONDOR   STEFANI DANES   PATRICK ROBERTS   COURT GOULD

Opportunities

ALLEGHENY RIVER

THE STRIP DISTRICT

U. OF PITTSBURGH

CARNEGIE MELLON U.

COMMUNITY C.

279

OHIO RIVER

THE HILL DISTRICT

CARLOW U.

CENTRAL BUSINESS DISTRICT

579

DUQUESNE U.

UPTOWN / W. OAKLAND

OAKLAND

376

SOUTHSIDE

376

MONONGAHELA RIVER

- - - STUDY AREA   ● COLLEGE/UNIVERSITY   ▬▬ 5TH - FORBES CORRIDOR

● COLLEGE/UNIVERSITY CAMPUS

● CENTRAL BUSINESS DISTRICT

0   0.125 0.25   0.5   0.75   1
                                          MI

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Study Area

FIGURE 11: NEIGHBORHOOD ASSETS

Labels on map:
- JERON GRAYSON COMMUNITY CENTER
- CARNEGIE LIBRARY
- YMCA
- HILL HOUSE ASSOCIATION
- KENARD PLAYGROUND
- SHOP N' SAVE
- THE CORNER
- MLK COMMUNITY GARDEN
- ALBERT GRAHAM PARK
- CONSOL ENERGY CENTER
- JUBILEE KITCHEN
- MOULTRIE ST. GARDEN
- WELL SPRING DROP-IN
- LANDSLIDE COMMUNITY FARM
- LIFE'S WORK
- 5TH AVE. SCHOOL LOFTS
- STARTUPTOWN
- NEIGHBORWORKS OF W. PA.
- TUSTIN ST. GARDEN
- "WELCOME TO UPTOWN"
- POLUMBO CENTER
- PITT. ASSOC. FOR THE DEAF
- TUSTIN ST. TOT LOT
- BLIND & VISION REHAB. SVC.
- TAMBURITZANS
- PARAMOUNT FILM EXCHANGE

Legend:
- PARK / OPEN SPACE
- OTHER ASSETS
- DUQUESNE CAMPUS
- UPMC MERCY CAMPUS

0   1/8   1/4 MI

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Consistent with Other Efforts

OnePGH

p4 Initiative

Complete Streets

Bus Rapid Transit

PWSA Green First

DCP Comprehensive Plan

Pittsburgh 2030 District

Pittsburgh Innovation Corridor

Project Partners

The Plan

The vision in the plan calls for an Uptown that:

- Repairs the environment and provides its residents with healthy activities and connections to nature;

- Allows everyone to benefit in the greening and growth of the district; focus on **EQUITY**

- Serves as a model for sustainable development and renewable energy systems; and

- Moves boldly forward while celebrating its history and unique urban character.

Uptown IPOD

- Adopted in 2015 to slow demolition on Community

- Required Design Review for all projects.

- Prohibited new commercial surface parking and any accessory parking fronting onto Fifth & Forbes Avenues.

- Required landscaping for all projects including vacant lots created through demolition.

- Required evidence of building safety issues before demolition would be permitted.

- Replaced by permanent Uptown Public Realm District in late 2017.

Significant Public Involvement
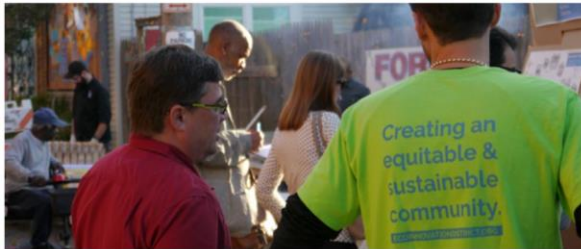
Significant Public Involvement

