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Community Kickoff Meeting Greater Higgins Area Plan

October 21, 2021



www.GreaterHigginsAreaPlan.com

WELCOME!

This workshop is to listen to you, the community of the South County / Greater Higgins Area, to understand your vision for the future.



DURING THE PRESENTATION,

QUESTIONS ABOUT THE PROJECT?

Send a chat message to “**1_Project Questions**”

Answers provided during Q&A

NEED HELP WITH TECH SUPPORT?

Send a chat message in Zoom to “**2_Tech Support**”

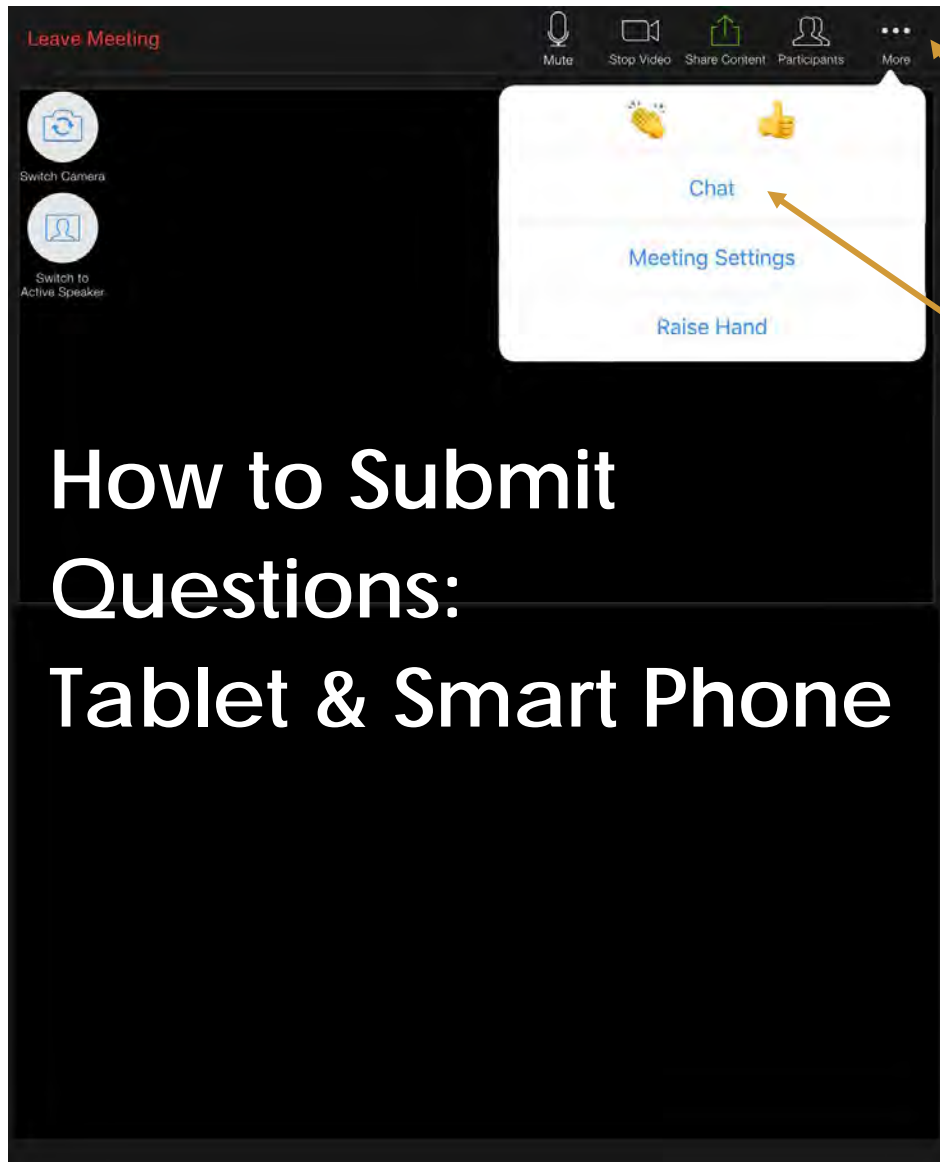
The image shows a Zoom meeting window with a dark background. The main content area displays the title "How to Submit Questions on a Computer" in white text. Below the title, three steps are listed in orange text: "Step 1: Access the chat window", "Step 2: Choose '1_Project Questions' in drop-down menu", and "Step 3: Type Message Here". Orange arrows point from the text to the corresponding UI elements: from Step 1 to the "Chat" button in the bottom toolbar, from Step 2 to the "1_Project Questions" dropdown menu in the chat window, and from Step 3 to the text input field in the chat window. The Zoom interface includes a top bar with "Zoom Meeting ID:", "Speaker View", and window controls. The bottom toolbar contains icons for Unmute, Stop Video, Invite, Participants (22), Share Screen, Chat, Record, Reactions, and Leave Meeting. The right sidebar shows a list of participants (Janet Chang, Tammy Seale, Grant R, Sloan Campi, Mark Teague) and a "Zoom Group Chat" section with a "To: Everyone" dropdown and a "Type message here..." input field.

