BRIDGE PLAN

Public Engagement Kick-off

October 20, 2020

Memorial Park Community Center

Sr. Planner Matthew Manley, AICP & Planning Commissioner Chris Dagenhart
Purpose of Meeting:

1. Education
2. Preparation
3. Participation
Tonight’s Public Call-in #: 
(646) 558-8656
When prompted, enter the meeting information below.

Meeting ID: 839 1434 2641
Passcode: 640241
WAYS TO PARTICIPATE

Bridge Plan Webpage:
https://www.johnsoncitytn.org/residents/community_development/development_services/planning_&_zoning/plans_studies/bridge_plan.php

or go to:
www.johnsoncitytn.org > Depts & Divisions > Planning & Zoning > Plans > Bridge Plan
Email Staff
mmanley@johnsoncitytn.org
Public Call-in: (646) 558-8656
When prompted, enter the meeting information below.
Meeting ID: 839 1434 2641
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BACKGROUND
2020 COMPREHENSIVE PLAN

- Adopted 2001-2007
- Set to “expire” at the end of 2020
- Guiding Principles & Vision for JC & Surroundings
- Consist of 8 Elements and Multiple Sub-Plans
Tennessee Code Annotated § 13-4-201 directs the Planning Commission to Create a “General Plan”:

“It is the function and duty of the commission to make and adopt an official general plan for the physical development of the municipality, including any area outside of its boundaries which, in the commission's judgment, bears relation to the planning of the municipality. The plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for the physical development of the area of the municipal planning jurisdiction...”
Tennessee Code Annotated § 13-3-304 (b) (1)

“If the legislative body adopts the general regional plan in the form of an ordinance by the municipality or a resolution by the county, then any land use decisions thereafter made by the legislative body, planning commission or board of zoning appeals when the board of zoning appeals is exercising its powers on matters other than variances, must be consistent with the general regional plan.”

Planning Commission Adoption = Advisory Document
City Commission Adoption = Binding Document
WHAT IS THE “BRIDGE PLAN”?  

• A Review…  
• An Assessment …  
• A “Re-adoption” …  
• An Extension ...of the 2020 Comprehensive Plan  
• It is not a “Re-write” …

Assess, Plan, Do, Review Cycle
BRIDGE PLAN
BACKGROUND

WHY DO WE NEED THE BRIDGE PLAN?

Need Current Data
2020 Census Wrapping up
Need for Comprehensive Plan
Comprehensive Plan Extension

- The 2020 Comp Plan is a very well-written document
- Still highly relevant today

The Bridge Plan will fulfill the City’s need to have a Comp Plan while affording additional time for the availability of 2020 Census Data bridging the gap until we can complete a Full-scale Comp Plan.
**WHAT ARE THE BENEFITS OF THE BRIDGE PLAN?**

- **Refocus** efforts
- **Awareness** of goal, policies, tasks
- **Guidance** to decision-making
- **Preparation** for the Full-Scale Comp Plan
- **Commitment** to Long-Range Planning & Implementation
WHAT IS THE SCOPE OF THE BRIDGE PLAN?

1) Review All Elements (some exceptions) including “Emerging Topics / Overarching Themes” (July - Sept)
   - Review & Assess Recommendations
   - Modifications of “Action” Items Only
2) Distribute to Partners for Review (Sept)
3) Engage the Public (Starting Oct 20 - Jan)
4) Workshop with RPC (Nov 10)
5) Workshop with City Commission (Nov 16)
6) Adoption (Dec – Jan)

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<tr>
<th>ELEMENT OR PLAN NAME</th>
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**COLOR CODE FOR ASSESSMENT**

- Red = Implemented and no longer relevant
- Blue = Implemented, fully or partially, and still relevant
- Orange = Not implemented and no longer relevant
- Black = Not implemented and still relevant
- Green = New Language
**City of Johnson City - Bridge Comprehensive Plan 2020-2025**

**Development Services | Planning Division**

Matthew Manley, Sr Planner

**Gantt Chart**

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<tr>
<th>Task</th>
<th>Assigned To</th>
<th>Progress</th>
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## Bridge Plan Update

### September 2020

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**Notes:**
- Planning Commission Retreat
- Bridge Plan Update:
  - Community Workshop
  - Public Feedback Panel

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**Notes:**
- Public Feedback Panel
- Bridge Plan Update:
  - Community Workshop
  - Public Feedback Panel

