

# Planning Framework

Plan boundaries, Comprehensive Plan Generalized Future Land Use (GFLU) Map update process, Plan retirement protocol

## Goals

1. Discrete plan geographies
2. More standardized plans relating to broader, citywide perspective
3. Full citywide coverage:
  - Land use/building height recommendations
  - Infrastructure recommendations
4. More frequent plan updates
5. Replace decennial updates to Comp Plan GFLU Map
6. Mechanism to amend/retire sub-area plans that may not reflect current City policy/priorities

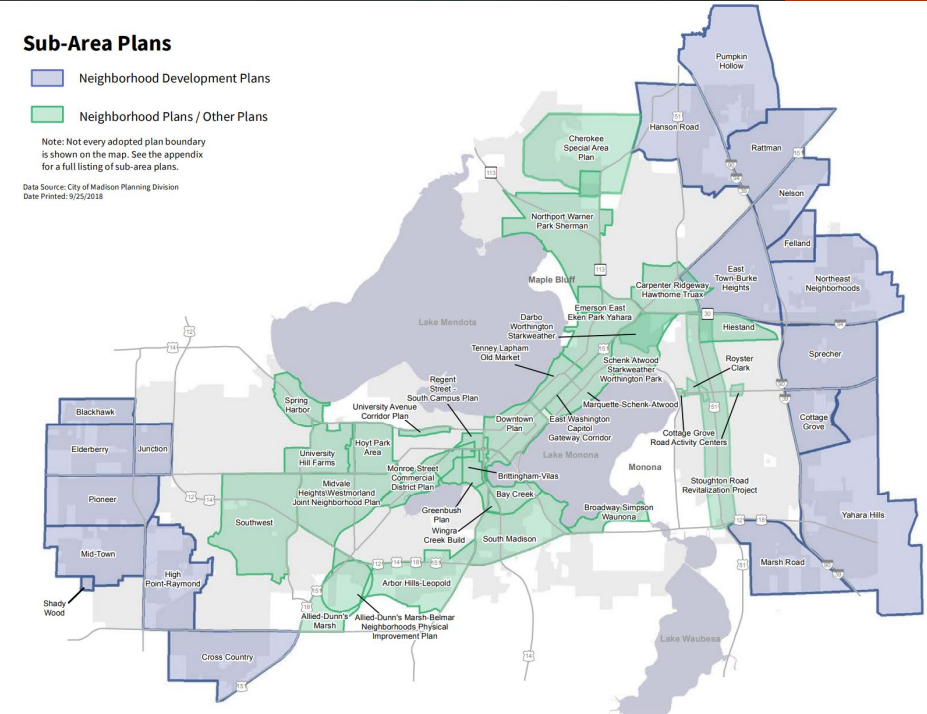
## Sub-Area Plans

Neighborhood Development Plans

Neighborhood Plans / Other Plans

Note: Not every adopted plan boundary is shown on the map. See the appendix for a full listing of sub-area plans.

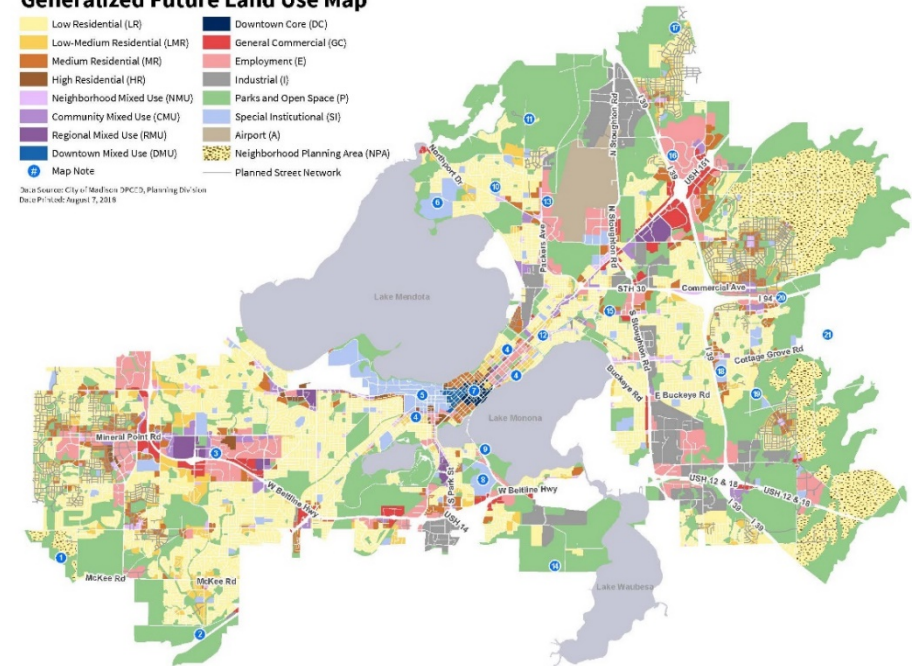
Data Source: City of Madison Planning Division  
Date Printed: 9/25/2018



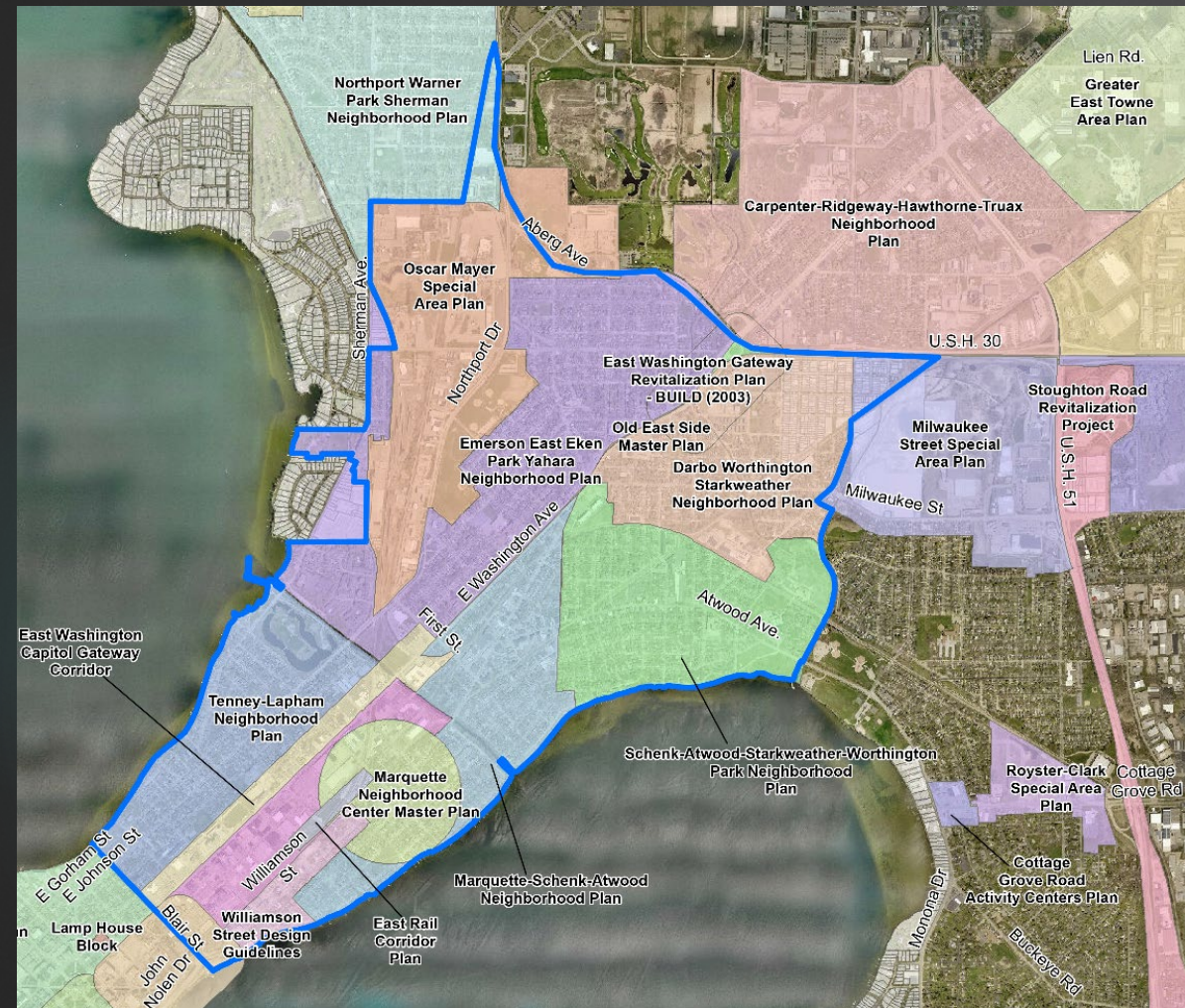
## Generalized Future Land Use Map



Data Source: City of Madison DPCC3, Planning Division  
Data Period: August 7, 2018

