

LAND USE

VISION

Goshen will be an attractive place to live, work, and visit. The community will continue to grow, develop, and prosper because of its neighborhoods, historic downtown, unique shops, natural resources, cultural diversity, and smart, strategic use of the land.

To sustain this quality of life and vitality, Goshen will support the integrity of its neighborhoods and its industrial and commercial areas. It will protect, improve, and provide more opportunities to interact with the natural environment by reducing clutter, noise, blocked vistas, and uninterrupted expanses of paving.

Land is Goshen's most limited opportunity for growth. Balancing what it has, to leverage productivity and peaceful coexistence, calls for more calculated planning and hard decisions than ever before.

"But we moved here because of that prairie next door!"

The land use element integrates all other comprehensive plan elements. This chapter emphasizes that integration and acknowledges the effect that each element has on the others. It is impossible to discuss new development without a long-term plan for community transportation. Redevelopment cannot happen isolated from a deep understanding of housing, jobs and education issues.

Specifically, land use refers to locating and regulating development; zoning and design strategies; revitalization as it enhances successful reuse as well as the local economy; public participation in decision-making; and regional planning.

Land use issues fall within the purview and control of planning and zoning staff and related boards and commissions. But anyone called to the kitchen window at the revving of a bulldozer knows that, for better or worse, land use changes neighborhoods, communities...and assumptions about what will always be on the other side of the back fence.

New Development

L-1 Goal

The City works toward an attractive, well-designed and well-maintained community.

L-1 Programs

1. Create a plan commission review process that uses standardized guidelines and addresses community design intentions.
2. Include in the review process all pertinent issues: transportation, diversity of housing, mixed use, environmental criteria, existing infrastructure, existing or planned amenities, signage, lighting, and noise.

The checklist on p. 9 of this chapter provides criteria on which the development of standardized guidelines might be based. It includes features from land use and from other plan elements. Staff review would involve discussion with other City departments, community groups and advisory councils, and would base recommendations on these criteria. The plan commission may elect to apply a point system that prioritizes the weight of their impact.

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3. Develop overlay zones to enhance and expand existing ordinances.

Overlay zones provide a tool to direct development to preferred areas in a proactive way. Created by ordinance, overlays show planners community intention based on preexisting criteria. Effective use of the plan commission checklist can be significant.

Goshen uses overlays in the Planned Unit Development {PUD} process. Each PUD is passed as an ordinance. Overlay zones establish the ordinance prior to development proposals and provide growth guidelines determined by Commission, Council and community input.

4. Create an annual review process to assess the impact of development (use indicators such as traffic counts, amount of land developed, infrastructure costs and capacity.)

An annual review would allow ongoing assessment of where and how growth is taking place. It would address issues before they become concerns and integrate all aspects of planning. In addition, the review could incorporate an ongoing comprehensive plan update to make the document more useful and effective.

5. Minimize the impact of parking in commercial and industrial development (explore alternative parking surfaces, layout, landscaping, maximum standards.)

Parking and the amount of space it requires impact community appearance and environmental quality. The City can address this by developing land use and parking requirements from these perspectives.



L-2 Goal

Any new development will contribute to community integrity.

L-2 Programs

1. Identify features of successful, attractive neighborhood design and urban wall-scape, and encourage it in neighborhood and downtown development.

Visual preference surveys across the country find that residents strongly prefer housing and downtown retail with rear parking, narrow streets, street trees, smaller front and side setbacks, sidewalks, and the somewhat higher density that characterizes older neighborhoods. Community designers respond by incorporating these features into new development, increasing sense of place and quality of life.

2. Direct development to preferred locations.
3. Promote “cluster” developments of mixed use residential and compatible, interdependent commercial/employment centers.

Cluster development generally consists of a “mixed use” overlay, allowing relaxation of density requirements and typical zoning regulations that encourages tighter developments that use less land, reduce infrastructure costs, and provide amenities locally to avoid the need for increased or lengthy automobile trips. Some require open space areas. Builders could receive “density bonuses” for including some multi-family, low-income housing and/or open space allotments.

L-3 Goal

New development will be sensitive to surrounding development and complement existing style, design, and scale.