### November 2020

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**Notes:**
- Planning Commission Retreat

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ELEMENTS

1) Topics Covered / Key Points
2) Proposed Modifications
**TOPICS COVERED**

- Annexation Policies
- Water & Sewer Extensions
- Urban Service Area (USA)
- Infill Development
- Land Use (Zoning & Subdivision Regs)

Public Call-in: (646) 558-8656
When prompted, enter the meeting information below.
**Meeting ID:** 839 1434 2641
**Passcode:** 640241
KEY POINTS OF INTEREST

- Water & Sewer facilities extend beyond the USA and the UGB
- Encourage “county” parcels surrounded by City Limits to close “doughnut holes”.
- Focus efforts on encouraging infill-development
PROPOSED MODIFICATIONS

- Introduce “Urban Neighborhood”
  Zoning to promote infill

- Acknowledge changes to State Law

Reference existing De-annexation Policy

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Passcode: 640241
TOPICS COVERED

- Compact/Infill Development
- Combat Sprawl
- Strengthen Existing Neighborhoods
- Mixed-Use Development
- Protect Commercial & Industrial Areas
- Promote Urban Development (Downtown/Neighborhood Business)
- Promote Outdoor Rec/Preservation of Natural Resources
- Land Use Categories
- Glossary of Terms
KEY POINTS OF INTEREST

- Work with Neighborhoods to organize communities and develop neighborhood plans.
- Support ETSU’s long-term growth plans
- Zoning Code changes to accommodate infill development – Urban Neighborhoods
- Protect our Natural Beauty (ridgelines and creeks) from development
PROPOSED MODIFICATIONS

- Promote good public improvements that support quality private development
- Zoning Code Changes
  - Urban Residential Zoning
  - Traditional Urban Form
  - Open Space / Conservation Areas
- Support efforts to make JC a destination for Outdoor Recreation
- Update Glossary of Terms

Public Call-in: (646) 558-8656
When prompted, enter the meeting information below.
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Passcode: 640241
Transportation – Sidewalk Plan

TOPICS COVERED

- Maintenance
- Network
- Prioritization of Sidewalk Projects
- Ramps & Crosswalks

Public Call-in: (646) 558-8656
When prompted, enter the meeting information below.
Meeting ID: 839 1434 2641
Passcode: 640241
PROPOSED MODIFICATIONS

- Fee System for Neighborhoods
- Review by Regional Planning Commission
- High Visibility Crosswalks
- ADA Standards
RE-WRITTEN & ADOPTED IN 2017

HTTPS://JCMPO.ORG/COORDINATEDPLAN.HTML

Public Call-in: (646) 558-8656
When prompted, enter the meeting information below.
Meeting ID: 839 1434 2641
Passcode: 640241
Transportation - Bikeway-Greenway Plan

TOPICS COVERED

- Network
- Connectivity
- Storage
- Education & Awareness
- Participation
- Environment
- Funding

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PROPOSED MODIFICATIONS

- Fund & Draft a Bicycle & Pedestrian Master Plan
- Utilize national standards
- Focus on 6 E’s of Bicycle Planning
  - Engineering: Creating safe and convenient places to ride and park
  - Education: Giving people of all ages and abilities the skills and confidence to ride
  - Encouragement: Creating a strong bike culture that welcomes and celebrates bicycling
  - Enforcement & Safety: Ensuring safe roads for all users
  - Evaluation & Planning: Planning for bicycling as a safe and viable transportation option
  - Equity, Diversity & Inclusion (EDI)
TOPICS COVERED

- Maintain Network
  - Residential
  - Arterials & Collectors
  - Highways
  - Intersections
  - Private Drives
- Curb Cuts / Access
- Connectivity
- Coordination with Land Use
- Monitoring
- Communication – TDOT / MTPO
KEY POINTS OF INTEREST

- Disperse Traffic
- Support Flow
- Safety & Convenience
- Identify & Address Hazards
- Engage the Public
- Include Crosswalks/Sidewalks/Bike Lanes

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PROPOSED MODIFICATIONS

- Catalogue Private Drives
- Review by Regional Planning Commission
- Accommodate bicycle infrastructure
- Coordinate with TDOT on opportunities for local control
- Identify & Fund Road Diets

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TOPICS COVERED

- Regionalism
- Diversify
- Increase income opportunities
- Retain Young Professionals
- Protect the Natural & Built Environment
- Support Medical/Tech/Education
- Downtown Revitalization
- Manufacturing
- Tourism
KEY POINTS OF INTEREST

