

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

AICP Exam Preparation 2022

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Slide show largely by

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Plan Making & Implementation



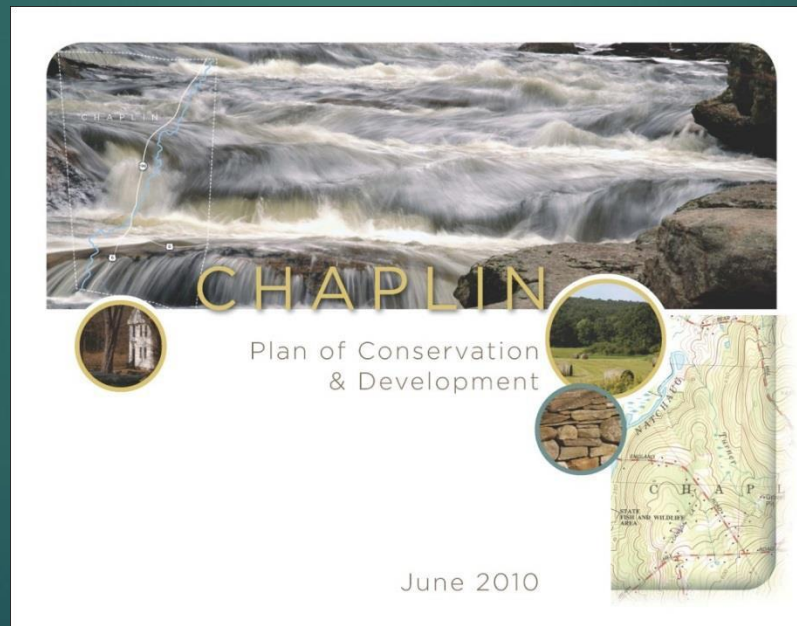
- Purpose of Plan, Process & Elements
- Tools to Create Good Plans
 - Data Gathering / Research
 - Analysis of Data
 - Presentation of Information
- Techniques to Foster Public Participation
 - Public Meetings/Focus Group/Surveys/Web Tools
- Plan Implementation
 - Regulations & Other Innovative Techniques