L-3 Programs

1. Encourage increased density and mixed use development.
2. Review height and density limits to encourage uses that are appropriate in size and scale to surrounding areas.
3. Enhance compatibility and transitions between uses by reducing abrupt changes between residential types and residential/commercial areas.
4. Develop land use design standards to encourage integration of new and existing development.



L-4 Goal

Natural features of air, land, and water will be respected in the course of development.

L-4 Programs

1. Identify natural features and promote their inclusion in design. Use overlays (protective zoning requirements that pertain to, or 'overlay' a section of an area with less restrictive zoning) to protect their visibility, access, and end use for the broader community.
2. Design road access to reduce length and need for automobile trips.
3. Create a conservation corridor (see glossary) to protect community assets.
4. Encourage the use of bikeways in new development design.
5. Encourage development reductions in erosion and stormwater runoff.
6. Identify strategies for protecting farmland.

L-5 Goal

New development will maximize green space.

L-5 Programs

1. Explore and encourage the use of common areas.
2. Create a zoning category for open space protection.
3. Evaluate existing subdivision/zoning ordinances for landscape features.
4. Explore fiscal options for encouraging green space.



New Development Implementation Strategies

1. Coordinate efforts of City departments, community participants, developers, neighborhood groups and plan commission members to draft community design guidelines based on the Plan Review Checklist and the above goals.
2. Evaluate and amend ordinances to facilitate community design guidelines.
3. Develop annual review criteria and implement its use.
4. Incorporate overlay zones (see L-4) into the zoning ordinance.
5. Develop an assessment of community natural resources.
(See Natural Environment chapter.)
6. Partner with county- and stateside efforts to promote and address farmland preservation.
7. Explore strategies for compensating landowners for undeveloped land (like land conservancies and agricultural tax incremental financing districts.)

Infill and Redevelopment

L-6 Goal

Priority will be given to reuse and redevelopment of existing land or structures.

L-6 Programs

1. Evaluate and make use of diverse and appropriate infill strategies.
2. Remove or mitigate aspects of existing infrastructure that are unsightly or disruptive.

L-7 Goal

Infill and redevelopment will complement existing and surrounding land uses and be consistent with neighborhood design, style, scale, and use.

L-7 Programs

1. Seek neighborhood input at earliest design stage. (See People and Neighborhoods chapter.)
2. Promote mixed use development in predetermined suitable locations. A community with a diversity of neighborhoods has some that feature **one** style, while others, especially in an urban (village-style) setting, will attract those who enjoy living amidst a **mixture** of quality residential housing styles (next paragraph).
3. Promote village-style development (setbacks, parking, multiuse, lot sizes.)

To promote livable town centers, a “village” approach fulfills important initiatives. These include identifying distinct cohesive districts (a downtown or college neighborhood) allowing for diverse and vibrant uses (mixed use), achieving densities to support transit, retail, and employment (permitting higher densities and reduced lot sizes and setbacks), pedestrian-friendly enhancements (traffic calming, side walks, landscaping, crosswalks, pedestrian-oriented street and building design, street furniture, human-scaled signage), rear-access parking, minimum height standards and multiuse buildings.

4. Encourage compatibility of new or remodeled structures with existing neighborhood characteristics through the use of design guidelines. (See Redevelopment Design Guidelines.)
5. Create design guidelines for multifamily housing and multiuse buildings.

Quality multifamily housing can be designed and constructed to fit well into existing single-family housing neighborhoods. Such strategies, along with encouraging multiuse buildings in the urban core, can serve as effective infill methods, encourage redevelopment as an anti-sprawl tool, and promote affordable, equitable housing options.

Infill and Redevelopment Implementation Strategies

1. Develop and implement design guidelines for redevelopment. (See Redevelopment chapter.)
2. Identify and implement incentives for redevelopment projects.
3. Use creative partnerships to enhance revitalization efforts.
4. Develop a design review board.
5. Incorporate neighborhood input into residential infill development decisions. (See People and Neighborhoods chapter.)

Neighborhood Characteristics

L-8 Goal

All neighborhoods will be clean, safe, and well-maintained, with appropriate park and open space.