PUBLIC EVENT ATTENDEES **400**

FOCUS GROUP MEETINGS **17**

INTERVIEWS .... **50 +**

SURVEYS **700**

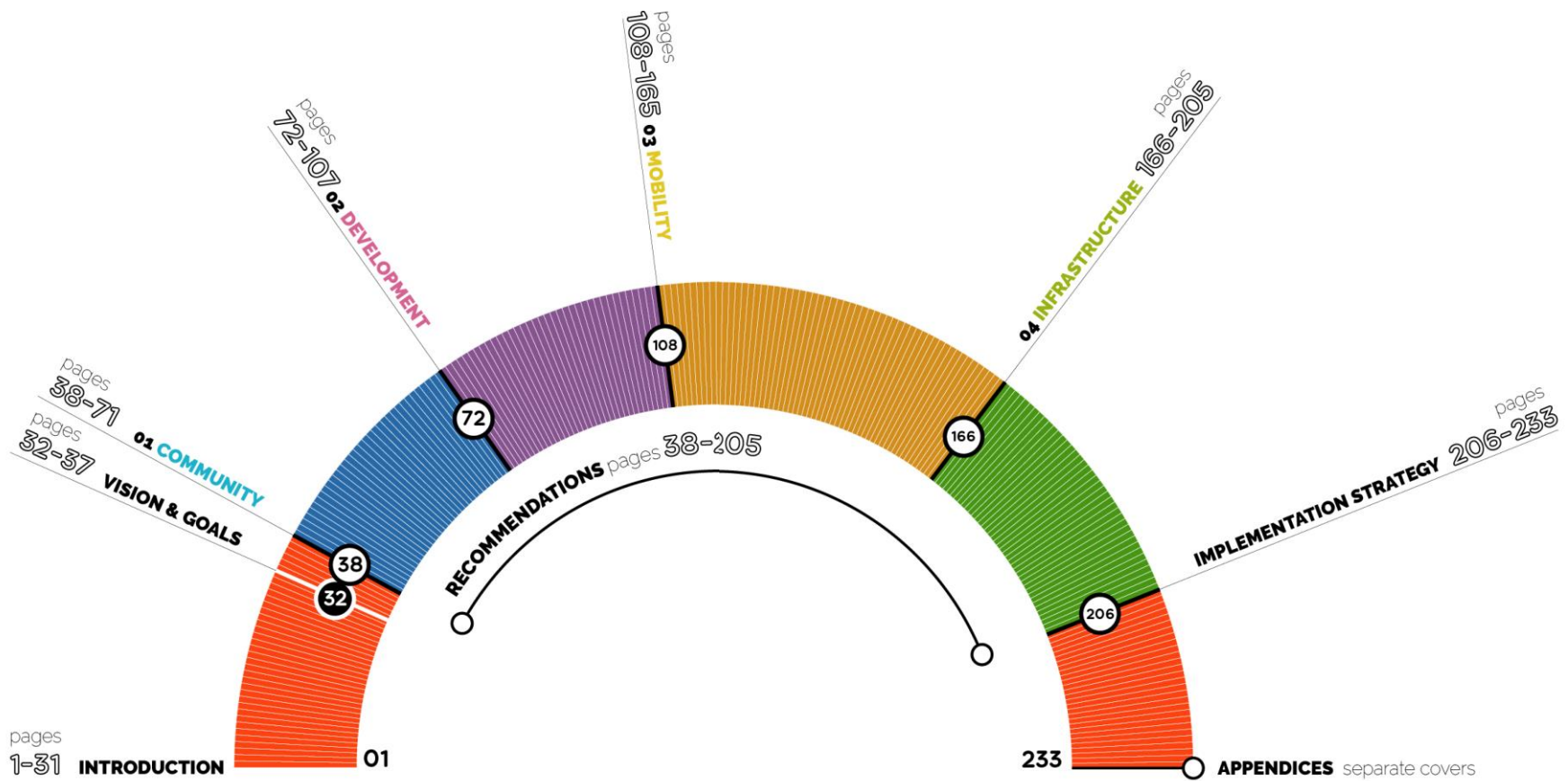WEB USERS **2,488**

WEB PAGE VIEWS **7,536**

COLLAB MAPS COMMENTS **164**

Plan Format

Top Priorities

- Mixed Income Housing Development

- Safe Sidewalks & Intersections

- Tackle Community Blight & Safety

- Improve Transit

- Housing Rehabilitation & Assistance

- New & Expanded Parks

Keeping Uptown a Mixed-Income Community

City's Edge Development

Creating a Safe and Livable Street Network

Improved Fifth & Diamond intersection

Tackle Vacancy & Safety

BY PARCEL AREA

47%
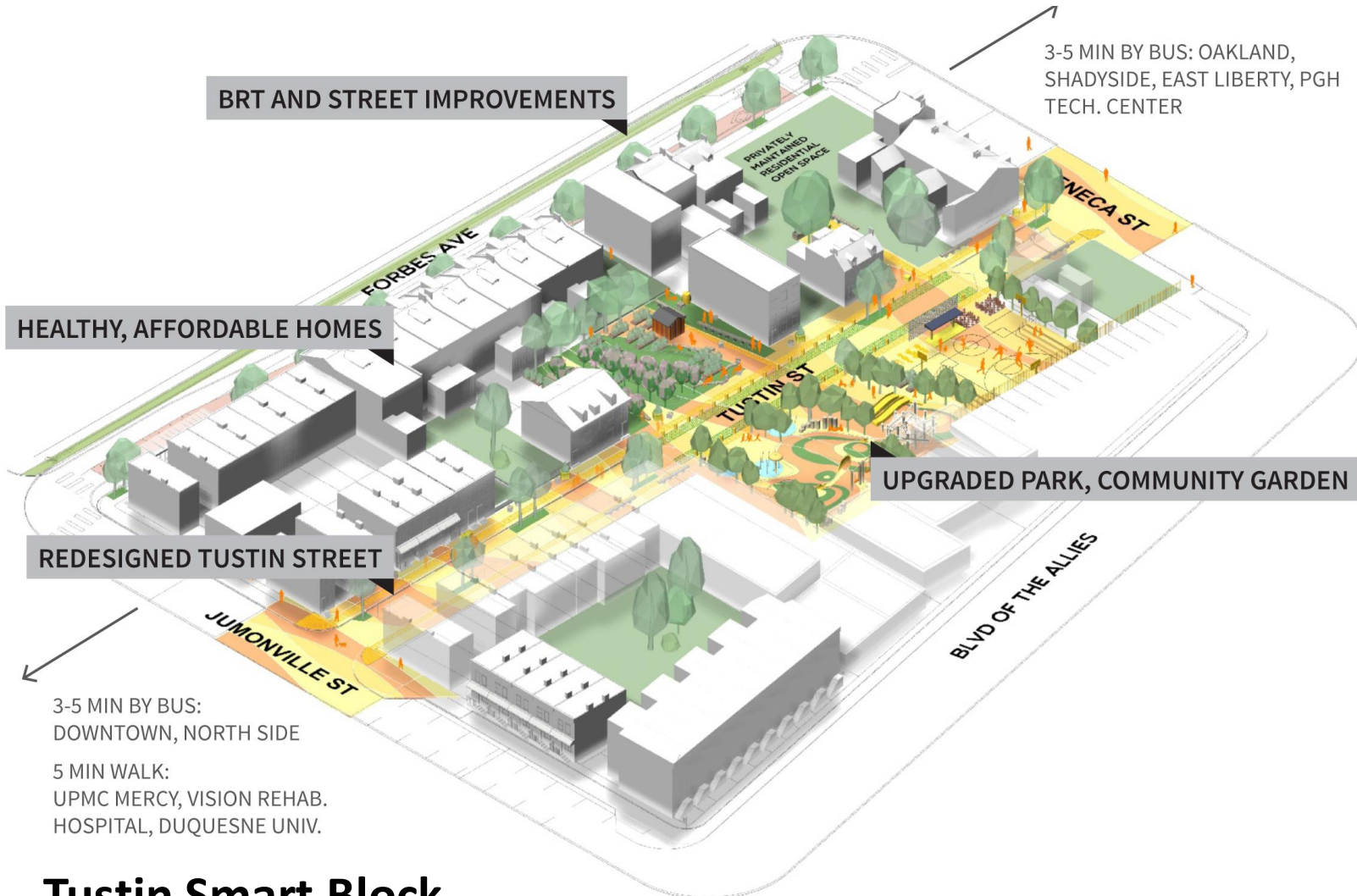35%
10%
5%
3%

37% OF THE DISTRICT
vacancy + underutilized

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BIRMINGHAM BRIDGE

0   1/8   1/4 MI

VACANT BUILDING — PARTIAL COMMERCIAL

PARKING — PARTIAL RESIDENTIAL

VACANT LAND — GARDEN / MAINTAINED LAWN
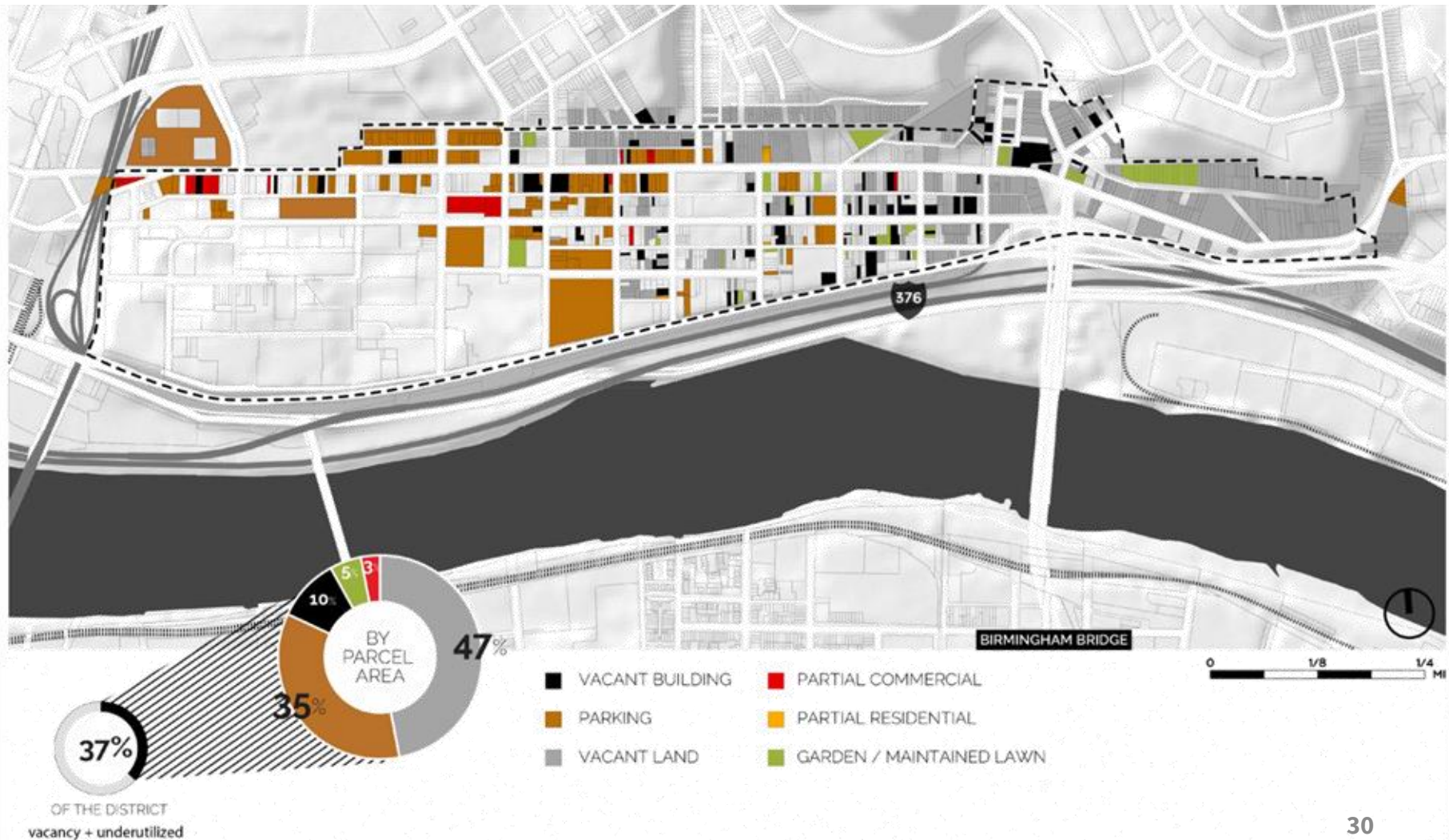
Building BRT to Serve Uptown