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

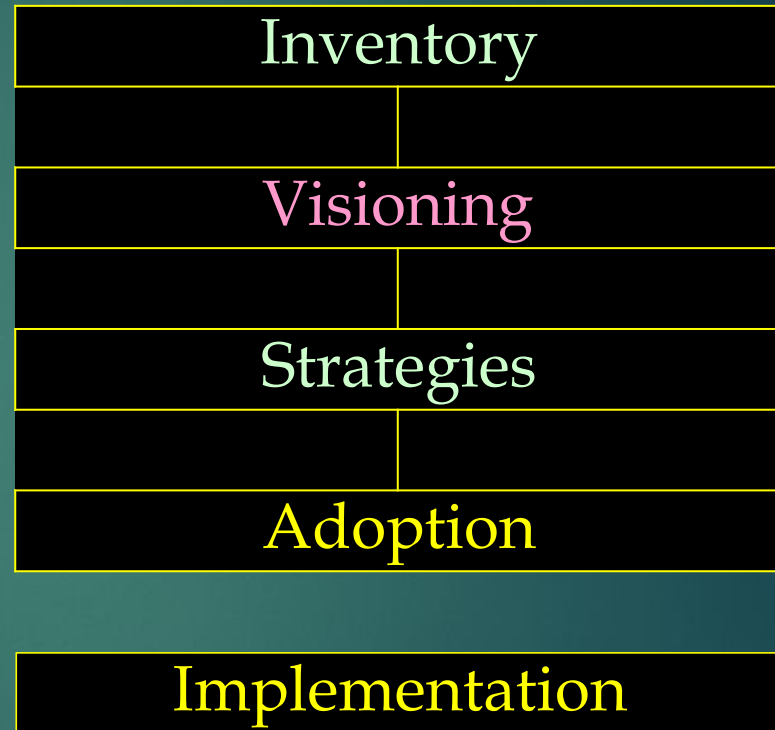
Purpose of the Plan

- 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



Typical Plan Elements



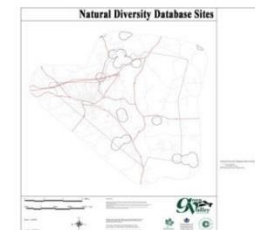
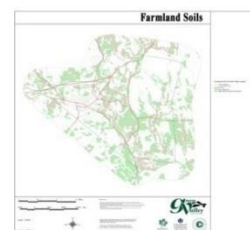
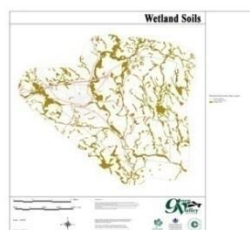
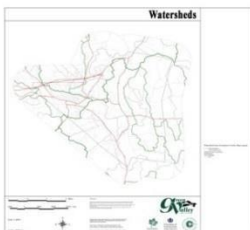
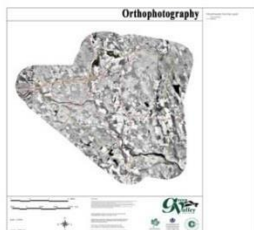
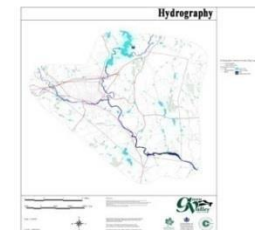
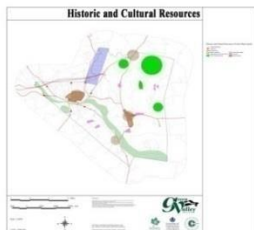
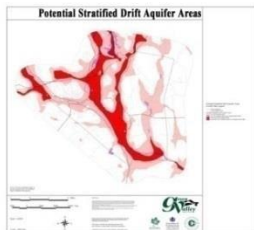
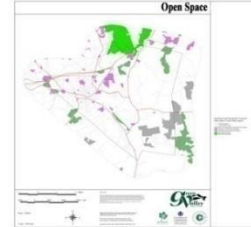
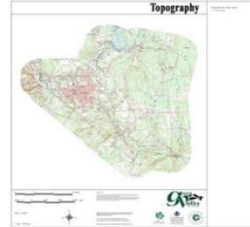
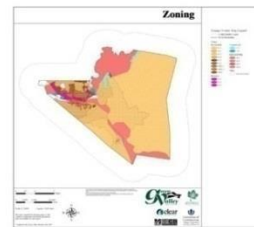
- Land Use
- Circulation/Transportation
- Housing
- Natural Resources/Open Space/Agriculture
- Infrastructure
- Community Facilities
- Economic Development
- Recreation
- Historic Preservation

Data Gathering / Research

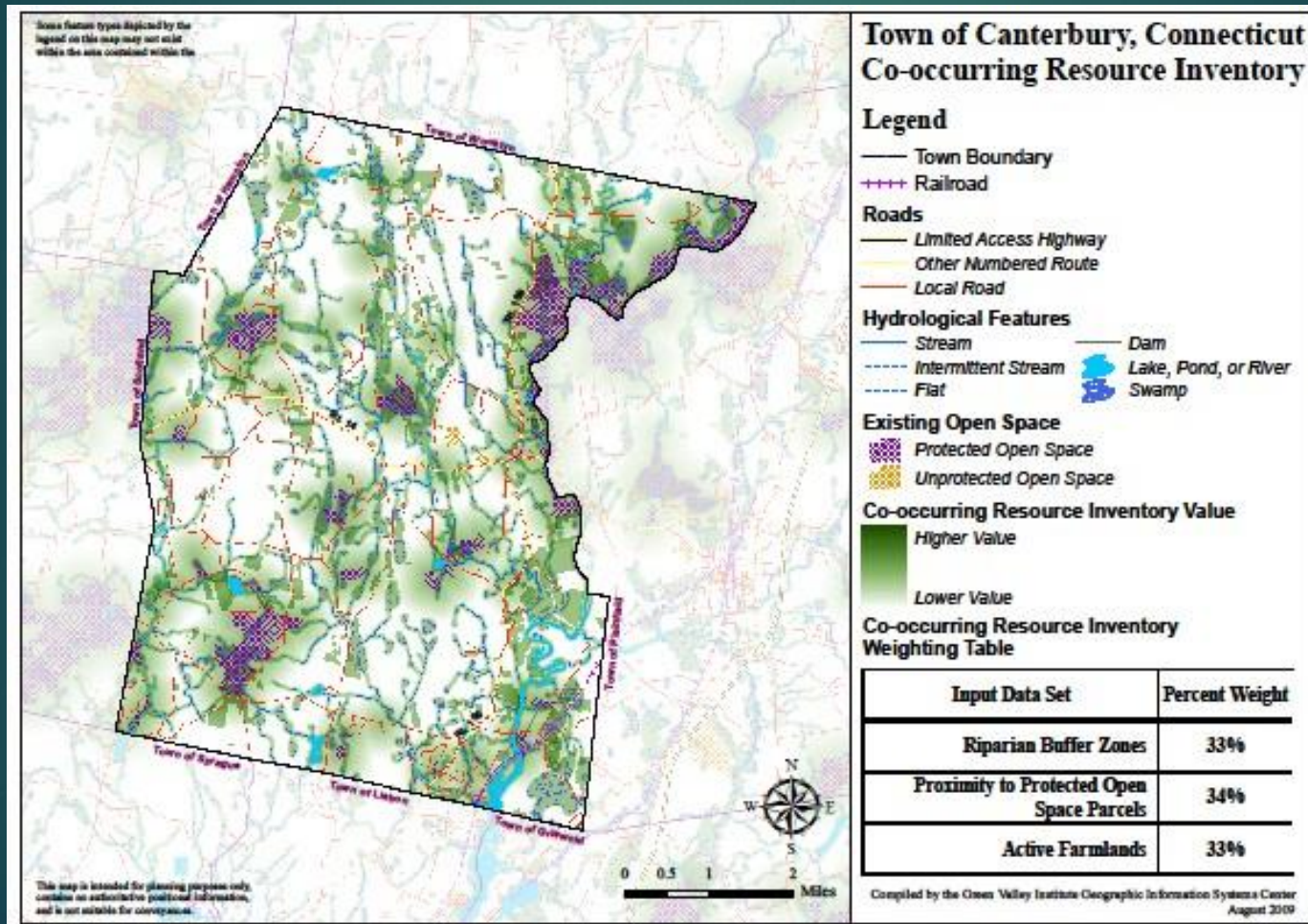
- Step 1 - What kind of data is needed?
- Depends on the type of plan or plan elements you want to create
 - Neighborhood Plan
 - Transportation Plan
 - **Open Space Plan**
 - Regional Plan
 - Economic Development Plan