L-8 Programs

1. Improve the sidewalk enhancement priority program.
2. Initiate a neighborhood street lighting program.
3. Evaluate and improve the existing neighborhood park system.
4. Expand the Maple City Greenway (bike and pedestrian trail) system.





L-9 Goal

Each neighborhood will be recognized for and priority given to maintaining its own distinct characteristics.

L-9 Programs

1. Facilitate the development of neighborhood associations.
2. Create a neighborhood planner position in city government.



L-10 Goal

Neighborhood shopping, services, schools and other public places will be encouraged within walking or biking distance.

L-10 Programs

1. Identify features that enhance pedestrian-oriented design.
2. Identify features that enhance neighborhood street life and vitality.
3. Promote “village-style” mixed-use development.
4. Evaluate increased density options in existing neighborhoods.



Neighborhood Characteristics Implementation Strategies

1. Seek grants and creative financing strategies to fund a **neighborhood planner**.
2. Work closely with existing and forming neighborhood associations to achieve mutual goals.
3. Evaluate and amend ordinances to allow for neighborhood design elements that achieve stated goals.

Community Characteristics

L-11 Goal

The City will be committed to policies and programs that strengthen the fabric of the community.

Programs L-11

1. Identify and promote design features that create “city centers”.
2. Develop city focal points as public gathering spaces.
3. Sponsor activities and events and develop facilities for community gathering.

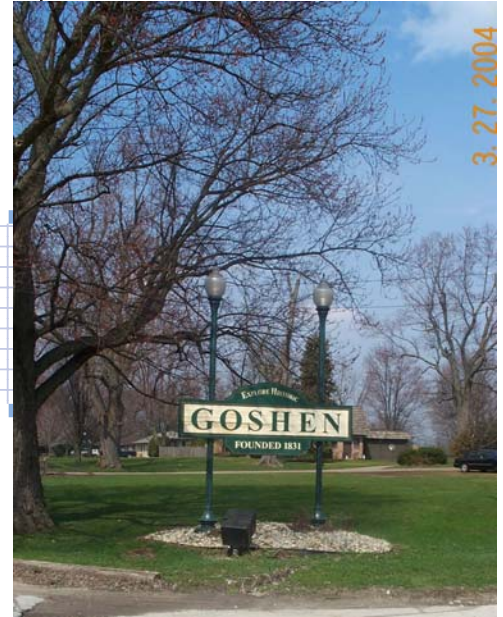
4. Enhance the scenic quality of the transportation network.
5. Create entryway guidelines (See Redevelopment chapter)
6. Emphasize special features (historic buildings, urban forests, riverfronts, unique design features, public art.)
7. Develop a municipal welcome center, with service club and current events information (See Community Services and Facilities chapter.)

L-12 Goal

The City will be committed to maintaining an attractive and vibrant downtown.

L-12 Programs

1. Promote bicycle and pedestrian-oriented design.
2. Continue to address thoroughfare issues.
3. Increase residential options and densities in walking distance of downtown.
4. Promote maintenance/rehabilitation of downtown properties.
5. Promote cleanliness and upkeep of downtown district.
6. Work with state highway and county tourism officials to promote downtown.



Goal L-13

The City will protect and improve its urban forest.

L-13 Programs

1. Develop staff for a tree maintenance program.
2. Expand the tree program and support the Tree Board.
3. Strengthen landscaping standards for new development.

Community Characteristics Implementation Strategies

1. Coordinate efforts of City departments, community participants, neighborhood groups and plan commission members to develop community design guidelines based on above goals.
2. Evaluate and amend ordinances to facilitate community design guidelines.
3. Develop annual review criteria and implement it use.

Regional Planning

L-14 Goal Regional planning will be encouraged and coordinated.

L-14 Programs

1. Address growth issues regionally.
2. Enhance City/County communication.
3. Make protection of agricultural land and open space a regional priority.



Regional Planning Implementation Strategies

1. Initiate efforts to coordinate planning and zoning activities countywide at least annually and as needed.
2. Build or join in countywide coalitions like the Horizon Project to address economic, social, and environmental issues related to planning and growth.
3. Identify tools for regional growth management.
4. Consider the costs/benefits of regional planning districts or partnerships.

