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COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

October 24, 2002 Meeting Notes

MEETING NOTES

The September 26th meeting notes were unanimously approved as amended.

CITY STAFF REPORT

Mike Robinson, Planning and Redevelopment Manager, announced that at its October 21st meeting the City Council directed that the Bluffs Rezoning RFP be placed on the November CRAC agenda for review of its content and scheduling.

He also noted that the Preliminary Redevelopment Plan item on the October 28th Planning Commission agenda would be continued until November 25th to allow staff to send notice to all affected property owners. A map of the redevelopment study area was also distributed to CRAC members.

Mr. Robinson announced that the November and December CRAC meetings would be held at the Senior Center, 695 W. 19th Street due to scheduling conflicts at the Neighborhood Community Center.

ACCELERATED PROCESS ALTERNATIVES (CONTINUED FROM 9/26)

John Douglas, Civic Solutions, Inc., introduced this item as a continuation of the discussion from the September 26th meeting. He reiterated that at the September meeting the CRAC had selected a preferred schedule and had begun to review options for structuring the Committee's deliberations. He noted that the main purpose of tonight's meeting is to review the process to be followed from now through the conclusion of this project.

He then summarized his understanding of the responsibility of the CRAC compared to the redevelopment study being prepared by the City and Urban Futures, Inc. as follows:

- The primary mission of the CRAC is to develop recommendations for a broad Vision of the Westside and adjacent areas.
- The Vision should focus on the type of change desired (e.g., public safety, infrastructure, land use mix, appearance & property maintenance, public services & facilities, etc.). It should not focus on the implementation tools to be used (e.g., redevelopment, capital improvement program, zoning & land use regulations).

DRAFT

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

October 24, 2002 Meeting Notes

- Once the Vision is established, the City will then evaluate appropriate implementation actions to achieve the Vision. These may or may not include redevelopment depending on the outcome of the Vision process.
- The purpose of the Preliminary Redevelopment Plan being prepared by Urban Futures is to identify areas that are eligible to be included in a redevelopment project area based on legal constraints in state law. After the Vision process is complete, a decision will be made as to whether any new redevelopment project areas should be created. The reason the City is moving forward on the Preliminary Redevelopment Plan now is to preserve its option to use redevelopment if it is determined to be the most appropriate way to achieve the Vision. Preparation of the Preliminary Redevelopment Plan at this point does not commit the City to expanding the redevelopment project area.
- The CRAC facilitators' job is to organize and manage the process of helping the CRAC develop its Vision recommendations.

Jennifer Lilley, Civic Solutions, Inc., then described the process that the Committee will follow to develop its recommendations. (See Exhibit A) She explained that the process will begin with an examination of the past (November meeting) followed by a review of current conditions and trends (December meeting). The purpose of these meetings is to develop a shared framework of understanding that will provide the foundation for developing a consensus vision. Three meetings are then devoted to defining the vision. These meetings could be held at weekly or bi-monthly intervals. At that point a report will be prepared to convey the Committee's recommendations to the Agency Board and the CRAC's current responsibility will be complete. She then described a potential subsequent process of developing specific recommendations for implementing the vision, but noted that this subsequent effort goes beyond what the CRAC and the facilitators have been asked to do.

A discussion ensued of this process and the following comments were made.

- The Bluffs Rezoning Study is putting the cart before the horse
- How will the City Council's action to place the Bluffs RFP on the November agenda affect the overall schedule?
- We need to turn around the slum areas and improve more than the bluffs
- Are all interests represented in this process?
- Will there be a team leader for the discussion of issues? How will that process be managed?

DRAFT

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

October 24, 2002 Meeting Notes

- The CRAC hasn't made any progress — just endless talk. We're ready to move on.
- Can we review past plans and use them as a starting point?
- The discussion of the Bluffs RFP belongs in the implementation phase of the project, not the vision.
- Our vision for the community is already clear – we could describe it now and don't need to review the past and current trends.
- What is the scope and schedule for the facilitator's contract?
- We're being told by the Council what to do — can we decide what we want to do?
- There are things that can be done right now.
- Can we use the previous revitalization plan as a starting point?
- What has the City accomplished in the Westside in the past 10 years?
- What has this Committee accomplished since it began meeting?
- We should have known the limitations the Council put on this Committee before now.
- The process that is being presented by the facilitators is appropriate — we should let them carry it out.
- Will surveys be done as part of this process?
- Will we have an opportunity to have small group discussions?
- Who will provide leadership for the group — the facilitators?

Mr. Robinson clarified that at the November meeting the Committee could limit the amount of time it devotes to the discussion of the Bluffs Rezoning RFP, if it so desired. Mr. Robinson reiterated that the CRAC comments should focus on the content and scheduling of the RFP, not whether the rezoning is a good or bad idea.

In response to questions and comments, Ms. Lilley and Mr. Douglas commented that the fact that the Committee has not begun to tackle the substantive issues is typical of this type of process. With the history of planning efforts in the Westside, it was important

DRAFT

COMMUNITY REDEVELOPMENT ADVISORY COMMITTEE

October 24, 2002 Meeting Notes

that the Committee take the time to work through issues of legitimacy, membership and control before dealing with substance, otherwise those questions will resurface again and again and will undermine to Committee's effectiveness. They noted that the process being recommended is contained in their contract with the City and is based on numerous successful projects around the world over the past 20 to 30 years.

NEXT STEPS

The following future meeting dates were announced:

November 21, 2002

December 19, 2002

The meeting was adjourned at approximately 8:50 p.m.