- Business Development
  - Incubate, retain, expand
- Balanced Tax System
- Partnerships amongst local agencies
- Regional Retail & Experience Center
- Nurture Leadership
- High Speed Telecommunications
- Align Education & Workforce
- Attractive, Beautiful, Scenic, Maintained, & Protected Environment

- Strategic Planning & Review
- Support JCDA
- Signage
- Pedestrian Environment
- Events
- Redevelop / Clean-up Industrial Sites
- Urban & Rural Attractions
- Youth Sports Events

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PROPOSED MODIFICATIONS

- Update current regional partnerships
- BrightRidge High-Speed Internet
- Balanced Approach (small local & large employers)
- Blight & Beautification
- Review with Long Range Committee
- Outdoor Recreation
- Ensure tourism investments are balanced by ROI
- Pursue Professional/Semi Pro Sports
TOPICS COVERED

- Encourage Private Development
- Maintenance & Improvement of Existing Neighborhoods
- Awareness of Code Enforcement Issues
- Protect Existing Housing Stock
- Promote Opportunities for Ownership
- Promote Rental Stock

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KEY POINTS OF INTEREST

- Work with Community Partners
- Adequate Zoning / Zoning Districts
  - For low-income, group homes, independent living facilities, homeless
- Rehabilitation
- Set objectives for underserved neighborhoods
- Promote Revitalization
- Protect Historic Structures
- Financing / Programs for Assistance
- Streamline City Permitting
- Student Housing
PROPOSED MODIFICATIONS

- Utilize Diverse Stakeholder Group
- “Missing Middle Housing”
- Engage, Facilitate, Collaborate
- Reduce Fees & Regulatory Reqs
- Vacant Building Ordinance (Blight & Beautification)
- Provide resources and processes which support Code Enforcement
- Provide option to Housing Agencies to purchase tax auction properties
Bridge Plan Elements
Community Facilities – School Plan

TOPICS COVERED

- Capacity / Optimal Sizing
- Space for Art, Music, Guidance
- Meet / Exceed State Standards
- Safety and Efficiency
- Equal / Fairness
- School Siting - Promote Infill
- Joint Use with Parks/Rec
- Renovations/Expansions Phasing Program
- NO UPDATES – Achieving Goals & Objectives

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Topics Covered

- Meet Level of Service Standards
- Cost Effective Design, Quality, Operation & Maintenance
- Accessibility / Meeting Needs of All
- New Facilities
- Rehabilitation & Renovation
- Programs
- Safety
- Meet needs of changing population
- Public – Private Partnership

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KEY POINTS OF INTEREST

- Periodic Review / Measurable Goals
  - Level of Service
- Connections
- Neighborhood Parks (1-5 Acres)
- Community Parks (30-50 Acres)
- District Parks (50+ Acres)
- Natural Resource Areas
- Special Use / Historic
- Sports Complexes
- Linear Parks

- Accreditation / Meets Codes / Standard of Design
- User Fees for Programs
- Family Oriented Programs
- Eliminate Unsafe Conditions
- Utilize Parks & Rec Advisory Board
- Utilize Partnerships
PROPOSED MODIFICATIONS

- Capitalize on existing assets to promote Outdoor Recreations
- Protect ridgelines and creeks
- Fine-tune formula for the provision of services
- Concentrate efforts in underserved communities
TOPICS COVERED / PROPOSED MODIFICATIONS

- Original Plan never adopted
- Pursuing International Fire Accreditation
- Annual Compliance
- 5-year Accreditation
- Insurance Office-Public Protection Classification Rating = Rating 1 (best)
- Rewrite will be pursued
- Adoption by City Commission is essential

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TOPICS COVERED

- Effective / Efficient Facilities &
- First-Rate Services
- Regional Cooperation
- Protect Environment
- High Quality Water/Sewer Utilities
- Infrastructure Upgrades
- Access / ADA
KEY POINTS OF INTEREST

- Facilities:
  - Regional Center for Social, Cultural, Quality Entertainment
- Solid Waste: Innovative & Sustainable
- Water/Sewer:
  - Coordinate Extensions with Land Use Plan
  - Review Rate System
  - Cooperate with Neighbors
  - Prioritize Extensions / Upgrades
- Stormwater:
  - Floodplain Management
- Police:
  - Utilize Technology
  - Continue CALEA Accreditation
  - Standards
  - Accountability
- Library:
  - Utilize Technology
  - Adapt to changing needs
  - Focus on Youth
  - Education & Public Meetings
PROPOSED MODIFICATIONS