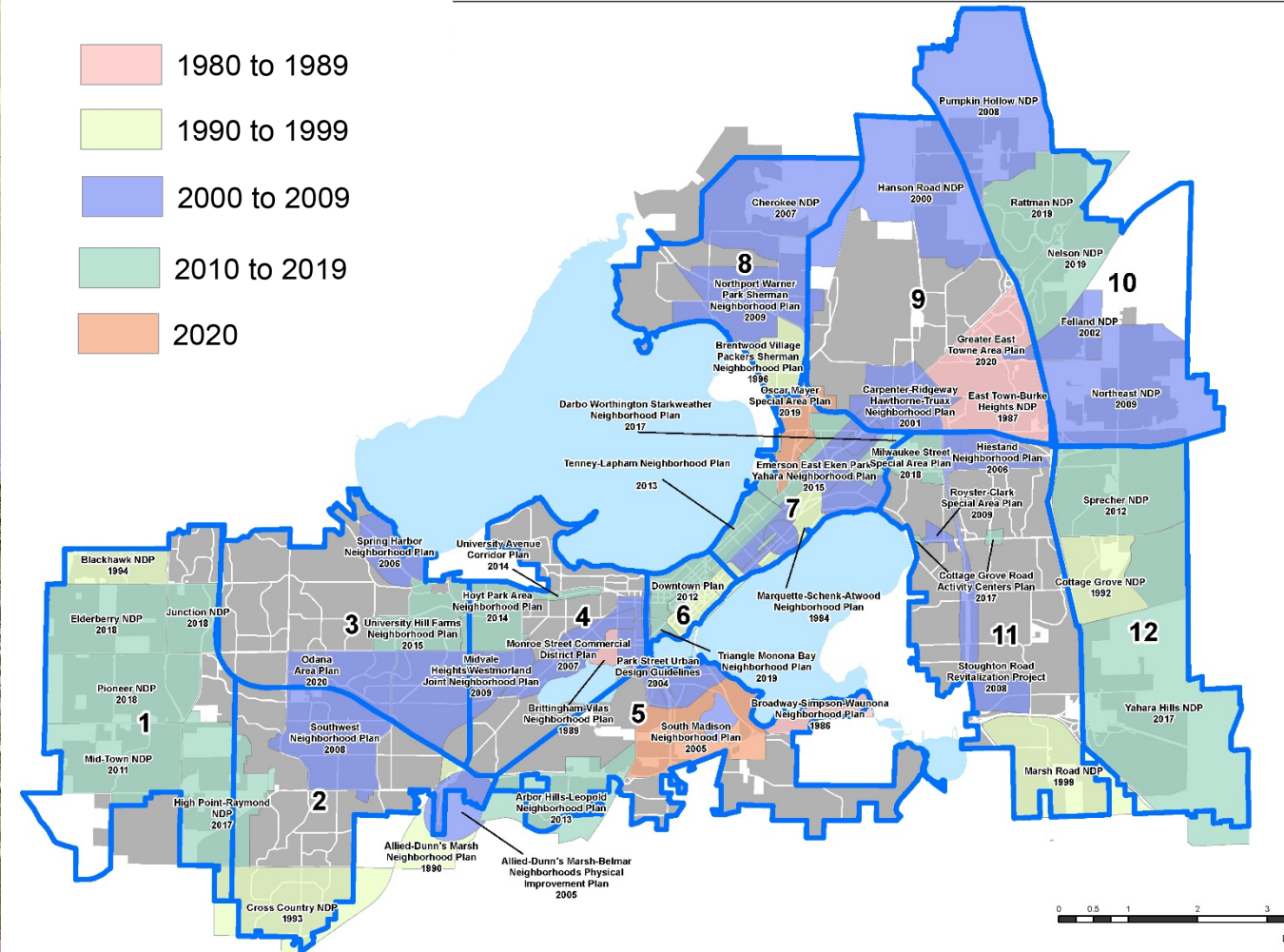


## Near East Side



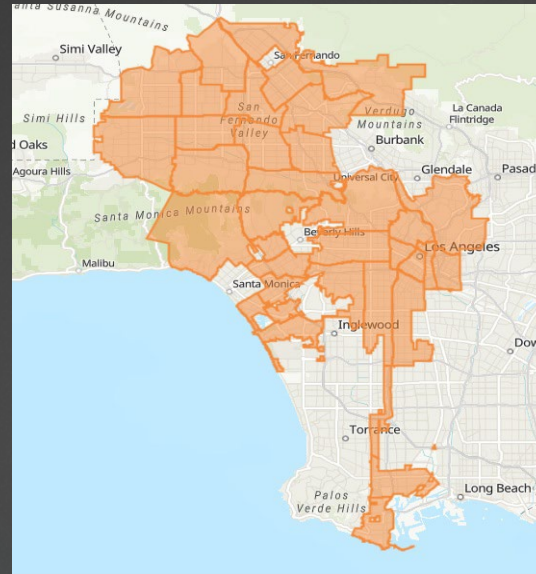
# Planning Framework

## Sub-Area Plans by Decade



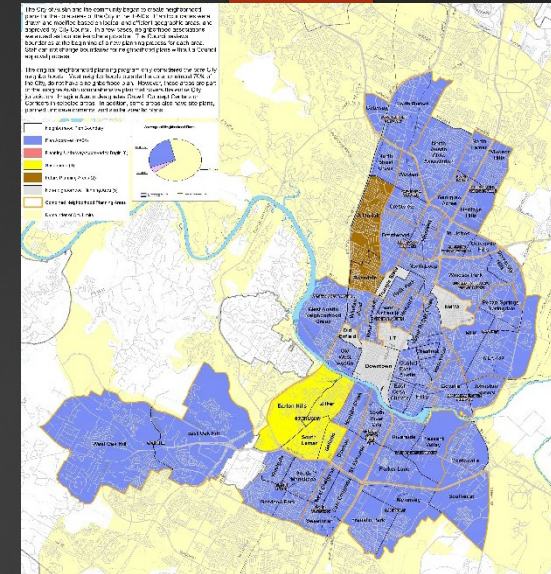
# Los Angeles, CA (3.9 million pop)

- ▶ 35 Community Plans, 2 Special Purpose Districts comprise City's General Plan Land Use Element
- ▶ Community Plans guide policy and land use decisions in Los Angeles's neighborhoods
- ▶ Plan Overlays supplement underlying base zoning
- ▶ Now updating all 35 Community Plans over next 6 years
- ▶ Staff led processes with outreach and engagement of community members



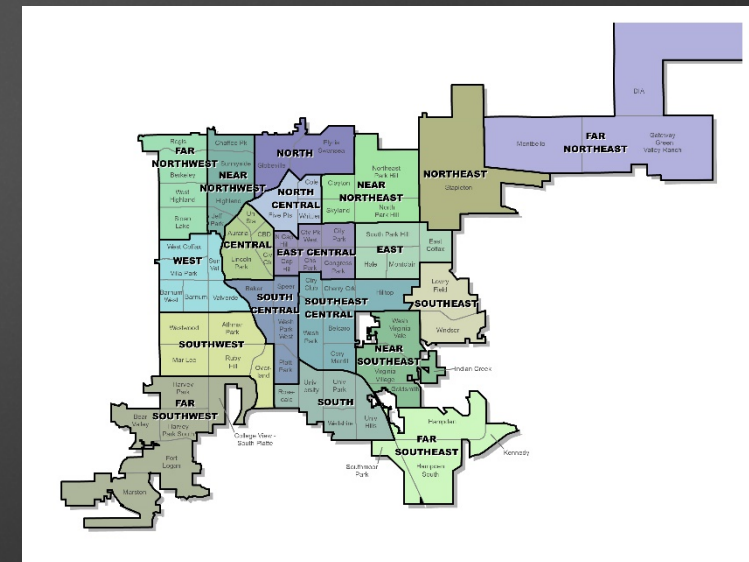
# Austin, TX (1.0 million pop)

- ▶ 60 Neighborhood Planning Areas & 54 Neighborhood Plans adopted as part of Imagine Austin 2040 Comprehensive Plan
- ▶ Preparation time varies
- ▶ Neighborhood Planning on hold; Small Area Planning to merge with Housing Grants; will transition to corridors, centers and special area plans + community intervention plans
- ▶ Unique Feature – community ambassadors (paid) to do engagement – more community empowerment than consulting.