Open Space Plan

Natural Resource Data



Co-occurring Resource Inventory



Data Gathering / Research

Step 1 - 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. Garner's 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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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

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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 the *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

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Data Analysis



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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

- 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
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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
 - I. A and B
 - II. C only
 - III. C and D
 - IV. None of these

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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

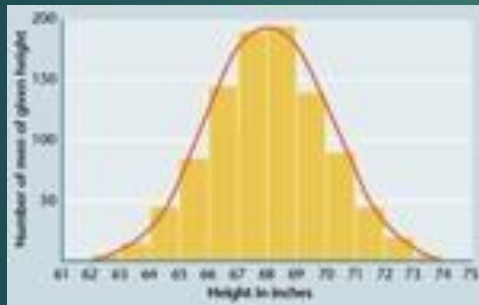
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Data Analysis

- To be an effective planner and consumer of statistical information, know the basics:
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Sample Question

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

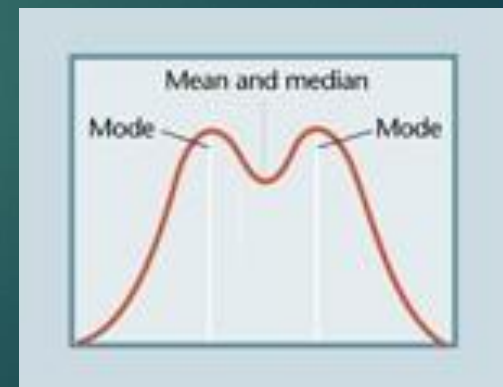
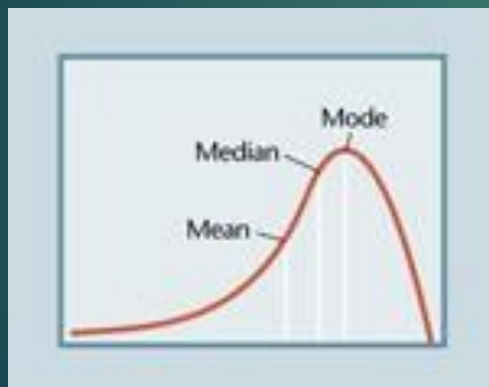
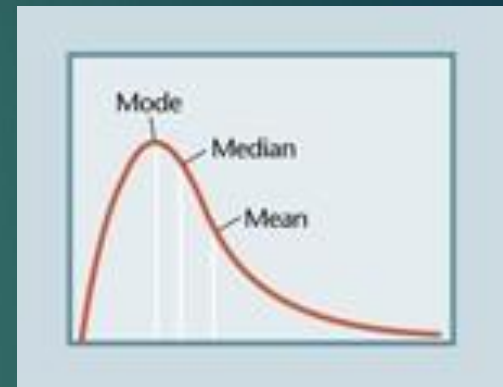


I. Skewed Left

II. Bi-Modal

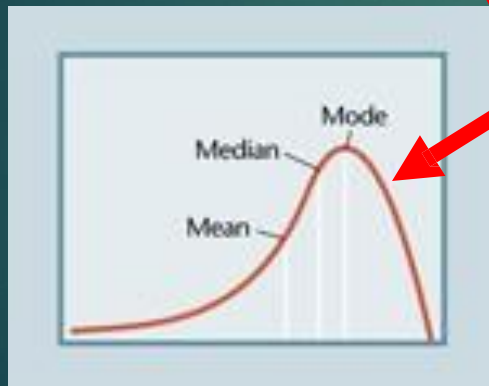
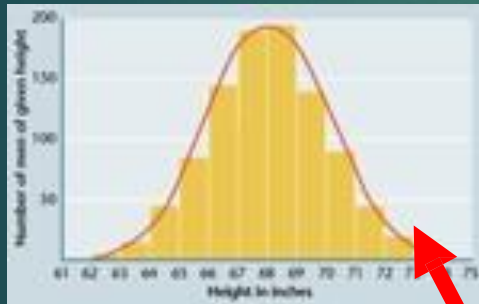
III. Skewed Right

IV. Normal



Sample Question

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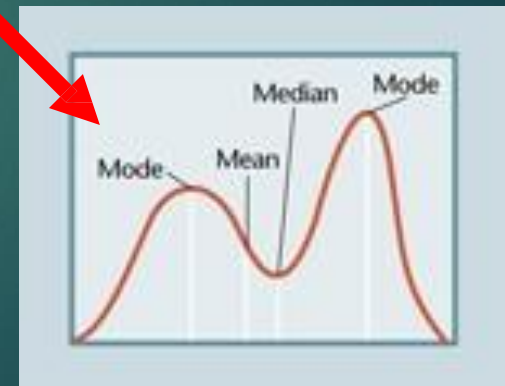
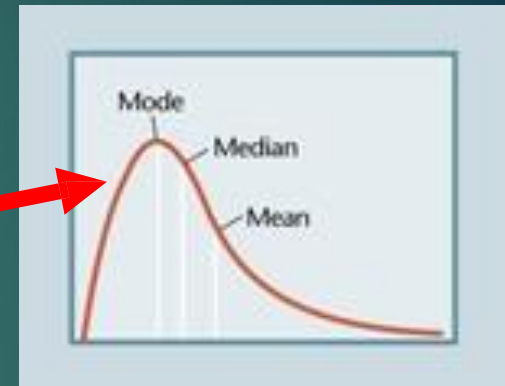