- Facilities: Partnership with ETSU
- Solid Waste: Address Noxious Odors
- Water / Sewer:
  - Report to Long-Range Committee
  - Continue to provide accurate mapping data
- Stormwater: Erosion Control, protection of creeks / riparian corridors
Topics Covered

- Mix of Uses / Unique Experience
- Refine B-2 Zoning District
- Quality Physical Environment
  - Street Signs, Lighting, Welcome Signs, Wayfinding, Landscaping, Street Furniture, Crosswalks, Bike Racks, Public Art, Historic Markers, Underground Utilities, Parks, etc.
- Maintain Scale
- Public Parking
- Safety

- Renovation of Existing Buildings
- Support JCDA
- Improve Stormwater Management
- Pursue Grants
- Infill Development
- Events
- Communication with Stakeholders

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PROPOSED MODIFICATIONS

- New Wayfinding Signage Plan
- Professional Park Study – Optimize use of existing parking
- Connectivity / Access to Parking Facilities
- Provision for 1st Floor Residential
- Enforce Small Cell Antenna Ordinance
- Encourage Public Art
- Safety through “Eyes on the Street”
- Convert to Brick Streets
- Locate City Hall Downtown

- Support for Historic Zoning
- Incentives
  - Adaptive Re-use of Existing Buildings
  - TIF, Tax Credits, Etc.
TOPICS COVERED

- Establish Database / Inventory of Resources
- List of Properties to nominate to National Register
- Increase Awareness
- Coordination with JCDA
- Coordination with Neighborhoods

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KEY POINTS OF INTEREST

- Establish Merit Award

- Addition of W. Walnut, East Tree Streets (Tweetsie Streets), Powell Square, Roosevelt Memorial Stadium, West Lawn Cemetery, as areas of interest / marker locations
OVERARCHING THEMES & EMERGING TOPICS
Overarching Themes

• Ongoing Review of Policies/Recommendations
  - Long-Range Planning Committee of the RPC
  - Structure of RPC Meetings / Committee Meetings
    - Bi-Annual Retreats - Goal Setting > Goal Review
    - Develop & Track Measurable Outcomes

• Community Engagement / Neighborhood Planning
  a) Help Communities get organized and engaged
  b) Develop Neighborhood Plans
  c) Equity Planning (Diversity)
    I. Preservation of existing neighborhoods
    II. Infrastructure equity
    III. Small Area plans for minority communities
  IV. Community Safety
    i. Relationship with and within communities
    ii. Clearly defining neighborhoods
    iii. Sense of Place/Community Ownership/Buy-in
    iv. CPTED (Crime Prevention Through Environmental Design)

V. Aging Population / Aging in Place

Bridge Plan Elements

[Image of a map]
Overarching Themes

- Planning & Public Health
  a) Social Distancing & Public Spaces
  b) Active Transportation (Safe Places to Bike & Walk)
  c) Access to Healthy Food (Food Deserts, Fresh Produce Markets, Urban Farming, etc.)
Overarching Themes

• Public/Private Realm Relationship
  
a) Public Improvements
  I. Improve Network - safe walkable/bikeable network connecting city assets including Tannery Knobs, Downtown, Memorial Park, Tweetsie, Civitan, Liberty Bell, etc.
  II. “Complete Streets”

b) Private Development:
  I. Form-Based Coding - https://formbasedcodes.org/definition/
Emerging Topics

Bridge Plan Elements

• Trends in Transportation
  a. Electric charging cars
  b. Driverless vehicles
  c. Shared Vehicles

• Workplace Preference
  a. Working from Home vs Office
  b. Public High-Speed Broadband
  c. Re-use of existing office space
  d. Commuting/Transportation
  e. Live/Work/Shop neighborhoods
WAYS TO PARTICIPATE

Bridge Plan Webpage:
https://www.johnsoncitytn.org/residents/community_development/development_services/planning_&_zoning/plans_studies/bridge_plan.php

or go to:
www.johnsoncitytn.org > Depts & Divisions > Planning & Zoning > Plans > Bridge Plan
OPEN DISCUSSION & QUESTIONS

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