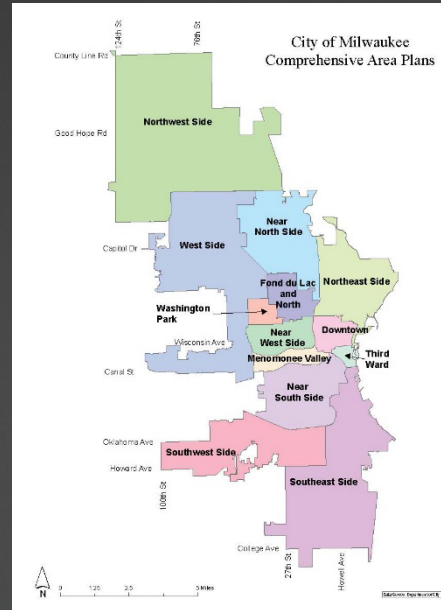
# Denver, CO (716,000 pop)

- ▶ Subarea: Neighborhood Initiative Plans (NIP)
- ▶ How many districts? 19
- ▶ Preparation: 24 months (or more)
- ▶ Adopted: Supplement to Blueprint Denver. Automatic update of Blueprint Denver.
- ▶ Unique Features: Plan Need Analysis, Informal Steering Committee



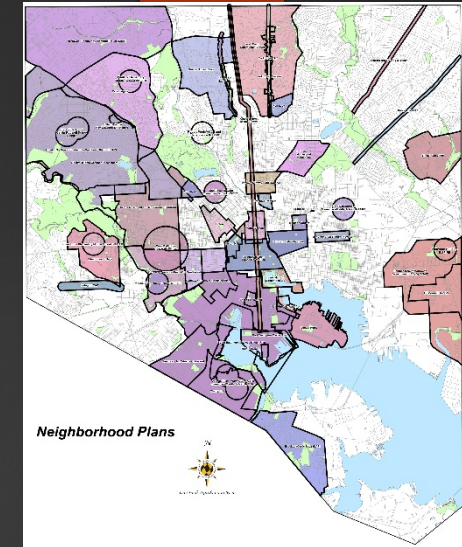
# Milwaukee, WI (600,000 pop)

- ▶ Comprehensive Plan made up of 14 Neighborhood Plans
- ▶ Preparation time varies
- ▶ Adopted: Yes
- ▶ Unique Features: Private fundraising at times for small area planning; started hiring community partners to build capacity in neighborhoods and achieve more authentic community engagement



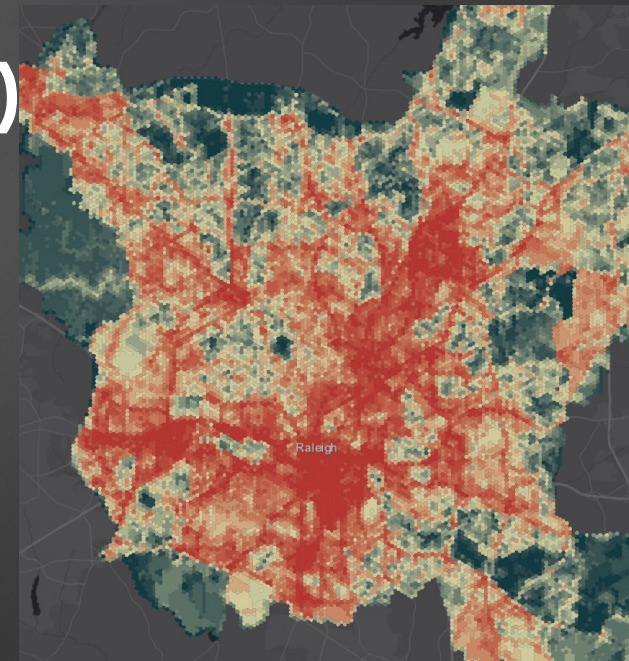
# Baltimore, MD (620,000 pop)

- ▶ Most recent Comp Plan 2006
- ▶ Have neighborhood plans that inform Comp Plan
- ▶ Neighborhood plan boundaries overlap, no set boundaries
- ▶ Allow and adopt community-managed plans if they meet certain requirements



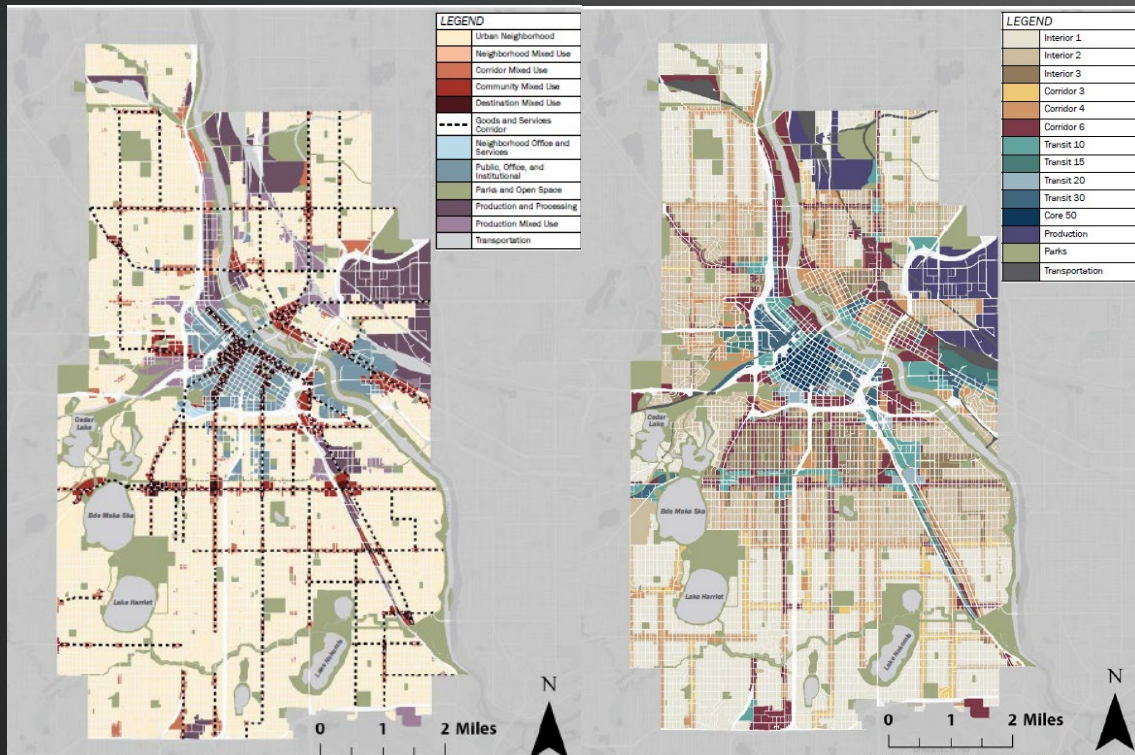
# Raleigh, NC (470,000 pop)

- ▶ 28 [Area Plans](#) – cited similar issues
- ▶ Preparation: 9-18 months
- ▶ Operate at IAP2 “Collaborate”
- ▶ Adopted: Directly into [Comp Plan](#)
- ▶ Area Plan Prioritization [Tool](#) (see image at right) recommends, City Council ultimately decides thru budget process
- ▶ Comp Plan has Growth Framework, FLU Map, Built Form Map
- ▶ Continual monitoring/editing Comp Plan maps/text



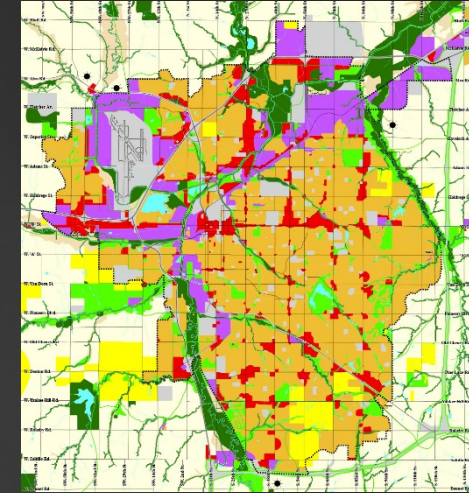
# Minneapolis, MN (425,000 pop)

- ▶ Comp Plan FLU Map and Built Form Map
- ▶ Rewriting Zoning Code to reflect Comp Plan, provide more specific guidance
- ▶ Continuing trend toward by-right development/admin. approvals
- ▶ Retired their small area plans for development review purposes
- ▶ Focus smaller scale planning efforts on strategic planning (implementation/partnerships)



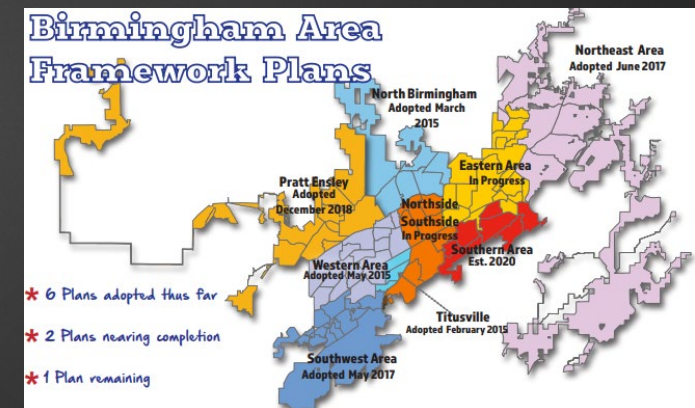
# Lincoln, NE (287,000 pop)