How to Submit Questions on a Computer

Step 1: Access the chat window

Step 2: Choose "1_Project Questions" in drop-down menu

Step 3: Type Message Here

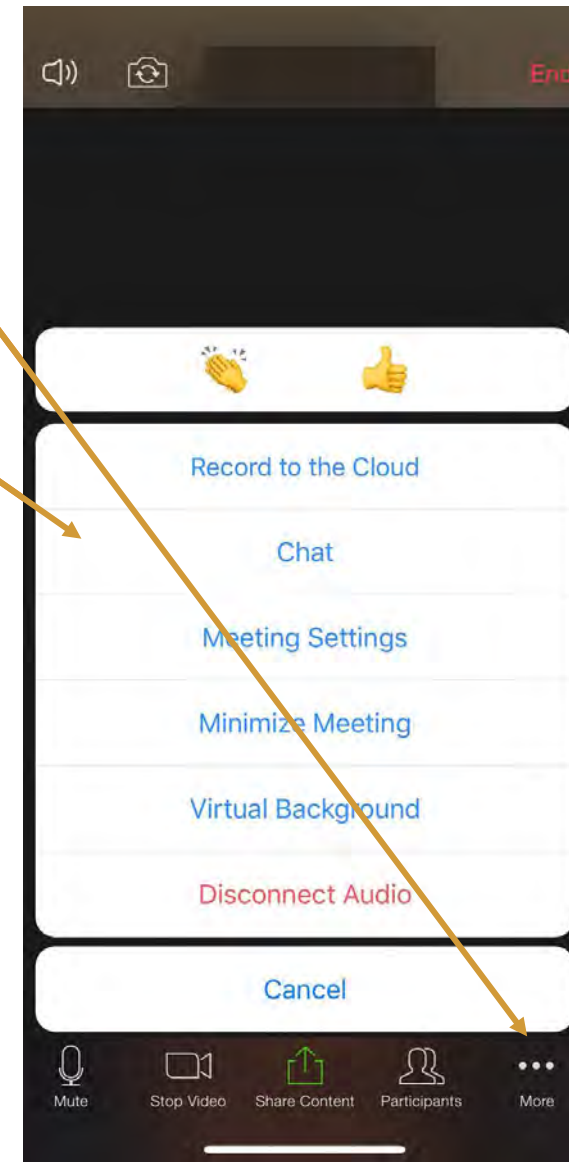


Step 1: Click "More"

Step 2: Access the Chat Window

Step 3: Choose "1_Project Questions"

Step 4: Type Message in Chat Window (not shown)



Tonight's Agenda

- Welcome
- Presentation
- Q&A
- Breakout Room Discussion
- Report Back and Next Steps