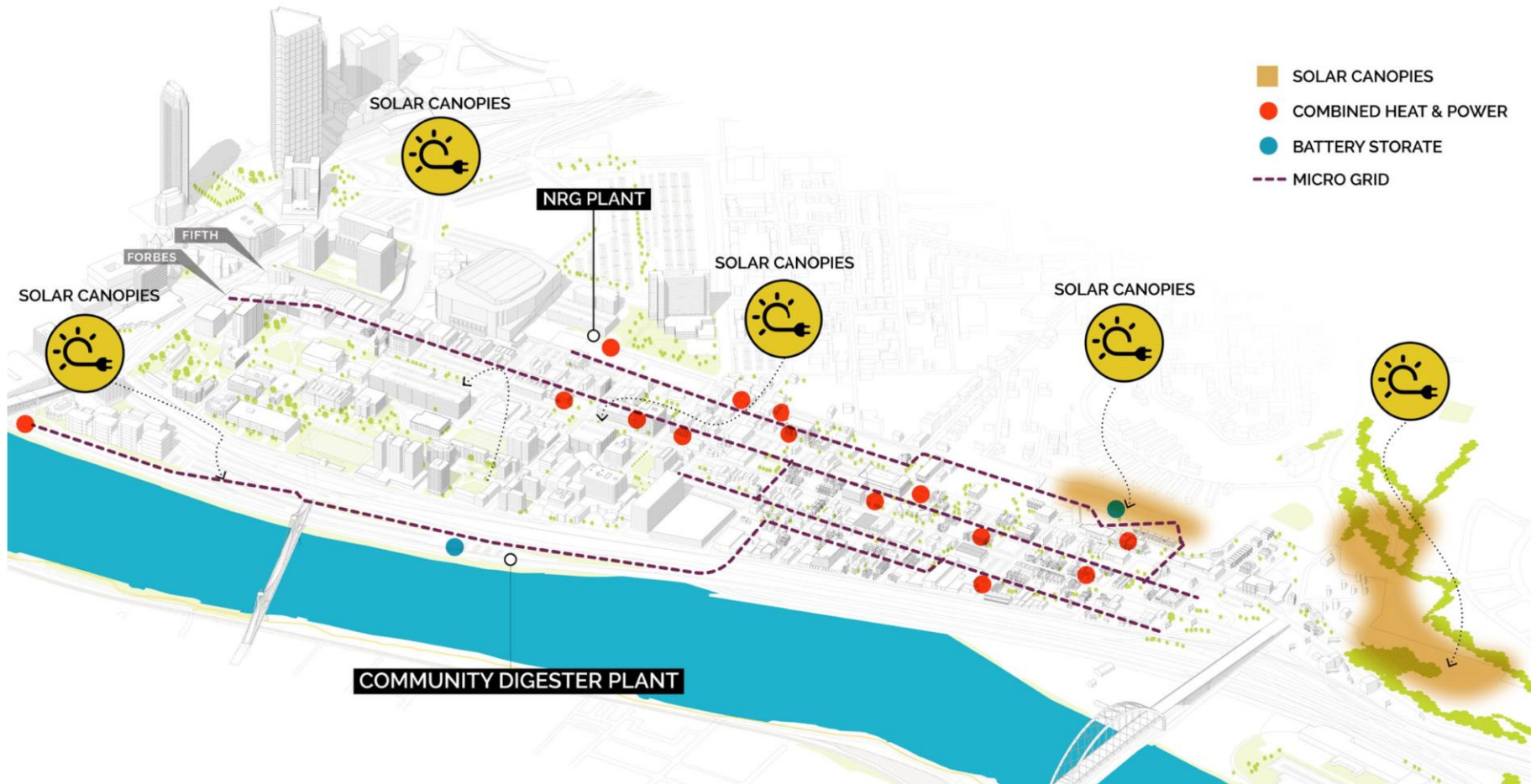**Green infrastructure, bike lanes, façade to façade replacement, street trees, and new bus shelters.**
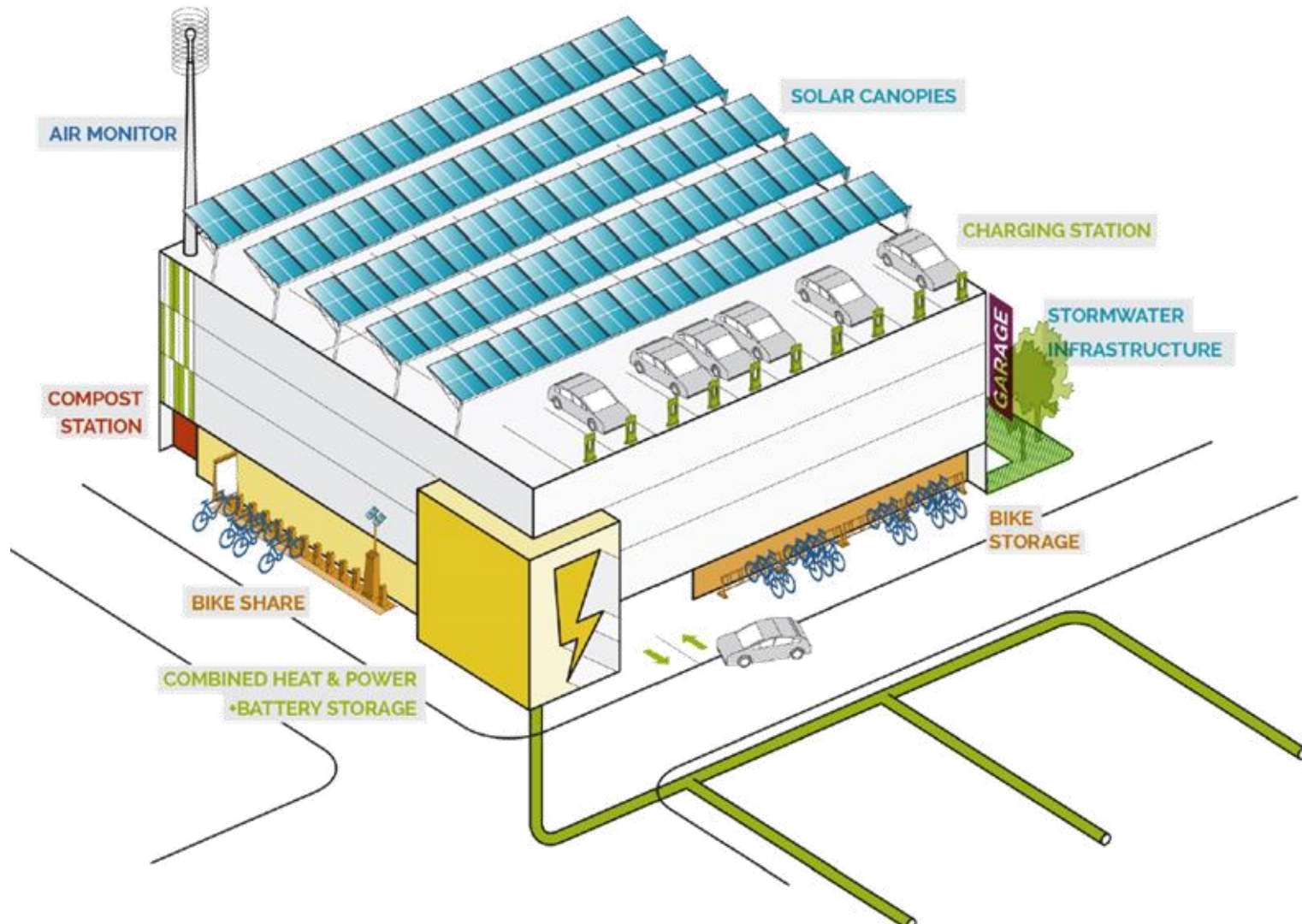
Neighborhood Scale Interventions

3-5 MIN BY BUS: OAKLAND, SHADYSIDE, EAST LIBERTY, PGH TECH. CENTER

BRT AND STREET IMPROVEMENTS

PRIVATELY MAINTAINED RESIDENTIAL OPEN SPACE

SENECA ST

FORBES AVE

HEALTHY, AFFORDABLE HOMES

TUSTIN ST

UPGRADED PARK, COMMUNITY GARDEN

REDESIGNED TUSTIN STREET

JUMONVILLE ST

BLVD OF THE ALLIES

3-5 MIN BY BUS:
DOWNTOWN, NORTH SIDE

5 MIN WALK:
UPMC MERCY, VISION REHAB.
HOSPITAL, DUQUESNE UNIV.

Tustin Smart Block

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A Neighborhood Energy System

SOLAR CANOPIES
COMBINED HEAT & POWER
BATTERY STORATE
MICRO GRID

SOLAR CANOPIES

NRG PLANT

SOLAR CANOPIES

SOLAR CANOPIES

SOLAR CANOPIES

FIFTH

FORBES

SOLAR CANOPIES

COMMUNITY DIGESTER PLANT

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Parking That Serves the District