Historical Background

In 1831, Goshen was selected as the county seat, or governmental center, for Elkhart County because of its central location. The first lots were platted and made available for sale in June of that same year. The original plat consisted of 372 lots but, within a year, the City boundaries expanded to 964 lots. The first log home was built by William Bissel at the southeast corner of 6th and Washington Streets. The City was chartered in 1868.

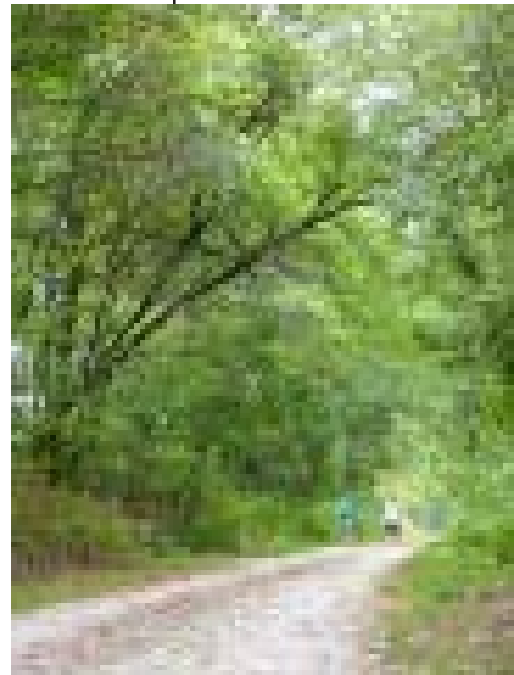


Plan Review Checklist

This checklist is a plan commission and staff tool for assessing community impact of development site plans and projects. The questions can guide those entities to determine whether a planned development meets the goals and strategies of the Comprehensive Plan.

Land Use

1. Will the results of the plan be attractive and well-designed?
2. How does the plan fit with adjacent uses?
 - Are its architectural styles unique or distinctive?
 - Do its buildings complement community character?
 - What transition zones have been created between uses?
3. Are natural features included, integrated, and/or respected in plan design?
 - rivers or streams and their buffer areas
 - floodplains, ponds, wet soils, swales, springs and adjacent buffer areas
 - significant natural habitats which may include species of plants or animals that are locally unique, endangered, or threatened
 - steep slopes
 - woodlands
 - gedgeadows, groves, large individual trees or historic vegetational features
 - Class I, II, III agricultural soils
 - scenic views
4. In what ways does the plan maximize green space?
5. What landscape features are included in the design?
6. What “village” amenities are included in the design?
 - higher density
 - side or rear garage access
 - alleys
 - plazas
 - smaller front and side yard setbacks
 - street trees
 - streetscape features
 - non cul-de-sac street design
 - boulevards
 - traffic circles
 - traffic calming devices
 - narrow streets
 - tree lawns
7. Is planned development intended for a “preferred development location”, where the City rather than developers fit it into a master plan for the area?
8. Is planned development located at reasonable proximity to existing infrastructure and city services?



The Pumpkinvine Nature Trail



9. Will location of the development be or encourage “leapfrog” development?
10. Is planned development served by utility infrastructure? If not, is the location consistent with utility growth boundaries and system constraints?
11. Does the planned development “sandwich” existing agricultural land?
12. Does this development plan represent cluster-style development?
13. How will signage complement or enhance the physical and aesthetic aspects of the development and adjacent areas?

Transportation

14. What road access is planned for the development?
15. Does the development enhance alternative transportation options?
16. Are sidewalks included in the plan (and at mid-block if street blocks are longer than 500 feet) and do they connect with existing sidewalks?
17. Does the planned development connect with the existing or proposed bicycle network?
18. Does the development or location reduce dependence on single-occupancy vehicles (near potential transit center, bus routes, employment centers)?

Community Services and Facilities

19. Will the location of this development affect school populations?
20. Are social considerations (e.g. childcare, older adult services, recreation, accessibility) included in this plan?
21. How does the location of this development affect City services such as fire and police protection?