POLL

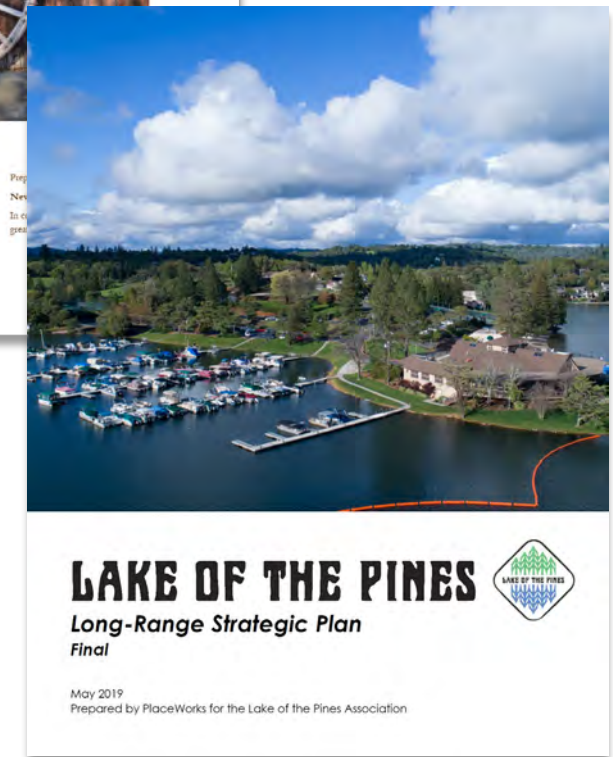
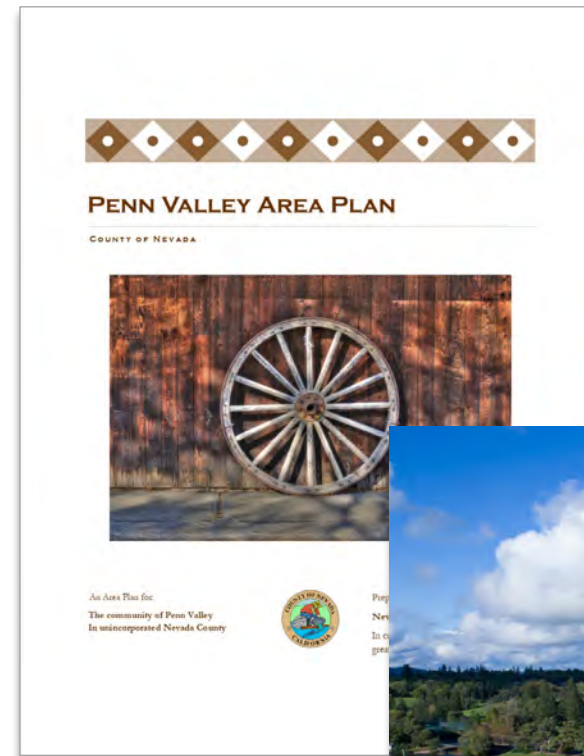
PROJECT BACKGROUND

What is the purpose of the Area Plan?

- Establish a **comprehensive future vision** integrating housing, commerce and culture.
- Serve as a **blueprint for future development**
 - Land Use
 - Economic Development
 - Public Facilities and Services
 - Design Goals, Guidelines and Standards
- **Engage the community** in an inclusive visioning process

