Plan Making & Implementation
(It’s what we do!!)

AICP Exam Preparation
2018

Steven Sadlowski, AICP (5/13)
ssadlowski@mac.com

Slide show largely by
Susan Westa, AICP &
Mark Pellegrini, AICP
Plan Making & Implementation

• Purpose of Plan, Process & Elements

• Tools to Create Good Plans
  • Data Gathering / Research
  • Analysis of Data
  • Presentation of Information

• Techniques to Foster Public Participation
  • Public Meetings/Focus Group/Surveys/Web Tools

• Plan Implementation
  • Regulations & Other Innovative Techniques
Purpose of the Plan

• Blueprint for land use decision-making
  • Individual & community decisions

• Assure the efficient provision of public services
  • Infrastructure & other community needs

• Protect common resources

• Facilitate cooperation among competing interests
Purpose of the Plan

- Comply with state mandates (Not a CT Test!)
  - CT Plan of Conservation and Development
  - 10 year update required – for grant eligibility
Planning Processes

- Develop a Community Vision
- Work with Stakeholders to determine goals
- Implement goals

Inventory
Visioning
Strategies
Adoption
Implementation
Typical Plan Elements

- Land Use
- Circulation/Transportation
- Housing
- Natural Resources/Open Space/Agriculture
- Infrastructure
- Community Facilities
- Economic Development
- Recreation
- Historic Preservation
Data Gathering / Research

• Step 1 - What kind of data is needed?

• Depends on the type of plan or plan elements you want to create
  • Neighborhood Plan
  • Transportation Plan
  • Open Space Plan
  • Regional Plan
  • Economic Development Plan
Open Space Plan

Natural Resource Data

- Topography
- Farmland Soils
- Wetland Soils
- Protected Open Space
- Forest Cover
- Viewsheds
- Recreation Areas
- Hydrology
- Watersheds
- Aquifer Areas
- Historic Sites
- Land Use
- Parcels
Co-occurring Resource Inventory

Town of Canterbury, Connecticut Co-occurring Resource Inventory

Legend

- Town Boundary
- Railroad
- Roads:
  - Limited Access Highway
  - Other Numbered Route
  - Local Road
- Hydrological Features:
  - Stream
  - Intermittent Stream
  - Flat
- Existing Open Space:
  - Protected Open Space
  - Unprotected Open Space
- Co-occurring Resource Inventory Value
  - Higher Value
  - Lower Value

Co-occurring Resource Inventory Weighting Table

<table>
<thead>
<tr>
<th>Input Data Set</th>
<th>Percent Weight</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riparian Buffer Zones</td>
<td>33%</td>
</tr>
<tr>
<td>Proximity to Protected Open Space Parcels</td>
<td>34%</td>
</tr>
<tr>
<td>Active Farmlands</td>
<td>33%</td>
</tr>
</tbody>
</table>
Data Gathering / Research

• What kind of data is needed?
  • **Quantitative** - *information that is obtained through counting or expressed numerically.* Such as **20 participants** or a median income of **$62,500**.
  • **Qualitative** – *data based on descriptions, not numbers.* Examples, **many participants**, a **large parcel** or a **hot topic**. Garners emotion and empathy better in some instances.
Sample Question

Why might *quantitative* information be most useful to a planning process?

- A. You want to accurately describe the size of something
- B. You want to compare income with other areas
- C. You want to describe the mood at a public hearing
- D. You want to describe the popularity of food trucks

- I. A only
- II. B only
- III. A and B
- IV. None of these
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- IV. None of these
Sample Question

• Why might qualitative information be most useful to a planning process?

  • A. Comparing growth with expenditures
  • B. You want to show people you heard what they said
  • C. You want the report to have an impact emotionally
  • D. Counting small increments is important

• I. A only
• II. B only
• III. C only
• IV. B and C
Sample Question

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Sample Question

Which of the following is least important in calculating population projections?

- A. Birth data
- B. Race data
- C. Death data
- D. Income data
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Data Gathering / Research

• Step 2 - Collect data
  • Published sources (census, labor, health, etc.)
  • In-house data (GIS or CAMA data)
  • Newly generated data (surveys, workshops)
Data Analysis

• To be an effective planner and consumer of statistical information, know the basics:

  • Kinds of Data
  • Sampling
  • Measures of central tendency
  • Distributions
Sample Question

- Which of the following are quantitative data and which are qualitative data?
  - A. Nominal data
  - B. Ordinal data
  - C. Interval data
  - D. Continuous data
Sample Question

• Which of the following are quantitative data and which are qualitative data?

