

“COMMUNITY VOICES & VISIONS”

stories to values & beyond

Jane Lafleur, Heart & Soul Damariscotta

Dahvi Wilson, Envision Victor

Steve Glueck, Golden Vision 2030

Alece Otero, Orton Family Foundation



10th Annual New Partners for Smart Growth - 2011

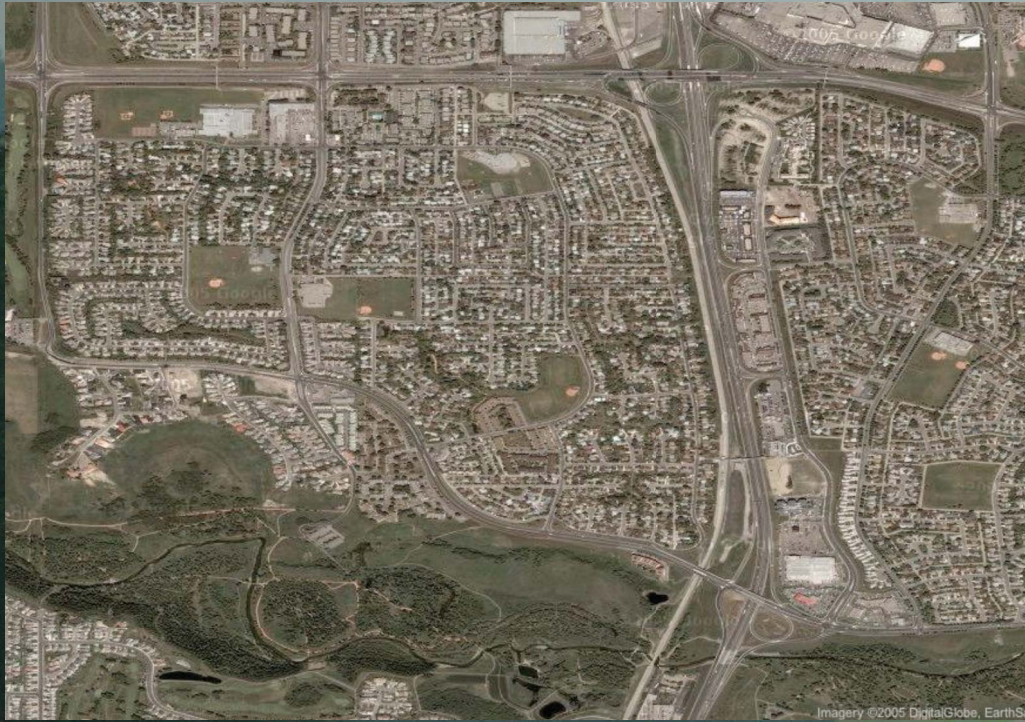


Heart
& Soul
Community
Planning

where do **you**

want to **live**

anywhere?



Imagery ©2005 DigitalGlobe, EarthSat





Donald's



Tim Hortons

DRIVE THRU



CANADIAN TIRE

Mark's Work Warehouse

Auto
Service centre

BUY
SCISSOR
SALE \$5.99

Tim Hortons

For Lease

or somewhere







CERTIFIED ORGANIC PRODUCTS

TODAY'S HARVEST
Organic Flowers
Organic Garlic
Organic Zucchini
Organic Eggplant
Organic Peas
Organic Berries
Organic Summer Squash

MIXED BOWLS
\$6.50
Two for \$12

how do **we** keep
somewhere
from becoming

anywhere



+



+



=





character



traditions



heritage

places



culture



neighbors

values



“The unique characteristics of place may be the only truly defensible source of competitive advantage for communities.”



Joe Cortwright, City Vitals

Got

Values?

Community Voices & Visions for the Future: Stories to Values to Action

Damariscotta, Maine: The Heart and Soul Planning Project
with The Orton Family Foundation and Friends of Midcoast Maine



New Partners for Smart Growth
Charlotte, NC | February 4, 2011



Damariscotta, Maine







Damariscotta-Newcastle

Little Pond

Muddy Lake

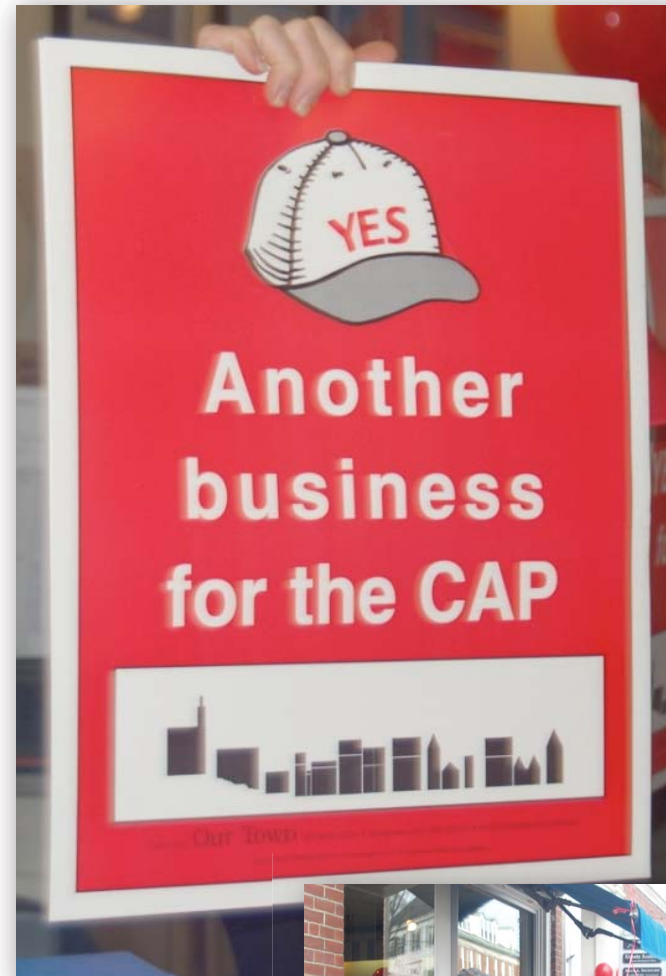
Biscay Lake

Damariscotta

1-Alt

Land Use Planning Issues



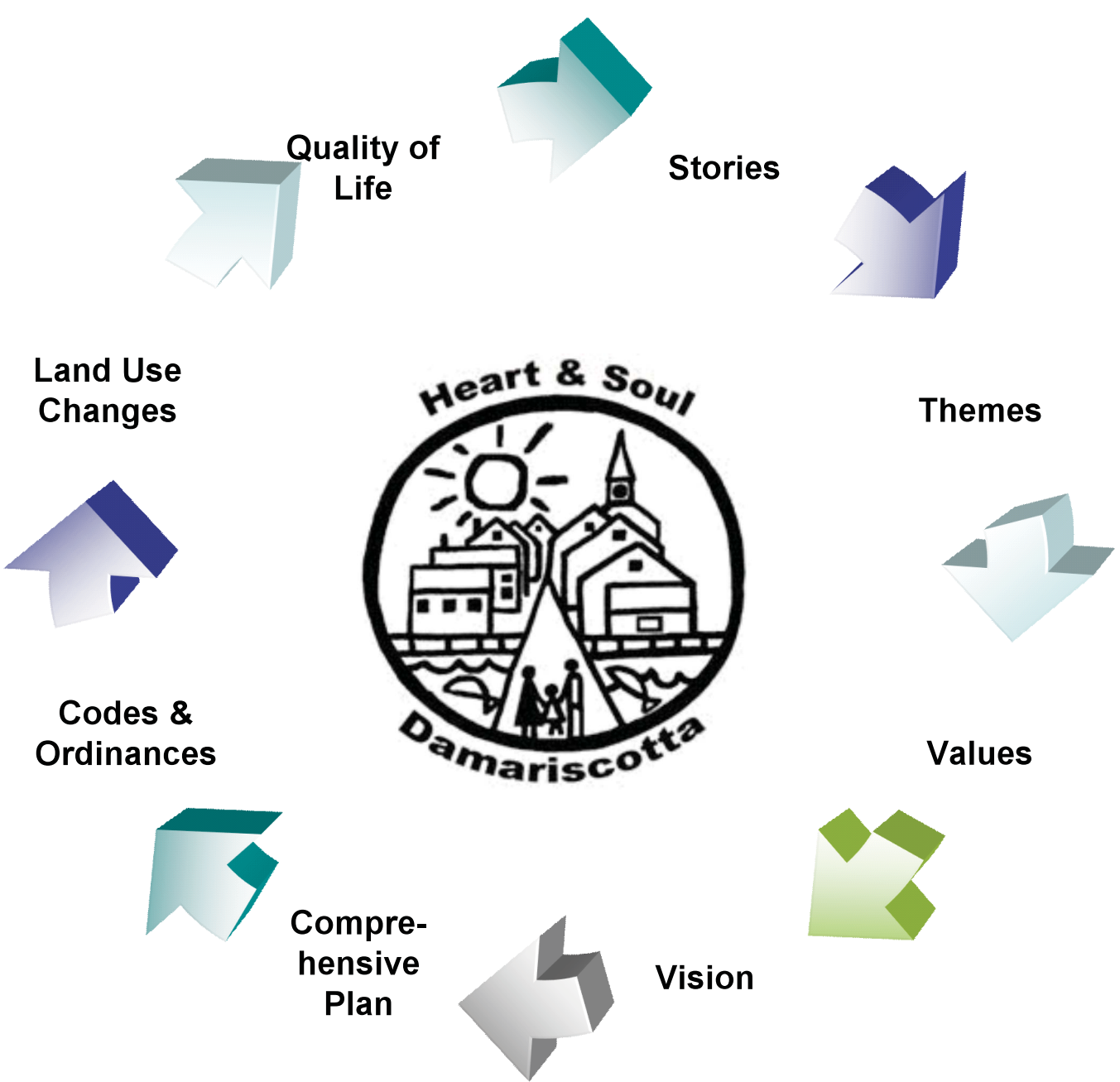


Big Box Size Cap Initiative

The Planning Challenge









Storytelling





Festivals and Events



Making it Fun!

What Makes Damariscotta Special?



Data source: Pumpkin Fest Candy
Corn Voting, Damariscotta, ME
10/2008

Damariscotta Values

we work locally



We value **working locally** and growing locally owned businesses.

culture & nature meet



We value having **culture and nature in close proximity**, where we might see a seal or a moose but we also have restaurants, art galleries, local theater and a library, all within walking distance.

we live locally



We value **living locally**, being able to afford to live and shop in Town.

town is accessible



We value an **accessible community** where we have easy access to goods and services, to local government and information.

community is involved



We value **community involvement** where people participate in schools, organizations, churches and community events and festivals.

sense of community



We value a strong **sense of community** where people trust one another and feel safe.

