



The *Community 2050* strategic planning effort can be outlined as follows:

- Evaluate alternative visions for the long-term future;
- Analyze the respective strengths, weaknesses, and opportunities of these scenarios according to desired community goals;
- Formulate and refine a preferred scenario and the process and actions needed to attain the goals;
- Implement the agreed upon process; and ,
- Monitor and get feedback from the implemented process.

In order to implement the *Regional Vision* that is being formulated under the *Community 2050* program the establishment of a “*Compact*” between jurisdictions in San Luis Obispo County is being evaluated. The following is intended to initiate a discussion of the potential components of such an agreement.

Vision Statements

A Vision statement defines where we want to be in the future. It reflects the optimistic view of the future and often includes a preamble describing the setting and history of the visioning effort. It lays out the reasons for the Vision and what can be accomplished with it. The preamble also can describe the agreement as the means to achieving the vision. It may endorse the Vision Agreement, and the coordination of citizens and government to provide a framework for discussion, and further action may be introduced. A vision may be comprised of topical statements that organize the complex range of subjects that address the growth issues we are dealing with.

The following are sample statements that address the Smart Growth Principles and Actions that were discussed and polled at the May 19 and June 2, 2007 Community 2050 Workshops. They are organized by the order of polling results and noted by their numbering in the polling.

Environment

Vision: We will preserve open space, farmland, natural beauty and important environmental areas, strengthen the local agricultural economy, and orient resource usage to sustain future generations. We will plan communities that will minimize our impact on climate change by minimizing energy usage and carbon emissions.

Actions: We will adopt policies, agreements and programs that achieve the following:

Preserve open space, farmland, natural beauty and critical environmental areas.

1. Identify and protect natural resources, including restoration of habitats and ecosystems, and preserve them through cooperative, voluntary measures and development restrictions such as zoning policies. *(SG 1.D rev)*
2. Preserve open space land through a variety of mechanisms and programs, such as purchase of development rights or conservation easements. *(SG 1.A)*
3. Protect agricultural land outside urban boundaries and where farming occurs or is feasible on prime soils inside urban areas. *(SG 1.C-rev)*
4. Encourage economic development of agriculture that enhances commercial viability, local markets, and inputs such as labor, resources and land supply. *(SG 1.B)*
5. Protect and conserve water resources for local domestic use and for irrigation of agricultural land. *(SG 1.C rev)*
6. Reduce energy usage and carbon emissions in our plans to sustainable levels. *(new - Energy)*
7. Require resource-conserving design and construction, greater use of renewable resources, energy saving appliances and sustainable, long-term features. *(new – Green Build)*

Land Use Pattern

Vision: We will strengthen and direct development towards existing communities, in a form and location that is compact and efficient in land area, facilities and services. We will foster distinctive, attractive communities with a strong sense of place. We will create walkable neighborhoods and communities. Population growth will be accommodated within communities where resources, facilities and services are sustained for long-term availability, and areas are planned in balance for living and working.

Actions: We will adopt general plans, policies and agreements to address the following:

Strengthen and direct development towards existing communities.

1. Direct growth where supported by all transportation modes and community infrastructure. (SG 2.B)
2. Focus development in suitable areas, avoiding or not significantly impacting environmental constraints, within (infill) and adjacent to communities. (SG 2.A rev)
3. Give priority for future growth to urban over rural areas. (SG 2.C)
4. Develop general plan policies, zoning and subdivision regulations that encourage infill, and make other projects more difficult. (SG 2.G - Inland)
5. Rehabilitate and reuse polluted "brownfield" areas. (SG 2.D)

Foster distinctive, attractive communities with a strong sense of place.

6. Create a sense of defined neighborhoods, towns and region. (SG 3.C)
7. Retain agricultural land and valued open space within and next to communities. (SG 3.A rev)
8. Develop a sense of local history and heritage, and encourage local context in project designs. (SG3.D and G)
9. Maintain a sense of community separation and defined edges at urban boundaries. (SG 3.B)
10. Create attractive gateways to communities. (SG 3.F – Inland)

Create walkable neighborhoods and towns.

11. Design and construct attractive street and civic environments for pedestrian usage, including but not limited to street trees. (SG 4.C)
12. Plan for sufficient density (units per acre) to make smart growth feasible (SG4 – Inland)
13. Plan for walkable, pedestrian-friendly neighborhoods, coordinated within larger districts and street corridors, to promote walking between destinations within a convenient five-minute time. (SG 4.1 rev)
14. Provide safe walkable routes to schools, parks and recreation facilities and programs, and commercial centers, and inter-connect them, as part of walkable neighborhoods, within existing communities and any new ones. (SG 4.b and Inland)
15. Promote and plan safe neighborhoods, safe bicycling and slower traffic (with traffic calming measures and reduced road widths) (SG4.G, M, N, R, Inland)
16. Create new walkable communities. (SG4.E)

Transportation Choices

Vision: We will have an efficient, integrated transportation system that provides convenient connections to destinations for all modes of travel, and facilitates economic growth.

Actions: We will develop a regional transportation system that will include the following:

Provide a variety of transportation choices.