Planning Background

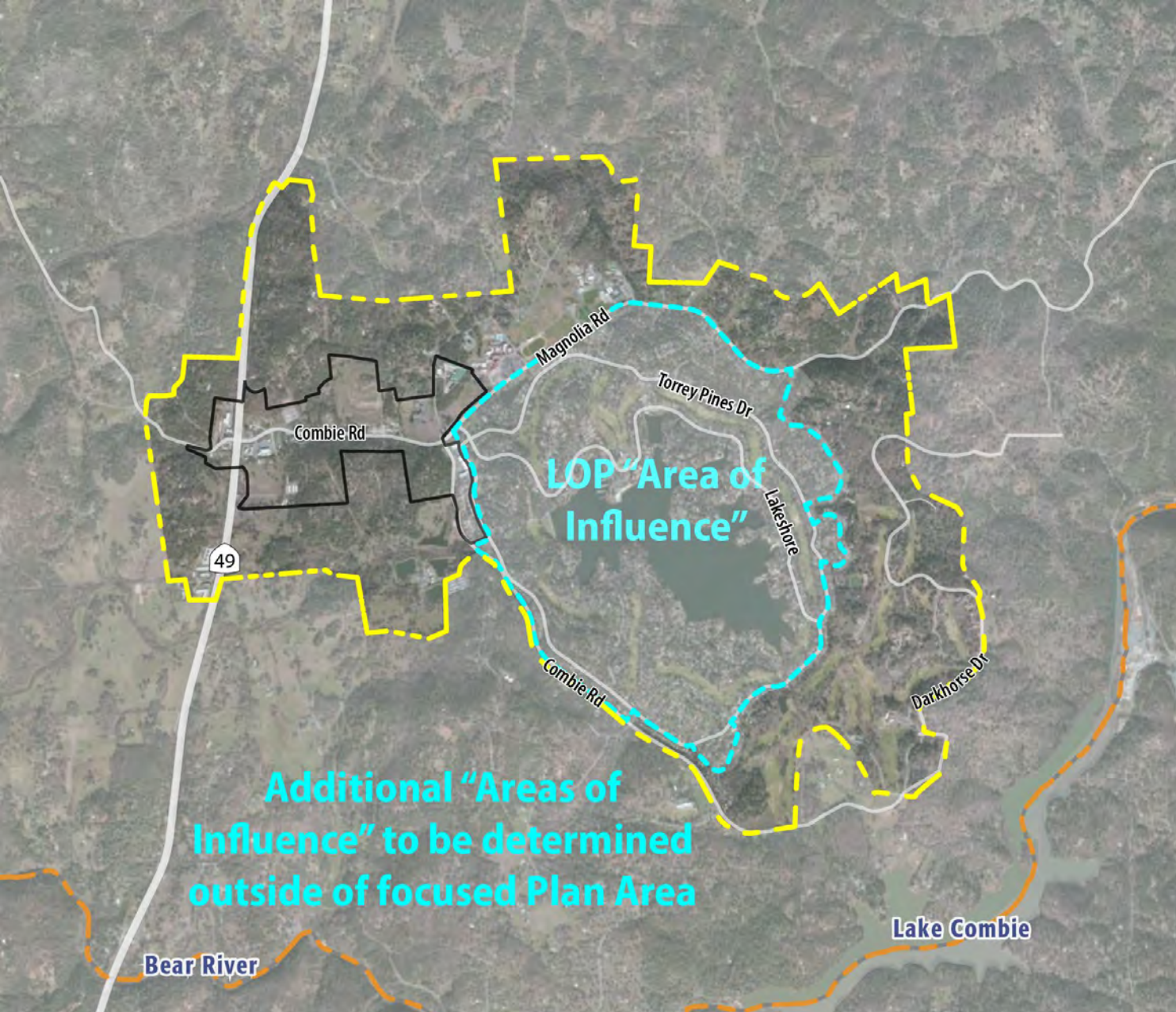
- Higgins Area Plan (2000)
- Recent/ongoing updates to the General Plan
- Other recent plans serve as models:
 - Penn Valley Area Plan (2020)
 - Soda Springs Area Plan (2016)
- The Greater Higgins Area Plan is funded through a Local Early Action Planning (LEAP) grant.



Project Partner:

South County Area Municipal Advisory Council (SCMAC)