New Green Connections

Proposed Boulevard of the Allies

New Green Connections

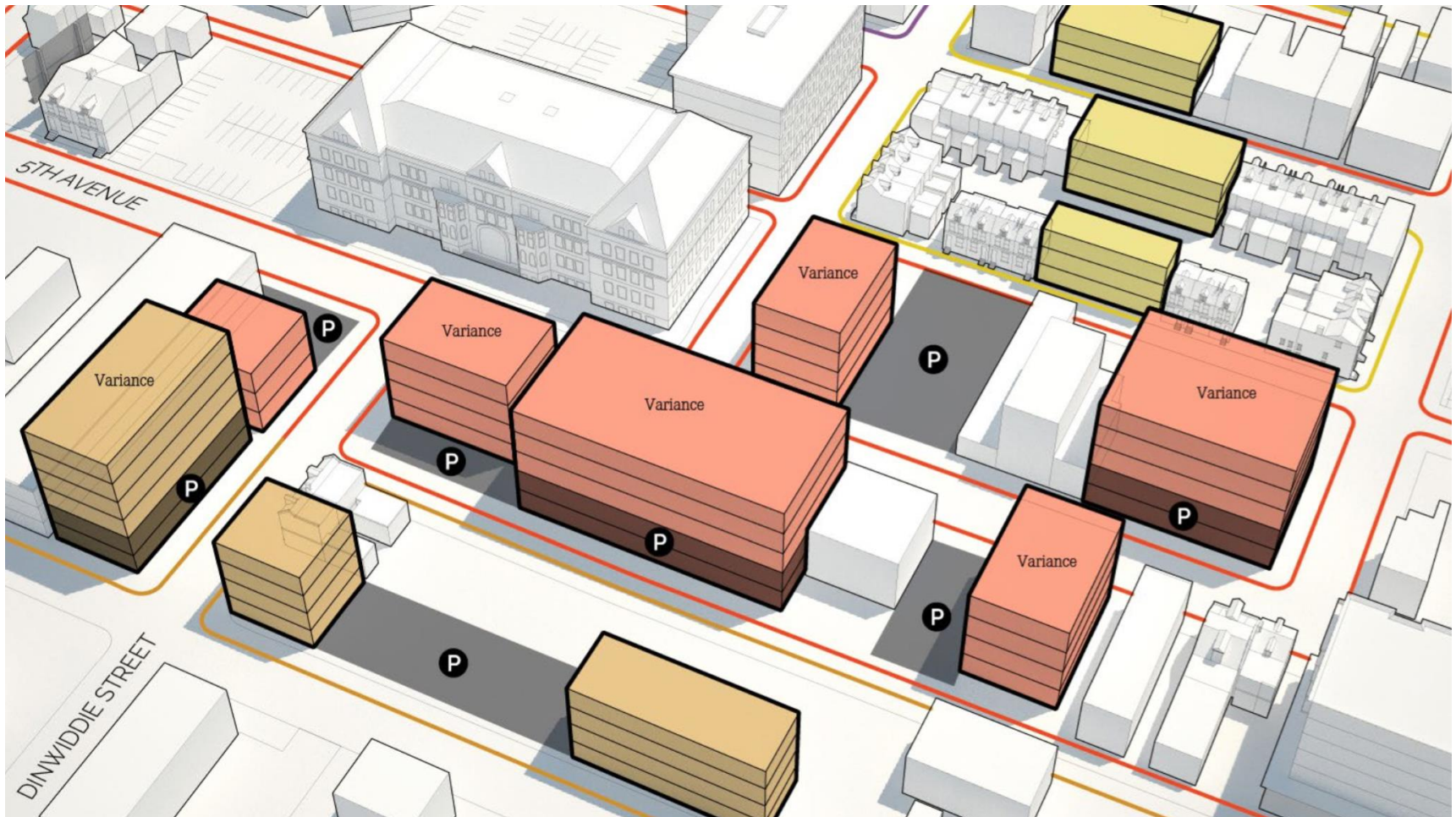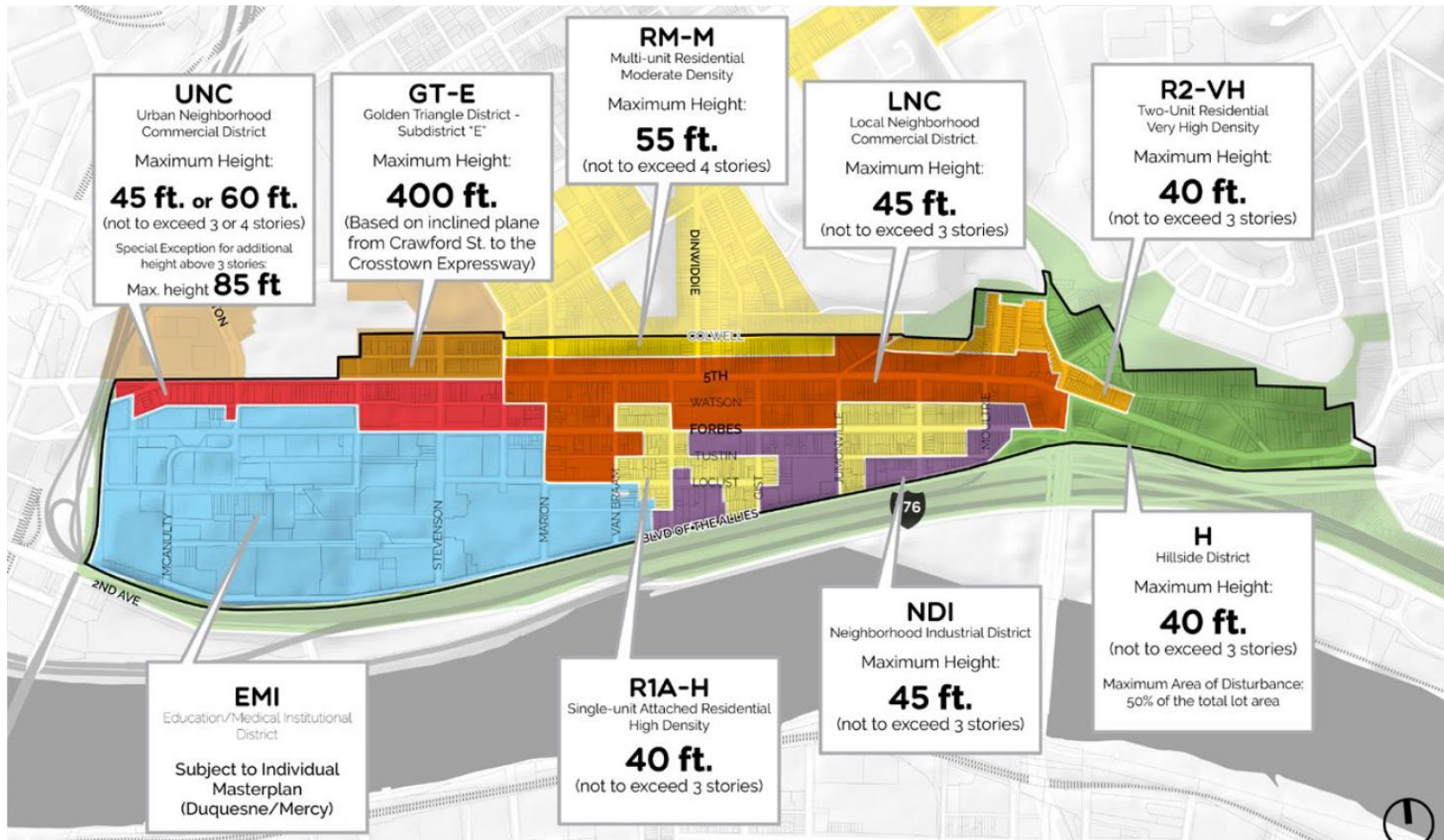FIGURE 81: PROPOSED COLWELL GREEN CONNECTOR

Proposed Colwell Connections

Problems with Previous Zoning District

Parking & height requirements inhibit development

Problems with Previous Zoning District

**9 Zoning Districts: Confusing and not matching mixed-use vision.**

Use new zoning to promote sustainable & affordable development

- **Uses a performance based system to:**

    - Encourage denser development that better utilizes limited lands

    - Create innovative new buildings that are highly energy efficient, produce energy on-site or connect to district energy systems, and/or capture and treat rainwater on-site using green infrastructure.

    - Provide affordable housing in new buildings.

    - Limited demolitions to encourage adaptive reuse of existing buildings that maintains the district's character.

New Zoning
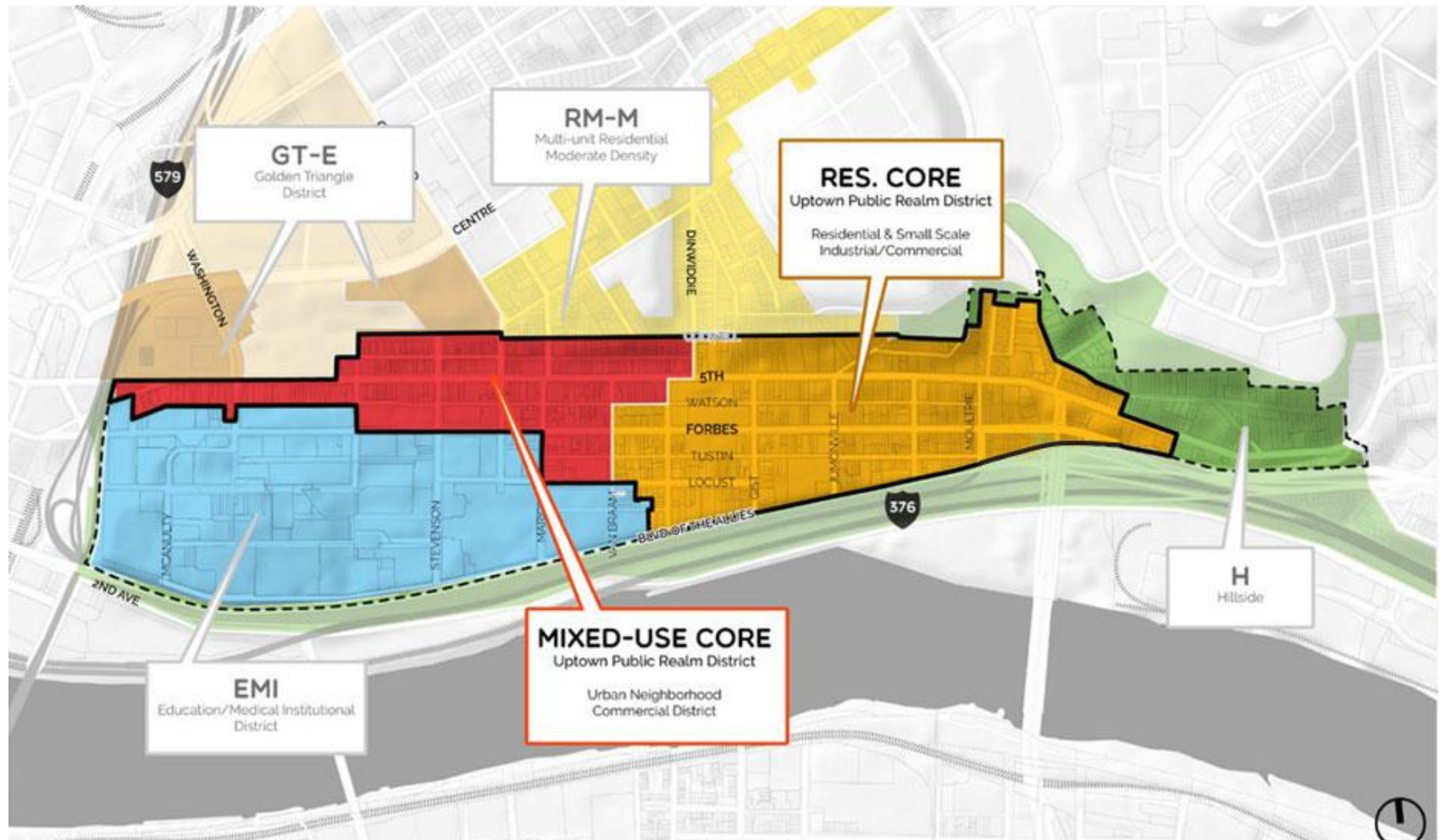
Uptown EcoInnovation District Implementation

