

GPAC Meeting 3-26-08



CHICO 2030
GENERAL PLAN UPDATE

Introduction

GPAC Land Use and
Growth Discussion
(including public
comment)

Conclusions and Next
Steps

Public Comment

Meeting Plan

- I. Introduction (10 minutes)
- II. GPAC Discussion/Public Comment (2 hours)
 - Land Use Types and Mix
 - Growth Amount and Criteria for Growth Allocation
- III. Conclusions and Next Steps (10 minutes)
- IV. Public Comment (20 minutes)

Introduction



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Introduction

- Announcements
- Reminder of Meeting Purpose
- Additional Opportunities for Public Comment
- Review of Meeting Materials
- Report on ARB/PC Updates

GPAC “Think Tank” Discussion Land Use and Growth



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GPAC Topics – How It Will Work

- GP Topic Overview
- GPAC Questions
- Individual Questions
 - Background/Framework/Analysis
 - Reiteration of GPAC Question
 - Public Input
 - GPAC Discussion/Conclusions
- Summary of What We Heard

Land Use Element Overview

- Significance relative to the GP
- What the GP addresses (what does State law require)

Current 1994 General Plan Guiding Land Use Principles

1. Agriculture and hillside preservation
2. Reinforce compact form
3. Promote infill development
4. Transit supportive development intensities
5. Neighborhoods, not subdivisions
6. Flexibility and mixed use

2030 General Plan Update

What have we heard on land use?

- Phone Survey (11-07)
- Visioning Workshops (12-07)
- Stakeholder Meetings (12-07 – 2-08)
- Key Issues Workshop (3-08)



What have we heard so far?

Phone Survey – Statistically Valid

Insert relevant summary of land use comments (topline results)

What have we heard so far?

Recurring Outreach Meeting Comments

1. Well planned growth
2. Establish clear growth boundaries/urban edges and identify where growth will occur
3. Add mixed use development opportunities
4. Better define compact urban form
5. Better define density
6. Enhance Downtown core community core with more housing opportunities
7. Natural resource constraints in planning process/land use planning process
8. Incentivize good/sustainable development
9. Protect/enhance historic neighborhoods

What have we heard so far?

Key Issues Workshop – Land Use

1. Density Quiz
2. Growth mapping exercise – where should it occur/not occur?
3. Common definition for compact urban form

GPAC “Think Tank” Focus

1. Land Use
 - A. Land Use Typology
 - B. Land Use Mix
2. Growth
 - A. Growth Amount
 - B. Criteria for Growth Allocation

GPAC Question/Issue

#1A Land Use Typology

In order to implement the vision for Chico's future, are there any changes that should be made to the City's existing land use categories (19 total)? Existing land use categories that need to be eliminated or modified? New land use categories that should be added?

GPAC Question/Issue

#1B Land Use Mix

Given the existing land use mix (developed and undeveloped), does the City need to consider changes to the land use mix in order to build the desired future City with better jobs, jobs-housing balance, more housing choices, commercial growth, etc?

GPAC Question/Issue #2A Growth Amount

In terms of how much growth the City should plan for in the General Plan horizon, should the City accept the growth projections forecast by BCAG for 2030 or what factors should we be considering relative to the accommodation of that projection?

GPAC Question/Issue

#2B Criteria for Growth Allocation

Given some amount of growth to plan for in future Chico, what are the factors/criteria that the City should consider in determining where that growth should occur geographically?

Reiteration of How It Will Work

- Individual Questions
 - Background/Framework/Analysis
 - GPAC Questions
 - Public Input
 - GPAC Discussion/Conclusions
- Summary of What We Heard

GPAC Question/Issue

#1A Land Use Typology

In order to implement the vision for Chico's future, are there any changes that should be made to the City's existing land use categories (17 total)? Existing land use categories that need to be eliminated or modified? New land use categories that should be added?

