As you are aware, one of the most important roles of the GPAC is to assist City staff and the consultant team in creating a land use plan (or series of ideas) that will be presented to City Council for consideration and further direction (and ultimately will be used to kickoff the studies required for the EIR). As you can imagine, this is no small task, especially since this is a plan for the entire city, not just a few designated areas.

In addition to the Guiding Principles, also included in your packet is a series of Land Use Options for each of the corridor areas the GPAC reviewed. The Options for each area were prepared to create a summary of the reoccurring themes or approaches that the various groups came up with and will be used as the primary discussion tool for the second part of the meeting.

We had heard from several of you that it would be helpful to get input from the public before making decisions related to the various corridors and areas discussed, as well as areas outside the focused areas of change. The City envisions that these options will be refined by GPAC, and then taken out to the public in the form of a community workshop and a survey so that the GPAC can get a read on how the community feels about certain mixes of uses in various areas (either support or not).

The outreach would also present the Vision, Guiding Principles, FAQ's, and findings from the Market Analysis to the community and provide them opportunities to give input on areas outside of the focus areas. The information provided by the public will then be brought back to the GPAC and the City and PlaceWorks will review the input to provide suggestions for overall changes to the land use plan for the GPAC to consider.

Once GPAC has weighed in on the citywide Land Use Plan options or changes, the land use plan (or possibly plans if there are various approaches to the Citywide plan that the group thinks should be considered) will be shared with the public in a second Community Workshop and online survey for input before they are forwarded to the Planning Commission and City Council for their direction.

The intent of next week’s meeting is to go over the options with the group and get feedback about what ideas for each area should go to the community for input so PlaceWorks can start drafting the survey and community workshop format.

The tentative topics for the March GPAC meeting will include time for discussion of all other areas outside of the focus areas (in case there’s anything else that hasn’t been discussed), GPAC will be presented with Outreach Kits and a draft survey crafted using input from this meeting (we will also review ways the GPAC can help encourage participation from the community), and the initial presentation for the Parks, Recreation and Open Space Element issues, challenges and opportunities.

Please let us know if you have any questions – we look forward to your input.