Green Building Alliance

October 22, 2019

AGENDA

1. Uptown Task Force

2. Subcommittees

3. Uptown Development Guide

4. Development Impact

Every building and every community is sustainable so every person can thrive

Green Building Alliance

Uptown Task Force

Uptown Task Force Framework

- Framework developed over first 2 years of implementation

- Composed of 1-2 representatives from organizations in Uptown and others responsible for implementation

- Convened by Duquesne University

- Active participation required

Uptown Task Force In Action

→ Coordination

→ Project Review

→ Support Letters

→ Subcommittee and member updates

Subcommittees

Subcommittees

➜ Four Uptown Task Force

+ Community

+ Development

+ Mobility

+ Infrastructure

➜ Monthly meetings

➜ Collaboration between Subcommittee Chairs

Community

- Focus: Better serving existing residents, employees, students, and visitors and housing affordability

- Chair: Uptown Partners

- Partners: City Planning, Bureau of Neighborhood Empowerment, and Office of Community Affairs

- Discussion topics: Housing, community programs, cultural heritage and preservation, public art, and public safety

Development

→ Focus: Establish agenda for physical change through new buildings, commercial corridors, residential areas, etc.

→ Chair: Avenu

→ Partners: City Planning, Urban Redevelopment Authority, and Housing Authority

→ Discussion topics: land use policy and regulations, urban sustainable design, equitable economic development, commercial corridors, and transit oriented development

Mobility

- Focus: How people get around including strategies for improving safety, reducing the negative impacts of traffic, and shifting trips to more efficient and healthful modes

- Chairs: Port Authority and Department of Mobility and Infrastructure

- Partners: City Planning, DOMI, Port Authority, and Parking Authority

- Discussion topics: transit, pedestrian access and safety, circulation, accessibility, bike infrastructure, traffic safety, and parking

Infrastructure

- Focus: All non-transportation systems including stormwater management, open space, energy systems, and waste management

- Chair: Green Building Alliance

- Partners: City Planning, Pittsburgh Water and Sewer Authority, Department of Public Works, Citiparks, and utilities

- Discussion topics: stormwater management, open space, energy system planning, waste management, tree canopy, and habitat restoration

Uptown Development Guide

Development Standards

Improving the Street Environment

→ Require building articulation and stepping back building height above 50 ft (Mixed Use Core) or 40 ft (Residential Core)

→ Require 10 ft wide sidewalks with at least 5 ft of clear unobstructed

→ No parking or structured parking on the ground floor of buildings on Fifth and Forbes Avenues

→ Require active ground floor uses such as retail, office, residential, lobbies and bike facilities

Credit: Indovina Associates Architects

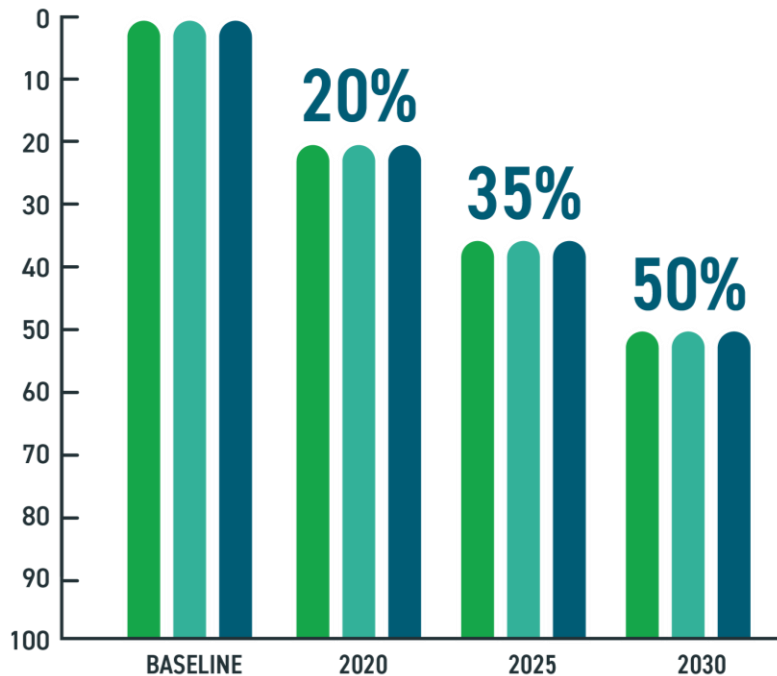# Development Standards

Improving Environmental Performance

- → Reduce threshold required stormwater management plans

- → Establish a new and straightforward stormwater standard for small projects

- → Require all new buildings greater than 10,000 sf or building additions greater than 5,000 sf to go through advisory green building review at pre-app stage (free of cost)

- → Maintain Uptown IPOD restrictions on demolition when no replacement building is proposed and there is no verifiable argument that collapse is imminent

