

## **Attachment 4, Planning Commission Comments A0900005, Evaluation and Assessment Report**

**Meeting Date: September 15, 2009**

**Ms. Beechwood.** I voted to approve.

I want to express my concern that the number of unscheduled policies for 2007 was not significantly reduced in 2008.

I am especially concerned that no movement has been made on Policy 3.1.1b (Inclusionary Zoning) in 2007 or 2008. I understand that this policy is complex and comes with the potential for unintended consequences. It will take great care and determined leadership to accomplish. Durham may already have an adequate affordable housing stock, but we lack the mixed-income housing communities that provide the services, amenities and opportunities that concentrated low-income neighborhoods lack. That is the real treasure that inclusionary zoning can bring.

It also appears that the majority of unscheduled policies involve preservation – both historic and environmental.

**Mr. Brine.** I voted to recommend approval of the report, including the policy changes and the rectifications. However, I have a few concerns. At the Planning Commission meeting, Denise Hestor called attention to a number of issues including the Fayetteville Street Plan. This plan has evidently been in limbo for some time now. Personally I believe that something needs to be done to achieve closure on this matter.

One question raised by the Commission that may need further discussion is the distinction between "underway" (which several policies have been in 2007 and 2008) and "ongoing". There are some policies that may be "ongoing" that I think should have been included.

1) Policy 14.1.3 New Facilities. The Parkwood Branch of the Library is being moved to a new facility under construction at Lowes Grove. I think that is worth of mention.

Also, aren't there renovations in progress at the branch library on Shannon Road?

2) Policy 10.1.3a New Park Facility Priorities. I know that the subject of a new Community Center in South Durham (using the Parkwood facilities that used to be a shopping area) has been under consideration, so something is going on here.

3) Policy 10.1.3f Trails and Greenways There is progress in this area as well. Considering that Durham is woefully behind in meeting the adopted LOS standard for trails, I felt that progress in this area was something to know about.

Other comments:

1) Policy 4.5.2b (Compact Neighborhoods Surface Parking; entry 32 in the PC copy of Table 1) could not be "completed" in 2007 and then "underway" in 2008.

2) I was glad to see that staff did receive status updates on most of the items originally listed as "no report" (PC copy of Table 1).

**Mr. Monds.** I voted for approval with the changes suggested by Commissioner Moffitt.

**Ms. Brown.** Approval.

**Mr. Womack.** Voted approval.

**Mr. Davis.** I recommend adoption of 2008 Evaluation and Assessment Report. I would also suggest to re-evaluate the terminology of some of the status reports.

**Ms. Smith.** I appreciate hard work of the Planning Department. Nonetheless, I would like to see movement on some of the rural initiatives.

**Ms. Summers.** I continue to see two things inhibiting the progress of plans and strategic use of staff time;

- Lack of cohesive prioritization

- Lack of recognition of interdependencies

A prime example is that for some time DOST has been asking for an Urban Open Space Plan.

An Urban Open Space Plan would protect...

- Historic neighborhoods

- The health of urban youth and citizens in general

- Urban tree cover (avoiding heat islands)

- Address socioeconomic inequity in green space

There are dozens of items on the work plan inter-related with this issue alone.

Please see DOST's prior resolution on this.

I would like to see these two issues resolved before another year passes, and we are again looking at an EAR like this.

**Ms. Mitchell-Allen.** I voted to recommend approval.