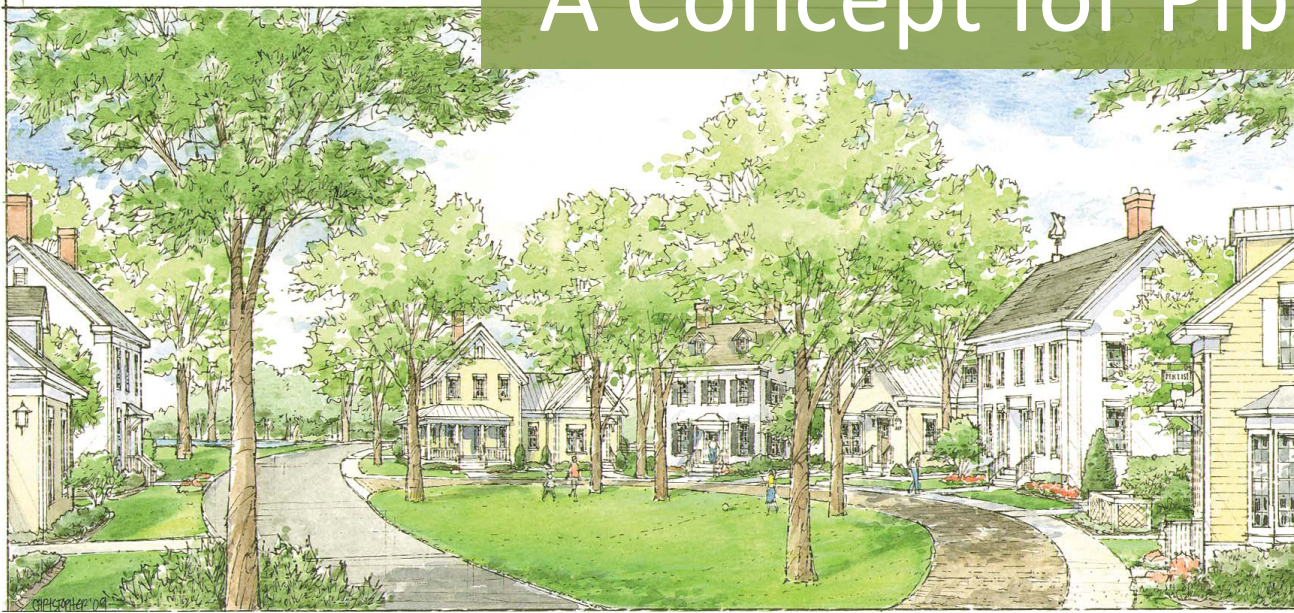


Town-wide Charrette



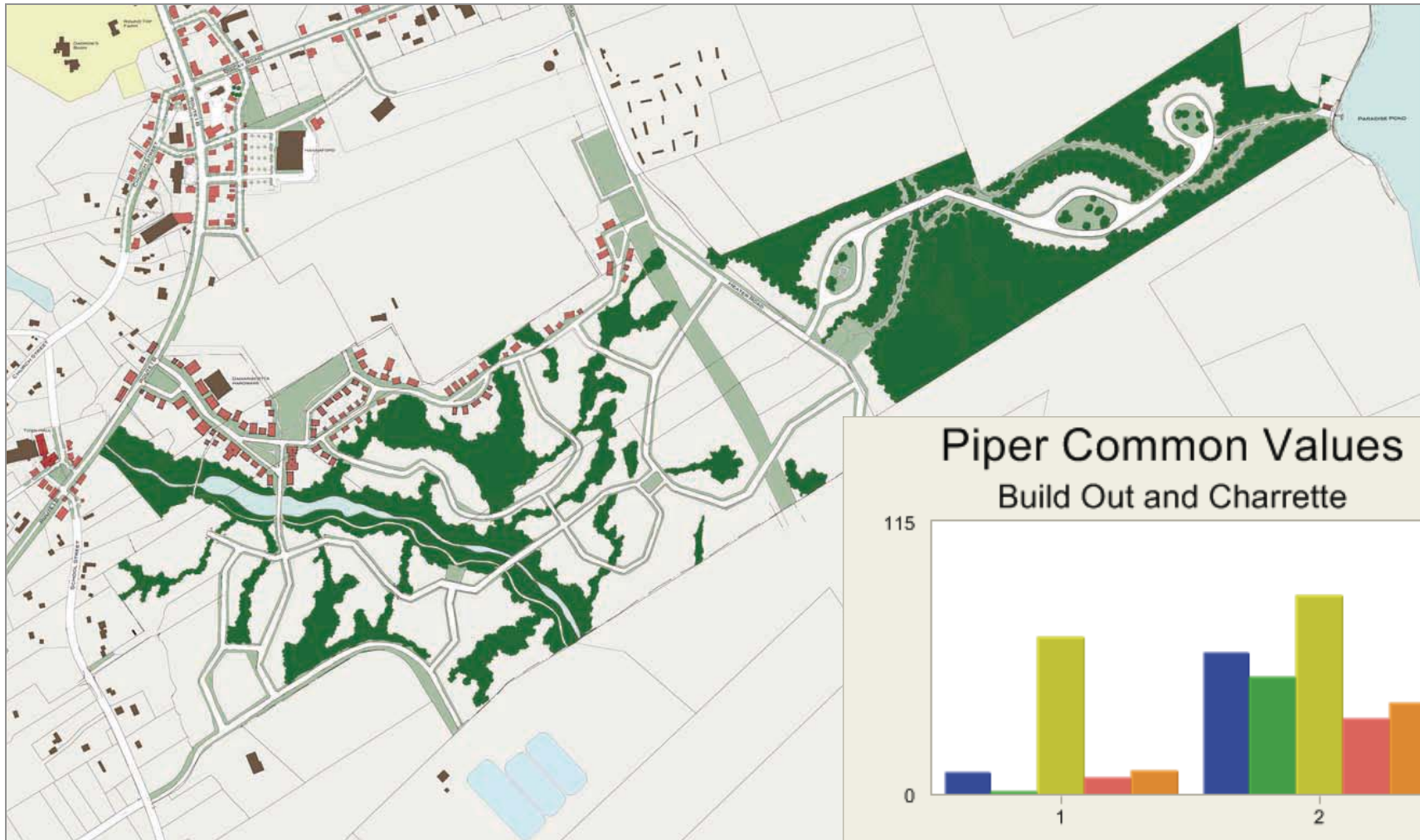
A Concept for Downtown

A Concept for Piper Common

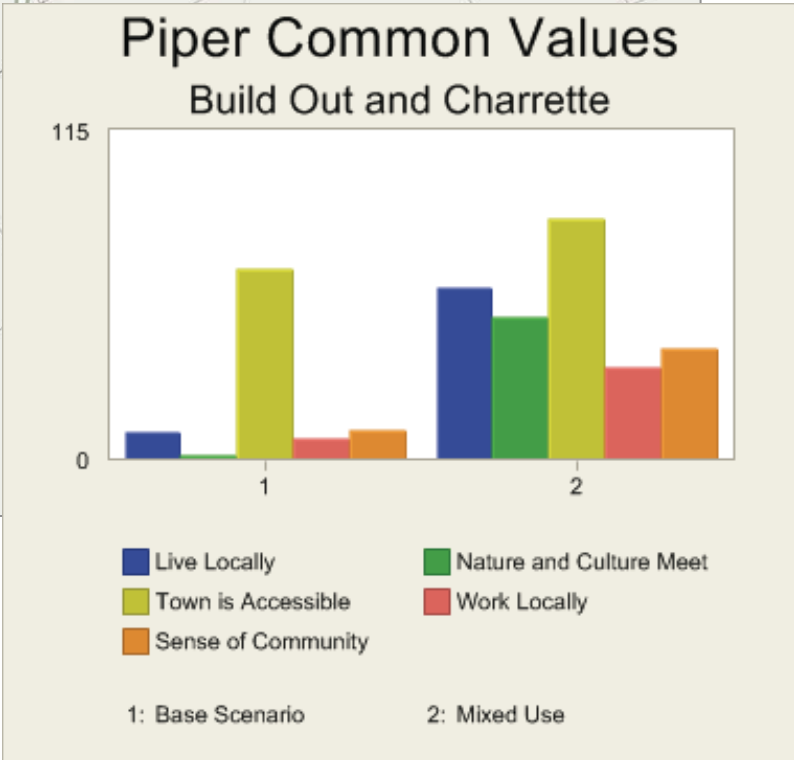


A Concept for Business Route 1





Piper Common





Sticky Notes and Dot Voting

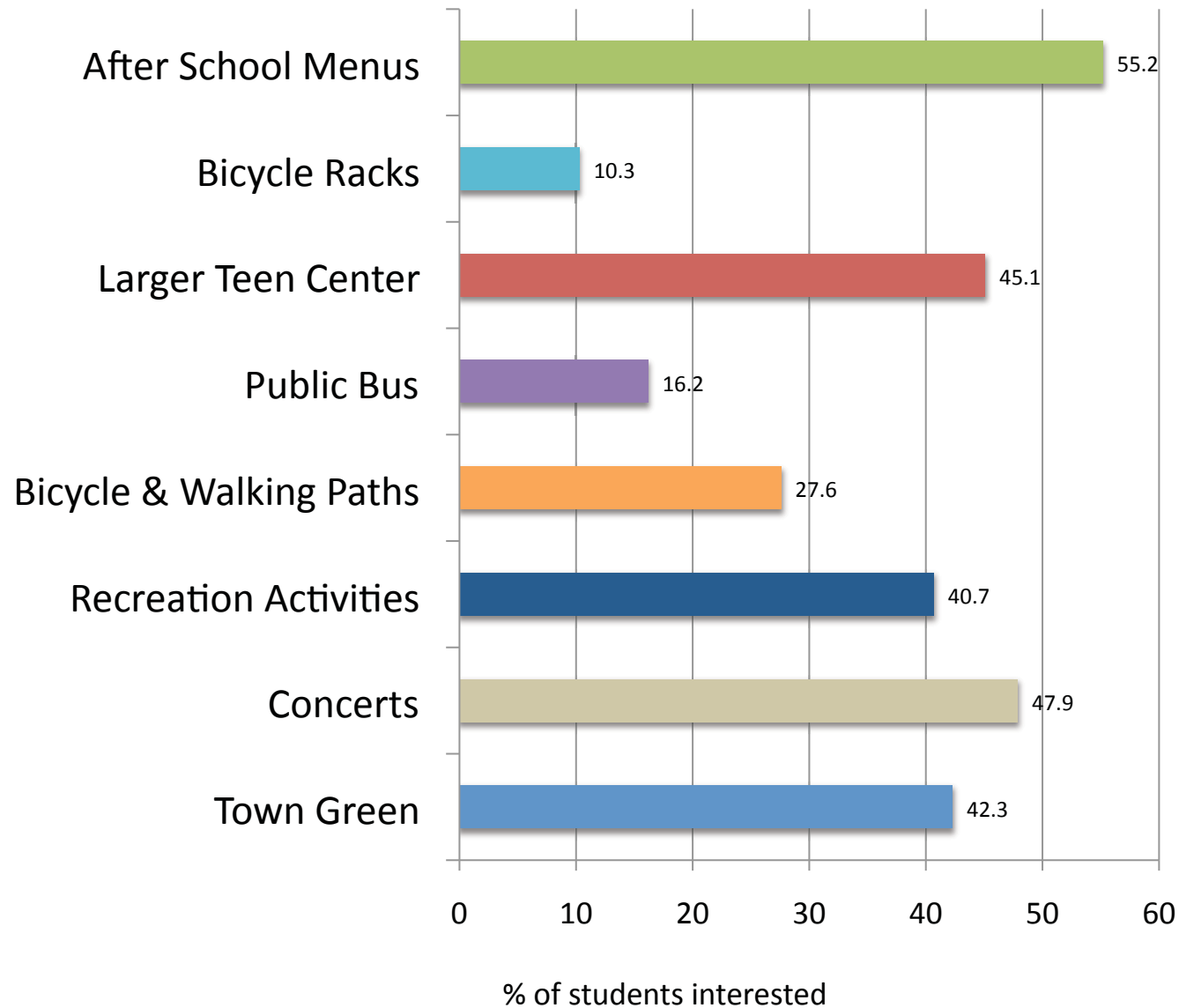
A photograph of a man in a brown leather jacket and glasses, sitting in a wooden chair. He has a yellow pencil tucked behind his ear and is holding a small, handheld keypad device in his right hand. He is looking towards the right side of the frame. In the background, other people are seated at desks, suggesting a polling station or a public meeting. A semi-transparent green banner is overlaid on the right side of the image, containing the text "Keypad Polling".

Keypad Polling

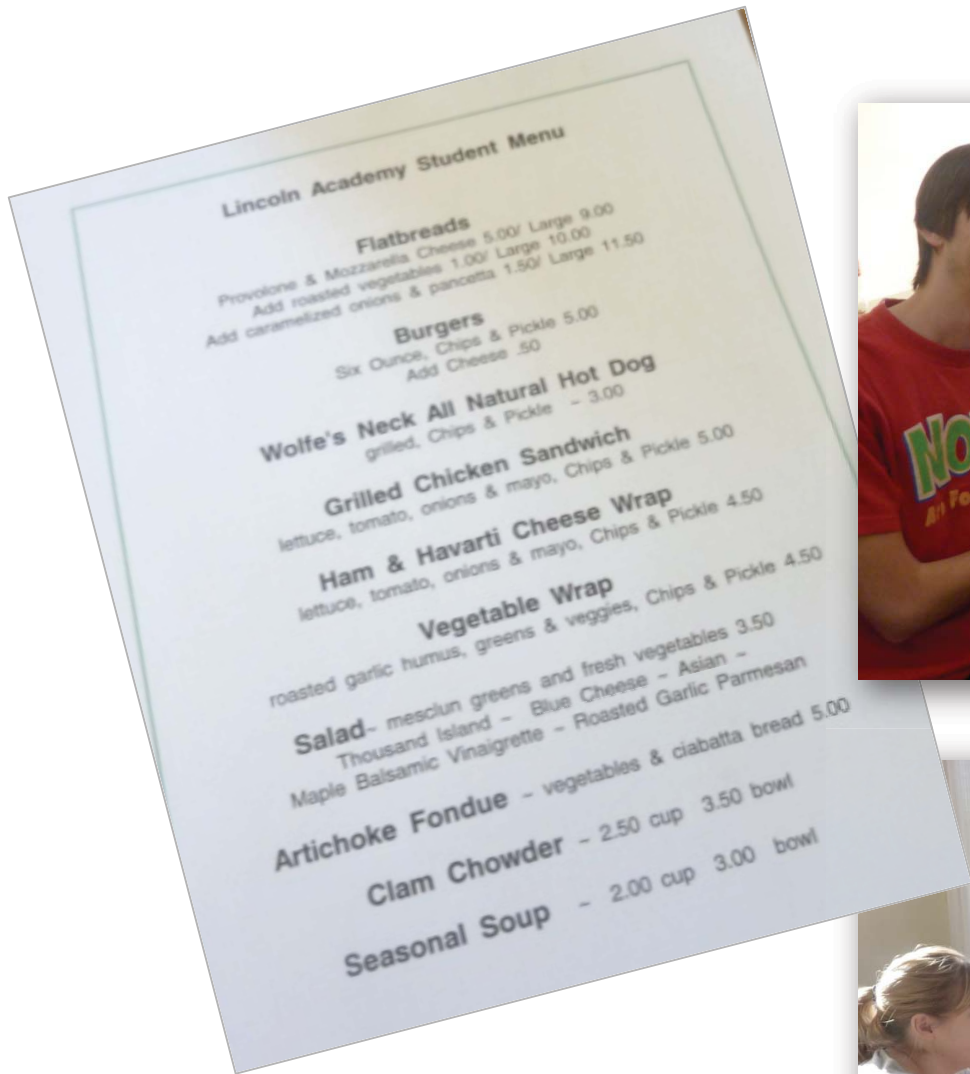


Youth Committees and Survey

Youth Interest in Potential Town Improvements



Data source:
survey of 368 high
school students



Youth Engagement









Values Based Planning for Damariscotta's Future



What are the Damariscotta Heart & Soul project and the Damariscotta Charrette? The Damariscotta Heart & Soul project began in 2008 with help from the Orton Family Foundation and the Friends of Midcoast Maine to engage citizens in discussions about the future and to determine what the values of the Town are so that future growth and development and future activities can be gauged against those values. Since 2008, dozens of meetings, discussions, and events were held to identify and test these values. In October 2009, a Town-wide planning Charrette was held to develop a road map for the future. The consultants worked with the public to craft an Illustrative plan and other supporting documents to show how future growth and change can happen in a way that reflects the values.



What kind of development does Damariscotta want to see? As was determined in a series of workshops over the past two years and a design Charrette, people want to see walkable, people-friendly neighborhoods, with locally owned, small scale businesses that fit in with what we value in Damariscotta. Several consistent themes emerged about what people hold dear and value about living and working in Damariscotta including:

1.  We value working locally and growing locally owned businesses.
2.  We value living locally, being able to afford to live and shop in town.
3.  We value having nature and culture in close proximity, where we might see a seal or a moose but we also have restaurants, art galleries, local theater and a library, all within walking distance.
4.  We value an accessible community where we have easy access to goods and services, to local government and to information.
5.  We value community involvement where people participate in schools, organizations, churches, and community events and festivals.
6.  We value a strong sense of community where people trust one another and feel safe.

The Damariscotta Charrette Report represents the opinions of 400 or more citizens and business owners, synthesized into an Illustrative Vision Plan with the help of a team of professional designers.