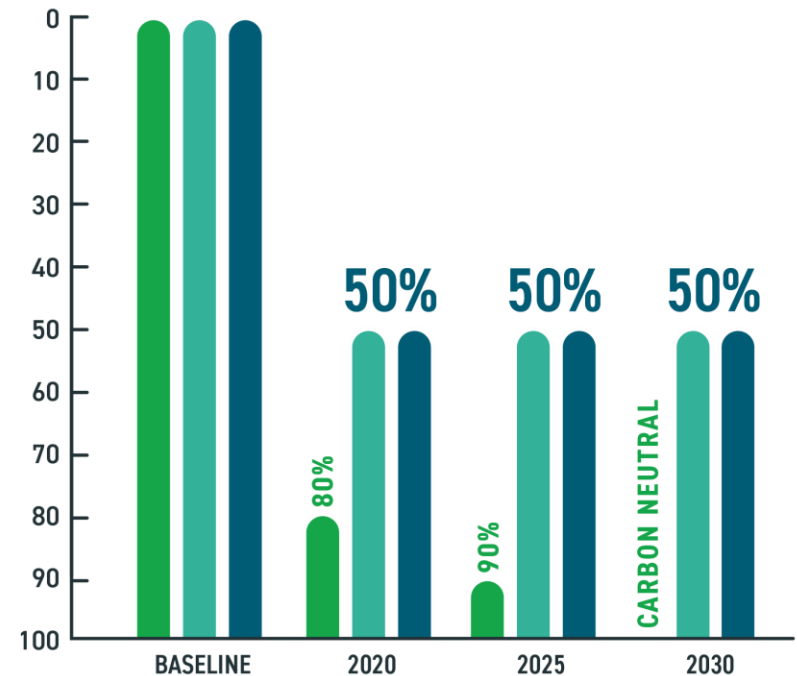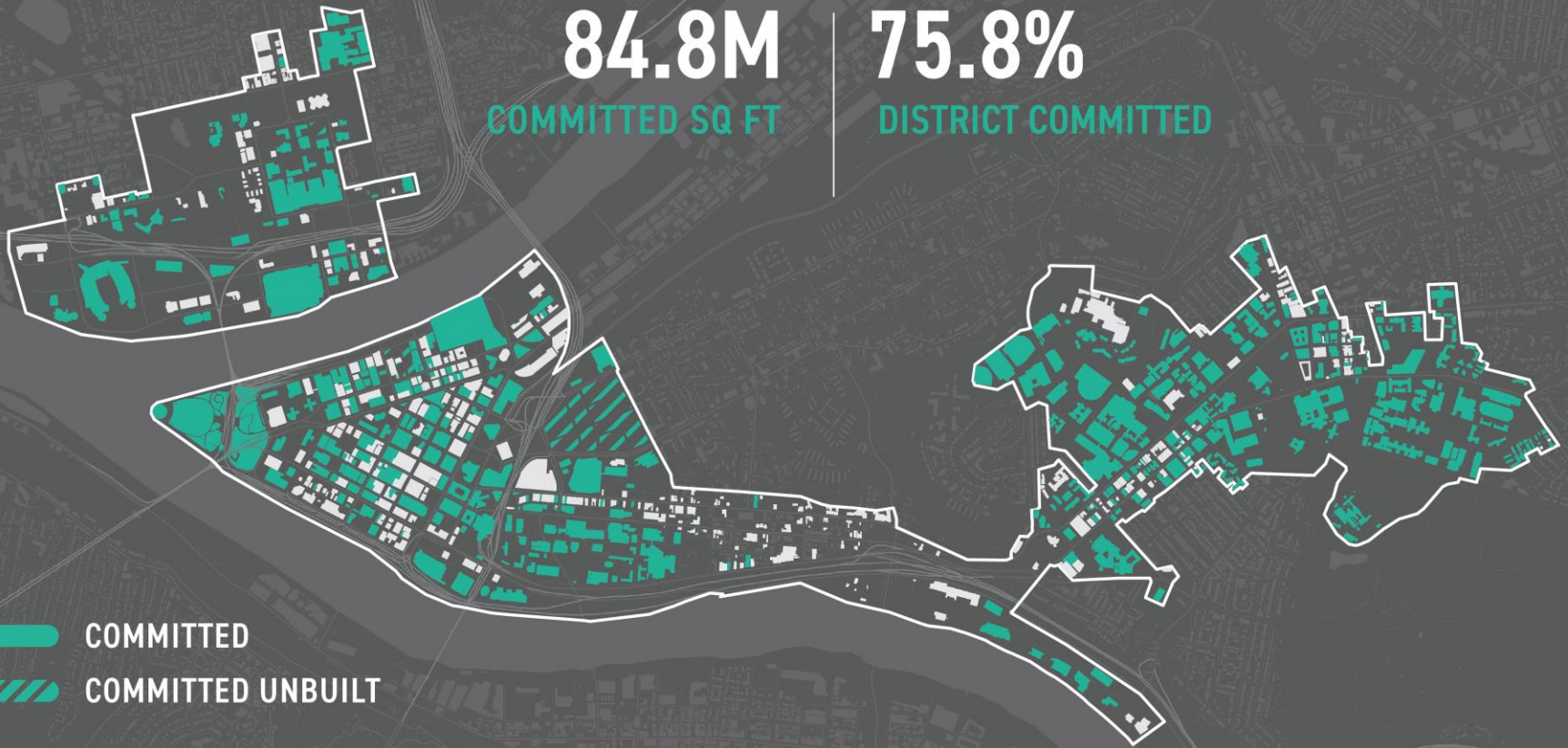- → Require developments to join the Pittsburgh 2030 District

540 BUILDINGS COMMITTED

84.8M COMMITTED SQ FT

75.8% DISTRICT COMMITTED

COMMITTED

COMMITTED UNBUILT

Development Standards

Parking Requirements

- ➜ Eliminate minimum parking requirements

- ➜ Establish a cap on the building of parking to avoid over production and concentration of parking in specific areas

- ➜ Require new structured parking to be convertible to other uses in the future

- ➜ Require new large structured parking facilities to include community infrastructure amenities (e.g., recycling, composting, EV charging, bike storage or bike share, etc.)

Performance Points

Performance Points

→ Flexible system that developers can incorporate into projects in a predictable way

→ For each goal, there are three levels of points with more points awarded for things that have a bigger impact.

→ Each point can be used to gain 15 ft of building height up to height limits set specifically for the two subdistricts.

+ On-site energy consumption
+ On-site energy generation
+ Affordable housing
+ Rainwater Management
+ Building Reuse
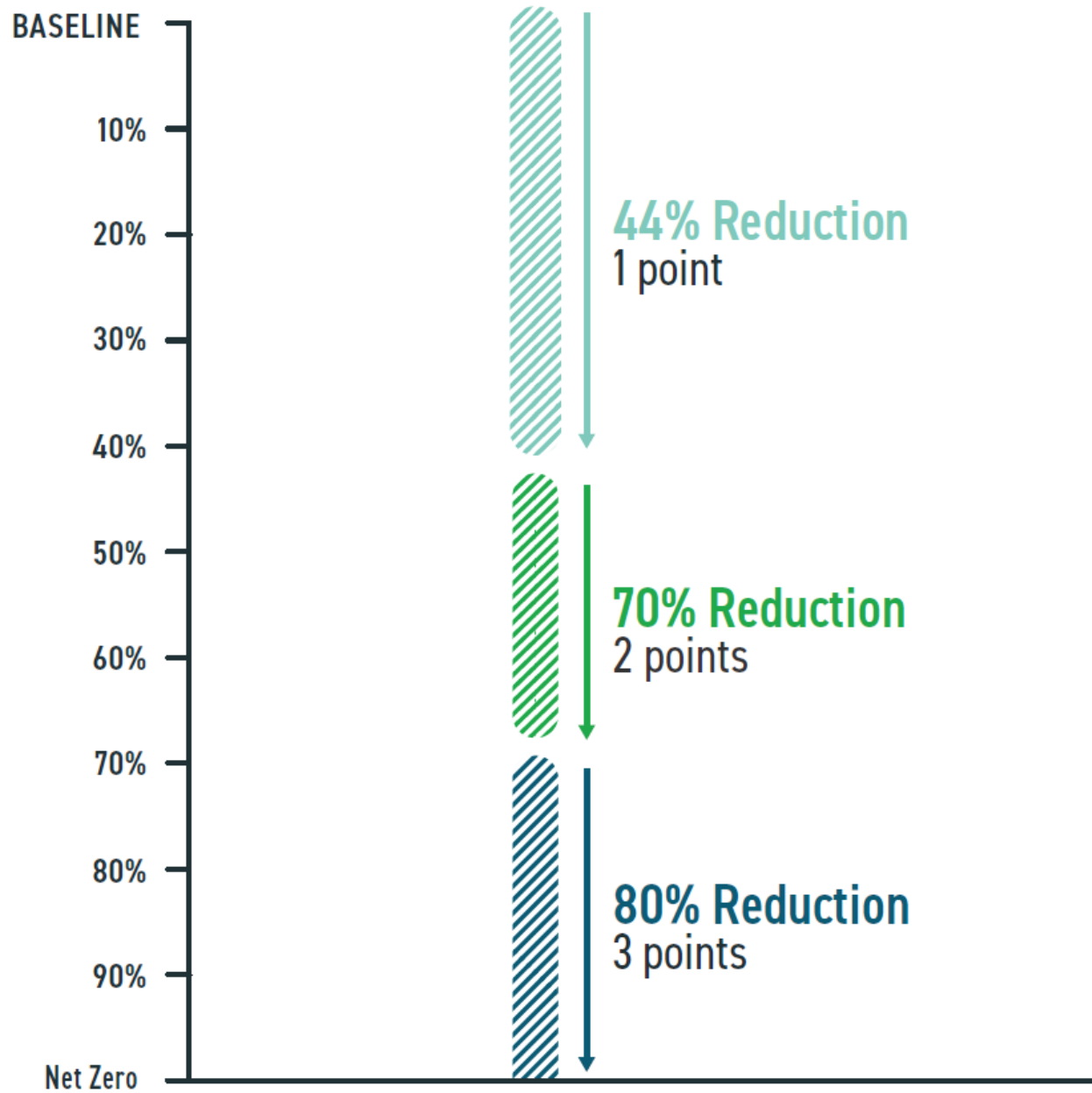
Performance Points – Energy Consumption

→ **1 point**
  + EUI at AIA 2030 Commitment average savings -currently 44%

→ **2 points**
  + EUI 70% below national median

→ **3 points**
  + EUI 80% or more below national median

BASELINE

10%

20% — **44% Reduction**
1 point

30%

40%

50% — **70% Reduction**
2 points

60%

70%

80% — **80% Reduction**
3 points

90%

Net Zero

Performance Points – Energy Generation

- Need at least 1 point in energy consumption
- 1 point
  - 25% of energy use generated on-site
- 2 points
  - 50% of energy use generated on-site
  - Connecting to district energy
- 3 points
  - 75% or more of energy use generated on-site

Performance Points – Affordable Housing

→ For projects where 50%+ is residential

→ 1 point
  + 5-15% of rental units for 80% AMI (1 point)

→ 2 points
  + 5-15% of for sale units for 80% AMI
  + 5-15% of rental units for 60% AMI
  + 15-20% of rental units for 80% AMI

