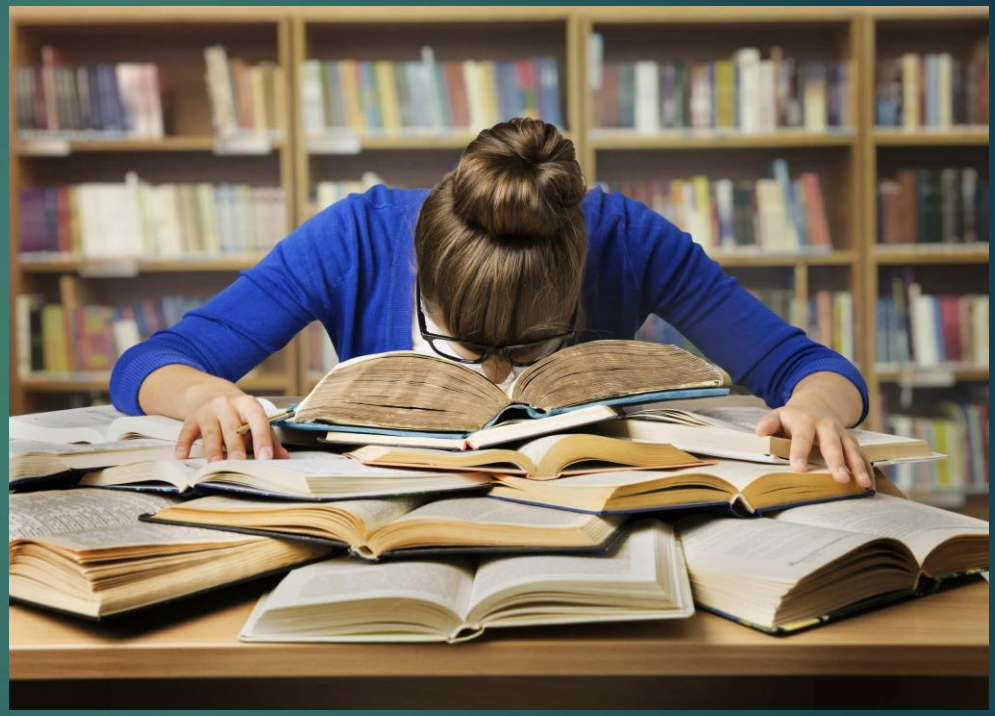
Plan Making & Implementation
(It's what we do!!)

AICP Exam Preparation 2022



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Slide show largely by

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Plan Making & Implementation

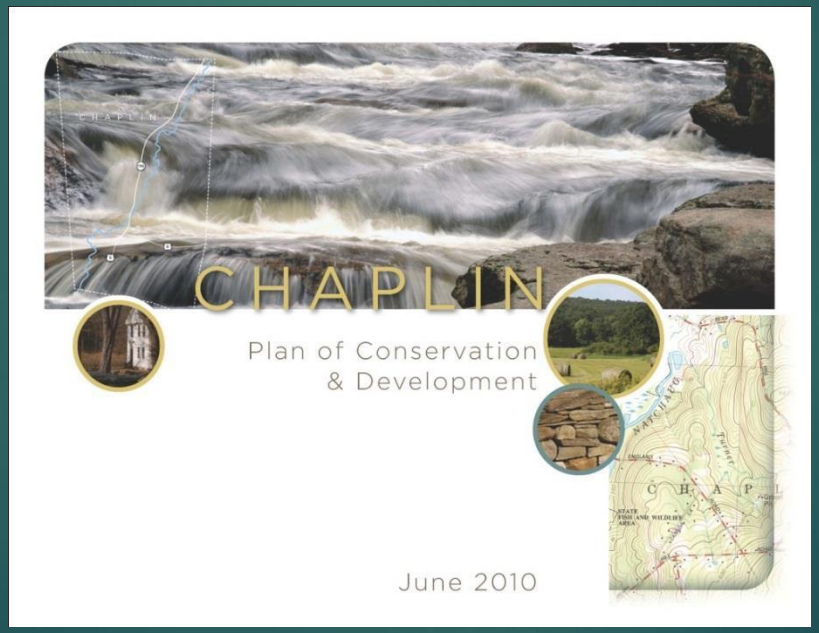
- Purpose of Plan, Process & Elements
- Tools to Create Good Plans
  - Data Gathering / Research
  - Analysis of Data
  - Presentation of Information
- Techniques to Foster Public Participation
  - Public Meetings/Focus Group/Surveys/Web Tools
- Plan Implementation
  - Regulations & Other Innovative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