How can Damariscotta ensure it gets this vision and maintain its values? There are several ways to implement this vision including regulatory (codes and ordinances), public investments, volunteer efforts and developer investment. The Charrette Report and professional design consultants recommended code amendments because the current land use codes will not produce the kind of land development the community



FAQs in the Press

Brochures on Form-Based Codes

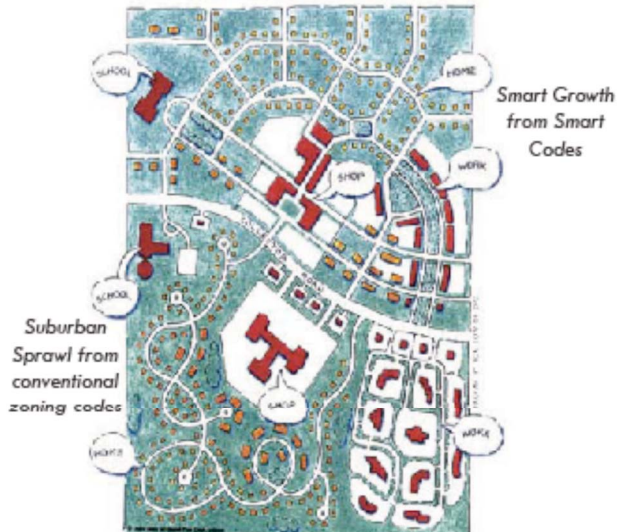


Diagram of some of the planned differences between Smart Codes (top) and conventional use based codes (bottom). Both contain the same uses, but the top smart code plan is interconnected, mixed use and places buildings to create walkable streets and squares.

This brochure was prepared by the Damariscotta Planning Advisory Committee (DPAC) using the Charrette Report (April 2010) and resources from the Form Based Codes Institute. Approved by Damariscotta's Select Board, it is intended to further inform the community of the Heart & Soul planning process and solicit additional community input.

DPAC is a committee of the Town of Damariscotta, appointed by the Select Board to lead a community-driven visioning process to make the Damariscotta region a better place to live, work and play, do business and visit. For more information, or to view a copy of the Charrette Report (April 2010), please visit www.damariscottame.com.



Implementing the Charrette Report "Smart" or Form Based Codes and What they Mean for Damariscotta

The 2010 Heart & Soul Charrette Report recommended the adoption of "Smart" or Form- Based Codes for Damariscotta's future development in the areas of Route 1B, Downtown and the proposed Piper Common area located behind Damariscotta Hardware. Smart Codes will better shape how new development occurs, consistent with the values and vision defined by those living and working in Damariscotta. These codes are a type of policy or ordinance that guides development on how we want our Town to look and feel, consistent with the values and vision defined by those living and working in Damariscotta.

This brochure describes Smart Codes and compares them to conventional codes and ordinances, such as those currently used in Damariscotta.

Form Based or Smart Codes Defined

A Smart Code is a land development regulation that focuses on how new development relates to the street and surrounding development as opposed to conventional codes that focus more on how buildings are used. Land use is not ignored, but regulated, using broad parameters that can better respond to market economies. In some cases, specific uses may be prohibited or specific mixes of uses may be required.

Adopting the Town's Values

RESOLUTION Damariscotta Board of Selectmen

The Damariscotta Planning Advisory Committee met at its regular meeting of November 16, 2010, and unanimously recommended that the Damariscotta Board of Selectmen adopt the six community values and the Heart & Soul planning process as were developed through the two and a half year planning process undertaken by the townspeople of Damariscotta and contained in the Heart & Soul Final Report, and based on the following findings:

WHEREAS, the Damariscotta Planning Advisory Committee is charged by Board of Selectmen to lead a community driven process to make the Damariscotta region a better place to live, work, play, do business and visit for all people by advancing policies and practices that foster sustainable land use and prosperity, and with fostering a community visioning process, establishing and maintaining an on-going long range strategic planning process and monitoring implementation, incorporating and promoting public dialogue about community and regional planning and recommending implementation strategies, and providing community outreach and promoting, facilitating and incorporating public dialogue in on-going planning efforts, and

WHEREAS, the Board of Selectmen, in conjunction with the community, has completed a two year innovative community evaluation of Damariscotta's community values and prepared the Damariscotta Charrette Report and the Heart & Soul Final Report; and

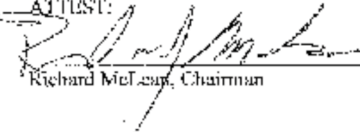
WHEREAS, extensive public discussion and input was solicited in the course of public events, activities, workshops and meetings in 2008, 2009 and 2010; and

WHEREAS, the Board of Selectmen finds that adoption of the Heart & Soul values will promote the use of the guiding principles and values articulated therein in the preparation of future policy and strategic plans of the Town, as well as in operational and investment decisions; and

WHEREAS, the Board of Selectmen finds that the open, inclusionary public engagement process is a model to follow in all future town operations and activities;

NOW THEREFORE, be it resolved by the Board of Selectmen of the Town of Damariscotta that the Damariscotta Heart & Soul Final Report, the values articulated therein and the innovative, inclusive Heart & Soul public engagement process are ADOPTED by the Town of Damariscotta Board of Selectmen and recommended for inclusion in the 2012 Damariscotta Comprehensive Plan update and all future community planning efforts and activities.

Resolved this 15th day of December, 2010

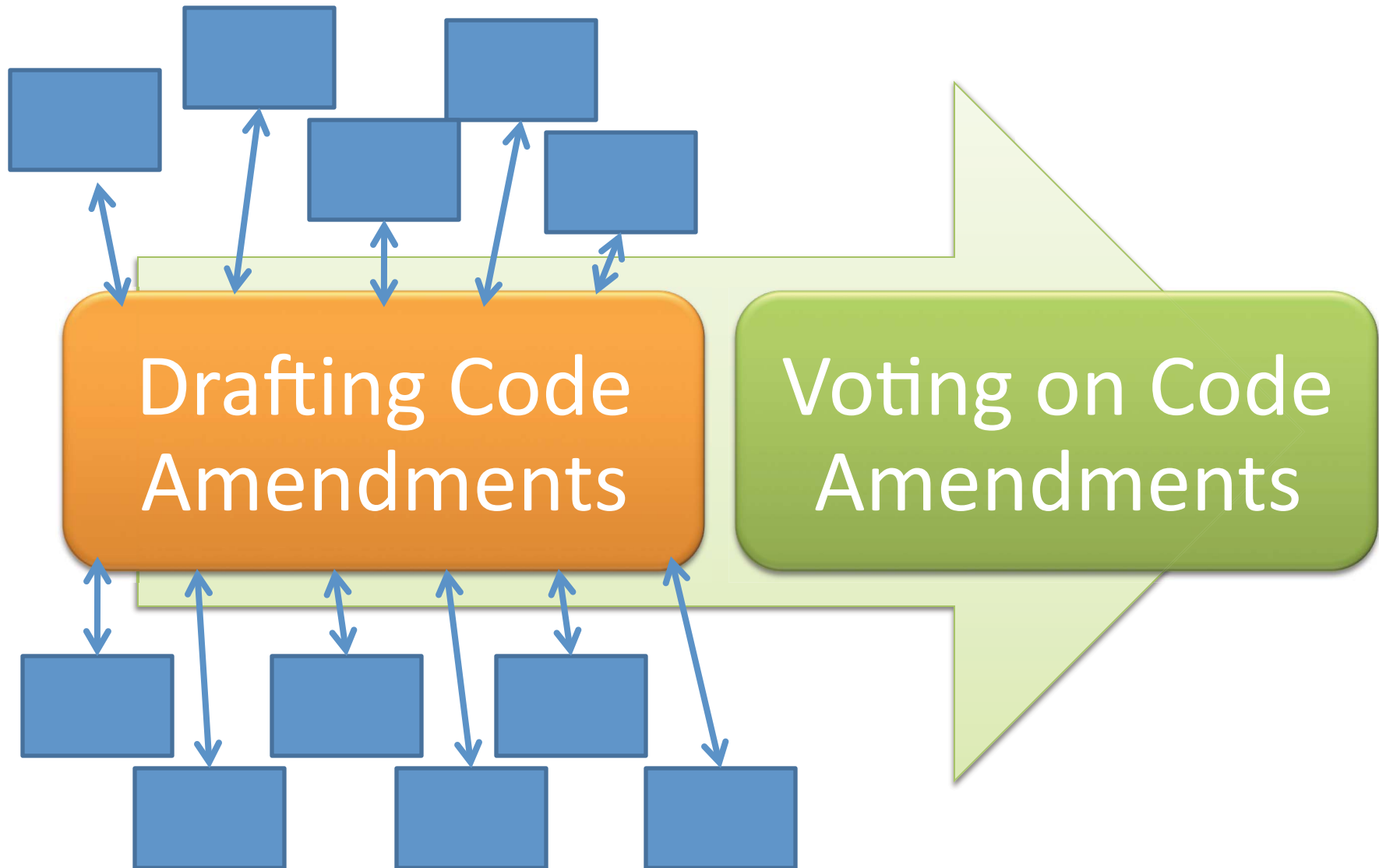
ATTEST:

Richard McLean, Chairman

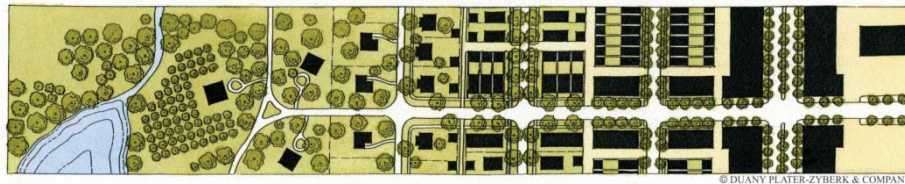




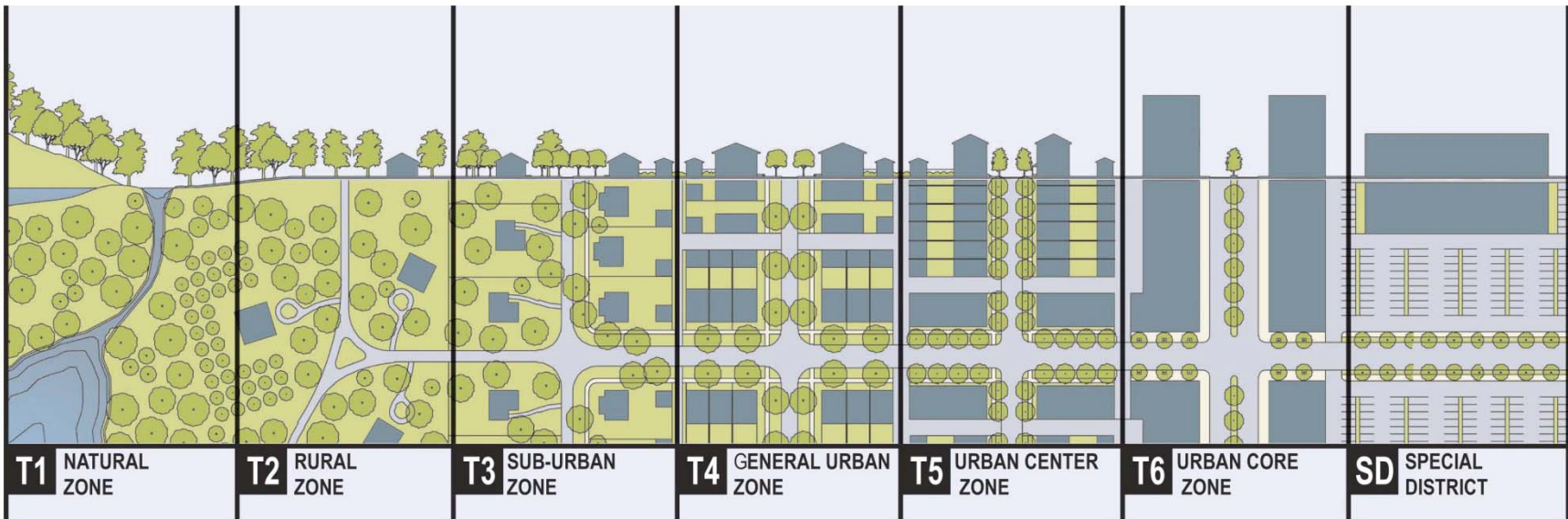
Workshops to Develop Form-Based Codes

Code Drafting Process





© DUANY PLATER-ZYBERK & COMPANY



Developing Form-Based Codes

Using a Highly Participatory Public Process to Write the Code



A scenic view of a coastal town, likely in Maine, featuring a harbor filled with various boats, including sailboats and motorboats. The town's buildings, including a prominent white church with a steeple, are situated on a hillside overlooking the water. The foreground is dominated by tall, green grasses. A green banner at the top contains the text "For More Information...".

For More Information...

Friends of Midcoast Maine
www.friendsmidcoast.org

Orton Family Foundation
www.orton.org

From Values to Visualization

New Partners for Smart Growth 2011



A First Generation Project of the Orton Family Foundation's Heart and Soul Initiative

Envision Victor's Mission:

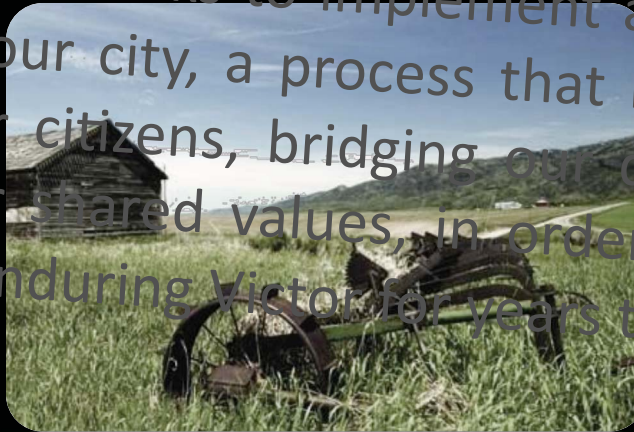
Envision Victor seeks to implement a new kind of planning in our city, a process that is focused on engaging our citizens, bridging our divisions, and honoring our shared values, in order to realize a vibrant and enduring Victor for years to come.



Envision Victor's Mission:

Envision Victor works to
engage more people
in planning our city and strives
to root that planning in the
values we share.

Envision Victor seeks to implement a new kind of planning in our city, a process that is focused on engaging our citizens, bridging our divisions, and honoring our shared values, in order to realize a vibrant and enduring Victor for years to come.



How Do You Go From Values to Planning?