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IV. Normal



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

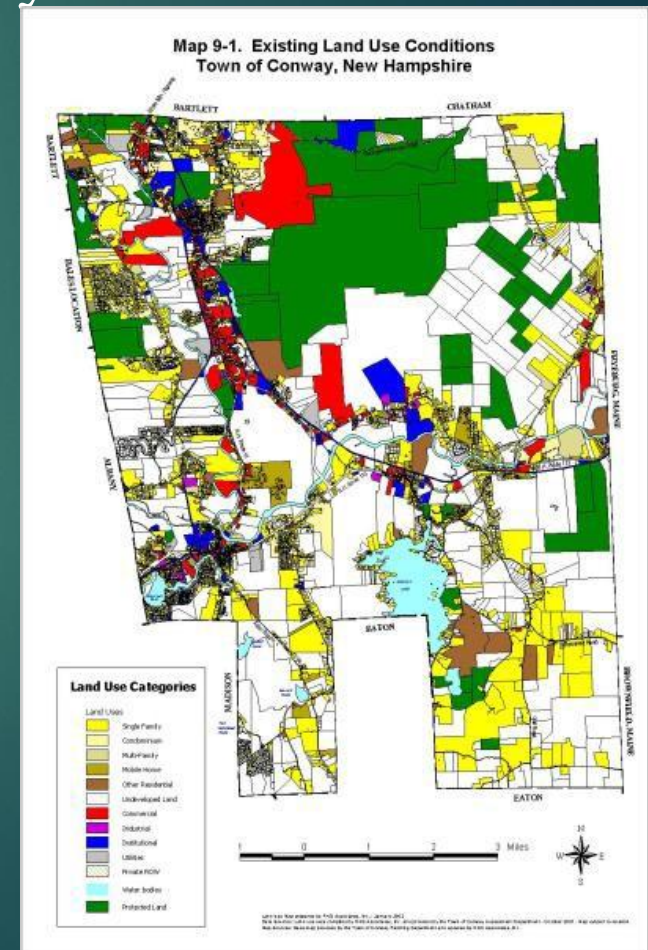
- Think about the best way to present the data
 - Text
 - Tables
 - Charts / Graphs
 - Mapping

Presenting Data

- Which of the following would you rather peruse?

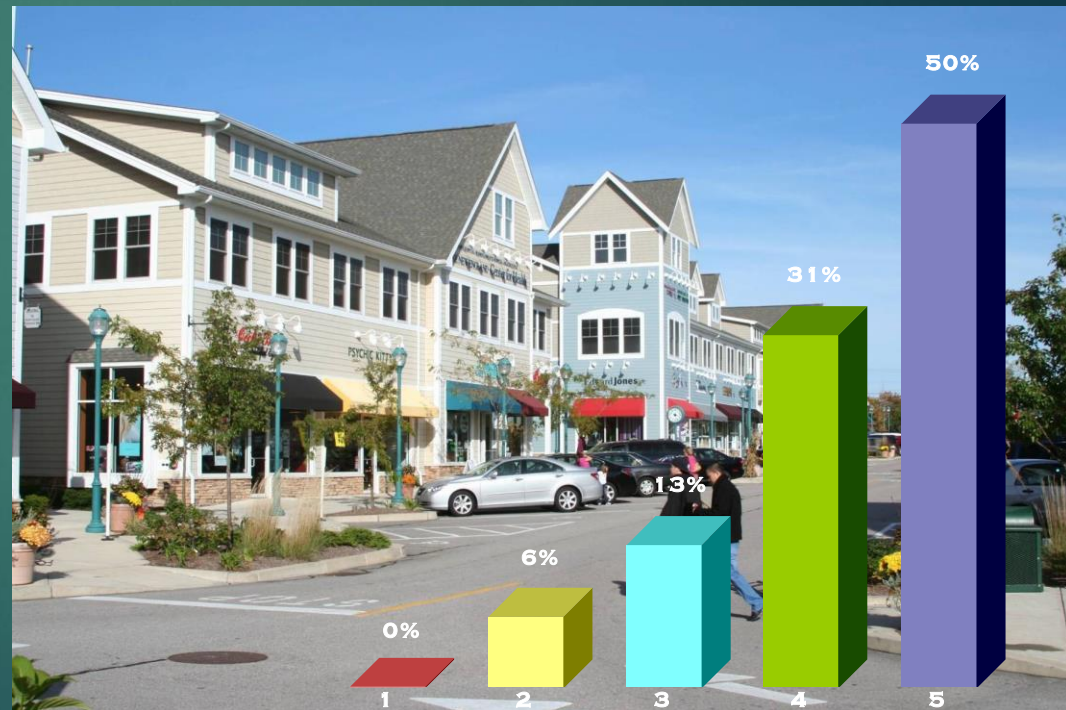
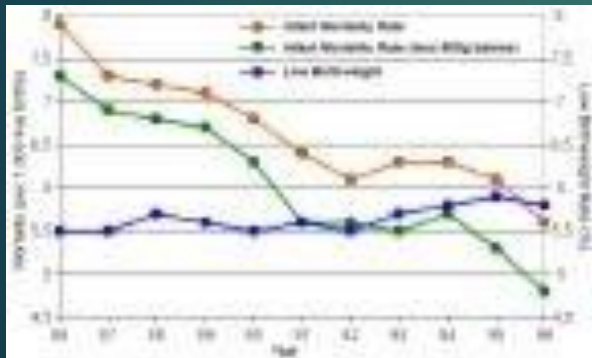
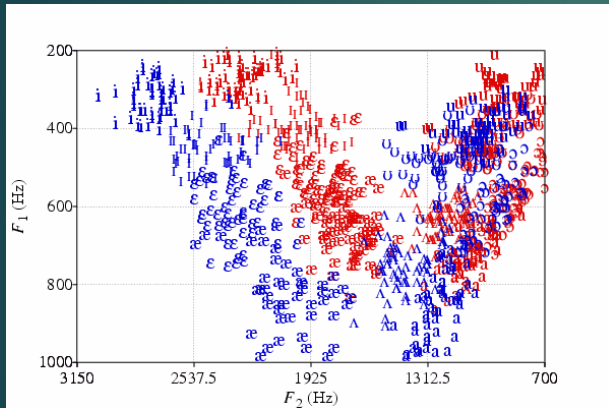