- ▶ Have subarea plans to add detail to Comp Plan, done as needed
- ▶ Do not have set plan boundaries
- ▶ Subarea plans become part of Comp Plan
- ▶ Planning Director conducts annual review of subarea plans 5 years old and older to assess viability of plan



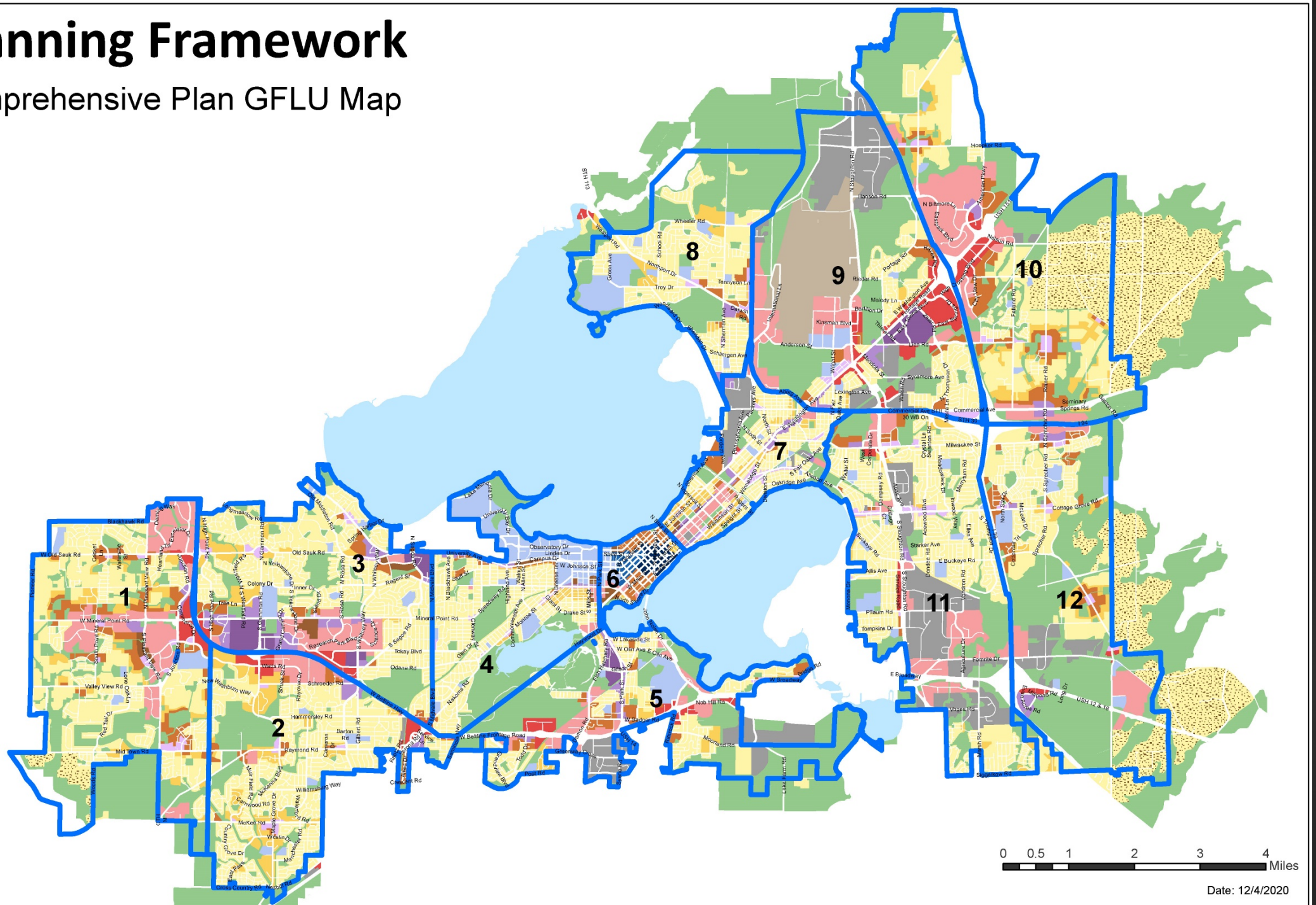
# Birmingham, AL (210,000 pop)

- ▶ Subarea: How many districts? 9  
Subarea Plans? 24
- ▶ Preparation: 18-24 months
- ▶ Adopted: Yes
- ▶ Unique Features: Land Use Map, Zoning Ordinance approved at time of adoption, Implementation Committee formed of area stakeholders to implement & monitor plan