Housing and Buildings

22. Are energy conservation or alternative energy strategies used in the construction of housing and other structures in this development?
23. Are building styles consistent with adjacent neighborhood design guidelines?
24. Are any increased density options used in this development plan (no fewer than 4 lots per acre)?
25. Are there mixed-use features in this development plan?
26. Does this development offer a mix of housing plans, sizes and affordability?
27. Does this development offer no fewer than 10% multifamily rental units?

Natural Environment

28. Does development obstruct visual or ecological integrity of natural features?
29. Is street tree planting a part of this development plan?
30. Are issues of runoff, soil erosion, and stormwater management addressed?
31. Are issues of noise and light pollution properly addressed?



People and Neighborhoods

32. Was community/neighborhood input solicited in planning this development?
33. Has community/neighborhood support been received by development planners?
34. What community/neighborhood benefit will result from this development?

Infill is:

- an alternative location, if compatibility allows, for commercial or industrial development, putting it where infrastructure exists, preventing sprawl and dilution of City services.
- a way to provide housing near job centers and transit.
- a strategy for preserving open space and agricultural land on the periphery of the city.
- an opportunity for new residents to support existing shopping districts and services.
- a tool to reduce costs and capitalize on existing community assets such as parks, infrastructure, and transit.
- an investment in the future of new community assets such as childcare centers, art and cultural facilities, shopping, and gathering places.



The removal of a building at “Five Points” (Lincoln, Indiana, and Dewey avenues) provides an opportunity for street trees, park amenities, and other greenspace concepts.

“Successful infill development refers to the planning, design, and construction of homes, stores, workplaces, and other facilities that make existing cities more livable. It describes the reuse of property and buildings in a way that makes economic sense for property owners, local governments, and the regional economy. Successful infill development channels economic growth into existing urban and suburban communities and conserves natural resources at the periphery.”

— Northeast-Midwest Institute and Congress of the New Urbanism, 2001

Regional Planning Toolkit

- **Compare and contrast adjacent entities’ land use policies**, ordinances, vision statements, and land use sections of their comprehensive plans. The Horizon Project, for example, has a land use chapter.
- **Regional and Joint Comprehensive Plans**— documents produced by all jurisdictions (county and municipalities) created by all planning agencies working together. Creates a link between transportation planning and land use, unifies natural resource protection efforts, and prevents leapfrog and competitive locating of developments. Usually not a legally enforceable document, so, to be effective, ordinances must be written for each jurisdiction in accordance with the plan.
- **Intergovernmental/Interlocal Agreements**— Usually written specifically for a given situation and can be simply an agreement to consult with adjoining jurisdictions in a voluntary fashion. Can prevent contradictory regional activity. (The Horizon Project has offered such a document to foster routine communication and resource sharing between the County, its cities and towns.)
- **Coordinated Zoning Ordinances or Development Standards**— This step usually occurs after development of a joint comprehensive plan and is necessary for the effectiveness of that document. It requires evaluating existing ordinances and cooperation to make changes that are advantageous to all parties.



- **Purchase of Development Rights**– Although single jurisdictions can purchase development rights, revenue sources and consistent land protection is more effective if jointly pursued. Cities, counties, land trust organizations or a combination can purchase the rights to develop land from the owner. The property owner retains the use of the land and receives tax benefits. The protection is permanent.
- **Transfer of Development Rights**– Similar to a PDR but involves a trade of land a developer might already own with property that is preferred for development. Highly effective for protecting sensitive land, limiting sprawl and encouraging density in appropriate areas and may translate into higher profits for developers. Some strategy must still take place for protecting the land that has been traded for.
- **Revenue Sharing (RS)**– usually involves pooling a certain percentage (usually not more than 13 percent) of property tax revenue and redistributing it according to a formula. The advantage is to reduce inequity between the tax base of jurisdictions and address competition between jurisdictions for economic development.
- **Economic Development Grant Funds**– The RS concept can be taken a step further to establish an EDGF in which increases in property and income taxes are shared equitably across the region, placed in a fund, and distributed according to need, to fund infill and redevelopment projects. This strategy has been extremely effective in addressing sprawl development in eastern U.S. counties and has spurred creative and dynamic redevelopment projects due to the competitive grant climate created by the fund.
- **Habitat Conservation Plans**– Environmental or ecological assessment is required to put a HCP in place, but it's most effective as a regional tool for preserving larger tracts, particularly when watersheds or critical habitats are at stake. Some Conservation Plans have allowed agricultural uses (within certain parameters) as a trade for HCP designation, creating a situation similar to Transfer of Development Rights contracts.
- **Other growth management tools** such as annexation policies, impact fees, urban service areas and urban growth management boundaries can all be effective planning tools when applied consistently across the county or region.