1. Gather shared values from community
2. Define what those values mean to the community
ON THE GROUND
3. Help make the link between those values and actual planning decisions



Gathering Shared Values

Story Circles

Events

Surveys

polls

Story interviews



Gathering Shared Values

1. Sustainability (mostly economic)
2. Small Town Feel
3. Family Friendly
4. Connection to Nature
5. Culturally Historic

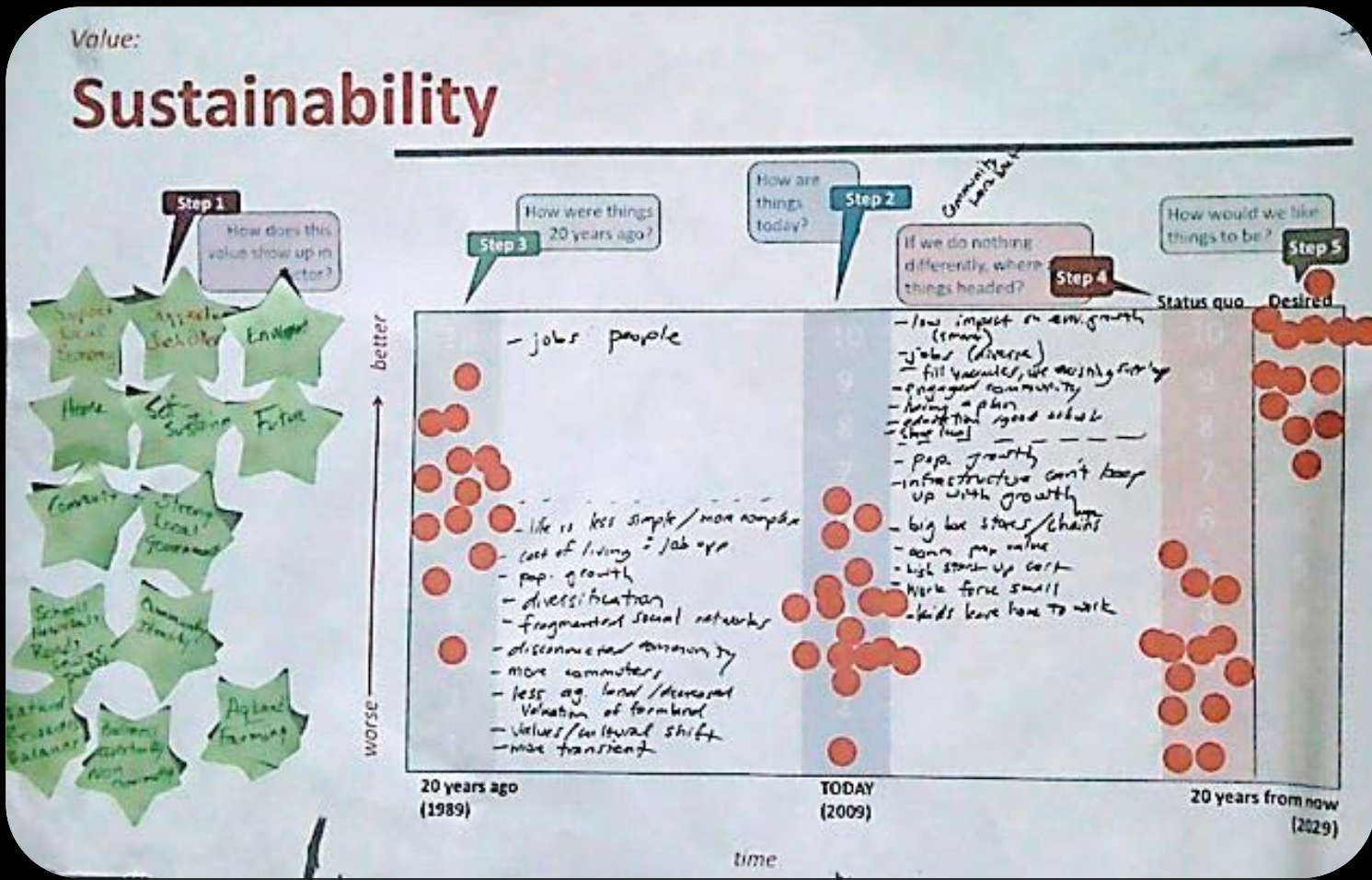


How Do You Go From Values to Planning?

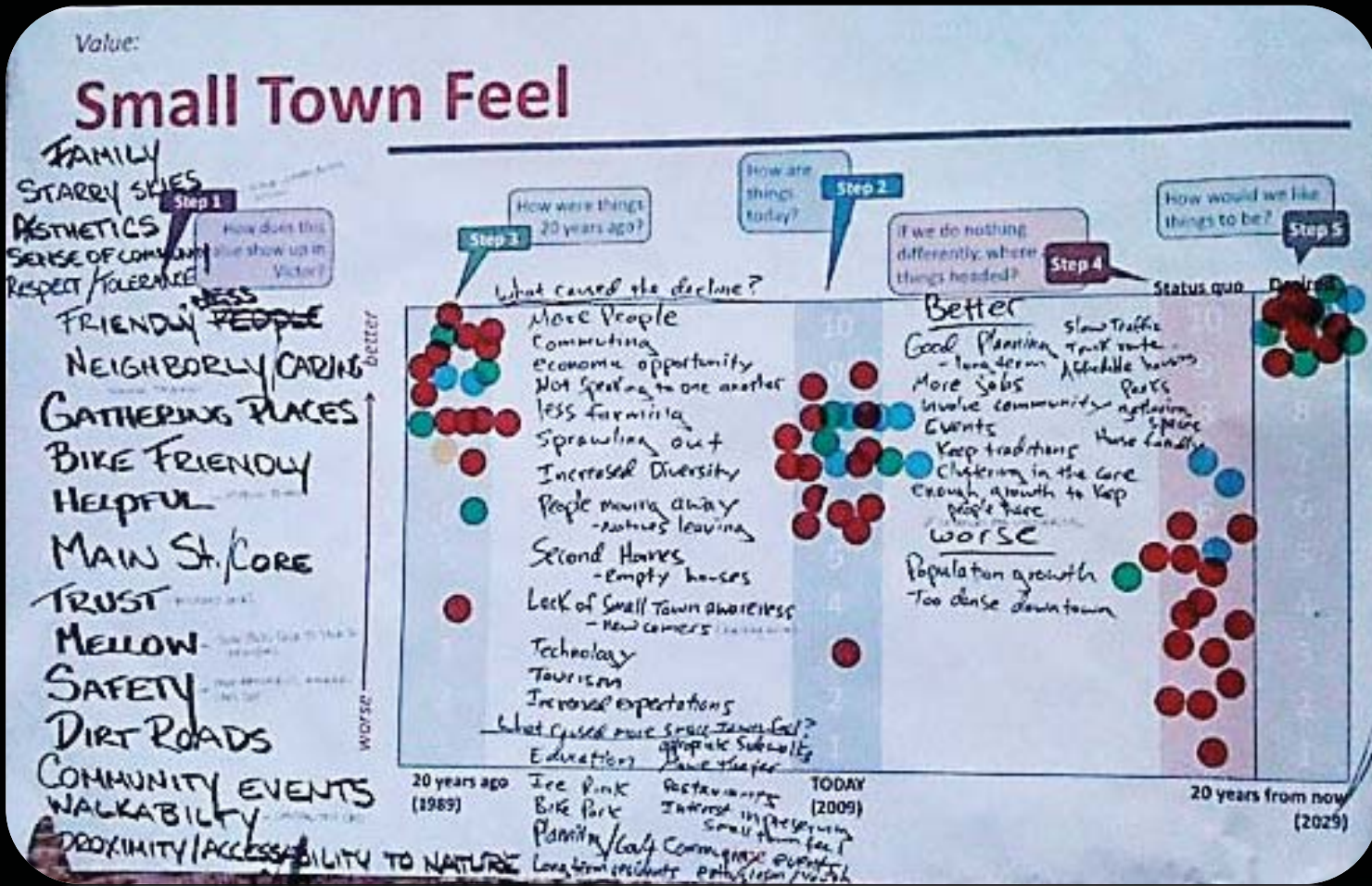
- ✓ Gather shared values from community
- 2. Define what those values mean to the community
ON THE GROUND
- 3. Help make the link between those values and actual planning decisions



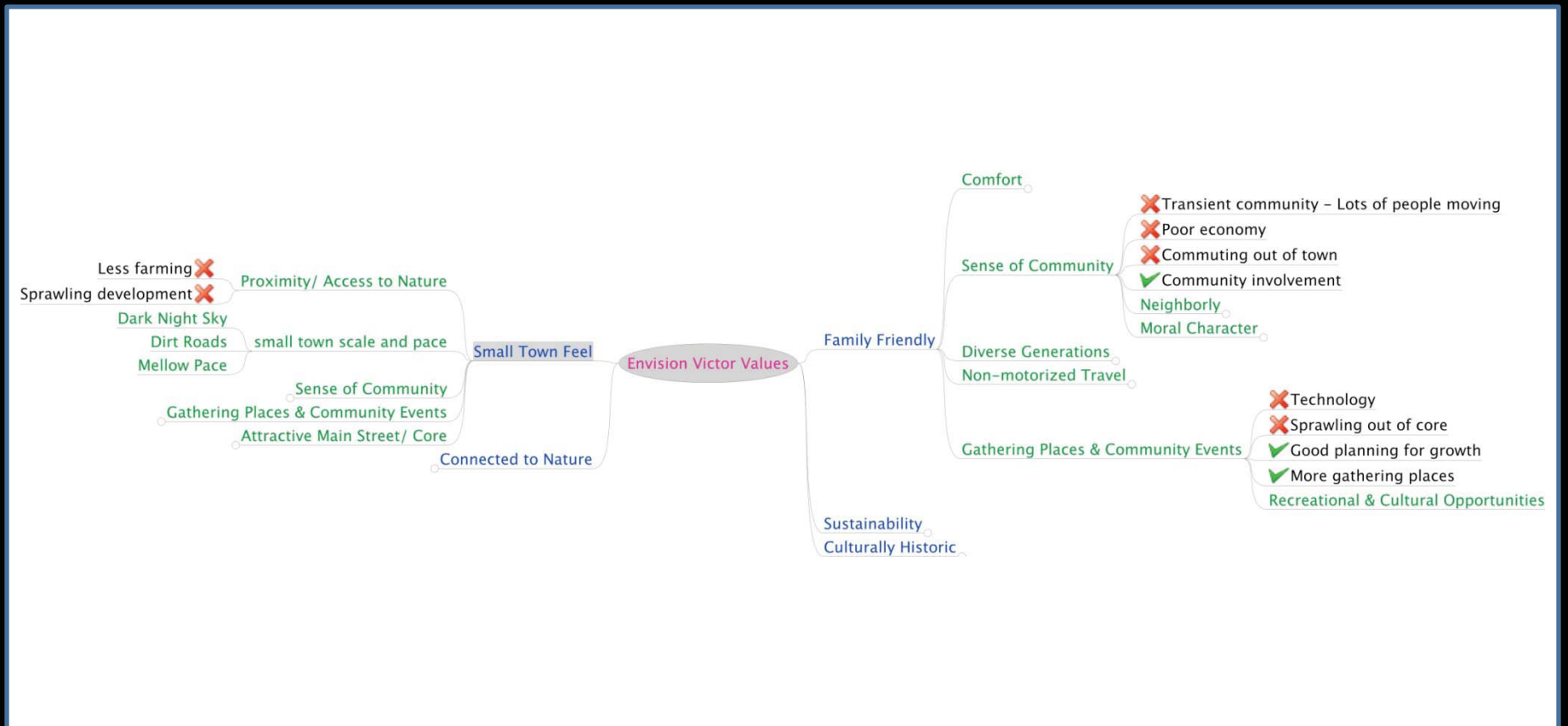
Defining Values



Defining Values



Defining Values



How Do You Go From Values to Planning?

- ✓ Gather shared values from community
- ✓ Define what those values mean to the community
ON THE GROUND

3. Help make the link between those values and actual planning decisions



Making the Link

1. Designing Main Street
2. Considering Large Scale Development Patterns



Making the Link

Designing Main Street



ELEVATED IMAGE © 2009 HTPHOTOGRAPHICS.COM



Making the Link

Designing Main Street



Making the Link

Designing Main Street



Making the Link

Designing Main Street

Main Street Work Sheet

Envision Victor

Scale key:

1 = Detracts from value a lot ---- 3 = Does not affect value ---- 5 = Strengthens value a lot

Use the scales below to rate how design features affect values

Scenario 1: Thinking Back... Four Lanes

1. Two lanes of traffic in each direction

Family friendly: 1 2 3 4 5

Small town feel: 1 2 3 4 5

Connection to nature: 1 2 3 4 5

Sustainability: 1 2 3 4 5

Cultural history: 1 2 3 4 5

Comments (optional):

2. No signal (two-way stop) at Center and Main

Family friendly: 1 2 3 4 5

Small town feel: 1 2 3 4 5

Connection to nature: 1 2 3 4 5

Sustainability: 1 2 3 4 5

Cultural history: 1 2 3 4 5

Comments (optional):