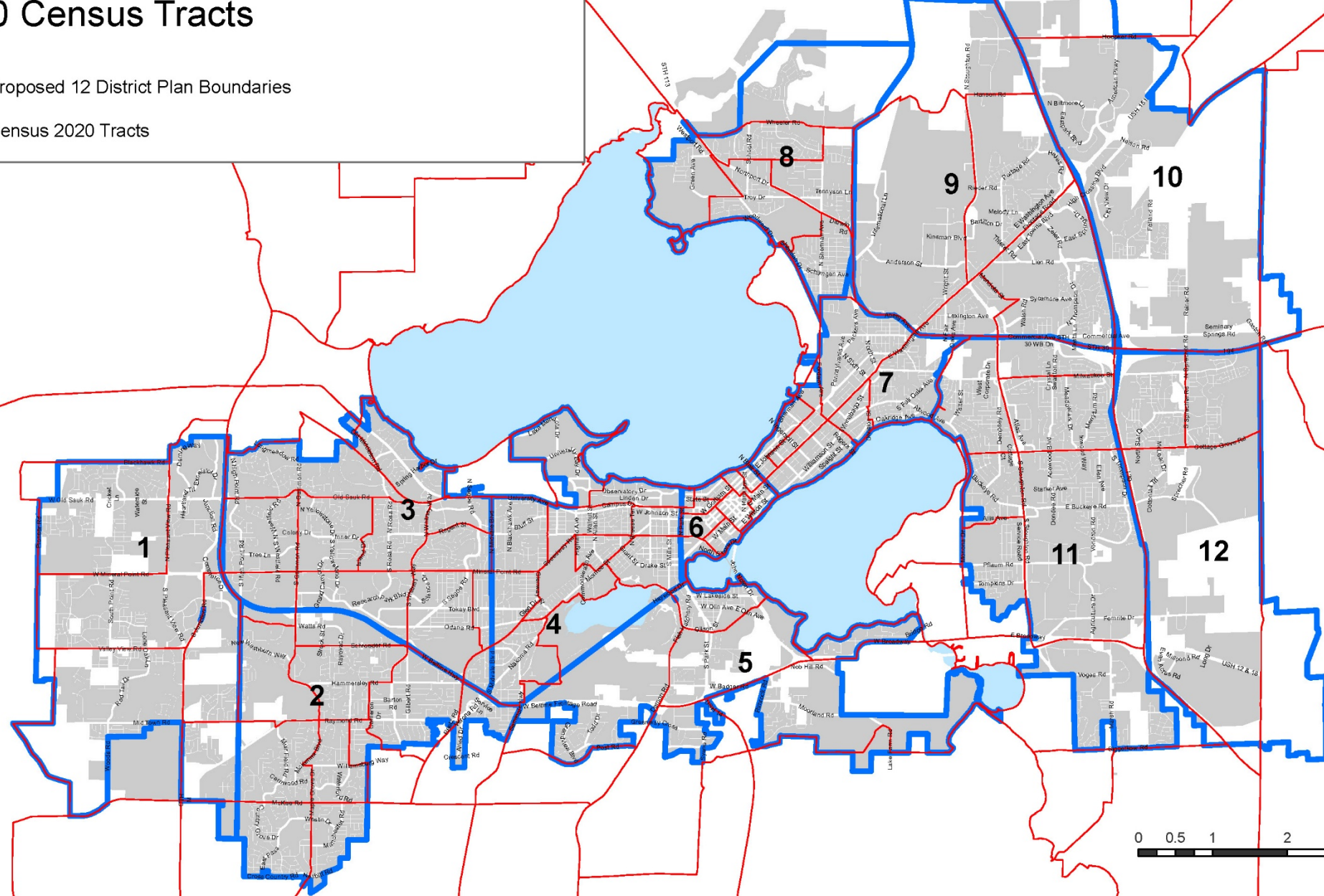
# Planning Framework

## Comprehensive Plan GFLU Map



## 2020 Census Tracts

 Census 2020 Tracts



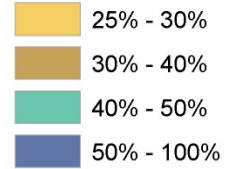
0 0.5 1 2 3 4 Miles

Date: 12/4/2020

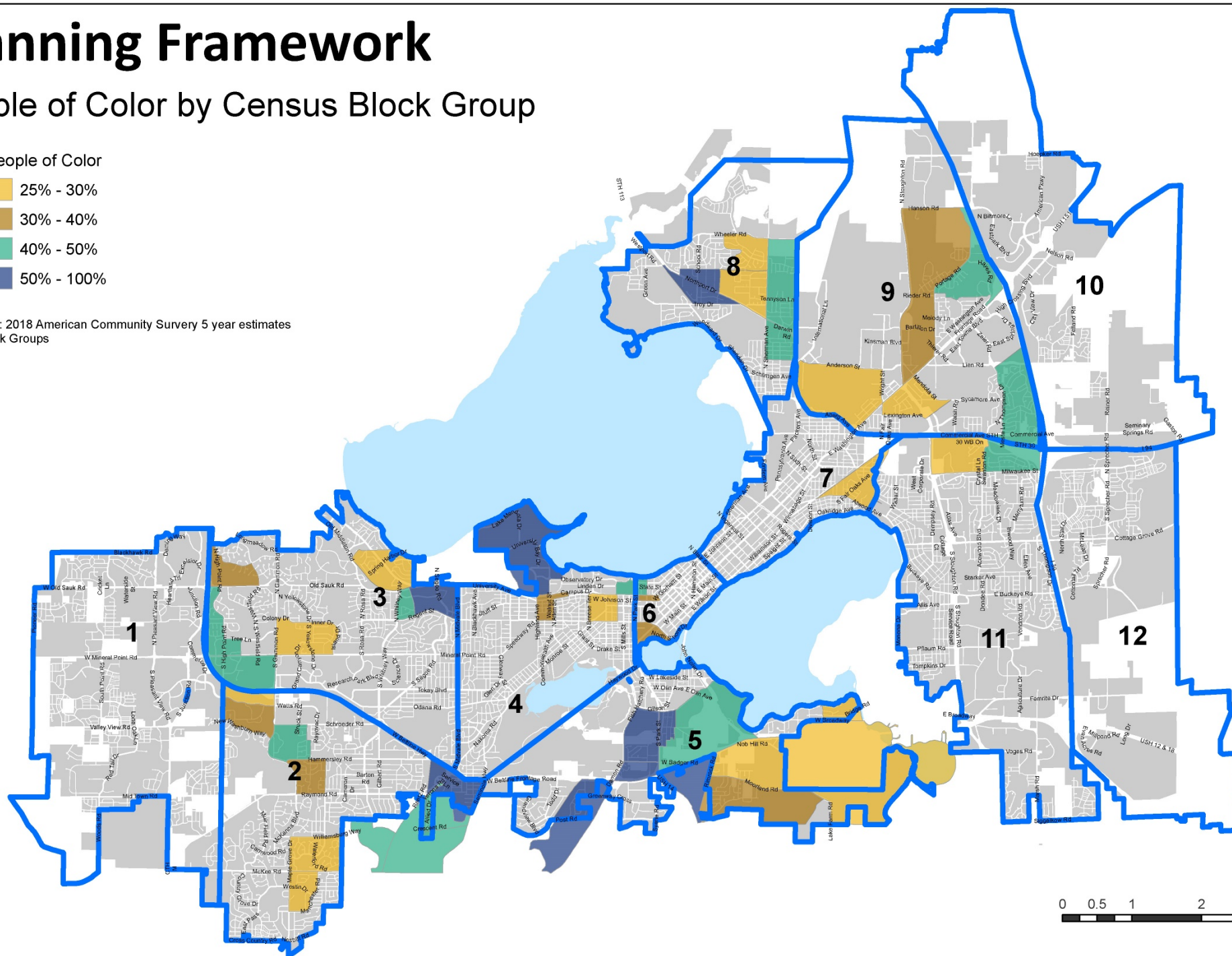
# Planning Framework

## People of Color by Census Block Group

% People of Color



Data Source: 2018 American Community Survey 5 year estimates  
Census Block Groups