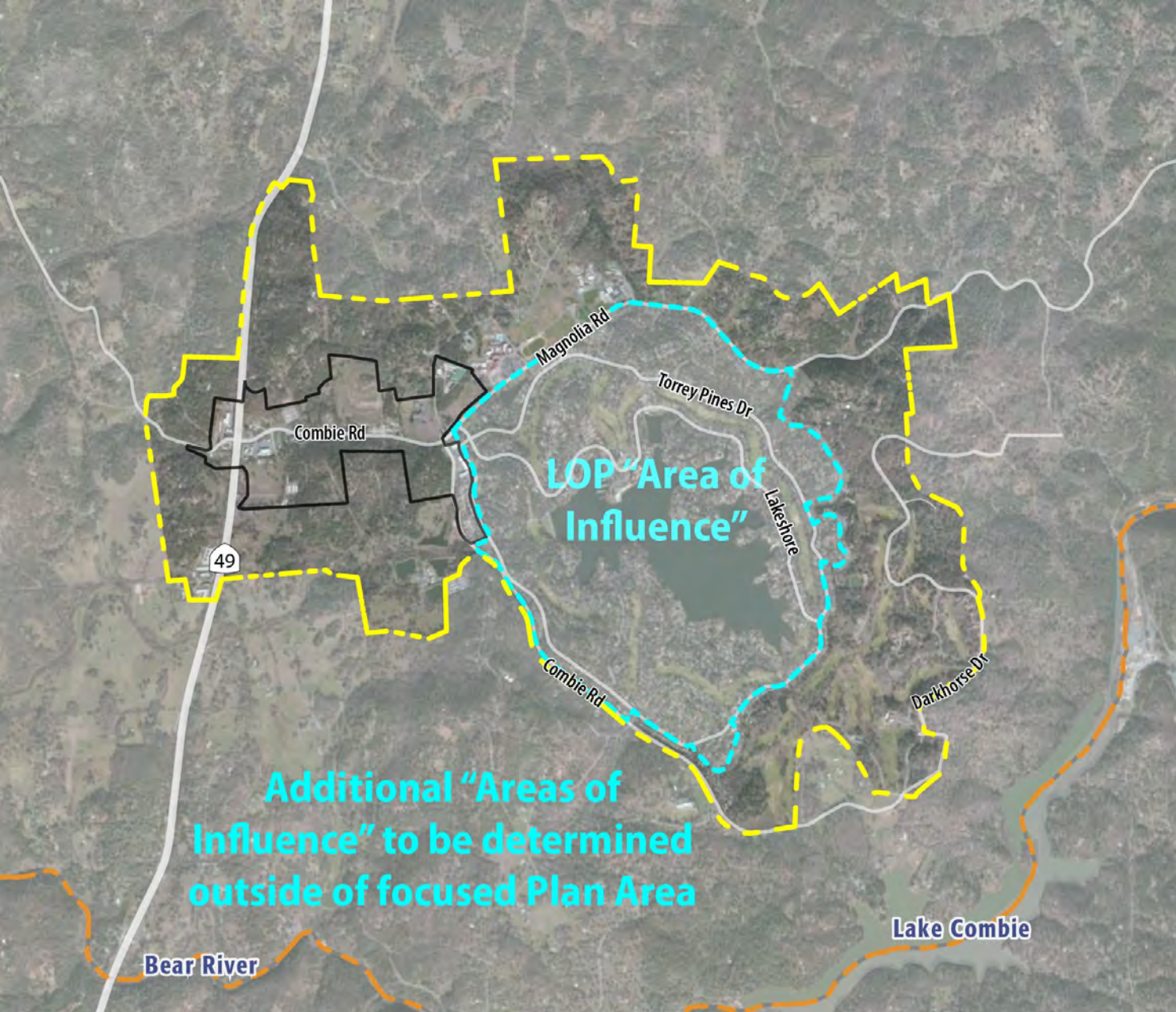
- Helps engage the community and advises and informs on issues in and around the Higgins Corner/Lake of the Pines area.
- Advises the project team to ensure an inclusive participatory process and a final plan that promotes the community's vision.
- SCMAC meetings are open to the public, and you are invited to attend!



- The Plan Area will be the focus area for policies and recommendations.
- The planning process will engage residents from inside and outside the Plan Area.