Washington Department of Ecology Agriculture and Forest Land											
	2000 Acres	2001 Acres	2002 Acres	2003 Acres	2004 Acres	2005 Acres	2006 Acres	2007 Acres	2008 Acres	2009 Acres	2010 Acres
Forest											
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
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Forest	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	



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

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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



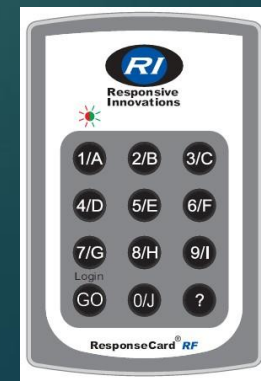
Workshop Meetings

- 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.




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Invitations, Free eCards and Party Planning Id... Mansfield Tomorrow by MindMixer x Sustaining Our Economy | Mansfield Tomorr... +

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TOPIC QUESTION

 **What type of economic development is right for Mansfield to help the Town pay its bills?**


Views 34 Interactions 1 Days Remaining 6

Like 0 Send Tweet 0 Share 0 +1 0 email

Add an Idea in this Topic

TOPICS

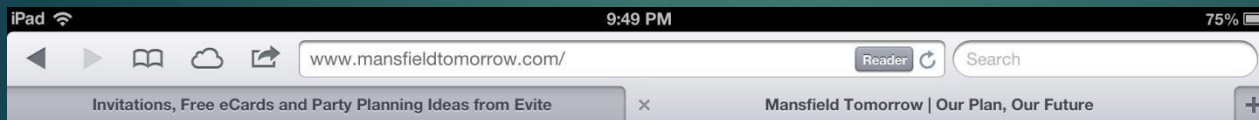
- The Best Thing >
- Making One Change >
- Visioning a Green Future >
- Preserving our Character >
- Making Agriculture Successful >
- Sustaining Our Economy



www.mindmixer.com

Outreach

- Press releases, posters, web, flyers, etc.



welcome



LATEST NEWS

Community Forum March 9th

The next public event is a Community Forum on Saturday, March 9th at E.O. Smith High School.

Posted on [February 6, 2013](#)

Forum on Growing Farms a Success

Nearly 50 members of the Mansfield community participated in the Feb 2 Forum on Growing Farms in Mansfield, generating a [...]

Posted on [February 4, 2013](#)

Thank you for your participation!

Last week was the official launch of the Mansfield Tomorrow community planning initiative.

[about the plan](#) [project calendar](#) [document + media library](#) [get involved](#) [contact us](#)

SHARE IDEAS VIA mindmixer



Welcome!

In the next several years, Mansfield will be transformed by the completion of Storrs Center, the construction of a UConn Technology Park and expansion of the public water system. While these projects will provide opportunities for new jobs and businesses, they will also impact the character of our town. The decisions made today will shape how we live, work and play in Mansfield in the future.

How can we preserve the best of Mansfield? How do we meet the challenges of the future?

Mansfield Tomorrow is an opportunity to share the future. This project is designed to provide the

Community & Natural Resources Planning Program
A University of Connecticut CLEAR Program
Helping Communities Plan Their Future

Please share this brochure with others

Join local town commissions and other interested residents at workshops addressing community planning and design issues, conservation strategies and economic development impacts. These workshops are sponsored by Northwestern CT Council of Government and the Litchfield Hills Council of General Officials. The Northwest Conservation District, Northwest CT Planning Collaborative, and Upper Housatonic Valley National Heritage Area are co-sponsors offering additional support.

