

Washington Association of REALTORS®

Quality of Life Campaign

Model Planning Programs and Processes

Introduction: David Evans and Associates, Inc. (DEA) proposes to assist the WAR with the preparation of public presentation packages for small and mid-size communities to generate interest in economic development, good housing opportunities and healthy communities. Separate packages will be prepared for urban and rural communities.

These packages are intended to stimulate local interest in revitalizing the local planning process. Once the target communities have developed interest in revitalizing the local planning process to achieve these goals, the program calls for model planning program packages for consideration by the communities.

DEA further proposes to assist WAR in developing the following model planning program packages: comprehensive plan goals, comprehensive plan process; development regulations and development review process.

Products: The initial process will focus on providing public presentation packages to introduce the ideas to community groups and give them tools to generate interest and action. David Evans and Associates, Inc. (DEA) will prepare issue papers that describe the importance of economic development and good housing opportunities to achieving healthy communities, for review and discussion with WAR staff.

As part of this effort, DEA will also prepare a draft questionnaire to be used in the four difference categories of communities (urban small, urban mid-size, rural small and rural mid-size) to assess the health and diversity of the local economy, the nature of housing opportunities and quality in the community and the general public perception of the quality of life in that community.

The purpose of the questionnaire is to get the participants oriented to the elements of economic health, quality of housing opportunities and quality of life in the community. The questionnaire would generate interest in the topics, allow the participants to think about and evaluate how their community rates on these

points and motivate the participants to seek more dynamic local planning programs, regulations and processes to address these issues.

DEA will also provide public presentations in speech and/or power point format to introduce the program to local organizations, such as service clubs, chambers of commerce, granges, professional organizations, school boards, planning commissions, community organizations and other local interest or leadership groups.

The second process will focus on developing model planning programs and processes that can be used once the community has determined that it is interested in local action to move towards these goals of economic development, good housing opportunities and quality of life. These model programs and processes will include;

Model Comprehensive Plan Goals: A menu of potential comprehensive goal statements that promote local economic development, housing diversity and opportunity and quality of life features within the community. These goal statements will include an articulation of values to be achieved, actions that can undertaken in the community to achieve the values and identification of what members of the community will be responsible for that action.

Model Development Regulations: A series of model local planning regulation elements that are focused on encouraging economic development, good housing opportunities and quality of life features. These would include model zoning ordinance provisions, model subdivision and short subdivision ordinance provisions, and model land development standards.

Model Development Review Processes: A series of model local land development review processes that represent streamlined local government application, review and approval processes, consistent with the requirements of state law. These model processes will include comprehensive plan amendment, rezone, subdivision, construction plan, grading, utility and building permit review.

For each process, flow charts, application submittal checklists and a textual descriptions of the processes, recommended time frames and identification of position/official responsible to performing review will be provided.

Process: DEA will provide draft products in the order they are presented within this narrative. The products will be reviewed by WAR staff and a selected group of professionals, such as a Realtor, a civil engineer, a builder, an attorney and a professional planner. The purpose of the review will be to ensure compliance with state law requirements, the conditions encountered in the typical communities from each group, clarity and substance.

The WAR staff will meet and discuss with the DEA personnel the direction for changes in the draft materials. Revisions will be reviewed by WAR staff and final adjustments made, as necessary. DEA will provide camera ready originals of all materials to WAR for reproduction in appropriate formats. WAR can test the products in sample communities, with the results reviewed with DEA and adjustments made to the documents.

Timeline/budget: Preparation of the public presentation materials for the four different types of communities would take approximately two months. DEA would prepare one set of the materials for each type of community on a time and materials basis for approximately \$15,000 total. This includes one set of edits for all of the materials.

Preparation of the model local policies, review processes and development standards would take approximately six months. DEA would prepare one set of materials for each type of community on a time and materials basis for approximately \$28,000 total. This includes one set of edits for all of the materials.