• A. Nominal data - qualitative (only a name)

• B. Ordinal data - qualitative (only a rank)

• C. Interval data - quantitative (a finite number of values)

• D. Continuous data - quantitative (an infinite number of values)
Sample Question

• The year in which you were born is an example of which type of data?

  • A. Nominal data
  • B. Ordinal data
  • C. Continuous data
  • D. Interval data
Sample Question

• The year in which you were born is an example of which type of data?

  • A. Nominal - categorical
  • B. Ordinal - ranking
  • C. Continuous - infinite number of values
  • D. Interval - discrete values
Sample Question

• The year in which you were born is an example of which type of data?

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  • B. Ordinal
  • C. Continuous
  • D. Interval
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Sample Question

- If the population of a metropolitan area is 5.6 million, what might be the best way of learning community reaction to a proposed economic development project?

- A. Gather data from volunteers who attend a meeting on the project
- B. Gather data from people whom you see daily
- C. Gather data from the entire population
- D. Gather data from a randomly selected sample of the population
Sample Question

• If the population of a metropolitan area is 5.6 million, what might be the best way of learning community reaction to a proposed economic development project?

  • A. Gather data from volunteers – Stratified sample
  • B. Gather data from people you see daily – Convenience sample
  • C. Gather data from the entire population - Universal (realistic?)
  • D. Gather data from a random sample - Random sample
Sample Question

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  A. Gather data from volunteers
  B. Gather data from people you see daily
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Sample Question

Which of the following are newer challenges facing planners in surveying community residents?

- A. Telephone surveys leave out those who cannot afford telephones
- B. Telephone surveys are very expensive
- C. Telephone surveys omit those who use only cell phones
- D. Telephone surveys may not connect with those who utilize caller ID

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II. C only
III. C and D
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Sample Question

• In a typical community, which statistic might best describe average household income?

  • Mean
  • Range
  • Mode
  • Median
Sample Question

• In a typical community, which statistic might best describe average household income?

• Mean – All observations divided by number of observations

• Range – Difference between highest and lowest observations

• Mode – Most frequently occurring observation

• Median – Half of observations are above and half are below
**Sample Question**

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  - **Median** – Half of observations are above and half are below
Data Analysis

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Sample Question

- Link the following distributions to their names and describe their characteristics.

I. Skewed Left
II. Bi-Modal
III. Skewed Right
IV. Normal
Sample Question

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Data Analysis Summary

• Know how to calculate the following
  • Mean, median, mode
  • Percentages, ratio
  • Frequencies, ranges

• Know how to read charts, graphs, mapped data

• Know sources of data such as:
  • U.S. Census Bureau
  • U.S. Geological Survey
  • U.S. Bureau of Economic Analysis, etc.
Presenting Data

• Think about the best way to present the data
  • Text
  • Tables
  • Charts / Graphs
  • Mapping
Presenting Data

• Which of the following would you rather peruse?
Presenting Data

- Some presentation techniques are better than others
Sample Question

• As part of a brochure, which of the following maps would best display the locations of critical facilities in your town?

  • One showing roads, facilities, and town boundaries in a 6 town area
  • One showing critical facilities and the boundaries of your town
  • One showing census tracts shaded by median age of housing
  • One showing roads, facilities, and the boundaries of your town
Sample Question

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Presenting Data Summary

- Turn data into information
- Make it understandable
- Make it relevant
- Make it compelling
Foster Public Participation

- Reach out in multiple ways
  - Interviews w/Community Leaders
  - Focus Groups
  - Steering Committee
  - Workshop Meetings
  - Surveys
  - Visioning Tools
  - Online Techniques
Workshop Meetings

• Early and often

• Non-traditional groups
Creative Engagement Techniques

• Go out into the Community
  • Neighborhood Meetings
  • Stakeholder Group Meetings

• Make Meetings Fun
  • Visual Preference Surveys
  • Planning Games
  • Key Pad Polling