Spring 2012 Workshops

In Northwestern Connecticut

Mar 20th Thursday 7-8:30am	DEVELOPMENT ALTERNATIVES - Susan Whittle Historic and current land use patterns are markedly different. Alternatives to today's development patterns are discussed with examples that preserve our rural character, preserve open spaces and create a sense of community. LOCATION: Cornwall Town Hall, 24 Pine Street, on-street parking and behind Town Hall.	
Apr 22nd Monday 7-8:30am	GROWTH AND COMMUNITY CHARACTER - Paula Stahl Folks have told us again and again that they treasure the rural character of this region, they do not want to become another Appleton, USA. Yet land use regulations in many towns promote conventional development and don't permit traditional development patterns. See what techniques other towns have used to successfully reduce sprawl and villages and integrate new development into their town's character. LOCATION: University of Connecticut's Torrington Campus, 80 University Dr., in Extension Building	
May 6th Tuesday 7-8:30am	ECONOMIC DEVELOPMENT PLANNING - Paula Stahl There are only three kinds of economic development: existing businesses and helping them expand, attracting new businesses and encouraging start-up businesses - but many ways to go about it. What's the right approach for your town? See how other communities have successfully implemented an economic development plan. LOCATION: WEST Chamber of Commerce, 225 Kennedy Drive, Torrington	
May 17th Thursday 7-8:30am	AFFORDABLE HOUSING - Bruce Hyde Access to decent, safe, and affordable housing has long been an issue of public importance in Connecticut. This workshop focuses on the challenges of providing affordable housing in our communities. Existing myths and misconceptions - and the reasons why creating affordable housing is in the interest of municipalities will be discussed. LOCATION: University of Connecticut's Torrington Campus, 80 University Dr., in Extension Building	

Format will include ample time for discussion. Light refreshments and take-home materials will be provided.

[More Info](#)

Meeting co-sponsored by:
Willamantic River Alliance, Inc. Town of Mansfield

Public Information Meeting

Proposed Hydroelectric Facility at Eagleville Dam

WHEN: Wednesday, February 27, 2013 at 5:00PM
WHERE: Eagleville Firehouse (879 Stafford Road, Mansfield) (intersection of RT 32 (Stafford Rd) and RT 275 (South Eagleville Rd))
WHAT: Representatives from New England Hydropower will explain their proposal and answer questions

There will be a short field visit at the Eagleville Dam at 4:30PM

*Please note that Google and other mapping sites may not give the correct directions to the Eagleville Firehouse. Please be sure your directions bring you to Rt. 32.

Visit www.MansfieldCT.org for more information about the proposed project.

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

Sample Question

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Plan Implementation Strategy

- ☐ Be very specific
- ☐ Identify who, when and how
- ☐ Make it happen!

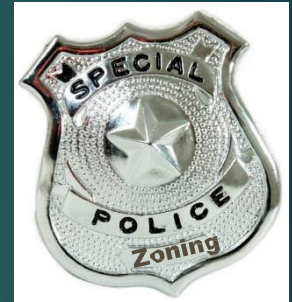


Plan Implementation Techniques

- 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?

