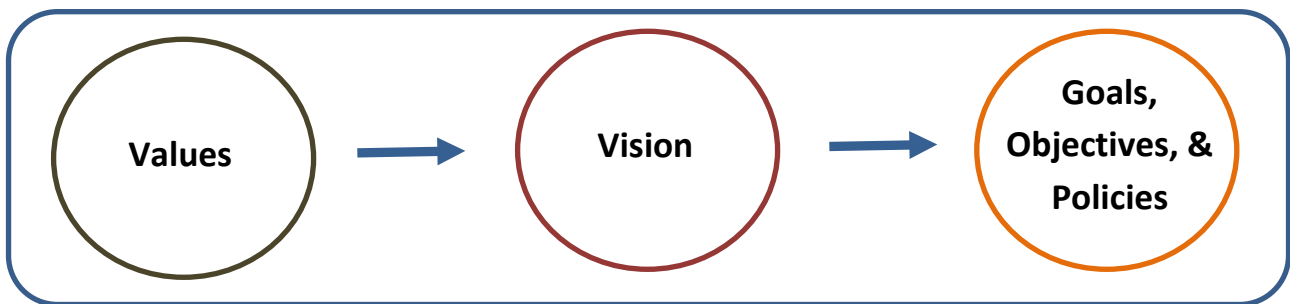


Preliminary Assessment of Community Values

A Values-Driven Approach to Updating the Comprehensive Plan

As stated in the State of the Land Use Report, the holistic revision to the Land Use Element presents an opportunity to bring together a values-driven and data-informed approach to updating the Comprehensive Plan. A values-driven approach to comprehensive planning focuses on issues and values expressed by citizens as the basis for developing the goals, policies, and implementation strategies of the plan. Engrained in the values-driven approach is the goal that planning for future growth and development should be guided by the things that people value about the place where they live and the ways in which they would like to see that place change for the better in the future. A values-driven approach to comprehensive planning will incorporate relevant data, including historic trends and current demographic and socio-economic statistics, with the purpose of informing the development of objectives and policies that implement the values-based vision and goals.

Values-based Planning Approach - Phases



- **Values:** Structured program of citizen involvement designed to identify community issues and values and build consensus
- **Vision:** Articulation of an overarching concept or vision for the future of the community based on existing values and informed by locally relevant data and analysis
- **Formation of Goals, Objectives, and Policies:** Translation of the overarching vision into specific policy direction supported by data

Proposed Approach to Identifying Community Values

During the Joint City/County Public Hearing on April 12, 2016, the County and City Commissions voted to accept the *State of the Land Use Element* report and directed staff to:

- a. Move forward with a comprehensive revision to the Land Use Element to address the issues identified in the report, but maintain and expand on strong policies that continue to implement community goals for responsible growth and development
- b. Utilize a values-based and data-informed planning approach to updating and revising the Land Use Element
- c. First bring recommendations of action to the Joint Commission prior to seeking public input
- d. Integrate the Land Use and Mobility elements into a single element that jointly addresses land use and transportation

Based on this direction, the proposed approach to identifying community values involves the following steps:

- Review recent and relevant planning and visioning efforts
- Identify preliminary community values
- Obtain feedback from the local planning agency
- Obtain feedback from the City Commission and County Commission
- Refine preliminary community values
- Host a series of workshops across the community to gain input and feedback
- Refine identified community values
- Workshop identified community values with the Local Planning Agency
- Workshop identified community values with the County Commission and City Commission

Review of Recent Visioning Efforts

The *State of the Land Use Element* report included recommendations to “utilize recent community visioning efforts to identify current community values, priorities, and trends” and to “compile the findings of these analyses and integrate the results into the community outreach activities for the Comprehensive Plan Update project.”

The following community visioning efforts were reviewed for current community values, priorities, and trends:

- County Commission Strategic Plan
- City Commission Key Priorities for 2016
- 2016 Work Plan for Sense of Place Districts
- 2035 Regional Mobility Plan
- 2040 Regional Mobility Plan
- Imagine Tallahassee
- Leon County Sales Tax Committee Final Recommendations Regarding the Continuation of the Local Government Infrastructure Surtax

- Blueprint 2000 and Beyond Report
- Apalachee Ridge Estates Neighborhood Renaissance Plan
- Providence Neighborhood Renaissance Plan
- Capital Cascades Sector Plan
- Lake Bradford Sector Plan
- Oak Ridge Sector Plan
- South Monroe Sector Plan
- West Pensacola Sector Plan
- Southern Strategy Area Report
- South City Technical Assistance Panel Report

Summaries of these community visioning efforts are included as Appendix A.

National Guidance for Addressing Sustainability

A common theme found in each of the recent community visioning efforts is sustainability. The community visioning efforts address the need to balance environment, economy, and equity in a coordinated way. These themes are consistent with the American Planning Association’s Sustaining Places Initiative. According to *Sustaining Places: The Role of the Comprehensive Plan*, published in 2012:

Planning for sustaining places is a dynamic, democratic process through which communities plan to meet the needs of current and future generations without compromising the ecosystems upon which they depend by balancing social, economic, and environmental resources, incorporating resilience, and linking local actions to regional and global concerns.

The Sustaining Places Initiative includes a set of standards capturing the various aspects of sustainability that communities should incorporate into their comprehensive plans. These standards include the following principles, processes, and attributes:

Principles

- Livable Built Environment
- Harmony with Nature
- Resilient Economy
- Interwoven Equity
- Healthy Community
- Responsible Regionalism

Processes

- Authentic Participation
- Accountable Implementation

Attributes

- Consistent Content
- Coordinated Characteristics

The Sustaining Places Initiative recognizes that there is no “one size fits all” solution and that communities across the nation have different development concerns and needs based on whether they are large or small, growing or declining, or urban or rural. The Sustaining Places Initiative standards can be adapted to the specific development concerns and needs of Tallahassee and Leon County to capture the various aspects of sustainability and incorporate them into the Tallahassee-Leon County Comprehensive Plan.