0 0.5 1 2 3 4 Miles

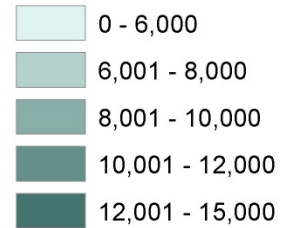
Date: 12/4/2020

# Planning Framework

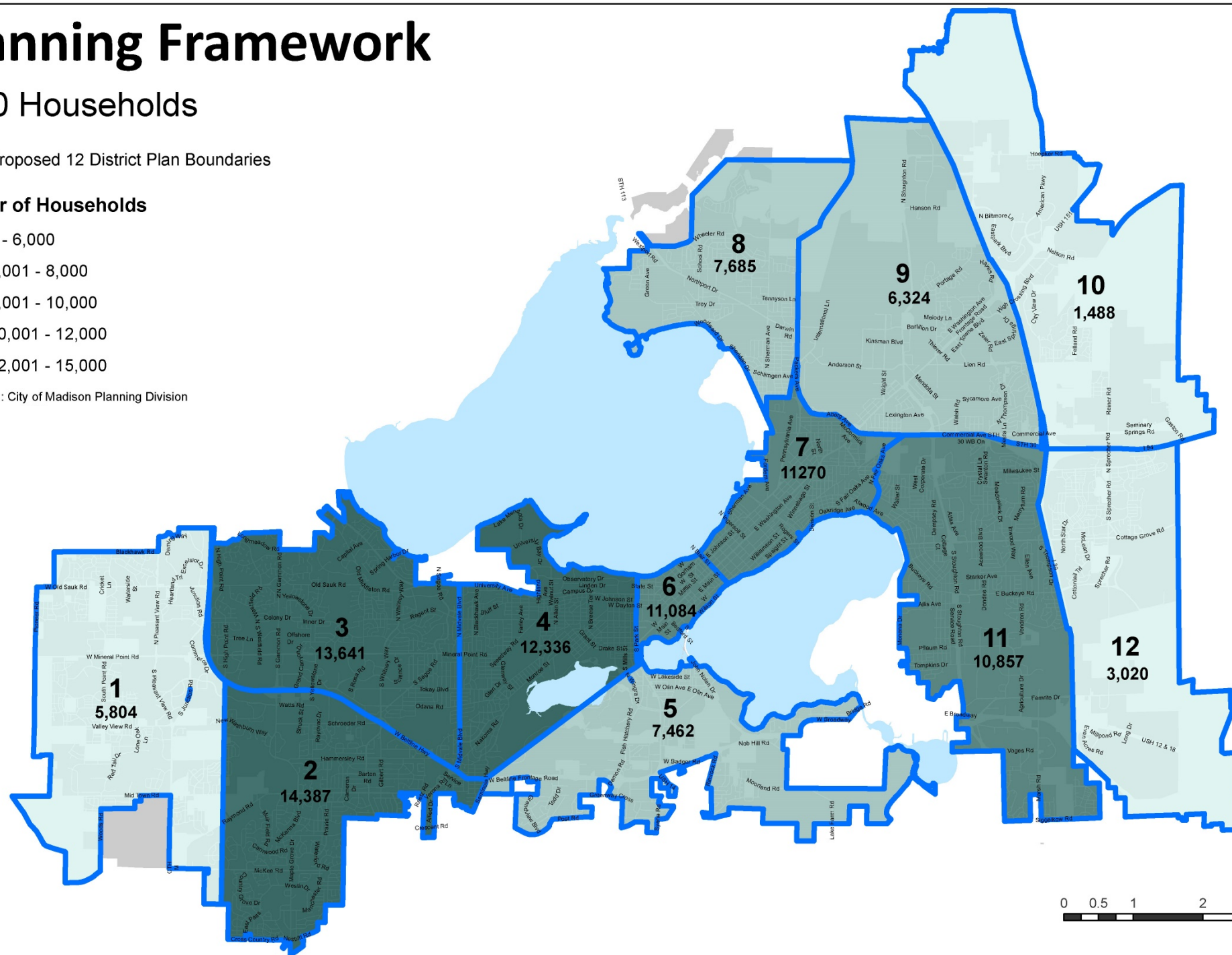
## 2010 Households

 Proposed 12 District Plan Boundaries

### Number of Households



Data Source: City of Madison Planning Division



0 0.5 1 2 3 4 Miles

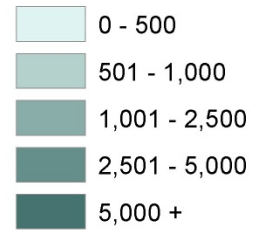
Date: 12/3/2020

# Planning Framework

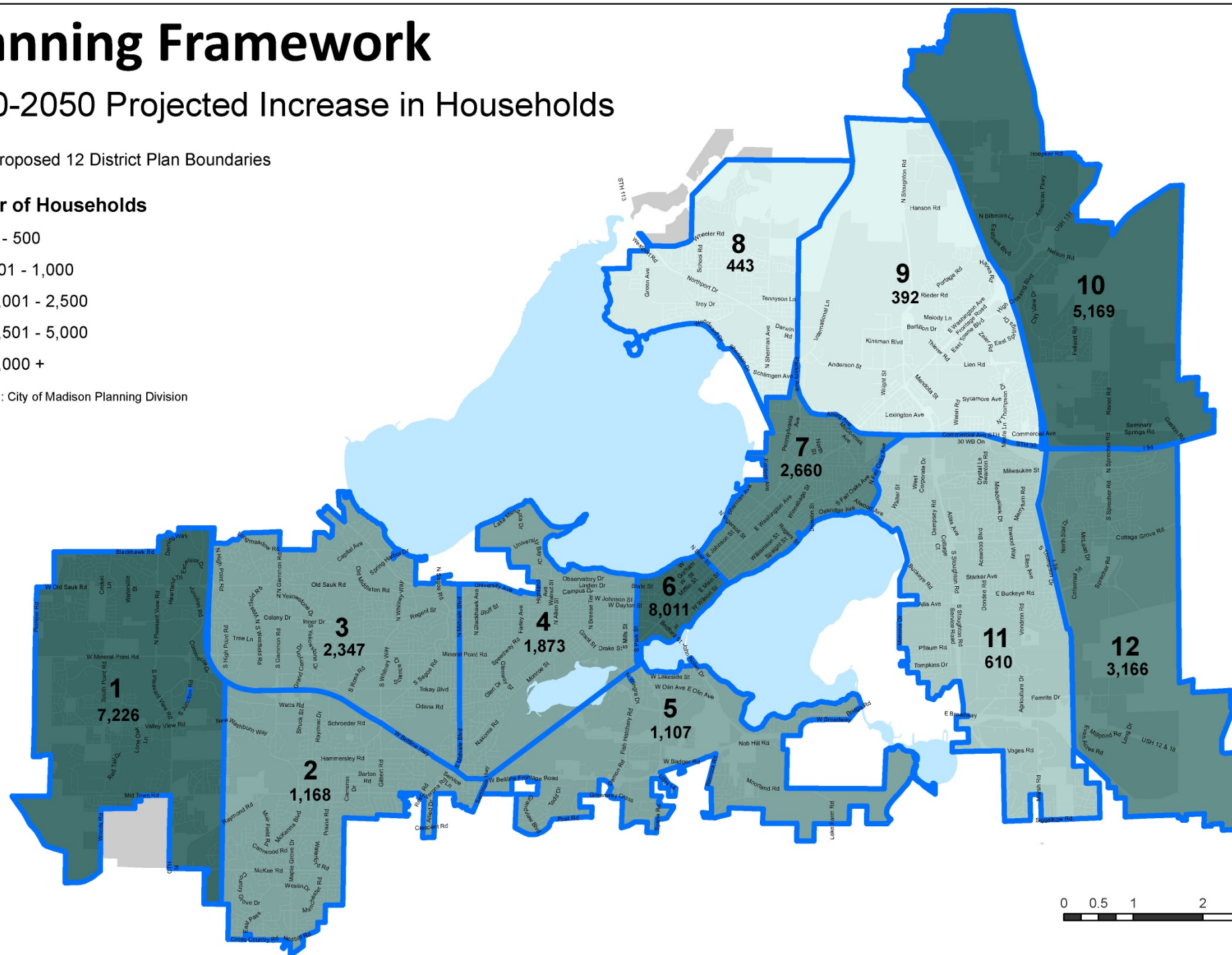
## 2010-2050 Projected Increase in Households