→ 4 points
  + 15-20% of for sale units for 80% AMI
  + 15-20% of rental units for 60% AMI
  + 20%+ of rental units for 80% AMI

→ 6 points
  + 20%+ of for sale units for 80% AMI
  + 20%+ of rental units for 60% AMI

Performance Points – Rainwater Management

- Must use 50% native plants, payment-in-lieu option when not feasible

- 1 point
  - 50% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured using green infrastructure
  - 15% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured and reused
  - Payment-in-lieu of $6 per gallon

- 2 points
  - 75% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured using green infrastructure
  - 30% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured and reused
  - Payment-in-lieu of $9 per gallon

- 3 points
  - 100% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured using green infrastructure
  - 45% of 1.5 in of rainfall in 24 hr period, including peak of 1.05 inches in 15 minutes or a 95th percentile rain event onsite (whichever is greater) captured and reused
  - Payment-in-lieu of $12 per gallon

Performance Points – Building Reuse

→ **1 point**
  + Exterior design compatible with nearby structures more than 50 years old – including similar window and door sizes and materials, cladding materials, bays, cornices, and primary elements

→ **2 points**
  + 75%+ of street facing building facades from structures more than 50 years old are restored and integrated into new development

→ **3 points**
  + Existing building shell is restored and retained
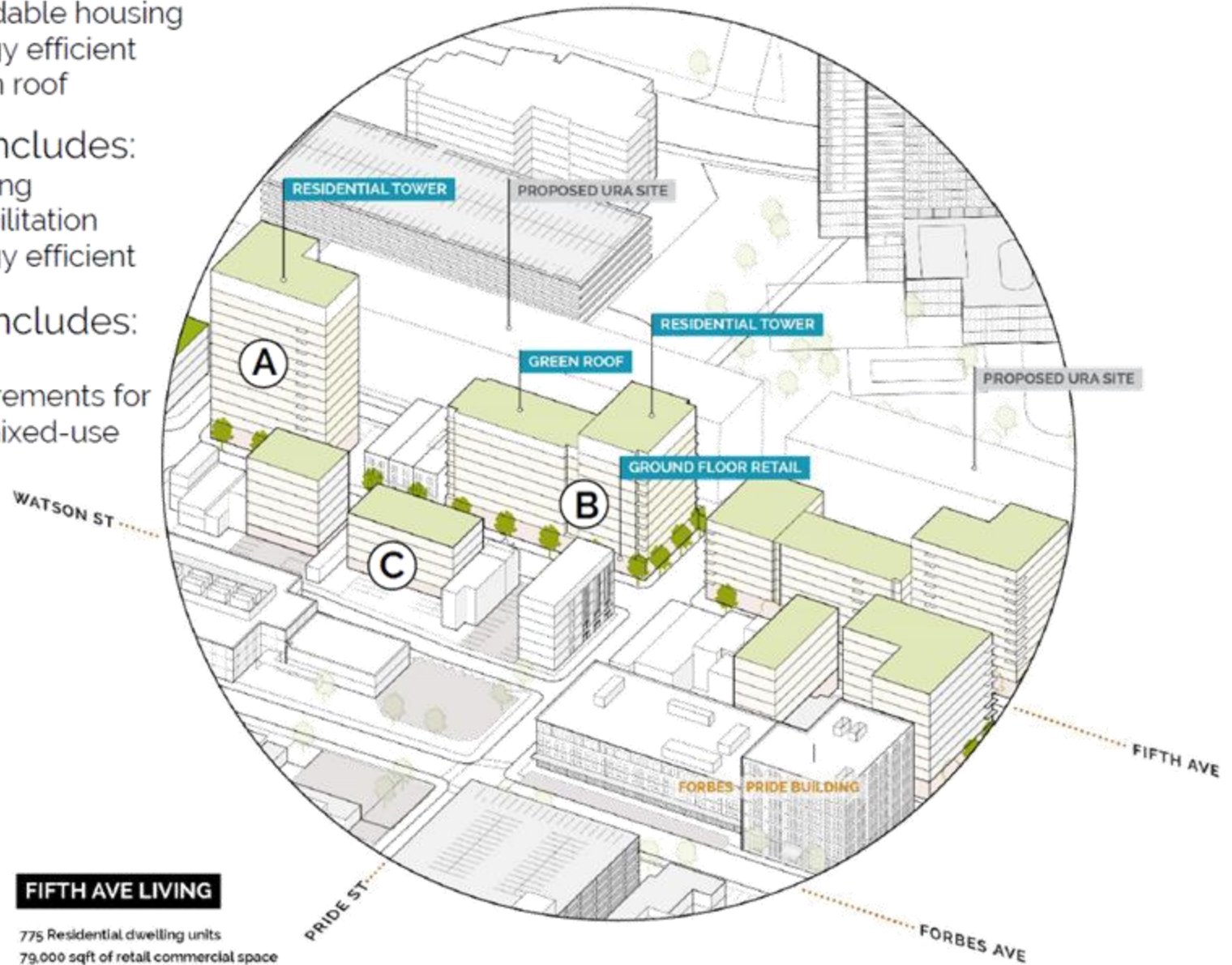
A: 180' includes:
- Affordable housing
- Energy efficient
- Green roof

B: 90' includes:
- Building rehabilitation
- Energy efficient

C: 60' includes:
- Basic requirements for the mixed-use core

WATSON ST

RESIDENTIAL TOWER

PROPOSED URA SITE

RESIDENTIAL TOWER

GREEN ROOF

PROPOSED URA SITE

GROUND FLOOR RETAIL

Ⓐ

Ⓑ

Ⓒ

FIFTH AVE

FORBES - PRIDE BUILDING

PRIDE ST

FORBES AVE

FIFTH AVE LIVING

775 Residential dwelling units
79,000 sqft of retail commercial space

Uptown Sustainability Reviews

- Partnership between Department of City Planning and Green Building Alliance to discuss sustainability early in project

- Pre-application meeting review + subsequent meetings and guidance

- Need for a framework to guide process

Uptown Development Guide

→ Collaboration between Uptown Task Force Subcommittees

→ Provides overview of the District, performance points framework, information on a broad range of sustainability and high-performance topics, and appropriate points of contact for more information

Uptown Development Guide

- Bonus Points
- Energy
- Water
- Health
- Landscape
- Waste Management
- Affordable Housing

- Building Reuse
- Universal Design
- Review Process
- Uptown Architecture/Design Statement

Uptown Development Guide

- Formalizing document and adding example strategies

- Replication in other neighborhoods to bring Neighborhood Plans into action

Development Impact

UPMC Vision & Rehabilitation Tower

→| Required a revision of UPMC's Institutional Master Plan in Uptown

→| Opportunity to work with UPMC on enhancing performance

UPMC Vision & Rehabilitation Tower

- Reduced predicted energy consumption by 33%

- Committed to a transportation demand management program

- Added public art

- Redesigned open space as a community and stormwater management amenity

Institutional Master Plan Performance Target Meetings

- Building on success with UPMC to work with all institutional master plans

- Three meeting series with each institution prior to presentation to Planning Commission and City Council

- Goes beyond what is required by code, inviting institutions to push the boundaries on what is possible for the future of their campuses

- Currently working with 3 institutions

Institutional Master Plan Performance Target Meetings

→ Department of City Planning

→ Department of Mobility and Infrastructure

→ Pittsburgh Water & Sewer Authority

→ Port Authority of Allegheny County

→ Green Building Alliance

Duquesne University IMP

- Setting performance targets for energy, water, stormwater management, tree cover, etc.

- Added consultants to IMP team

- Still in progress

Goals of Neighborhood Plan Guide

- **Integration with other City Plans**

- **Address formally adopted citywide goals**
  - Pittsburgh Climate Action Plan 3.0 (2018) goals
  - Other Agency goals

- **Align plans and outcomes** with
  - EcoDistricts
  - United Nations Sustainable Development Goals

- **Improve communication about neighborhood planning processes** that will be led by the City and/or RCOs

- **Clarify roles and responsibilities for all involved**

- Share information with the public about neighborhood planning processes and what to expect from them

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Co-Creation Approach

Agency staff involved in NPG development, provide advice.

Agency staff will lead, facilitate discussions during planning process.

Steering Committee

Residents

Agencies

Businesses

Services

Institutions

Topic-based non-profits

Action Teams

Community

Development

Mobility

Infrastructure

Summary of Neighborhood Plan Guide

THE GUIDE

- How to Use this Guide
- Audience and Purpose
- Plan Topics Overview
- The Planning Process

THE RESOURCES

- How Neighborhood Plans Can Address Adopted City Goals
- Full List of UN Sustainable Development Goals
- Assembling a Steering Committee and Action Teams
- Plan Content Details: Topics, Objectives, Indicators
- Plan Framework: Vision Statements, Goals, Policies, Projects, Programs, Partnerships
- Public Engagement Toolkit
- Understanding Implementation
- Integration with Other Plans
- Glossary
- Deliverables Guidance and Templates

Guide will be produced as both a document and an interactive web-based guide

Plan Topics Overview: Community

1. Community
This chapter focuses on the existing residents, employees, students, and visitors of the planning area with proposals for how they can be better served by the district. This chapter also addresses housing affordability.