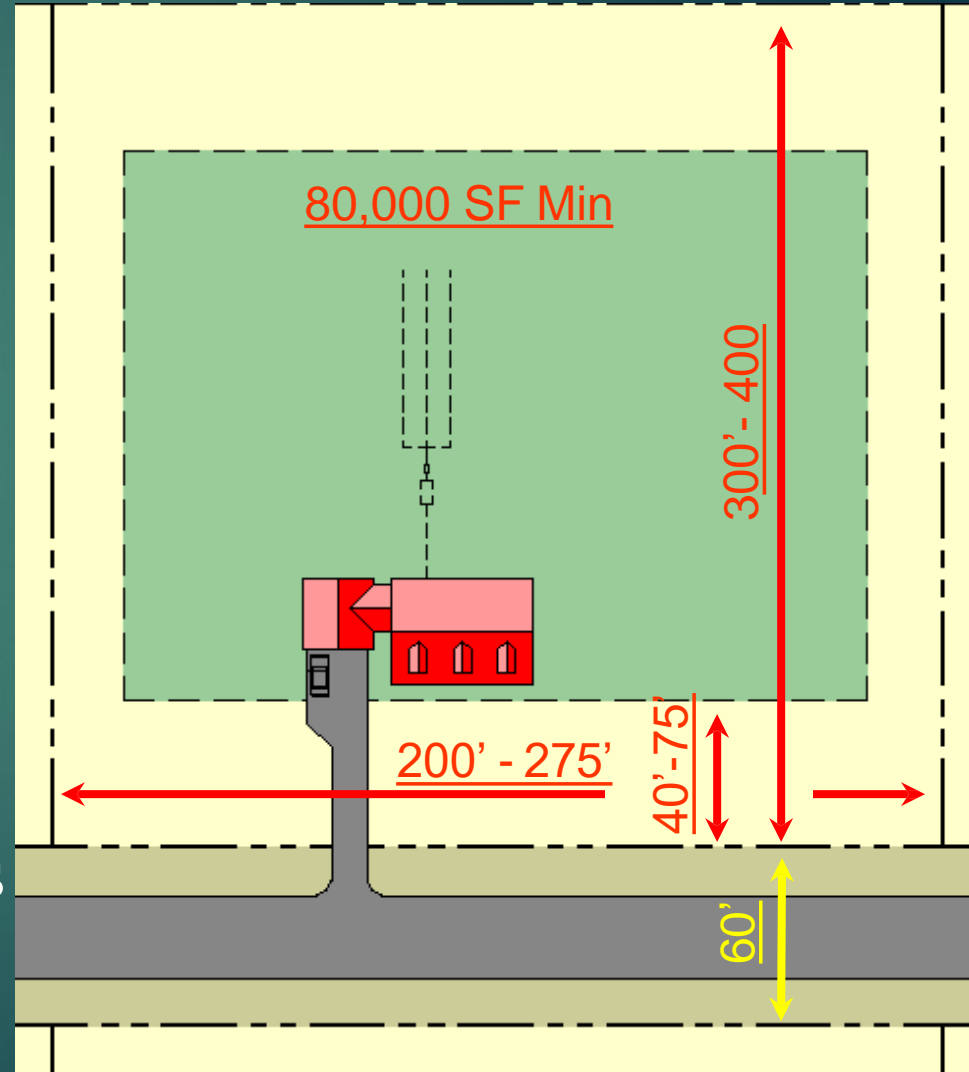
Zoning

- 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



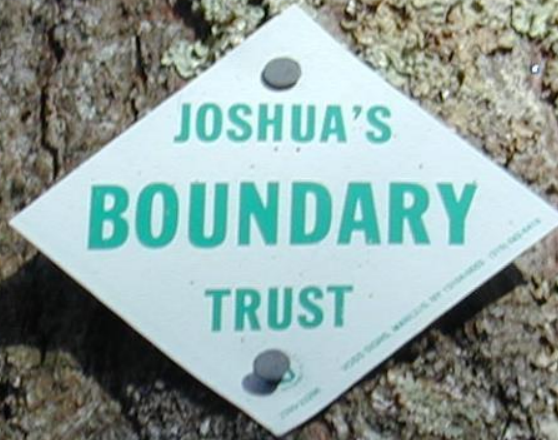
- Regulatory process that controls the creation of new land parcels
- Based on the administrative authority to record property plats and deeds

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

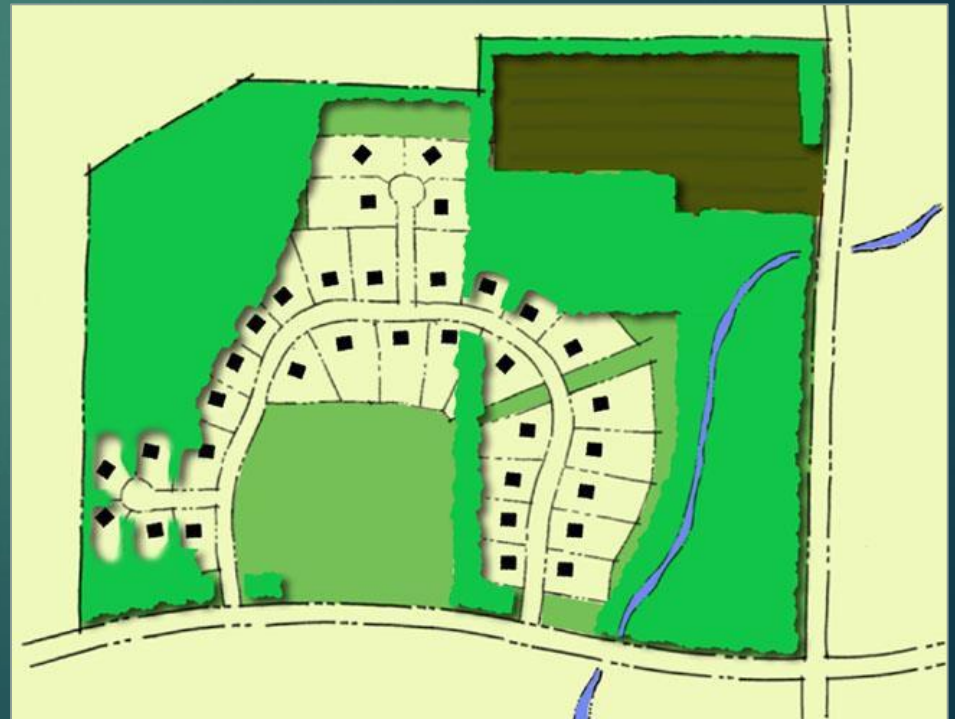


Innovative Regulatory Techniques

- 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

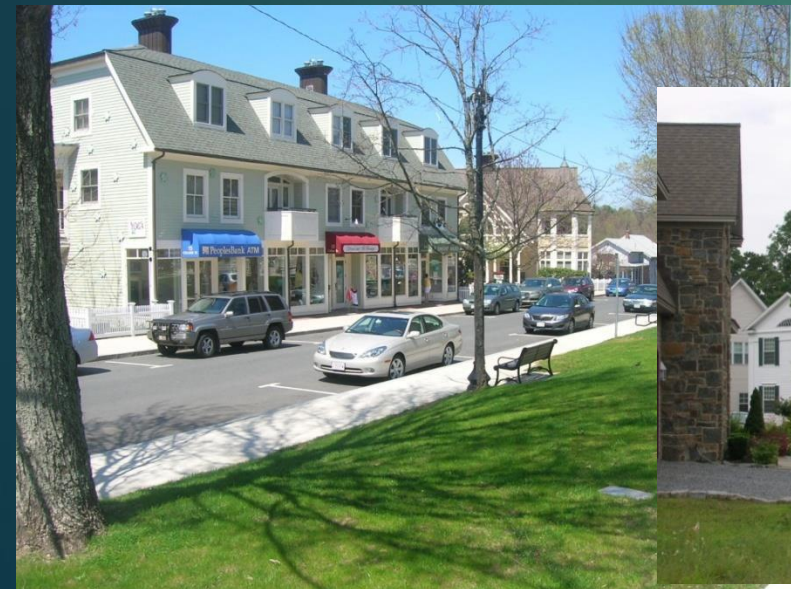
Conservation Subdivision

- ❑ Same number of building lots as w/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