 Proposed 12 District Plan Boundaries

### Number of Households



Data Source: City of Madison Planning Division

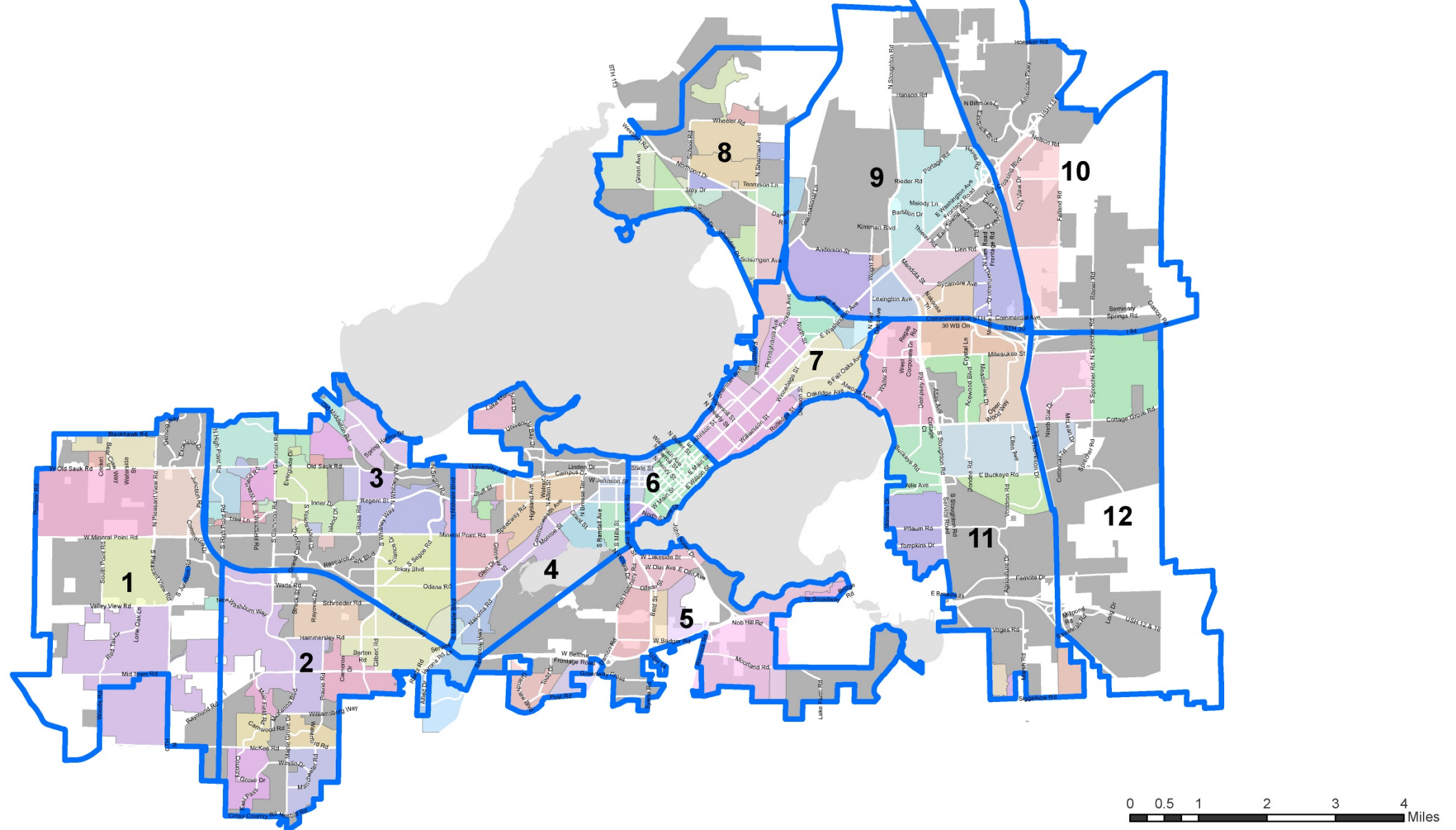


0 0.5 1 2 3 4 Miles

Date: 12/4/2020

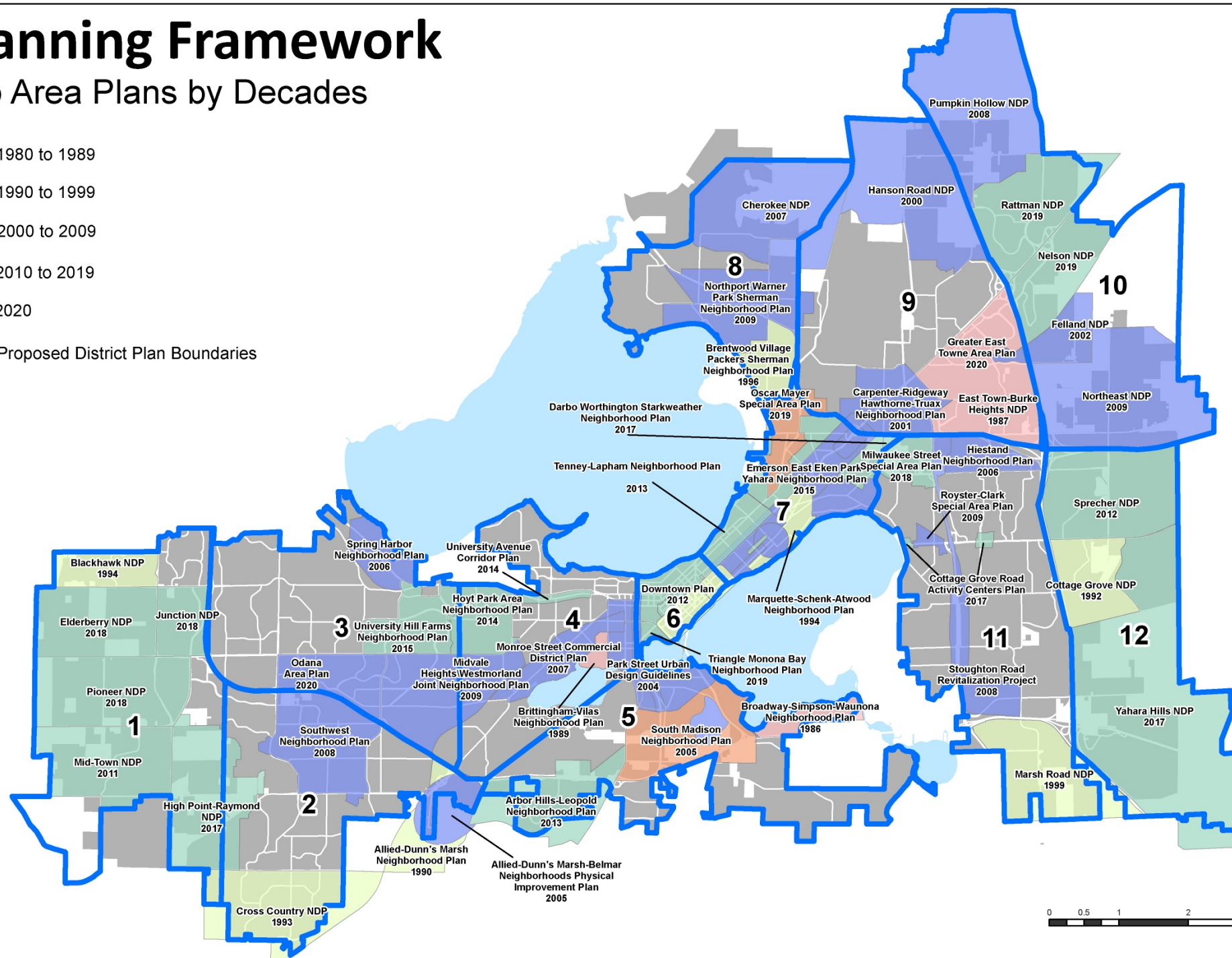
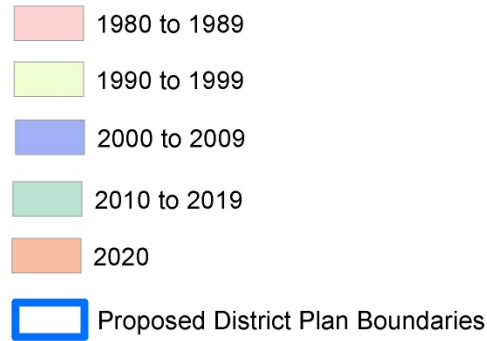
# Planning Framework