Required:	Optional:
Housing Community Programs and Livability Cultural Heritage and Preservation Public Art Public Safety Public Facilities and Services	Public Health Community Uses in the Right-of-Way Nuisance and Enforcement Issues Schools

Relevant Agencies: Department of City Planning, Bureau of Neighborhood Empowerment, and Office of Community Affairs.

Plan Topics Overview: Development

2. Development

This chapter establishes the agenda for physical change to a district whether that be through new buildings, commercial corridors, residential areas, etc. Creating new affordable housing and commercial opportunities can be addressed in this chapter.

Required:	Optional:
Land Use Policy and Regulations	Commercial Corridors or Nodes
Urban Sustainable Design	Transit Oriented Development
Equitable Economic Development	Brownfield Reuse and Remediation
	Schools and Related Programs
	Academic, Medical and Religious Institutions

Relevant Agencies: Department of City Planning, Urban Redevelopment Authority, and Housing Authority of the City of Pittsburgh.

Plan Topics Overview: Mobility

3. Mobility

This chapter focuses on how people get around and will typically include strategies for improving safety, reducing the negative impacts associated with traffic, and shifting trips to and from the planning area to more efficient and healthful modes of travel.

Required:	Optional:
Transit Service and Stations	Mobility as a Service (MaaS)
Pedestrian Access, Safety, Circulation	Freight Operations
Accessibility	
Bicycle Infrastructure	
Traffic Safety	
Parking	

Relevant Agencies: Department of Mobility and Infrastructure, Port Authority of Allegheny County, and Pittsburgh Parking Authority.

Plan Topics Overview: Infrastructure

4. Infrastructure

This chapter includes all the non-transportation systems that nourish and maintain a district including how stormwater is handled, needs for open spaces, the energy systems that serve all buildings, and how waste is reduced and reused. There are many opportunities for these projects to meet multiple objectives (e.g., open spaces that also manage stormwater).

Required:	Optional:
Stormwater Management	Community/Urban
Open Space	Agriculture
Energy System Planning	Digital Network
Waste Management and	Air
Recycling	Water Use
Tree Canopy	
Habitat Restoration	

Relevant Agencies: Green Building Alliance (non-profit planning partner to the City), Pittsburgh Water and Sewer Authority, Department of Public Works, Citiparks, and relevant utilities.

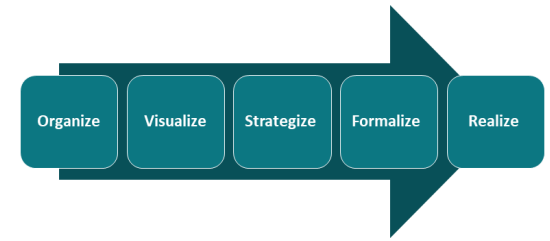Organize → Visualize → Strategize → Formalize → Realize

The Planning Process Overview

24 months of planning
10 years of implementation

Steps for each Process Phase address:
- Description
- Public Engagement Toolkit Recommendations
- Tasks and Deliverables

Organize (4 months)

Planning partners are brought on board, roles and responsibilities are established for Steering Committee members, and background research is conducted. Establish a basic timeline and set a communications strategy.

Establish roles and responsibilities
Tasks and Deliverables
- Internal Meetings: Introduction to Planning Process (nonprofit community organizations, foundations, local agencies and authorities, and utilities)
- Formation of Steering Committee and/or other working committees
- Approved Public Participation Plan
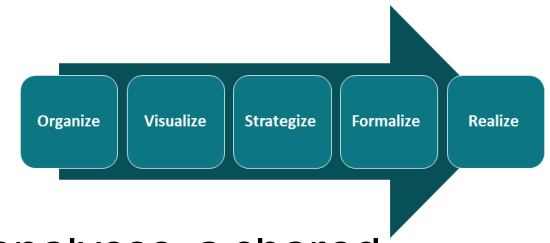- If necessary: RFP & Consultant Selection

Deal with the details
Tasks and Deliverables
- Gantt Chart
- Project Directory
- Website
- Plan Identity and Naming

Visualize (6 months)

Issues for the plan to address are identified based on analyses, a shared vision is established and goals for each chapter are set to guide the work of Action Teams in crafting policies and actions. Action Teams are created to work on plan details and report proposals back to the Steering Committee.

Understand the area

Task and Deliverables

- Existing Conditions Report

**Set the vision**

Task and Deliverables

- Public Meeting: Project Kickoff, Visioning, and Goals
- Draft Plan Section: Vision Statement and Goals
- Introduce EcoDistrict Imperatives as Lens for Action Teams

Focus the plan content

Task and Deliverables

- Public Meeting: Topics
- Final List of Topics with Objective Categories
- Formation of Action Teams and Setting First Meeting Date/Time
- Facilitator Training for Action Team Leaders

Strategize (10 months)

Organize | Visualize | Strategize | Formalize | Realize
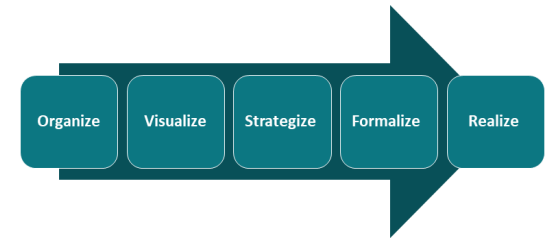
Action Teams explore topics in detail and develop policies and actions that use implementation resources to address issues. Creative engagement allows the community to contribute and feel ownership over the problems and solutions.

**Study, Learn, Explore**

Task and Deliverables
- Workbooks for Each Action Team that Capture Data, Case Studies, and Best Practices Used in the Drafting of Strategies
- Action Teams Meetings
- Draft Implementation Matrix and Accompanying Implementation Details

Develop Ideas and Recommendations

Task and Deliverables
- Public Meeting(s): Input on Action Team Recommendations
- Refined Draft Implementation Matrix and Accompanying Implementation Details

Formalize (4 months)
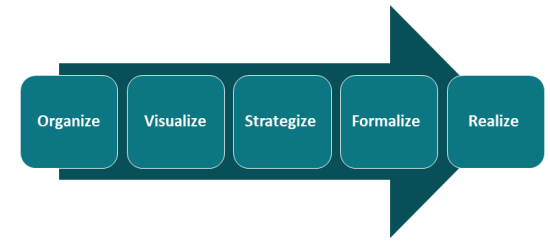
The plan is drafted, final analyses confirm proposals, and the document is reviewed publicly before being adopted.

**Draft Plans**
Task and Deliverables
- Discussion Draft Plan for Review by Steering Committee
- Proposed Draft Plan for Review by Public
- Recommended Draft Plan for Review by Planning Commission
- Draft Roadmap that organizes implementation into an action strategy

Adoption
Task and Deliverables
- Public Notice and Mailing
- Staff Report
- Presentation and Briefing at Planning Commission
- Public Hearing at Planning Commission
- Adopted Plan
- Document Publication (City Planning website, public libraries, other printed copies

Realize (10 years)
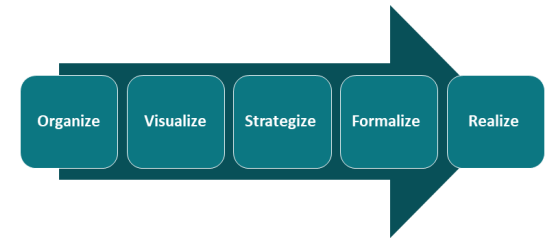
The plan is **implemented** through projects, programs, investments, and the application of policies and regulations. Track success and make course corrections.

Implement (ongoing)

Monitor (biennial)

Task and Deliverables
- Biennial Audit
- Biennial Report
- Public Meeting: Progress Report
- Plan Addendum (as needed)
- Public Hearing for Plan Addendum (as needed)

Lessons Learned for Communities

- **Identify & involve key stakeholders early** on in your planning process. This will lead to deeper involvement and ownership.

- Make sure to i**dentify implementation structure and resources** while creating Neighborhood plan.

- If a neighborhood plan means major changes to your community considering creating a **strategic and business Plan** towards the end of the neighborhood planning process.

Lessons Learned for Nonprofit Partners

- **Collaboration is key** in aligning City and Authority budgets with identified priorities.

- This is a **model approach for** neighborhood development.

- **Scaling up impact** for achieving 2030 goals.

- **Giving clear focus and direction** for developers.

Lessons Learned for Local Governments

- **Start with** Action Teams of **implementers** to dive into topics and make proposals using identified resources.

- **Empower agency staff and community partners to lead the planning process** with consultants as technical support.

- **Use plans to implement City goals**

- **Start research and engagement before the planning process begins** to improve the value of early meetings.

- Recognize disagreements and conflict as opportunities for meaningful dialogue. **Plan for iteration.**

Questions?