3. Nose-in parking

Family friendly: 1 2 3 4 5

Small town feel: 1 2 3 4 5

Connection to nature: 1 2 3 4 5

Sustainability: 1 2 3 4 5

Cultural history: 1 2 3 4 5

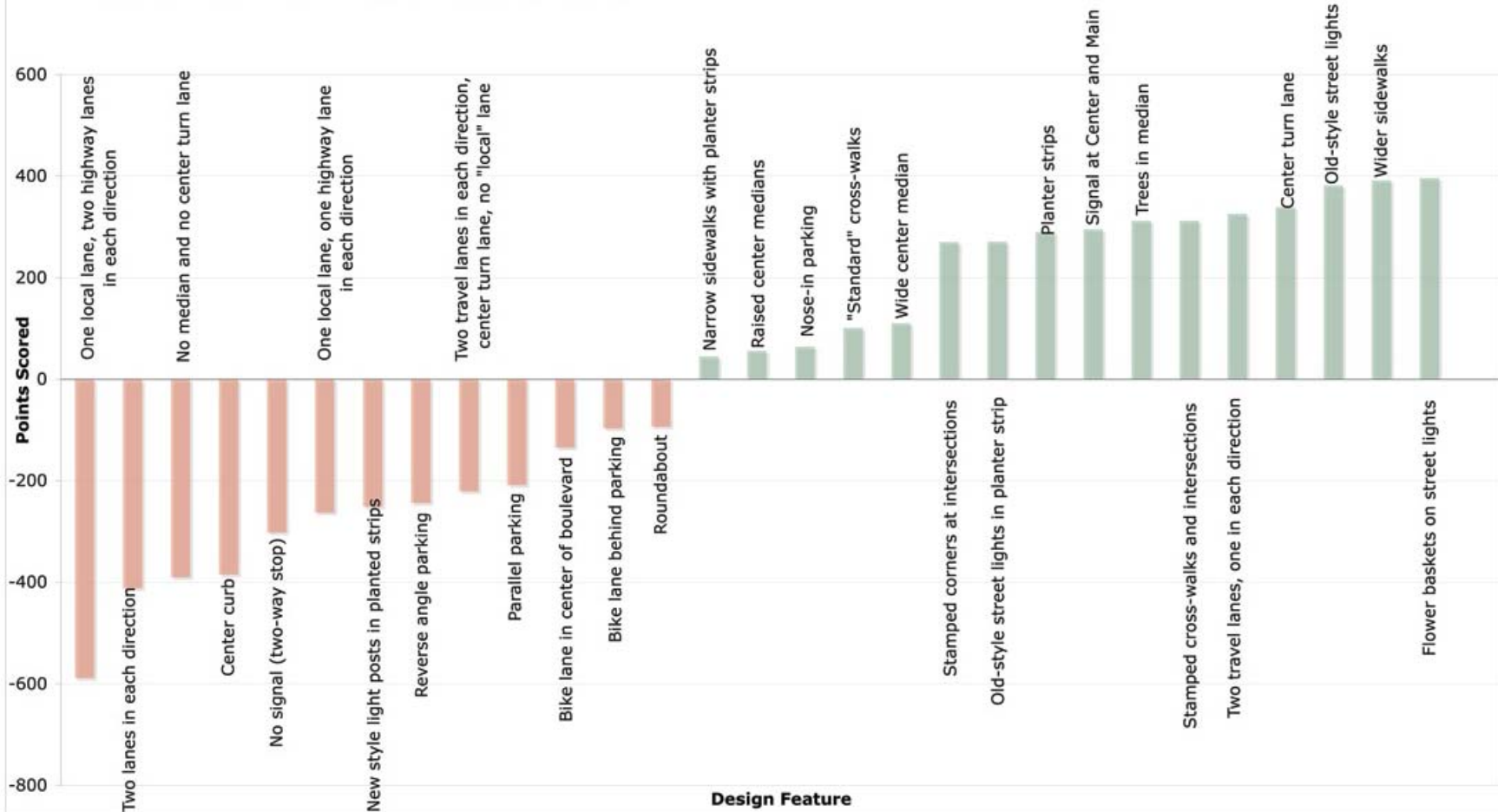
Comments (optional):



Making the Link

Designing Main Street

Main Street Design Voting Tally



Making the Link

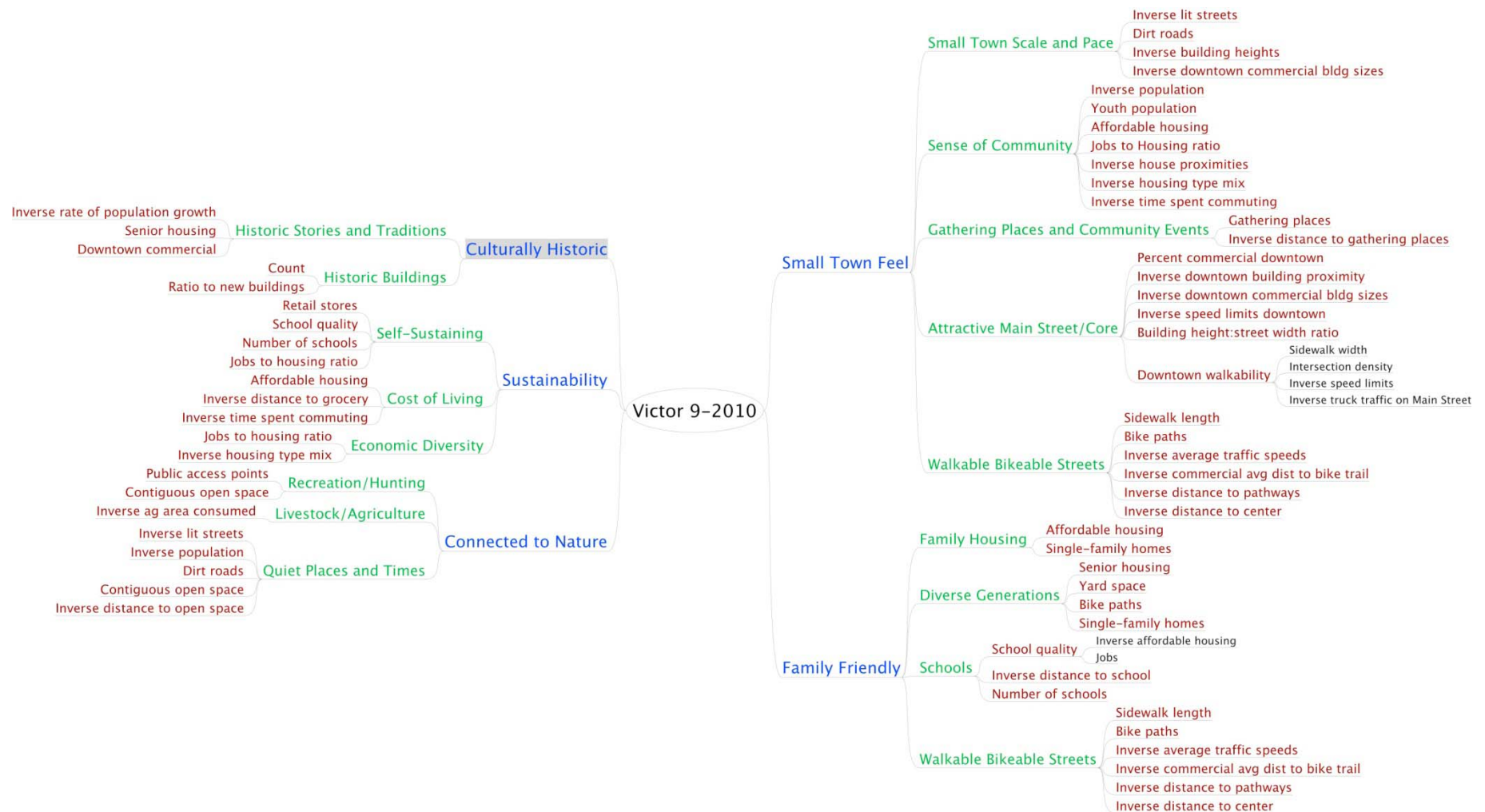
✓ Designing Main Street

2. Considering Large
Scale Development
Patterns



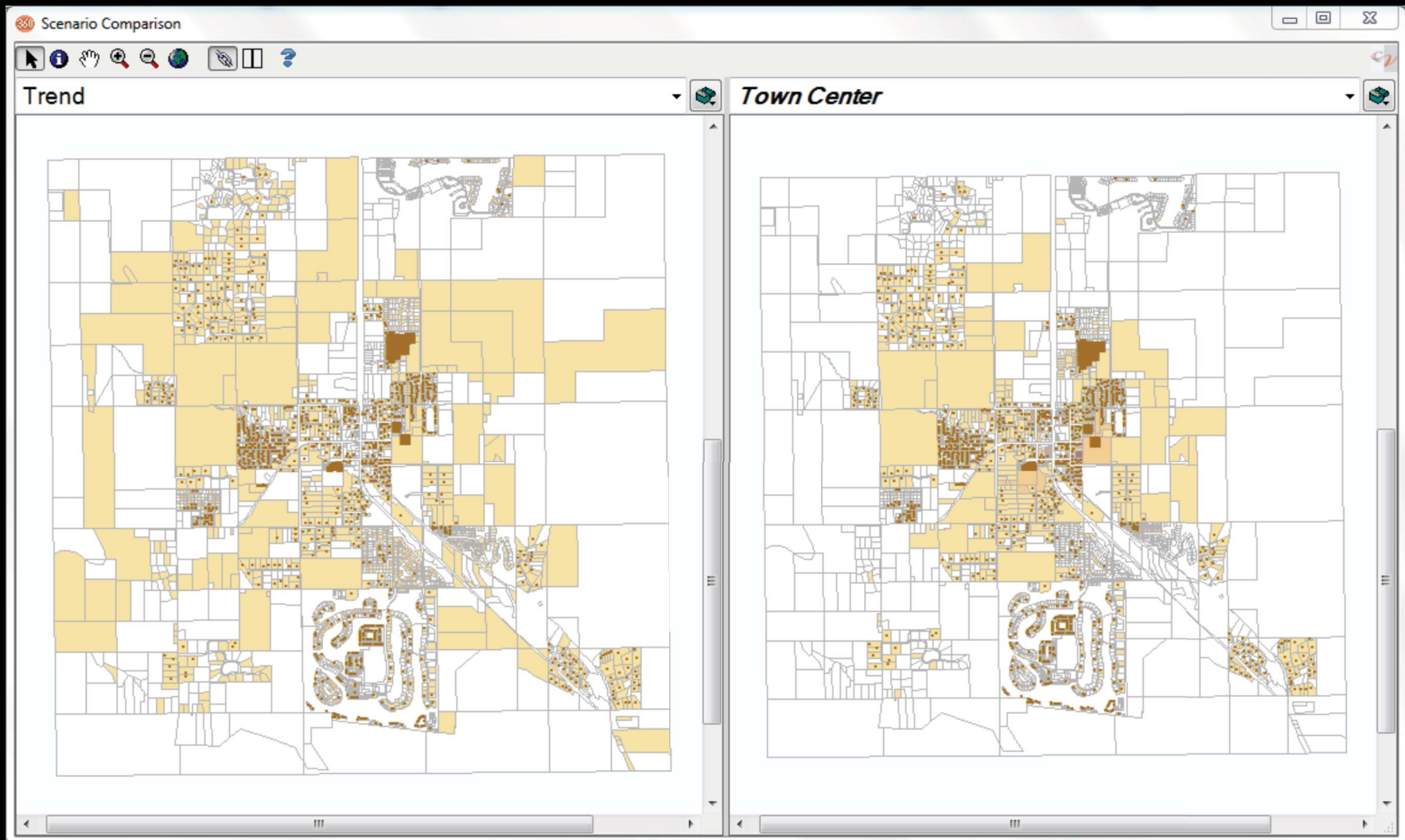
Making the Link

Considering Large Scale Development Patterns



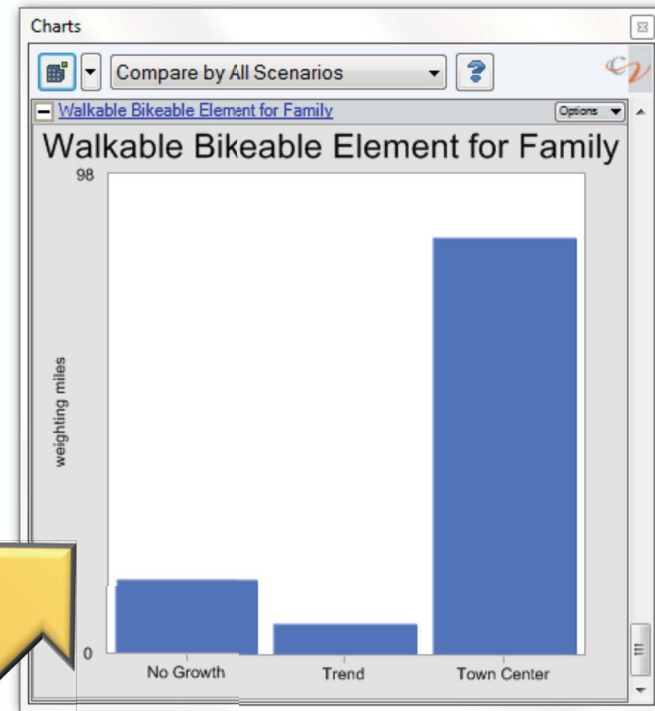
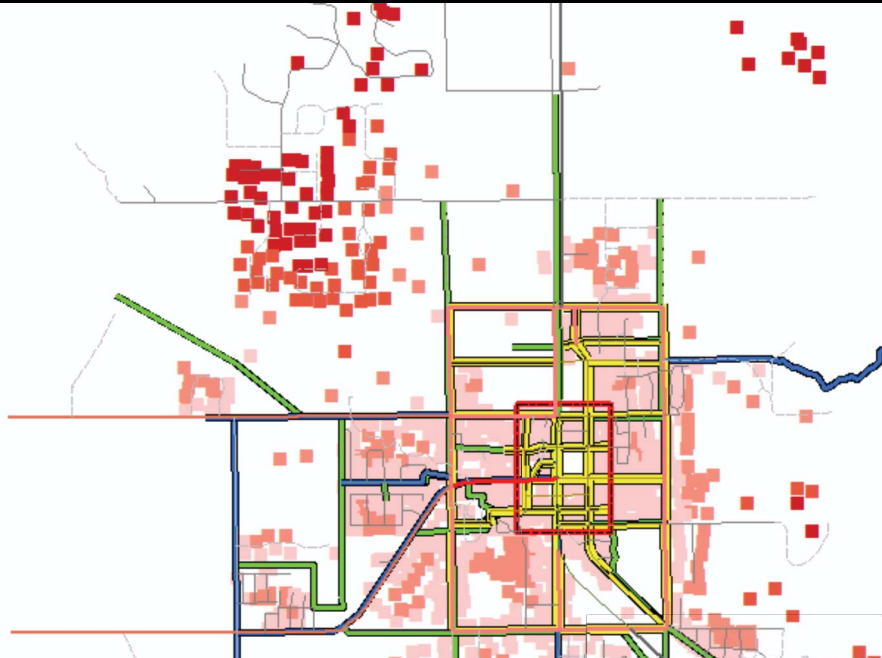
Making the Link