## Neighborhood Associations





# Planning Framework

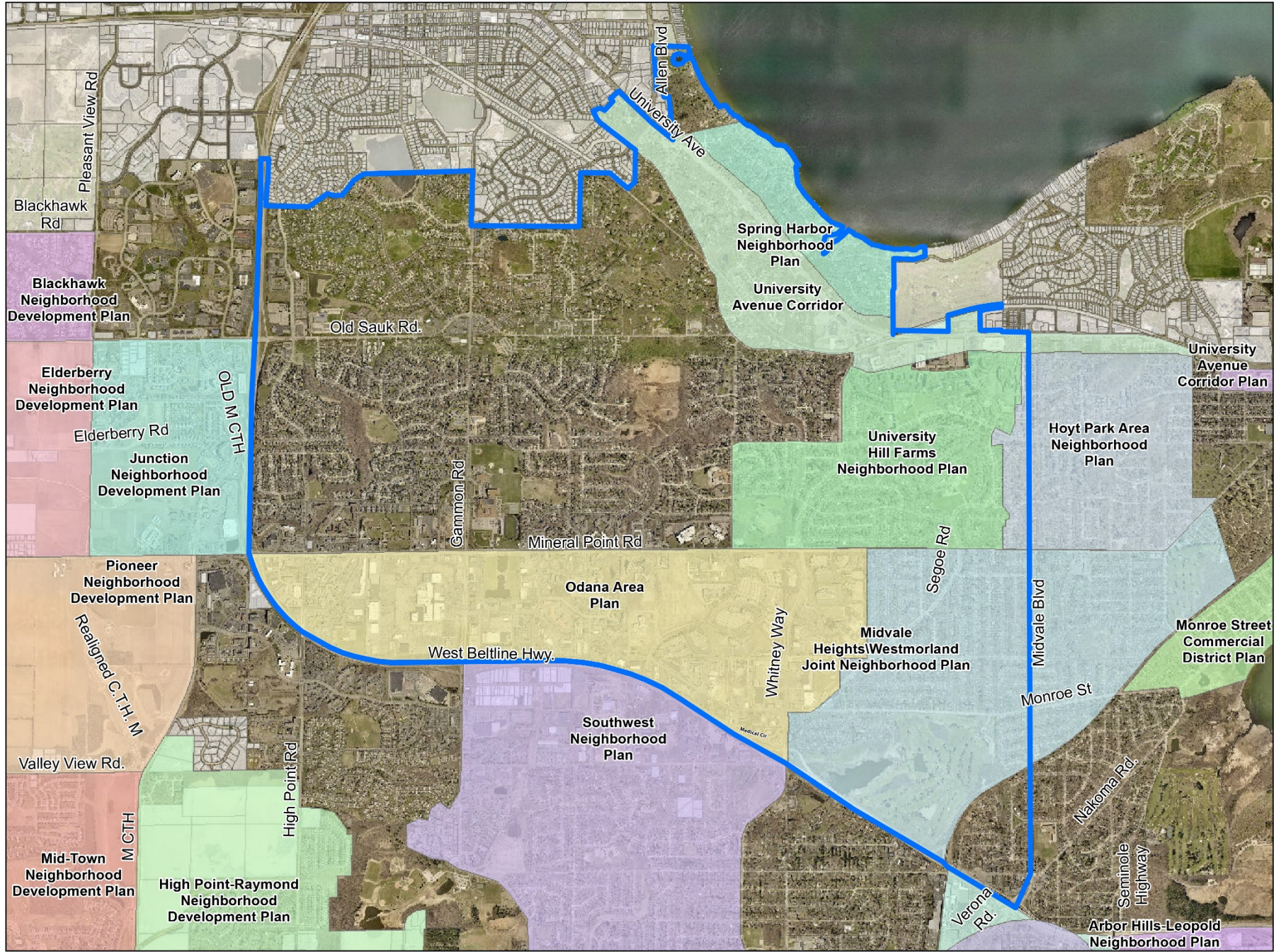
## Sub Area Plans by Decades



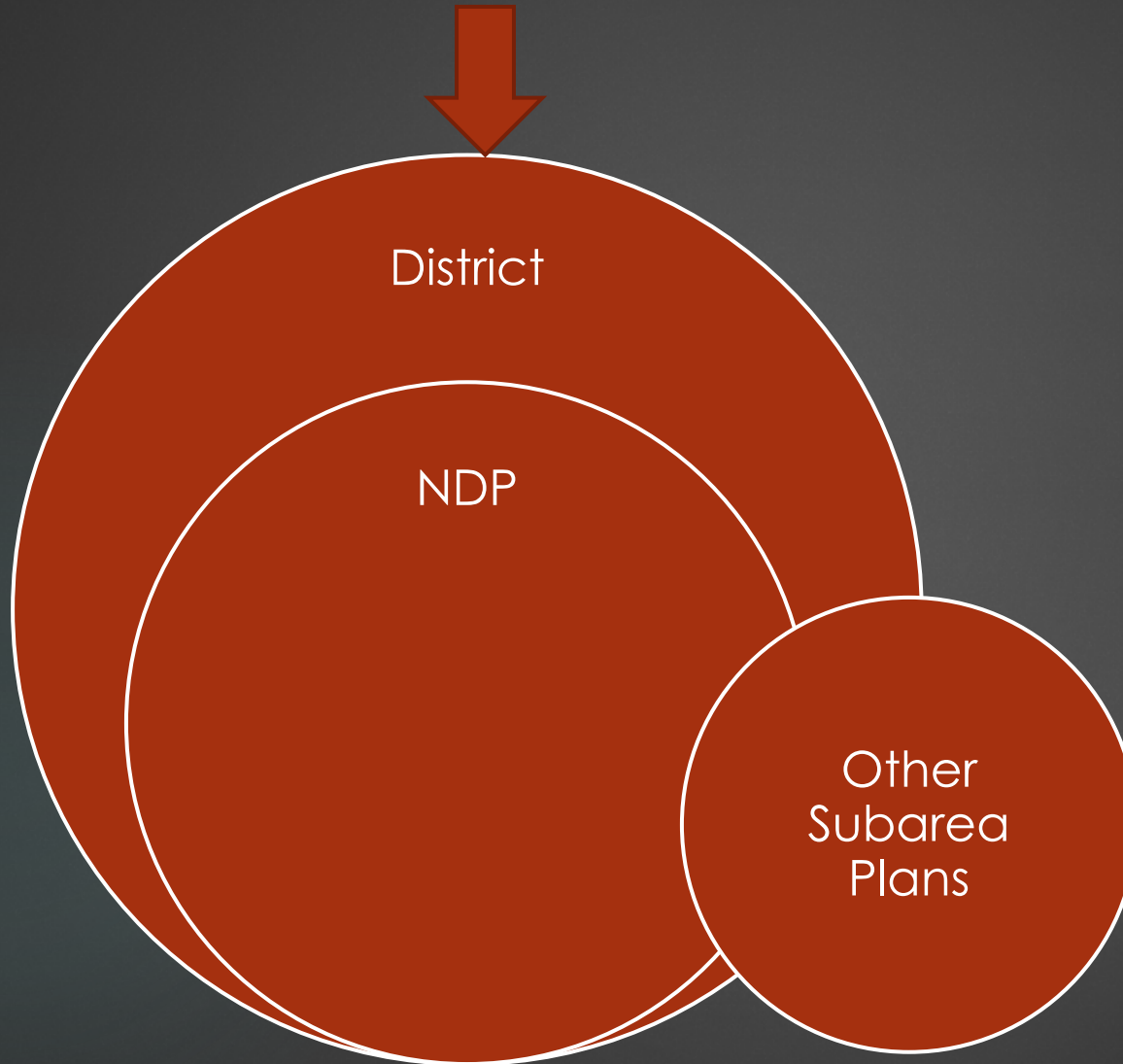
Date: 12/14/2020

District 3

-  Plan Boundary
-  Parcels outside City of Madison



# Comprehensive Plan



- Neighborhood Development Plans (NDPs) absorbed into District Plans
- Other Sub-Area Plans aligned with District Plans, but with different contents
- Consistency analysis during adoption processes

# Planning Framework Summary

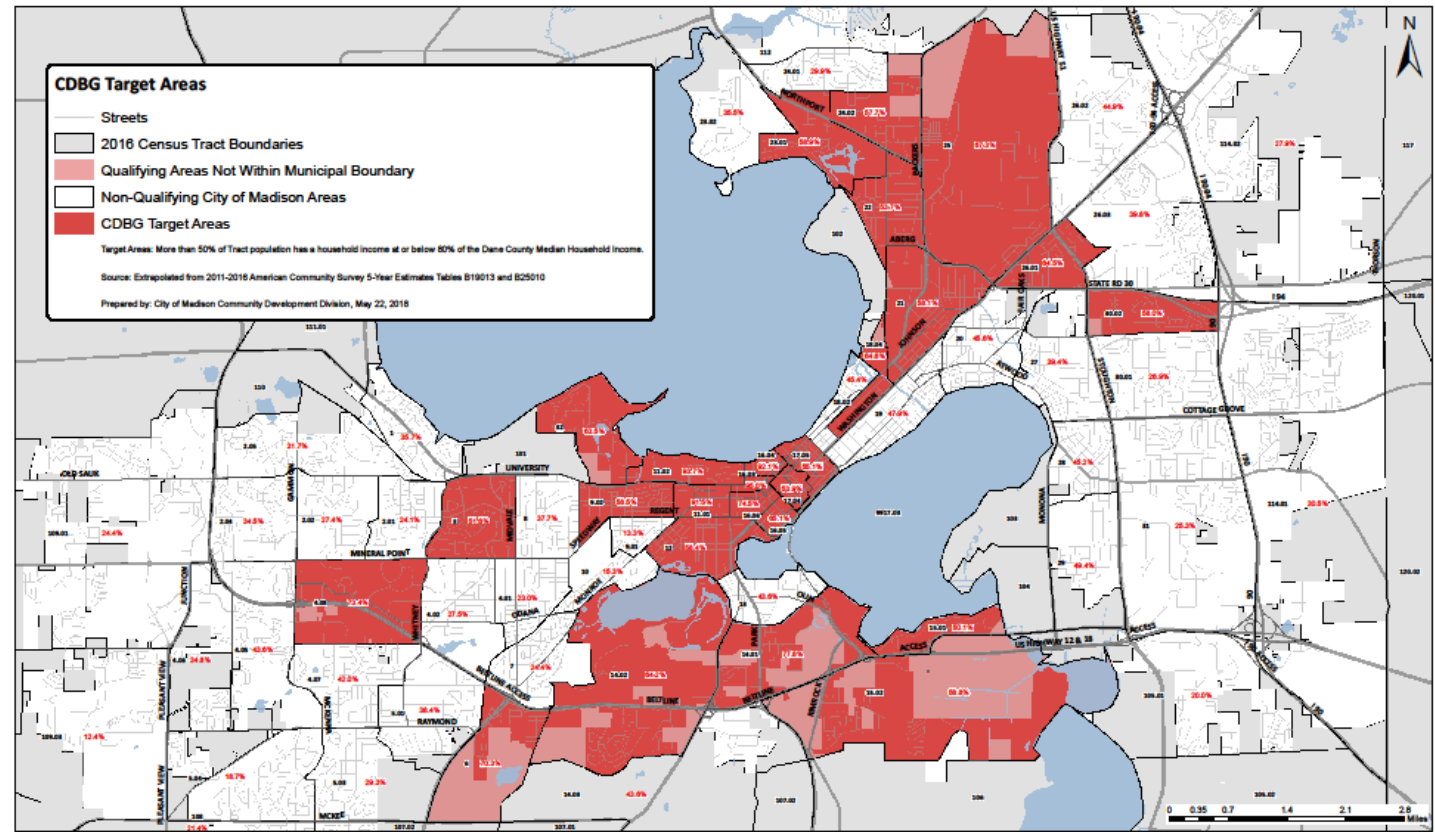
- District Plans - Approx. 12 Districts, 10-year update cycle, target 18-month timeline
- Plan Contents:
  - Land use (standardized categories that nest within GFLU Map categories)
  - Building heights
  - Zoning changes
  - Projected housing units, population, square feet of non-residential
  - Transportation network
  - Official Map changes
  - Park locations/size
  - Community facilities
  - Utilities
  - Storm water (incorporate results of Watershed Studies)

# Planning Framework Summary

- **Public participation** – Informed by ongoing Voice of the Customer process; Broader, more standardized approach; consulting with community; centering Racial Equity and Social Justice.
- **Implementation** - Track recommended major capital improvements.
- **Evaluation** - Before and after completion of District Plan process.
- **Plan hierarchy/retirement process** – Where a District Plan overlaps an existing sub-area plan in geography and content, District Plan supersedes and existing plan would be amended/retired.
- **Potential external assistance needed** - Affordable housing gap analysis; market study; transportation analysis, etc. and public participation like neighborhood navigators, community partners, etc.
- **Criteria for Other Sub-Area Plans** – Need to carefully develop criteria for “deeper”, more strategic planning efforts:
  - Community Development Block Grant (CDBG) area plans (areas where majority of population is low to moderate income, or similar areas)
  - Redevelopment Areas (Oscar Mayer, Royster Clark)
  - Transit-Oriented Development plans, other?

# CDBG Concentration Neighborhood Planning Program

- Census Tracts with  $\geq 51\%$  low and moderate income residents
- Resident – driven approach with focus on relevant issues
- Build capacity and relationships with residents and community partners
- Opportunities for rolling start or subsequent planning within District Plans



# Redevelopment Plans

- Smaller geographies with special conditions to warrant enhanced planning
- Selection – distressed, underutilized, rapidly changing, potential opportunities
- Examples – Oscar Mayer, Mall areas





## Refinement and Next Steps

- Refine District Plan geographies, plan contents
- Develop/refine criteria for other subarea plans
- Feedback from/coordination with City agencies
- Develop plan amendment/retirement protocol
- Review by Mayor, other agencies, Plan Commission, Common Council



## Questions for the Plan Commission:

- What benefits would you anticipate from this framework?
- What concerns/suggestions do you have?
- What additional info would be beneficial for refining this framework?
- How should staff coordinate with the PC to refine this proposal?