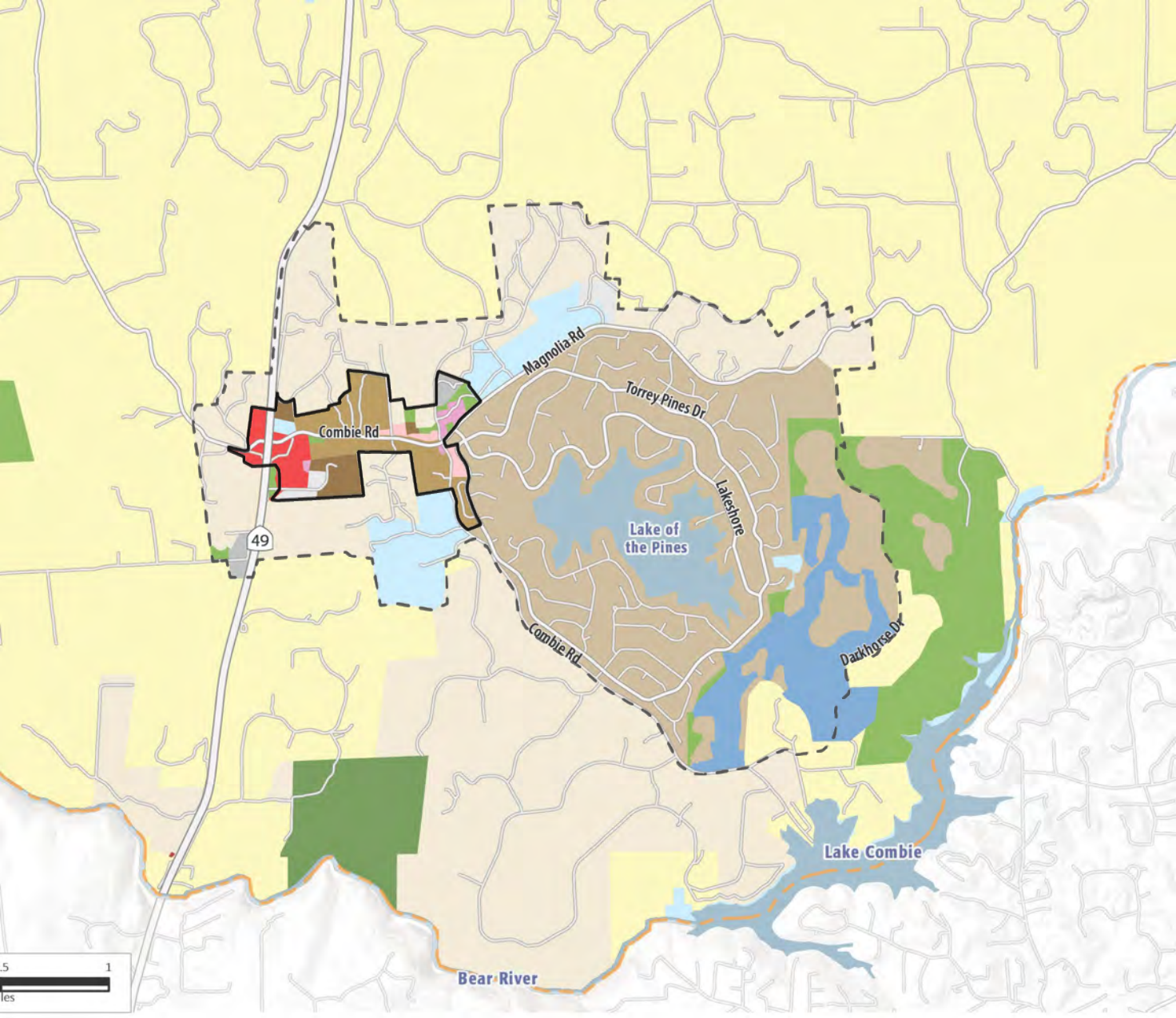
- Plan Area (Preliminary)
- Higgins Area Plan (2000) Boundary
- Lake of the Pines CDP Boundary
- County Boundary

Additional "Areas of Influence" to be determined outside of focused Plan Area



Initial Considerations:

- Expand upon the Study Area for the previously adopted Higgins Corner Area Plan to include surrounding areas with a nexus of culture and commerce to the Higgins Corner/Lake of the Pines Village Center and Community Region.
- Focus on areas that have potential for change, to guide future growth that contributes to community vitality



- - - Preliminary Plan Area Boundary
 - Higgins Area Plan and Village Center Boundaries
 - - - County Boundary
- Base Districts**
- Residential Agricultural
 - Single-Family Residential
 - Medium Density Residential
 - High Density Residential
 - Planned Development
 - Office and Professional
 - Neighborhood commercial
 - Community Commercial
 - Business Park
 - Industrial
 - Public
 - General Agricultural
 - Open Space
 - Recreational

Greater Higgins Area Plan

Q & A

FOCUS GROUP VISIONING EXERCISE

1. Community Strengths and Identity

- What are the existing strengths and character of the Greater Higgins Area?
- Is there a community identity, and is it important to have one?



2. Housing and Development Vision

- What new commercial development is desired or needed?
- What types of new housing are needed and where should they be located?



3. Recreation and Public Space Vision

- What kinds of new parks, open space and recreation facilities are needed?
- Is there a need or desire for a public gathering/community space?



4. Transportation Vision

- What ways should travel be enhanced for drivers, bicyclists, walkers or transit users?



FOCUS GROUP VISIONING EXERCISE

FOCUS GROUP REPORT-BACK

Timeline/Next Steps



Meetings of the South County Area Municipal Advisory Council (SCMAC) regarding the Area Plan will be posted to the “meetings and event” section of the project website.

Timeline/Next Steps

2022

January  Community Workshop #2:
Challenges and Opportunities

February  Community Workshop #3:
Plan Concepts and Options

May  Public Review Draft Plan

May  Community Workshop #4:
Draft Plan and Prioritization

June  Final Draft Plan

August  Planning Commission and
Board of Supervisor Meetings

September  Final Plan



THANK YOU!

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