Identification of Preliminary Community Values

Based on a review of recent visioning efforts, the following preliminary community values were identified:

Equity – The community values fairness and equity in providing services, safety, housing opportunities, economic opportunities, education, justice, and other elements that contribute to a high quality of life for all residents.

Livability – The community values fostering a safe, sustainable built environment that offers distinct, vibrant urban activity centers, nodes, neighborhood centers, key corridors, and green places for living, working, and recreating in the Capital Region.

Choice – The community values having lifestyle options and opportunities, and the freedom to make informed choices and decisions.

Opportunity – The community values having access to opportunities to flourish as individuals and as a community, and to improve our individual and collective lifestyles.

Stewardship – The community values the responsible management of our resources and assets.

		Preliminary Community Values				
		Equity	Livability	Choice	Opportunity	Stewardship
Recent Visioning Efforts	City Commission Key Priorities for 2016	X	X	X	X	
	County Commission Strategic Plan	X	X	X	X	X
	2016 Work Plan for Sense of Place Districts	X	X	X	X	X
	Regional Mobility Plans (2035 and 2040)		X	X	X	X
	Imagine Tallahassee	X	X	X	X	X
	Sales Tax Extension Report	X	X	X	X	X
	Blueprint 2000 and Beyond	X	X	X	X	X
	Apalachee Ridge Estates Neighborhood Renaissance Plan	X	X	X	X	
	Providence Neighborhood Renaissance Plan	X	X	X	X	
	Capital Cascades Sector Plan		X			X
	Lake Bradford Sector Plan	X	X	X		X
	Oak Ridge Sector Plan	X	X	X		
	South Monroe Sector Plan	X	X	X	X	
	West Pensacola Sector Plan	X	X	X		
	Southern Strategy Area Report	X	X	X	X	
	ULI South City Plan	X	X	X	X	

Principles

The application of the preliminary community values to land use and mobility is summarized in the following principles:

A healthy environment comes first – Ensuring that all parts of our community have access to clean water, clean air, and healthy blueways and green spaces is vital to the overall health and well-being of everyone in our community. The preservation of natural areas, including conservation areas, environmentally sensitive features, and water resources, is the top priority when making land use and transportation decisions. Environmental stewardship and economic development are not mutually exclusive values.

Values: Equity, Livability, Opportunity, Stewardship

Maintain the distinction between rural and urban areas – Maintaining the distinction between rural and urban areas provides for more diversity in lifestyle choices while reducing sprawl, promoting efficient development patterns, lowering infrastructure costs, and emphasizing growth that pays for itself. Maintaining the distinction between rural and urban areas also supports the protection of areas used for agriculture, silviculture, and natural resource-based activities, the preservation of natural systems and ecosystem functions, and the protection of scenic vistas and pastoral development patterns.

Values: Livability, Choice, Stewardship

Value and invest in mobility choices – Investments in mobility and transportation options should be made in ways that allow residents to make choices about how they travel through the provision of a network of roadways, trails, sidewalks, bicycle facilities, and transit service.

Values: Equity, Livability, Choice, Opportunity, Stewardship

Housing diversity and choice for all – Having diversity of the housing stock offers greater choice, provides opportunities to people with varying income levels, and allows more flexibility to people in different stages of life. Land use decisions should allow for a greater diversity of housing and should specifically address Missing Middle Housing, including duplexes, fourplexes, bungalow courts, and mansion apartments that are not bigger than a house. Land Use decisions should also specifically address density to transit and non-motorized forms of transportation.

Values: Equity, Livability, Choice, Opportunity

Human scale neighborhoods and places – Neighborhoods, activity centers, and nodes (such as Bradfordville and rural communities) should be designed and built at a human scale to achieve lively, safe, sustainable, and healthy places. Walkability, density, and a diverse mix of land uses are characteristic of human scaled places.

Values: Livability, Choice, Stewardship

Economic Opportunity – Economic opportunity and access to economic opportunity should be achieved by growing the local economy, promoting innovation, expanding access to training and job

opportunities, incubating local businesses, and attracting new businesses.

Values: Equity, Livability, Choice, Opportunity

Respect regional interconnectedness – Leon County and the City of Tallahassee serve a specific role as the economic hub and urban center in the region. Additionally, factors such as natural features and resources, wildlife habitats, and transportation networks do not fit solely within political boundaries. Land use and mobility decisions should reflect the importance of context and scale at the neighborhood, sector, city, county, and regional level.

Values: Equity, Livability, Stewardship

Healthy Communities – Land use and mobility decisions should provide for access to recreational opportunities, healthy food, and health services, while ensuring environmental justice and safe neighborhoods.

Values: Equity, Livability, Opportunity

Proposed Next Steps

Based on direction from the City and County Commissions, Planning Department Staff will facilitate a discussion of the community values and vision with both Commissions prior to seeking public input. This *Preliminary Assessment of Community Values* is intended to serve as the beginning point for the discussion and not a final list of community values. The preliminary list of community values will evolve as the County Commission, the City Commission, the Local Planning Agency, and the public provide input and feedback. Based on this approach, the following next steps are proposed:

1. Facilitate a discussion of community values and vision with the City Commission on May 18, 2016 and Board of County Commissioner on May 24, 2016 prior to seeking public input
2. Refine and revise the list of preliminary community values based on direction from the City Commission and County Commission
3. Using the revised list of community values, develop a public participation plan to outline an approach to gaining public feedback on community values

Appendix A

Summaries of Recent Visioning Efforts