Dottie Kauffmann photo

LAND USE

IMPLEMENTATION STRATEGIES

proposed for the Goshen Comprehensive Plan 2004-2013

The implementation strategies identified earlier in this chapter are summarized here. Each strategy is listed under the numbered goal (L1, for instance) and is evaluated for the following features (column heads):

Funding – \$ symbols are used to indicate comparative values. A zero indicates that the strategy would fall under the responsibilities of existing City staff or is at least in part already incorporated into the budget of the lead agency. A single \$ symbol indicates that the strategy would probably cost less than \$10,000 and could be incorporated into operating budgets for lead agencies. A \$\$ symbol indicates the strategy might cost as much as \$50,000 (this includes new staff positions) but would probably be considered an operating budget item. \$\$\$ symbol indicates that the project might require capital expenditure and, in some cases (new water tower, water treatment facility upgrades) cost in excess of a million dollars. The symbols DO NOT necessarily indicate that the City would be responsible for the costs. In many cases, state or federal funding or grant funding would be used to cover at least a portion of the expense. And as these are suggested initiatives to implement goals that may or may not be attainable, no commitment by City or anyone else has been made toward this end, nor is one implied.

Lead Agency – This column identifies who in the community is or might be involved in providing leadership for implementing the strategy. In some cases, the lead agency is a city department. In some, city government would be the responsible party. In other cases, a community group or local agency might provide the lead for the strategy.

Partners – Listed in this column are potential partnerships that may facilitate the implementation of the strategy. The list is not designed to be all-inclusive nor is implementation dependent on the involvement of all organizations listed.

City Department – This column identifies the City department (or office) under which responsibility for the implementation strategy is most likely to fall.

New/Expanded Program – This column addresses whether the implementation strategy has been addressed in any form either at the city level or in the community. A strategy is listed as "new" if it shifts attention from existing strategies.

Ordinance Change – Each strategy is evaluated for whether it requires an ordinance change. In some cases (listed as "possibly,") ordinance requirements would be dependent on the direction that implementation takes or on the priority it receives.

Further Resources – This column refers to the need for informational resources. A strategy was listed as "no" if it was understood that all information necessary for implementation is presently available to the lead agency. The strategy is listed as "yes" if more information would be needed to implement the strategy.

Defined duration, or ongoing – A determination was made for how long it might take to implement the listed strategy. "Short" indicated that implementation could be initiated fairly immediately (within the next one to two years.) "Medium" indicated that the strategy could take from two to five years, based on a need for further information, lower priority, or hurdles to overcome in initiation. "Long" indicated that the strategy could take over five years to initiate. The terms did not indicate how long it would take to implement the strategy but were based on estimates for initiation. "Ongoing" was indicated when the strategy would continue over time once initiated.

P. 2 Land Use IMPLEMENTATION STRATEGY	Funds	Lead agency	Partners	City Dept (s)	Start or expand program	Ordinance change?	Further resources?	Defined duration or ongoing
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NEW DEVELOPMENT IMPLEMENTATION STRATEGIES								
1. Coordinate efforts of city departments ...	0	Plan Commission and staff	City departments, neighborhood groups, resident leaders, developers	All	New	No	No	Medium
2. Evaluate and amend ordinances ...	0	Plan Commission and staff	City departments, neighborhood groups, resident leaders, developers	All	New	Yes	No	Medium
3. Develop annual review criteria ...	0	Plan Commission and staff	Plan Commission and staff	Planning	New	No	No	Medium, ongoing
4. Incorporate overlay zones ...	0	Plan Commission and staff	Plan Commission and staff	Planning	New	Yes	No	Medium
5. Develop an assessment ...	0	Plan Commission and staff, Park Board and staff	Educators, Goshen College, community members, Parks, Planning, non-profits	Planning	New	Yes if overlay zone results	Yes, Natural Resources info	Short, ongoing
6. Partner with county- and statewide efforts	0	Planning	Planning Dept, County Planning, Farmland Preservation, organizations, SWCS, NRCS	Planning	Expanded	Possible	Yes to strategic initiatives	Short, ongoing.
7. Explore strategies for compensating landowners	\$\$\$	Community organizations	Planning Dept, County Planning, farmland preservation organizations and land trust.	Planning	Expand	No	Yes, w/ strategic initiatives	Long