Examples



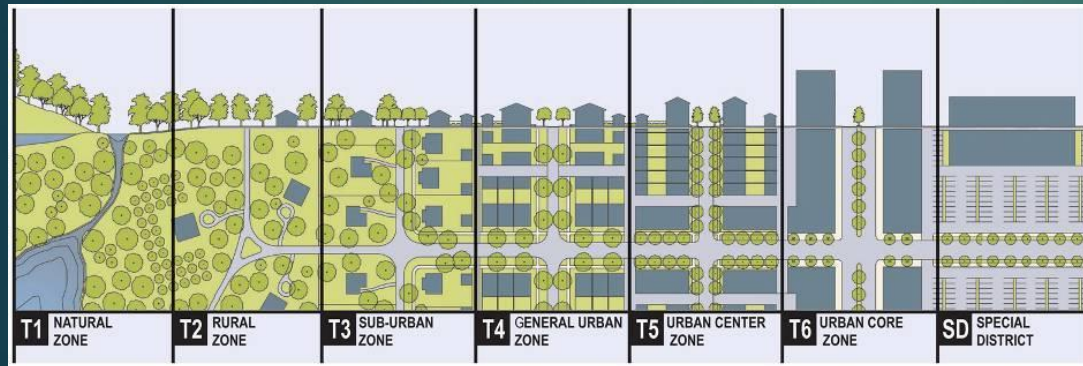
Storrs Center

Edgewater Hills



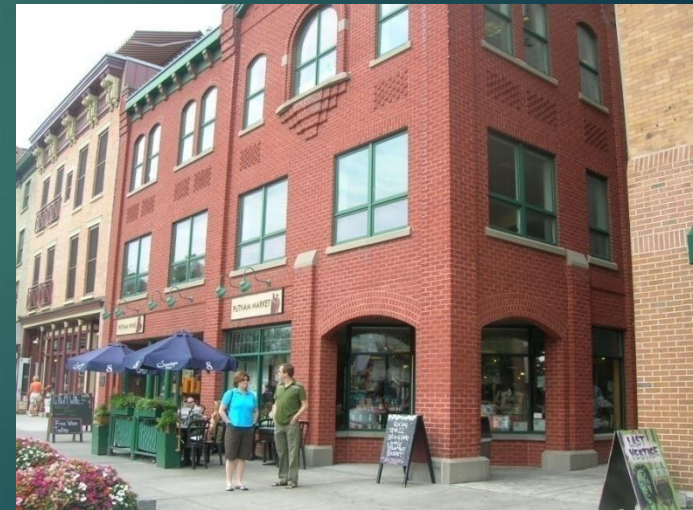
Form-Based Codes

- ❑ 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

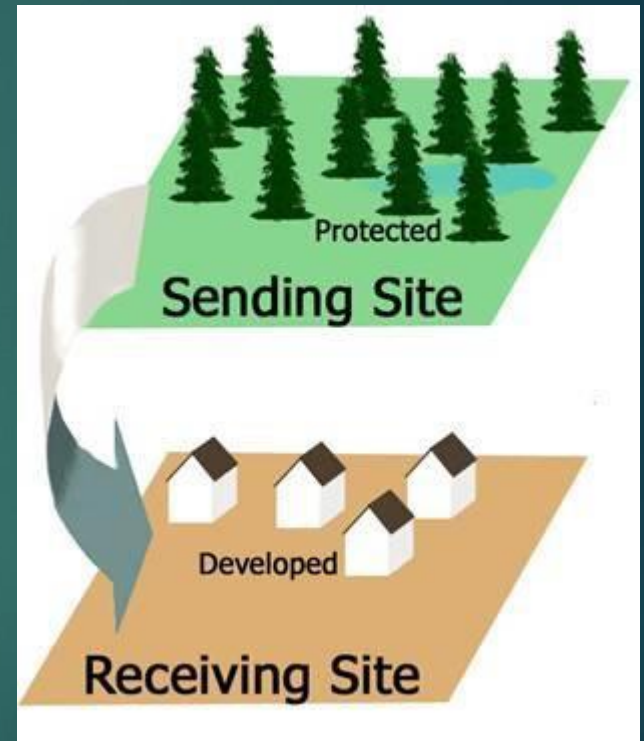
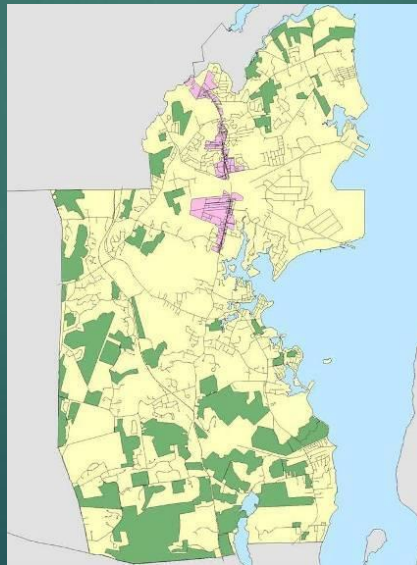


Transfer of Development Rights

□ 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!

Jeremy DeCarli

jdecarli@easthamptonct.gov

(860) 267-7450