1. Integrate all transportation modes, their capacities and planned expansions with community land use plans, to provide a well-connected network of circulation. (SG 5.B rev)
2. Encourage alternative transportation. (SG 4.D)
3. Reduce vehicle miles traveled in single-occupancy vehicles. (SG 5.D)
4. Fund facilities for biking, walking and transit on par with vehicle travel for daily circulation. (SG 5.A)
5. Build more sidewalks and design streets with people in mind. (SG 4.F)
6. Develop intensive and diverse transit-oriented land uses near transit stops. (SG 5.C rev)
7. Fund enhanced regional and local transit systems, and provide increased frequency along major corridors during rush hour. (SG 5.F, G- Inland)
8. Build more bike lanes. (SG4.K)
9. Support the Safe Routes to Schools program. (SG 4.Q – Inland)
10. Encourage street inter-connections (SG 4.T - Inland)

Housing and Mixed Land Uses

Vision: We will create a range of housing opportunities and choices that are affordable for all residents. We will encourage mixed types of land uses to create convenient, vibrant and equitable neighborhoods and communities.

Actions: We will revise general plans, ordinances and create programs for the following:

Create a range of housing opportunities and choices.

1. Develop quality housing for people of all income levels, in proximity to employment and daily needs. (SG 6.A rev)
2. Create a complete range of housing choices within each neighborhood to ensure equitable community development and convenience to other uses. (SG 6.B rev)
3. Guide the design of different housing types to blend with neighborhoods and enhance their compatibility with each other. (SG 6.C rev)
4. Create flexibility for smart growth projects. (SG 6.F - Inland)
5. Promote adaptive reuse from commercial sites to other uses, with strong incentives to include housing. (SG 6.J and K - Inland)
6. Support traditional neighborhood designs. (SG 6.H – Inland)
7. Create diversity in housing through design of neighborhoods, and do not segregate housing by type. (SG 6.E)

Encourage mixed land uses.

8. Utilize mixed commercial-residential buildings to stimulate economic activity. (SG 7.A)
9. Encourage the conversion of shopping centers and commercial streets into mixed-use developments. (SG 7.D)
10. Balance the areas planned for living and work within each community. (SG 7.B)

Take advantage of compact building design.

11. Encourage small-scale neighborhood and building designs that are affordable-by-design and efficient in land and energy consumption. (SG 8.A)
12. Educate community members about higher residential density and compact building designs, and seek compatibility between more compact projects and existing neighborhoods. (SG 8.B rev)
13. Ensure ready access to open space, parks and recreation, plazas and civic places in the design of compact projects and neighborhoods. (SG 8.C rev)

Community

Vision: Our local governments will work together and with regional and state agencies and government to provide on-going forums and processes for attaining these visions. We will improve the service delivery of community development so that it will be well-placed and timed in relation to the vision. The public will be engaged so that it is involved, informed and supportive of decisions toward the vision. We will improve the review of proposed development and policy amendments to reduce uncertainty and complexity and time of processes.

Actions: We will commit resources to implementing the vision and to improving procedures, programs and processes for the following:

Strengthen regional cooperation and collaboration.

1. Encourage community and stakeholder collaboration, such as through forums, media, workshops and surveys, to reach well-informed decisions. (SG 10.A)
2. Educate advisory boards and others (general public, community groups, youth). (SG 11.E)
3. Identify with other jurisdictions the regional values we share, and develop a vision, solutions and strategies to uphold these values. (SG 11.A)
4. Form mutual agreements to implement a regional vision with reliability, funding and accountability. (SG 11.B rev)
5. Provide a smart growth toolbox for public awareness and media use. (SG 11.G)
6. Use community and resource indicators to measure progress and assess what each community needs to be safe, healthy, livable and affordable. (SG 11.D)

Make development decisions predictable, fair and cost-effective.

7. Develop clear standards and guidelines to guide the review process for proposed development. (SG 9.A)
8. Reduce complexities and uncertainty, and improve processing times and predictability. (SG 9.B)
9. Expedite the review of qualifying compact, walkable “smart growth” projects. (SG 9.C)

A Vision Agreement

A Vision Agreement should include the following points based upon issues identified in the *Community 2050* workshops. The signatory parties would be comprised of local governments and agencies with decision making authority on the relevant issues. The agreement would provide the first formal step to establish the process of implementing the Vision.

1. **Nature of the Agreement.** The agreement is entered into voluntarily by all the signatory parties. The signatory parties recognize that to implement the Vision, a coordinated and collaborative approach to growth and livability best serves the residents of San Luis Obispo County.
2. **The Vision** defines the values, and implementing actions that would be shared by the signatory parties. The Vision will provide a framework to guide land use and transportation planning and coordination among jurisdictions. Moreover, it is a dynamic document that may be modified in the future by mutual consent of the signatories to reflect changes in the community.
3. **Implementing the Vision.** Signatories would agree to cooperate in implementing the Vision with respect to where growth is planned and allowed by local general plans and ordinances. Agencies would review general plans and ordinances to incorporate changes necessary to meet the Vision and would be asked to promote, consider and adopt coordinated policies and ordinances regarding such topics as transportation, growth management, community expansion and housing that implement the Vision.
4. **Institutional Framework.** The region would look to organize an ongoing process for implementation of the Vision, such as funded research, policy development, collaborative projects and monitoring of progress, through existing or new institutional structures and procedures. Agencies would work together to provide mechanisms that will support the successful operation of this institutional framework.
5. **Comprehensive Data.** Comprehensive and consistent data are critical to coordinating and monitoring a county-wide strategy. Agencies should seek agreements to collaborate and to maintain standardized data that are usable at the both the local and region-wide level to observe, compare and monitor the cumulative effects of change with respect to growth.