P. 3 Land Use IMPLEMENTATION STRATEGY	Funds	Lead agency	Partners	City Dept (s)	Start or expand program	Ordinance change?	Further resources?	Defined duration or ongoing
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INFILL AND REDEVELOPMENT STRATEGIES								
1. Develop and implement design guidelines	0	Red Com, Adv Council,	Red. Com, Adv. Council, developers, community groups	Plan-ning	New	No	No	Long, ongoing
2. Identify and implement incentives for redevelopment projects.	0	Red Com, Adv Council, Mayor's office	Red. Com, Adv. Council, developers, community groups	Plann ing	New	Yes	Yes, strate- gic initia- tives	Short
3. Use creative partnerships to enhance revitalization efforts.	0	Red Comm, Adv Council, Plan Commission	Red Comm,. Adv Council, foundations, grant makers, federal and state governments,, local agencies, not for profits.	Plann ing	New	Possib ly	Yes, strate- gic initia- tives	Long, ongoing
4. Develop a Design Review Board	0	Plan Com, and staff, Build Dept, Mayor's office	Plan Com, architects, developers, neighborhood groups	Plann ing	New	No	Yes, com- munity models	Long, ongoing
5. Incorporate neighborhood input...	0	Planning Dept	Planning, developers, neighborhood groups, agencies, not for profits	Plan-ning	New	Pos- sibly	No	Long, ongoing

NEIGHBORHOOD CHARACTERISTICS IMPLEMENTATION STRATEGIES								
1. Seek grants ... neighborhood planner.	\$	Planning Dept	Planning, banks, local foundations, neighborhood, not for profits, state/federal government	Plan-ning	New	No	No	Long, ongoing
2. Work closely with neighborhood associations	0	Planning dept	Planning, neighborhood groups, agencies	Plan-ning	New	No	No	Medium, ongoing
3. Evaluate and amend ordinances... neighborhood	0	Planning dept	Planning, neighborhood groups, agencies	Plan-ning	Expand- ing	No	No	Medium, ongoing

P. 4 Land Use IMPLEMENTATION STRATEGY	Funds	Lead agency	Partners	City Dept (s)	Start or expand program	Ordinance change?	Further resources?	Defined duration or ongoing
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COMMUNITY CHARACTERISTICS IMPLEMENTATION STRATEGIES								
1. Coordinate efforts of City departments...	0	Planning Dept	Plan Commission, all City depts, community members, neighborhood groups, agencies, developers	Planning	New	Yes	No	Short, ongoing
2. Evaluate and amend ordinances ...community design...	0	Plan Commission, Plan Dept.	Plan Commission, Plan Dept.	Planning	New	No	Yes	Medium, ongoing
3. Develop annual review criteria...	0	Plan Comm, Plan Dept.	Plan Commission, Plan Dept.	Planning	New	Yes	No	Medium, ongoing

REGIONAL PLANNING IMPLEMENTATION STRATEGIES								
1. Initiate efforts to coordinate planning activities countywide ...	0	Plan Dept.	City and County Planning,	Planning	New	No	No	Medium
2. Build countywide coalitions ...	0	Plan Dept.	City and County Planning, County Health Dept, agencies, not for profits, citizen groups	Planning	New	No	No	Medium
3. Identify tools for regional growth management	0	Plan Dept.	City and County Planning	Planning	New	No	No	Short
4. Consider regional planning...	0	Plan Dept and Com.	City and County Planning	Planning, Mayor	New	Possibly	Yes	Long