• Provide Food!
Sample Question

• City council wants to study feasibility of establishing a new community college. What might be the best first step:

  • A. Initiate change in zoning regulation so that college can be built in a residential area
  • B. Apply to State Dept. of Education for funding
  • C. Hire an architect to estimate costs of construction
  • D. Form a task force representative of various interests in the community to examine options for the college
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Sample Question

- As a planner, you schedule a series of public meetings and workshops. Why should you evaluate such public participatory events?
  - To estimate level of attendance
  - To establish a record of the event
  - To demonstrate that this event worked better than previous events
  - To improve future events
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Public Hearings

• Should not be the only thing
Surveys

- Phone, mail, internet, street, etc.
Outreach

• Press releases, posters, web, flyers, etc.
Sample Question

- To explain a new project to the community, you write a press release. Each of the following is characteristic of a good press release except:

  - A. Clear writing without technical jargon
  - B. Reasonable length and level of detail for the audience
  - C. Explanation of why the project is important
  - D. No mention of the ultimate goal of the project
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Plan Implementation Strategy

- Be very specific
- Identify who, when and how
- Make it happen!
Plan Implementation Techniques

• Regulation
  • Zoning Ordinance
  • Subdivision Regulations
  • Building Codes

• Acquisition

• Taxation

• Expenditure

• Other Creative Techniques
**Regulation - Zoning**

- Regulatory process that controls the location and intensity of specific land uses
  - Types of uses & density

- It is based on the **POLICE POWER**

- **POLICE POWER** is the authority of government to regulate private actions to promote health, safety and welfare
Zoning

- Zoning laws were first implemented to address unsanitary and unsafe living conditions in large cities - to separate uses

- Where?
- When?
Zoning

- Zoning laws were first implemented to address unsanitary and unsafe living conditions in large cities - to separate uses

- Where? NYC
- When? 1916

- Addressed many important issues, however, also had unexpected implications
Zoning

- Type of Land Use
- Lot Size (Density)
- Lot Coverage
  (Floor Area Ratio)
- Setbacks
- Building Height
- Parking Requirements
Regulation - Subdivision

- Regulatory process that controls the creation of new land parcels

- Based on the administrative authority to record property plats and deeds
Subdivision

• Lot Layout and Configuration
• Street and Intersection Design
• Utility Easements
• Infrastructure
  • Construction
  • Finance
Acquisition

- Fee Simple Purchase
- Dedications
- Conservation Easements
- Eminent Domain
Taxation

- Business Improvement Districts
- Tax Increment Financing
- Property Tax
- Sales Tax
- Tax Abatement
Expenditure

• Police Stations, Fire Stations, Libraries
• Capital Improvements
• Roads, Water, Sewer
• Storm Sewer, Schools
• Operating Expenditures
• Labor
Innovative Regulatory Techniques

• Conservation Subdivision
• Floating Zones
• Overlay Districts
• Traditional Neighborhood Districts
• Mixed Use/Village Districts
• Planned Unit Development (PUD)
• Form-Based Codes
• Performance Zoning
• Transfer of Development Rights
Conservation Subdivision

- Same number of building lots as with traditional zoning
  - Clustered more tightly together
- Open Space Protected – forests, wetlands & farmland
- Neighborhood Created
Mixed Use/Village Districts

- Traditional village development is often *not* allowed by today’s land use regulations
  - CT Village District Act (*)
  - Mixed Use Overlay Districts
  - Design guidelines
Storrs Center
Form-Based Codes

- Regulate the shape or form of the built environment
  - Not types of land uses
- Designed to promote a mix of uses, pedestrian connections & consideration of public spaces
  - CT - Hamden & Simsbury
  - Implemented - Saratoga, N.Y

SmartCode
Duany Plater-Zyberk & Co
Transfer of Development Rights

- Development Rights transferred from one part of town to another
  - Higher density in receiving zone
  - Land in sending zone permanently protected
  - Landowners compensated by developers

North Kingstown, RI

Green Valley Institute
Implementing Your Plan

• Let comprehensive plan guide decisions

• Consider the impacts of development

• Use the full range of tools

• Look for tools that reinforce each other

• DO NOT rely solely on regulation
Thank you and good luck!