

What Is Neighborhood Planning?

City Plan 2025, Fayetteville's comprehensive future land use plan, was adopted by the City Council unanimously on July 17, 2006. One of the stated objectives in City Plan 2025 was to produce a complete neighborhood plan each year using a charrette process in order to maximize public participation.

Neighborhood planning is an opportunity for citizens to take a proactive role in the planning process and decide how their neighborhoods will move into the future. The process asks members of the community to address the local issues and concerns that affect them, their families, and their neighbors. All stakeholders are invited to participate— business owners, renters, residents, property owners, and various community organizations and institutions.

The neighborhood plan is the result of an involved and participatory process called a Charrette. Working together with the Charrette Team, interested citizens and volunteers from the neighborhood develop these plans. The Charrette Team is available to facilitate the process and to provide information and direction, but the success of developing the plan lies in the hands of neighborhood stakeholders. The plan provides direction for the future of the neighborhood based on agreement and compromise.

The Charrette Team consists of city staff with backgrounds in planning, architecture, landscape architecture, engineering, policy, and environmental science.

A successful neighborhood plan must accomplish several goals:

- Identify neighborhood strengths and weaknesses
- Recognize needs and concerns of the neighborhood
- Establish goals for improving the neighborhood
- Provide recommendations for how to reach those goals
- Guide future development
- Direct the policy and financial decisions of local government

In neighborhoods where plans have been adopted, or will soon be adopted, the residents have stated their concerns to City government and have developed a means to address them. They have established a clear vision of their priorities and needs, as well as agreements on things that need to be done. Neighborhood plans provide direction for all City programs and projects that affect a particular neighborhood. City departments that provide services to the neighborhood will work alongside residents and professional staff planners to help implement the plan.

Aside from the items that local government can address, developing a plan can have other benefits as well. A plan can generate greater visibility for the neighborhood, allow private business owners to identify what services are needed, and which developments will be supported by the neighborhood.

Who Should Be Involved?

A neighborhood is the sum of its parts. To fully represent its diverse parts, people working on the plan (stakeholders) should include:

- Homeowners
- Business Owners
- Renters
- Property Owners who live outside the neighborhood
- Representatives from major neighborhood institutions

The goal of the neighborhood planning process is to create a plan that truly reflects the vision of the entire neighborhood. The more representative the stakeholders are, the better the resulting plan will be. Efforts should be made to bring as many people as possible into the process.

How Will A Plan Help My Neighborhood?

Neighborhood planning provides an opportunity for concerned residents, business and property owners, and community organizations to work together to address issues affecting their everyday lives. As one of the stated objectives in City Plan 2025, neighborhood plans are adopted by the City Council to provide guidance to various City departments in influencing future Capital Improvement Program (CIP) expenditures and assist decision-makers in encouraging appropriate growth for the neighborhood.

Development of a plan will help a neighborhood in a number of ways.

An adopted plan will:

- Describe clearly what the neighborhood wants accomplished.
- Provide a framework for zoning and other land use decisions.
- Give direction to the City regarding capital improvements appropriate for the neighborhood.
- Offer residents and business owners the opportunity to create a clear picture of the type of development desired.
- Inform property owners and potential developers as to what services are needed and types of development encouraged.
- Provide guidelines for the design of new development so it will complement the existing neighborhood character.

For more information about Neighborhood Plans and the Planning Process contact the City of Fayetteville Planning Division at 479.575.8267 or go to our website.

www.accessfayetteville.org

Neighborhood Planning Process

The neighborhood planning process is the cycle we follow to create a Complete Neighborhood Master Plan. These are the basic phases of the neighborhood planning process.

What Values Are Important to Neighborhood Planning?

To have a strong neighborhood plan, the process must be open and fair. At the heart of neighborhood planning are four core values: communication, shared responsibility, community interest, and consideration of costs.

Communication. A neighborhood is composed of residents, institutions, and business and property owners. All of these stakeholders should be present during the planning process. There must be an open dialogue and a free flow of accurate information. All sides must listen with an open mind and there should always be respect for different points of view.

Communication is not only important during meetings, but before and after meetings as well. It is very important to get as many people as possible to share their ideas at the planning meetings. Staff and stakeholders should work together towards

adequate representation of the area. However, not all people are able to attend meetings. Neighbors and neighborhood association members should share planning meeting information with those who cannot attend.

Shared Responsibility. All sides must be prepared to act responsibly and honor their commitments. This not only includes City departments, but involvement from stakeholders as well.

Community Interest. Residents, business and property owners, and developers should approach a project with a shared concern for the entire community. It is important to understand how a project may affect the overall neighborhood. Developers and residents of the neighborhood should work to establish mutually beneficial relationships.

Consideration of Costs. Everyone should be concerned about minimizing costs. Stakeholders should recognize the importance of increasing the city's tax base with new development. Developers should recognize that short-term savings for their projects could translate into long-term costs for the community. When requesting capital improvements, stakeholders should be aware of budget constraints. Expensive projects could take as long as 20 years to complete.

2. Phase two is the planning phase. During this phase, through a visioning process called a Charrette, residents develop a set of goals for the neighborhood. This phase focuses on cooperative problem solving to develop strategies for achieving these goals and arriving at solutions to the issues identified in Phase 1.

Phase two Charrette events for the public include:

- **Kick-Off** - Opening event and initial survey from public.
- **Hands-On Design Workshop** - Public sit with Charrette Team and discuss vision for neighborhood. This is the "design" event for the public and is usually a half-day event.
- **Open Design Studio** - opportunity for the public to view what the Charrette Team is creating while they are working.
- **Open House** - Public can see what has been created so far and comment on progress.
- **Work-in-Progress** - Public can review the goals and vision created from the Charrette process and see preliminary designs and ideas to be incorporated into the Neighborhood Master Plan by City staff over the next months.

1. Phase one is the research/analysis phase. During this time, planning staff gather and analyze data about the neighborhood and initiate meetings with residents and other neighborhood stakeholders, in preparation for the planning phase.

Research & Analysis

3. Phase three is the adoption phase. In this phase, the plan has been agreed upon by all involved parties and then approved by City Council. If approved, the plan is now prepared for implementation.

Adoption

Implementation

4. Phase four is the implementation phase. This is the final phase of the Neighborhood Planning Process. In this phase, the neighborhood plan is implemented by a collaborative group of organizations and individuals to enhance the neighborhood's quality of life.