#1A Land Use Typology

Background/Framework/Analysis

- Existing land use categories
19 total (see handout):
 - 6 residential
 - 5 commercial
 - 2 industrial
 - 3 open space
 - 3 other, including downtown
with 3 subcategories
- Relationship to zoning districts

#1A Land Use Typology

Background/Framework/Analysis

1. Potential Changes to Existing:
 - Changes to allowed densities or intensities?
 - Changes to allowed uses?
2. Potential for New Land Use Categories:
 - Mixed Use
 - Special Purpose
 - Other?

Public Comment GPAC Discussion

Land Use Typology:

For future Chico, are there any existing land use categories that need to be eliminated or modified?

Are there any new land use categories that should be added?

GPAC Question/Issue

#1B Land Use Mix

Given the existing land use mix (developed and undeveloped), does the City need to consider changes to the land use mix in order to build the desired future City with better jobs, jobs-housing balance, more housing choices, commercial growth, etc?

#1B Land Use Mix

Background/Framework/Analysis

Chico Existing Land Use Mix

- Percentage land allocation by land use category (handout)
- Current vacancy information (handout)

#1B Land Use Mix

Background/Framework/Analysis

Comparison to Similar Cities

- Criteria for similar cities (e.g., college towns, size, geographic similarity)
- Summary of land use mix in comparison cities (handout)
- State average residential mix (65% sf, 35% mf)

#1B Land Use Mix

Background/Framework/Analysis

Considerations for Land Use Mix:

- Market analysis of commercial needs/viability (e.g., grocery)
- Right opportunities for jobs growth, new housing
- Constraints to existing vacant land (e.g., infrastructure, resources, NIMBY)

Public Comment GPAC Discussion

Land Use Mix:

Do you think the City need to consider changes to the land use mix in order to build the desired future City with better jobs, jobs-housing balance, more housing choices, commercial growth, etc?

GPAC Question/Issue #2A Growth Amount

In terms of how much growth the City should plan for in the General Plan horizon, should the City accept the growth projections forecast by BCAG for 2030 or what factors should we be considering relative to the accommodation of that projection?

#2A Growth Amount

Background/Framework/Analysis

- BCAG growth projections for Chico in 2025 (handout)
- Methodology for projections
- Can the City deviate from BCAG projections?
- What are the alternatives to this method of projecting growth?

Growth Opportunities/Boundaries

- Population
 - 2006 = 84,396 persons
 - 2030 forecast 135,746 persons
- Residential growth
 - Historic 2% annually
 - Projected
- Annexation
- Residential Holding Capacity
- Focus today – where growth should and should not occur

Public Comment GPAC Discussion

Growth Amount:

Should the City consider any alternatives to the BCAG growth projections for the City of Chico?

GPAC Question/Issue

#2B Criteria for Growth Allocation

Given some amount of growth to plan for in future Chico, what are the **factors/criteria** that the City should consider in determining where that growth should occur geographically?

#2B Criteria for Growth Allocation

Background/Framework/Analysis

- What have we heard so far (handout)?
- What else do we know?
- What are relevant opportunities and constraints to think about (e.g., growth sequencing, compact form, resources, market demand, historic preservation)?

Public Comment GPAC Discussion

Criteria for Growth Allocation:

Given some amount of growth to plan for in future Chico, what are the **factors/criteria** that the City should consider in determining where that growth should occur geographically? This will help form the City's decision tree.

Conclusions and Next Steps



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Summary of GPAC Comments

- 1A. Land Use Typology
- 1B. Land Use Mix
- 2A. Growth Amount
- 2B. Criteria for Growth Allocation

Project Next Steps

- Key Issues Workshops
 - April 8 (Sustainability and Environment)
 - May 13th Circulation/Public Services
 - June 10th Community Character and Neighborhoods
- GPAC Meetings
 - April 23 (Sustainability and Environment)
- Land Use Alternatives Workshops
 - Summer 2008

Public Comment



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The End! Thank you!

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