

## GROWTH - DENSITY EVALUATION PROCESS

Draft: October 25, 2018

**Task:** Evaluation of learnings, weaknesses, and opportunities resulting from July 2016 Zoning Amendments.

**Basis:**

- April 2018 Council resolution 115-2018:  
*Commit to a public process to hear residents' concerns relative to high-density residential zoning, including conducting a public forum no later than October 1, 2018, and to conduct a review of the current ordinance language that addresses it.*
- Council FY 2018-19 Work Plan:
  - *Task 4: Review and evaluate, with public input, residential rates of growth in all areas of the community and how it is consistent with the Comprehensive Plan. Also review whether the vision created through Comprehensive Planning is still applicable or preferred policy. Specific analysis to include: impact since 2016; units developed under new zoning and those under pre-2016 density standards (those that built at a density lower than allowed under 2016 standards); identify zoning that is of particular concern; policy maker and public understanding of the foundation for growth area standards.*
  - *Task 4A: Review Comp Plan Growth / Limited Growth areas by developing data and GIS maps to review development patterns since the adoption of the Comp Plan and the 2016 zoning amendments.*

**Approach:**

Start the process with a public forum 1 to hear what is on people's minds. Do not present any development data at this time, but rather listen to what concerns people bring up. After this forum, decide what additional data should be gathered beyond what is described in task 4 above. Combine an evaluation of the public comments and a review of the data with possible site visits to see projects and neighborhoods in person. Develop preliminary recommendations and test those with the public in public forum 2. Then finetune as needed. Adjust this process and the timeline based on what is being learned at each step.

**Notes on Public Forum 1:**

- Public Forum 1 needs to be a productive session that provides insight by clarifying feedback, organizing comments, and dialogue, and not be a session of citizens just venting frustrations. Craig Freshley of Good Group Decisions in Brunswick has suggested as he is an expert facilitator and has worked with Falmouth for past 5+ years.
- If insight can be extracted from the audience – Craig is a pro at that - it will help to evolve and mature the implementation of the 2013 Comprehensive Plan. The Forum, ideally, should be a workshop to capture collective learnings, weaknesses, and opportunities from the July 2016 zoning amendments.

- While LPAC is being chartered with this work, the session will benefit greatly from including as “listeners,” besides LPAC, elected officials (Council) and Town staff. This will convey to the audience, along with robust forum facilitation, that the Town has a broader interest in learning what has come from the July 2016 zoning amendments. This may minimize or deflect a potential free-flow burst of opinion that may not offer the detailed (i.e. actionable) insights this phase of the work deserves.
- When the Forum attendees are presented with this approach, it (a) will provide education to the effort it takes to design the best ongoing implementation of the 2013 Comprehensive Plan and (b) sets a tone for constructive idea exchange where, in the end, everyone, including citizens, has played a role.

**Possible process and timeline:**

September	Process Outline	Staff, Council Leadership, LPAC, Craig Freshley
October 11	Process Design	Staff, Craig Freshley, LPAC
October	Development Data Assembly	Community Development Dept.
November 15	Facilitated Public Forum 1 (to hear citizen comments)	Craig Freshley
November	Additional Data Assembly Draft Forum Report	Community Development Dept. Craig Freshley
December	Issues/Data Review and Possible Site Visits	LPAC
January	Development/Evaluation of Draft Recommendations	LPAC
February (date TBD)	Facilitated Public Forum 2 (to review draft recommendations)	Craig Freshley
March	Finalize Recommendations	LPAC
April	Review of Recommendations	Council