Considering Large Scale Development Patterns



Making the Link

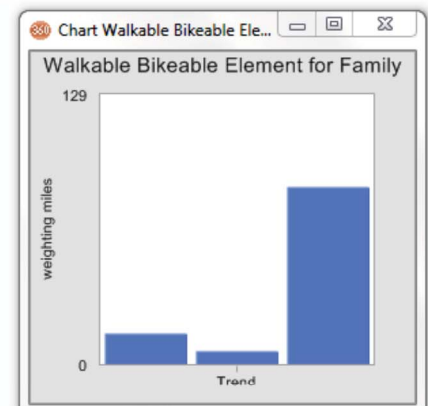
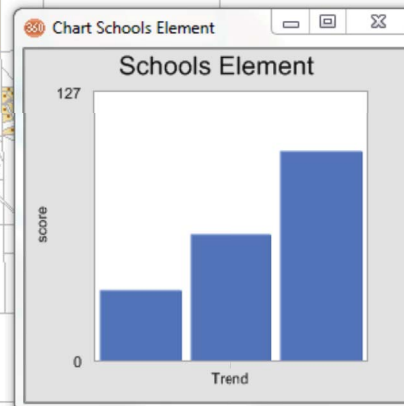
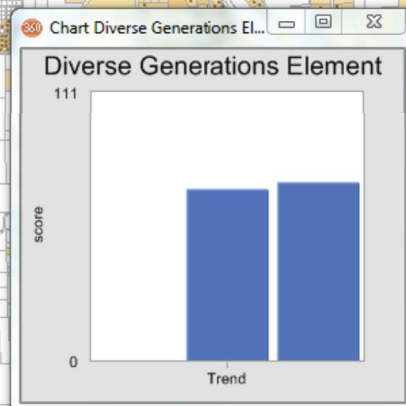
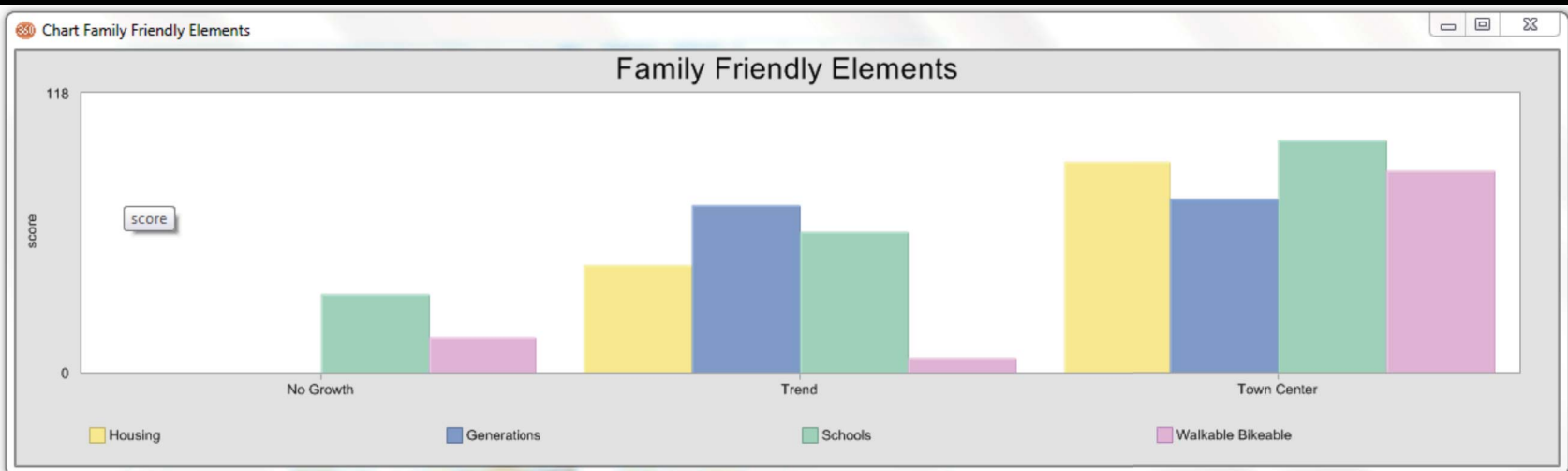
Considering Large Scale Development Patterns



- Family Friendly
 - Family Housing
 - Affordable housing
 - Single-family homes
 - Senior housing
 - Diverse Generations
 - Yard space
 - Bike paths
 - Single-family homes
 - Schools
 - School quality
 - Inverse affordable housing
 - Jobs
 - Inverse distance to school
 - Number of schools
 - Walkable Bikeable Streets
 - Sidewalk length
 - Bike paths
 - Inverse average traffic speeds
 - Inverse commercial avg dist to bike trail
 - Inverse distance to pathways
 - Inverse distance to center

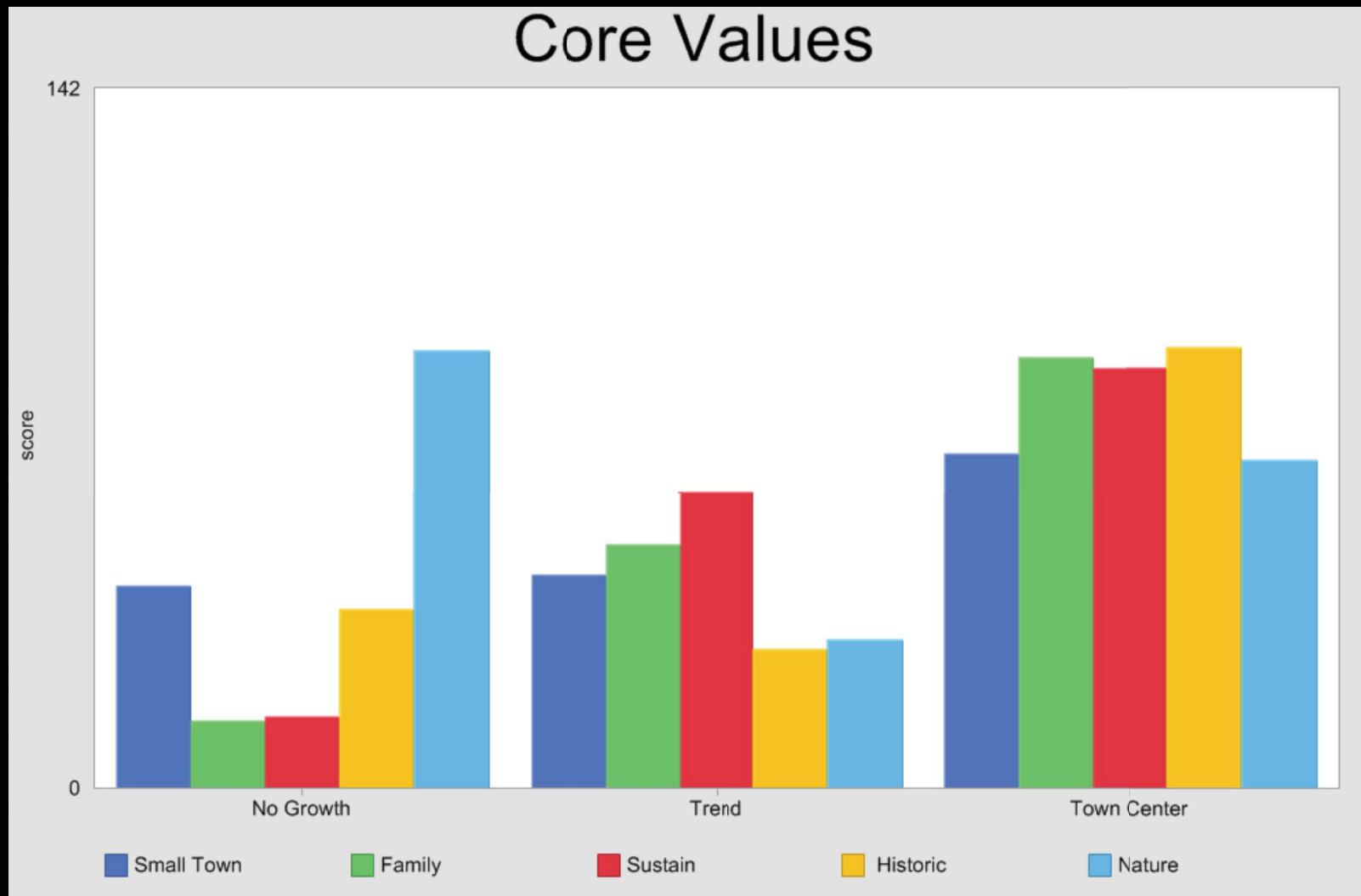
Making the Link

Considering Large Scale Development Patterns



Making the Link

Considering Large Scale Development Patterns



Victor. What's it to you?

www.envisionvictor.com

Project Coordinator, Dahvi Wilson

envisionvictor@gmail.com

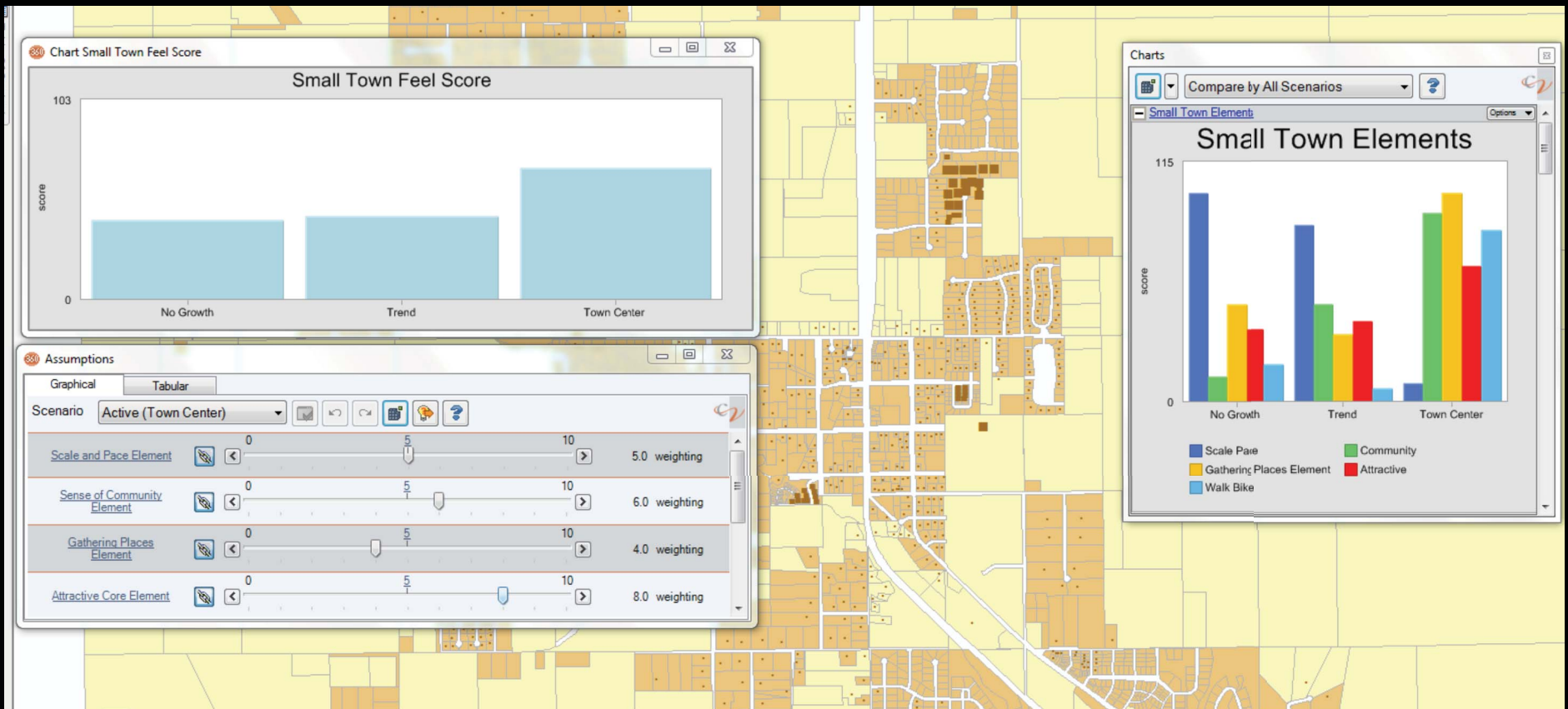


Extra Slides



Making the Link

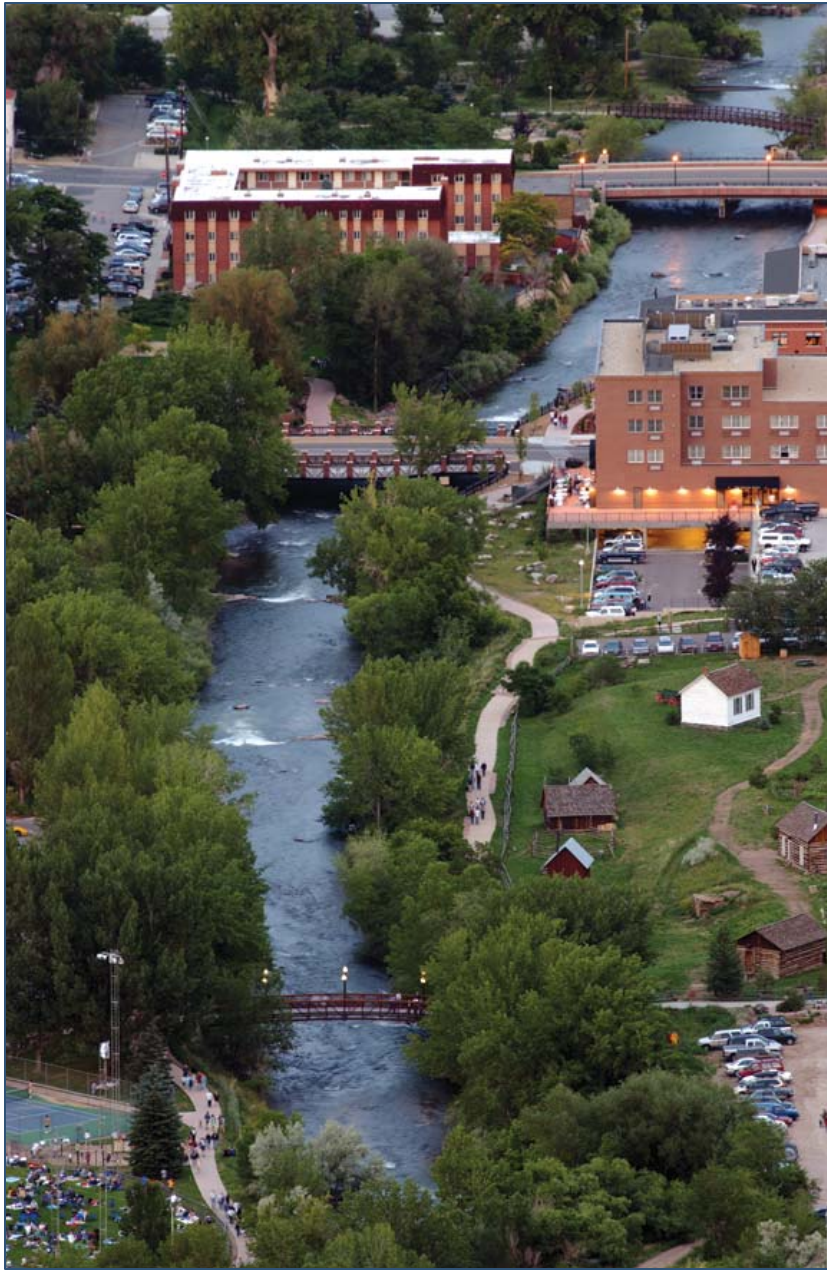
Considering Large Scale Development Patterns






GOLDEN
Vision 2030
Our Town, Our Future

A word cloud featuring the following terms: action, enhance, experience, City, Golden, place, shared, Community, sustainability, bonds, improve, values, home, and plans. The words are arranged in a horizontal, slightly overlapping manner. The colors of the words include shades of blue, green, yellow, and grey.



