

Not In My Back Yard: TCC Lunch and Learn Discusses Ways for Neighborhoods and Developers to Work Together



Thompsett

TCC's last lunch and learn of the 2004 ended, according to those who attended, on a positive note---with developers, land use lawyers and neighborhoods all singing the same tune: *more and better communication.*

On December 2, 2004, the TCC and the International Council of Shopping Centers (ICSC) partnered and invited guest speaker Michael Thompsett, and a nationally recognized expert and author on "Not In My Back Yard" (NIMBY) issues, to address ways to avoid contentious development battles. Thompsett addressed a crowd of over 100 developers, business leaders, neighborhood representatives and elected leaders, and shared exclusive insights and ideas on how to manage potentially contentious development issues---all from his new book *NIMBYism: Navigating the Politics of Local Opposition*. (<http://www.tricc.org/docs/NIMBYbook.pdf>).

According to Thompsett, who has been on both sides of the NIMBY issue, it is best for developers to work with neighborhoods from the outset; to avoid battles through the media; and for developers to involve surrounding neighborhoods far in advance of a possible rezoning. He also provided, through a slide presentation, a list of ideas and do's and don'ts for both neighborhoods and developers as both sides navigate a development project proposal and rezoning.



Panelists Share their Thoughts

Following his presentation, a panel of local neighborhood representatives, developers and Thompsett participated in a frank discussion about NIMBYism. The panel included:

- Warren Raybould, a Raleigh neighborhood leader;
- Mack Paul, a land use attorney;
- Mike Shiflett, a Durham neighborhood leader; and
- Peter Pappas of Crosland, Inc, a commercial/retail development company.

By the end of the discussion, all the panelists were saying essentially the same thing: developers should, with respect to communications with neighboring property owners, "go early and often."

About our Lunch and Learn Series: Each year the TCC hosts four Lunch & Learn events designed to educate Triangle-area residents and community leaders on growth-related issues and empower them to influence their elected officials to make wise decisions on these issues. Past events have featured local, regional and national experts on growth issues and policies. Lunch & Learn events are open to the public, elected officials and TCC members. For more information on the Triangle Community Coalition call 919-654-5418.