**“Golden, Colorado
is our town.**

Its’ future is our future.

**And we the community are
assuming responsibility
for this future.”**



Guiding Principles

Responsive Government

- Transparency and openness
- Respect for others
- Fiscal responsibility
- Fairness and ethical treatment



Controlled and Directed Change

- Reflects and enhances character
- Diverse housing options provide opportunity
- Community ownership and responsibility

Community Values



Heart & Soul Values

- Consistently important to most citizens
- Created by citizens
- Substantial consideration in all community decisions



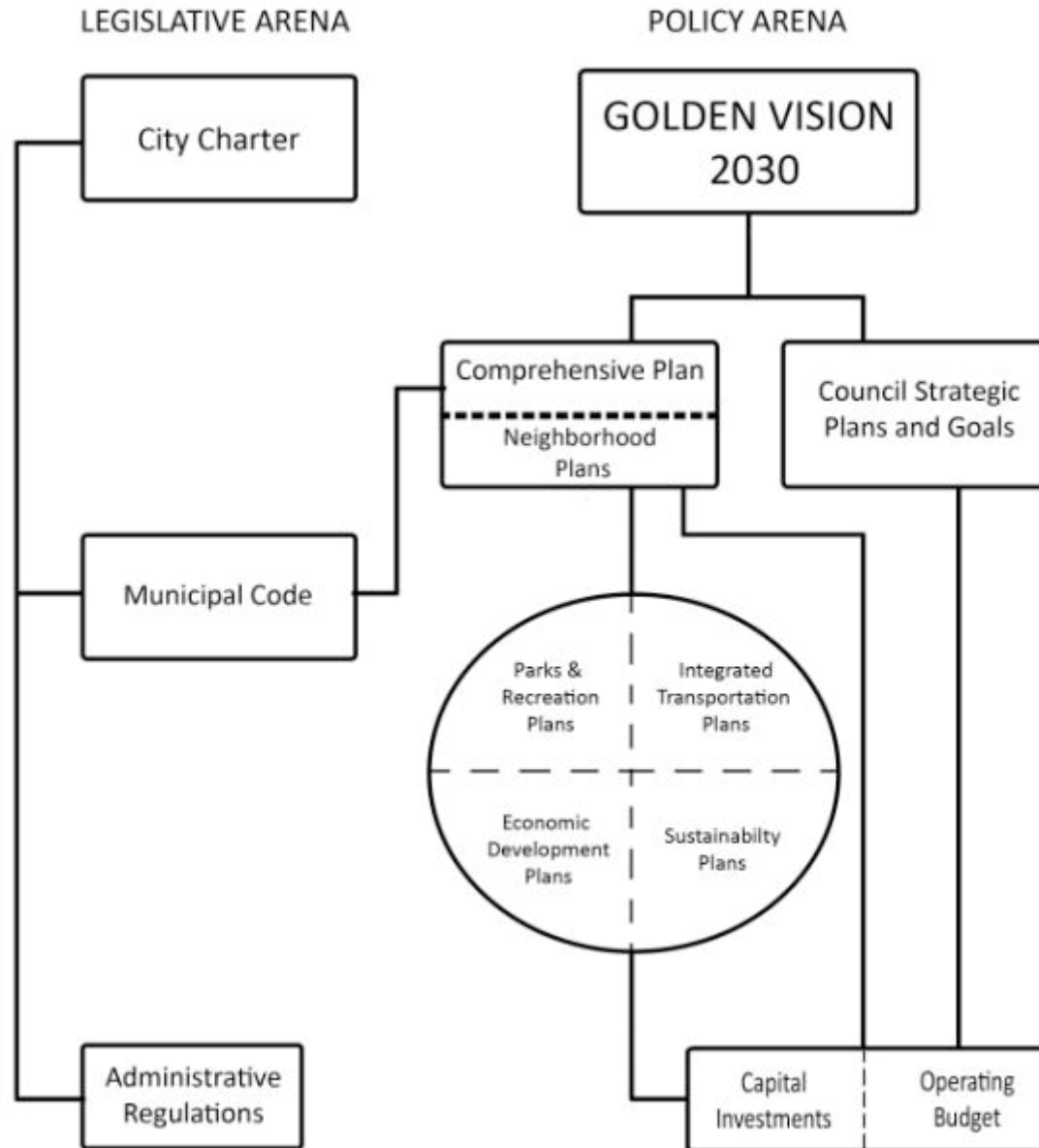
Why Values-Based?



- Enduring
- Guide many types of decisions and efforts



How Golden V2030 Will Be Used



Ongoing Community Expectations



Maintain intense levels of engagement in all decisions

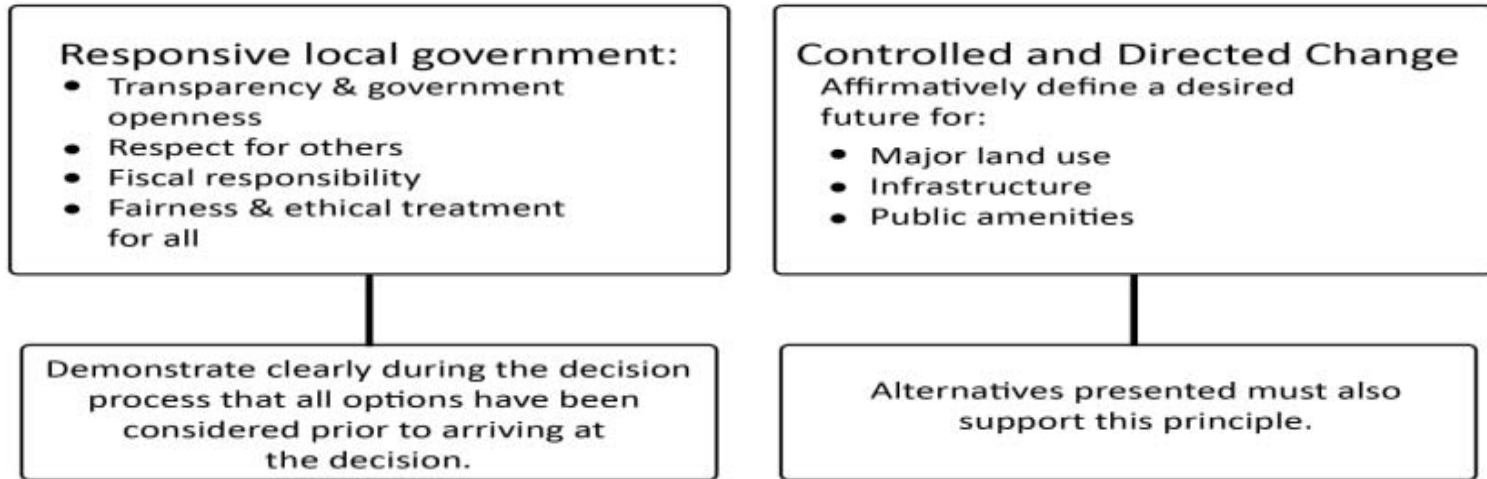
OR



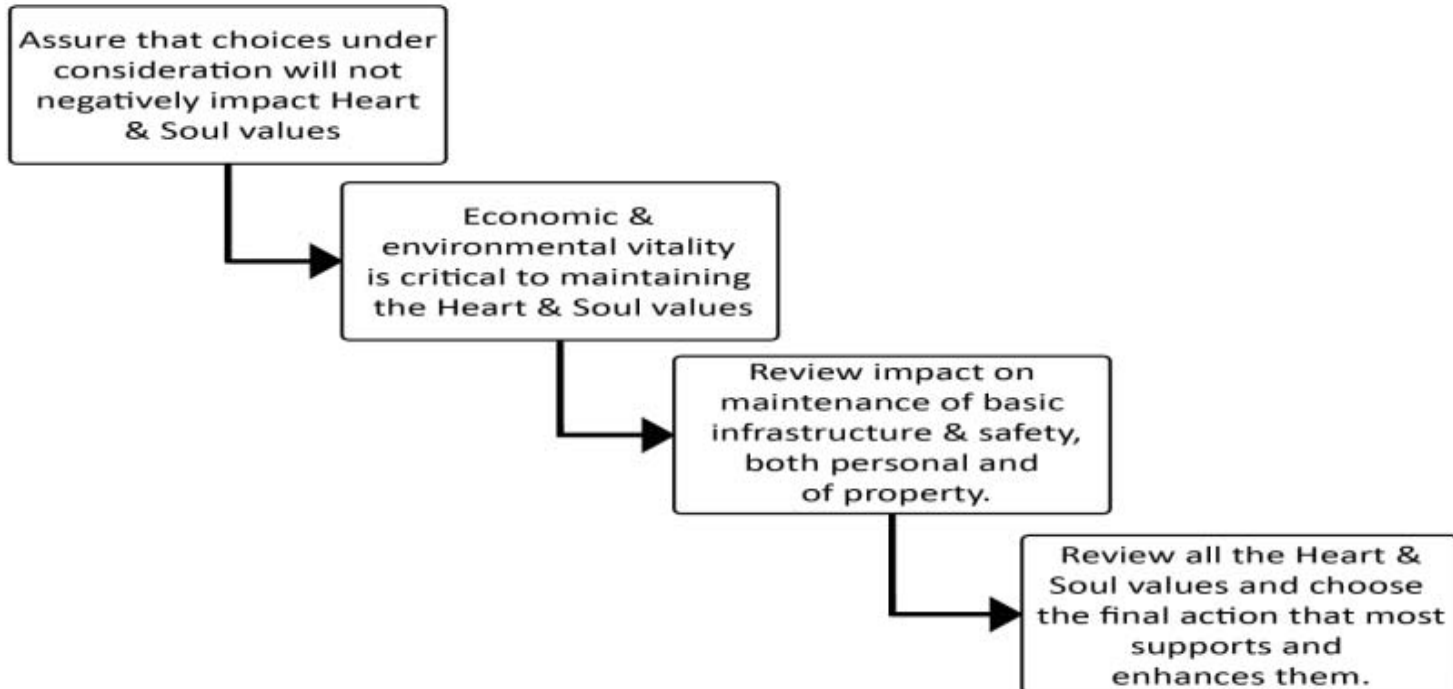
Create structures and systems that assure decisions follow and are true to values

Values-Based Decision-Making Guidelines

STEP 1 - GUIDING PRINCIPLES



STEP 2 - VALUES ANALYSIS



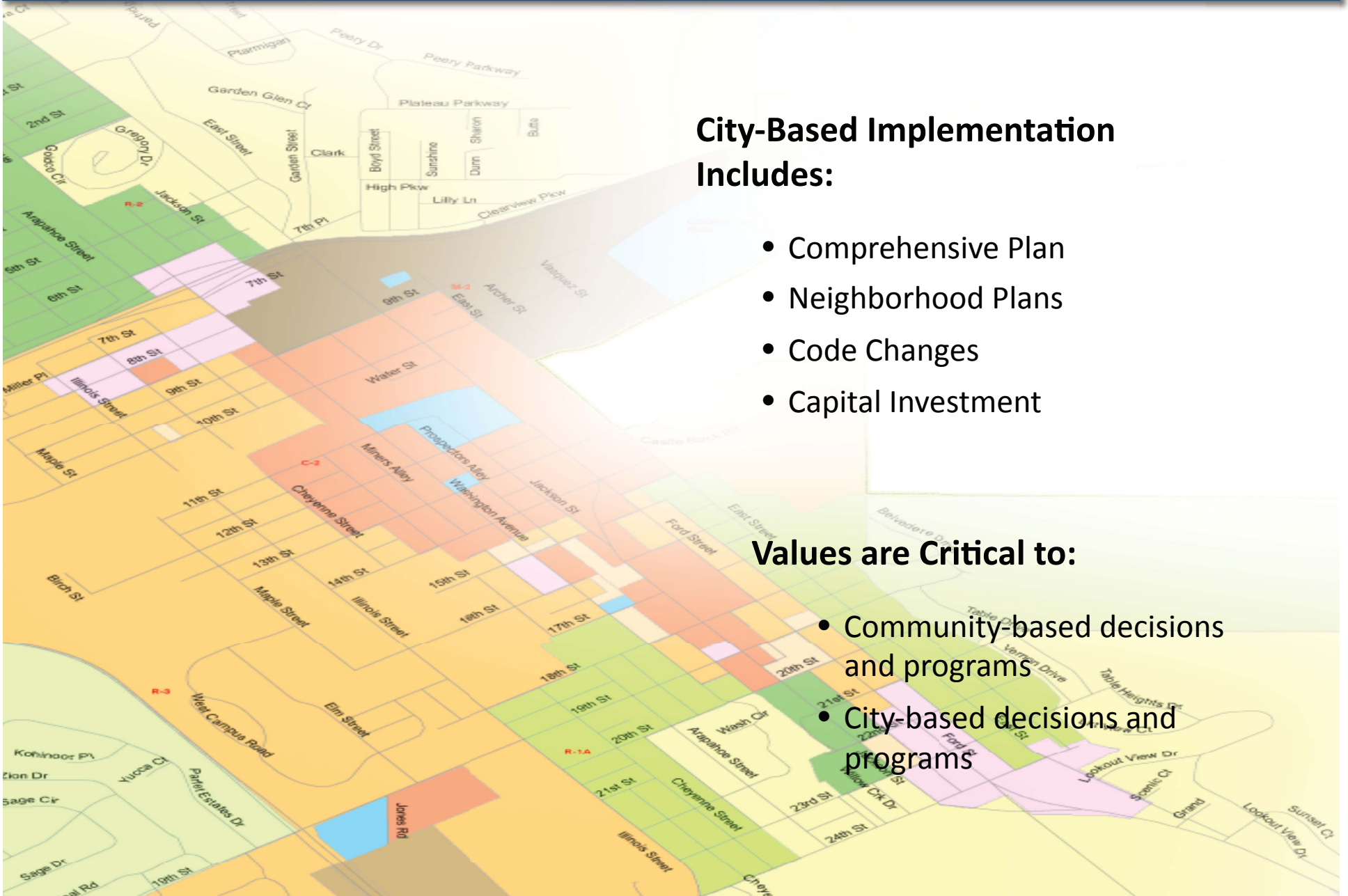
City- vs. Community-Directed Implementation

City-Based Implementation Includes:

- Comprehensive Plan
- Neighborhood Plans
- Code Changes
- Capital Investment

Values are Critical to:

- Community-based decisions and programs
- City-based decisions and programs



Restructuring the Comprehensive Plan

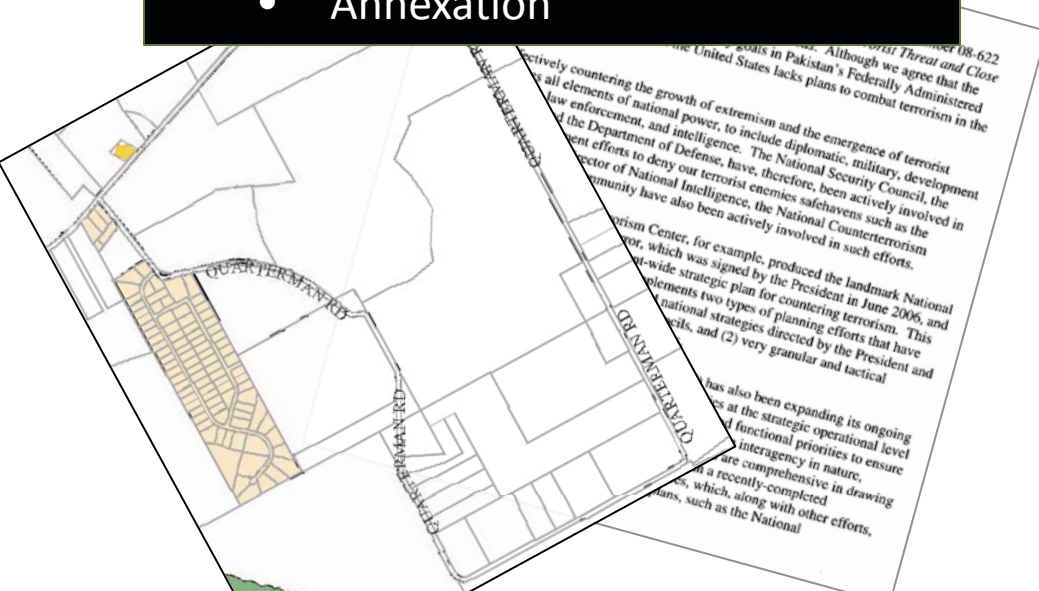
Traditional Comprehensive Plan

- Participation and Involvement
- Community Character
- Economic Vitality
- Land Use Development
- Transportation
- Public Services
- Environmental Resources
- Park and Recreation Facilities
- Trails, Greenways and Open Space
- Annexation



Values-Based Comprehensive Plan

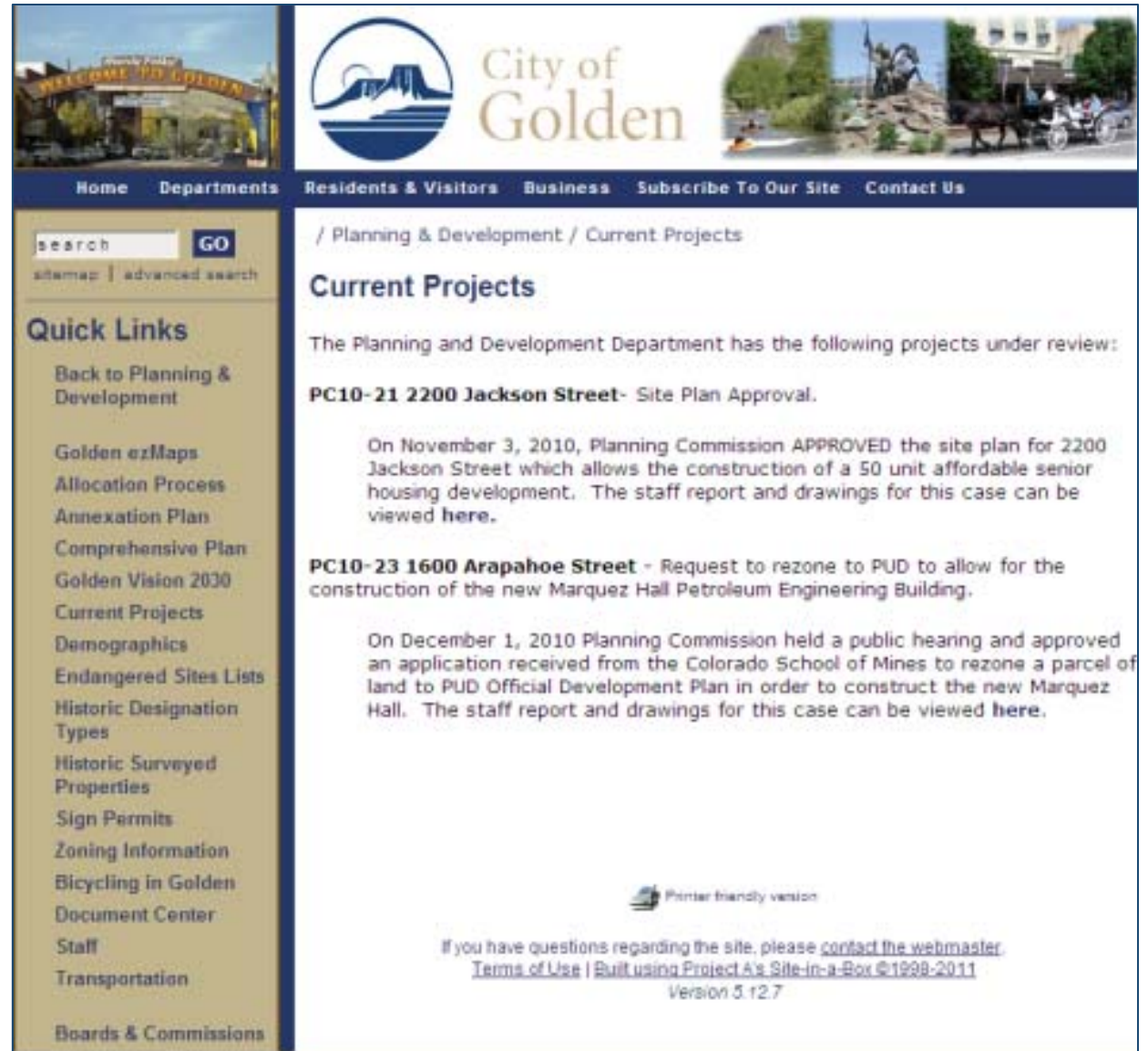
- Accessible and Walkable
- Active Outdoors/Environment
- Safe, Clean, Quiet Neighborhoods
- Local Businesses and Downtown
- Convenience/Amenities
- History/Education
- Family and Kid Friendly
- Sense of Community
- Belonging/Volunteerism



Improving the Land Use Approval Process

Changes Include:

- Links between applications and values
- Info for residents early in process
- Constructive discussion on design proposals
- Less adversarial politics



The screenshot shows the City of Golden website. The header includes the City of Golden logo and navigation links: Home, Departments, Residents & Visitors, Business, Subscribe To Our Site, and Contact Us. The main content area is titled 'Current Projects' and lists two projects under review:

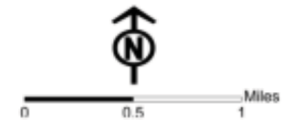
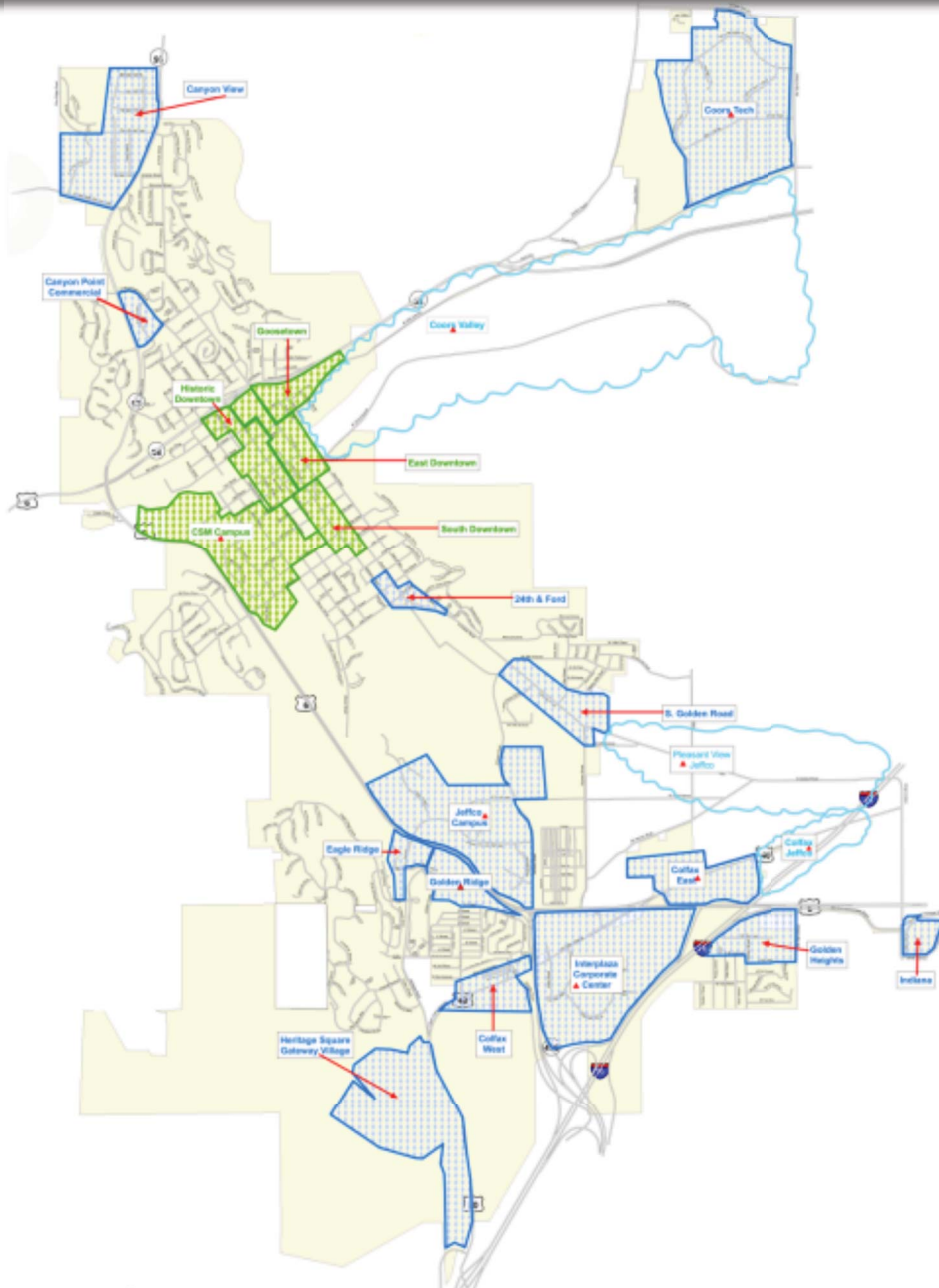
- PC10-21 2200 Jackson Street**- Site Plan Approval.
On November 3, 2010, Planning Commission APPROVED the site plan for 2200 Jackson Street which allows the construction of a 50 unit affordable senior housing development. The staff report and drawings for this case can be viewed [here](#).
- PC10-23 1600 Arapahoe Street** - Request to rezone to PUD to allow for the construction of the new Marquez Hall Petroleum Engineering Building.
On December 1, 2010 Planning Commission held a public hearing and approved an application received from the Colorado School of Mines to rezone a parcel of land to PUD Official Development Plan in order to construct the new Marquez Hall. The staff report and drawings for this case can be viewed [here](#).

At the bottom of the page, there is a 'Printer friendly version' link and a footer with the text: 'If you have questions regarding the site, please [contact the webmaster](#). Terms of Use | Built using Project A's Site-in-a-Box ©1998-2011 Version 5.12.7'.

Early Indications of Change



Areas of Stability and Change



LEGEND

-  Areas of Stability
-  Areas of Incremental Change
-  Areas of Significant Change
-  Areas of Influence

Thank You!



City of
Golden

Steve Glueck, Project Coordinator
& Planning Director

sglueck@cityofgolden.net
<http://ci.golden.co.us>



GOLDEN

Vision 2030

Our Town, Our Future



ORTON FAMILY
FOUNDATION

Jane Lafleur, Heart & Soul Damariscotta

www.friendsmidcoast.org

Dahvi Wilson, Envision Victor

envisionvictor@gmail.com

www.envisionvictor.com

Steve Glueck, Golden Vision 2030

sglueck@cityofgolden.net

<http://ci.golden.co.us>

Alece Otero, Orton Family Foundation

aotero@orton.org

www.orton.org