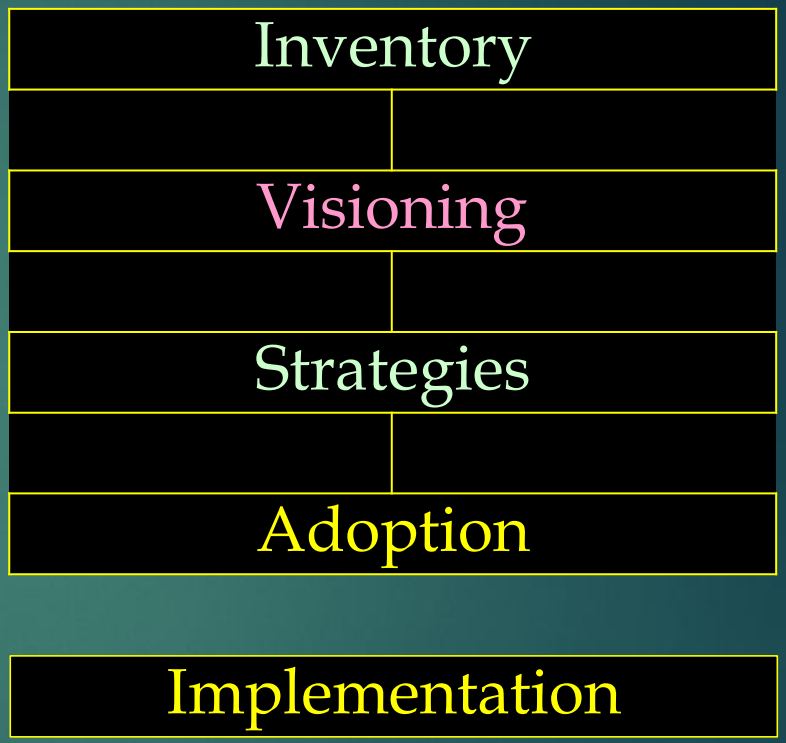
Purpose of the Plan

- 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

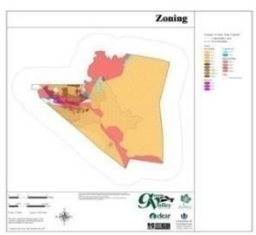
- Land Use
- Circulation/Transportation
- Housing
- Natural Resources/Open Space/Agriculture
- Infrastructure
- Community Facilities
- Economic Development
- Recreation
- Historic Preservation

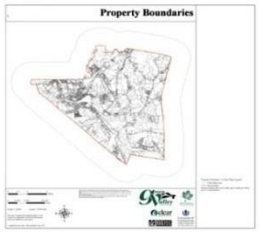
Data Gathering / Research

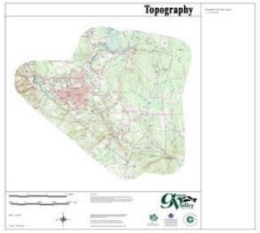
- Step 1 - What kind of *data* is needed?

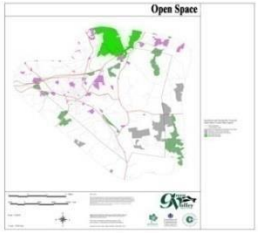
- Depends on the type of plan or plan elements you want to create
  - Neighborhood Plan
  - Transportation Plan
  - Open Space Plan
  - Regional Plan
  - Economic Development Plan

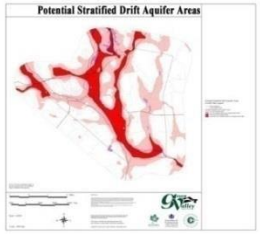
Open Space Plan



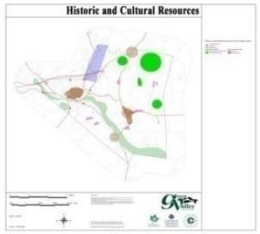


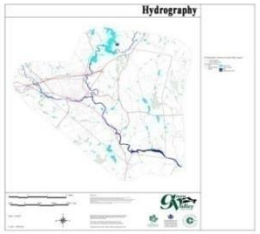


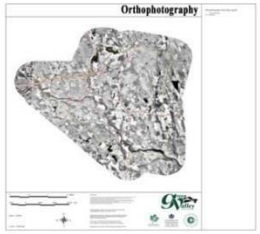


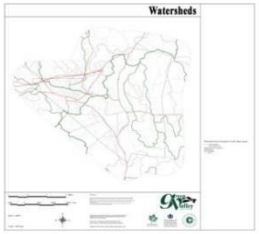


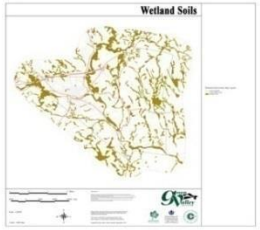
Natural Resource Data

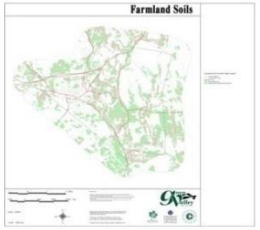


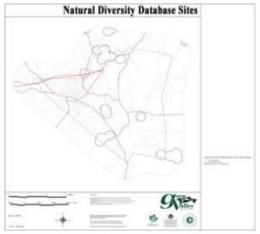




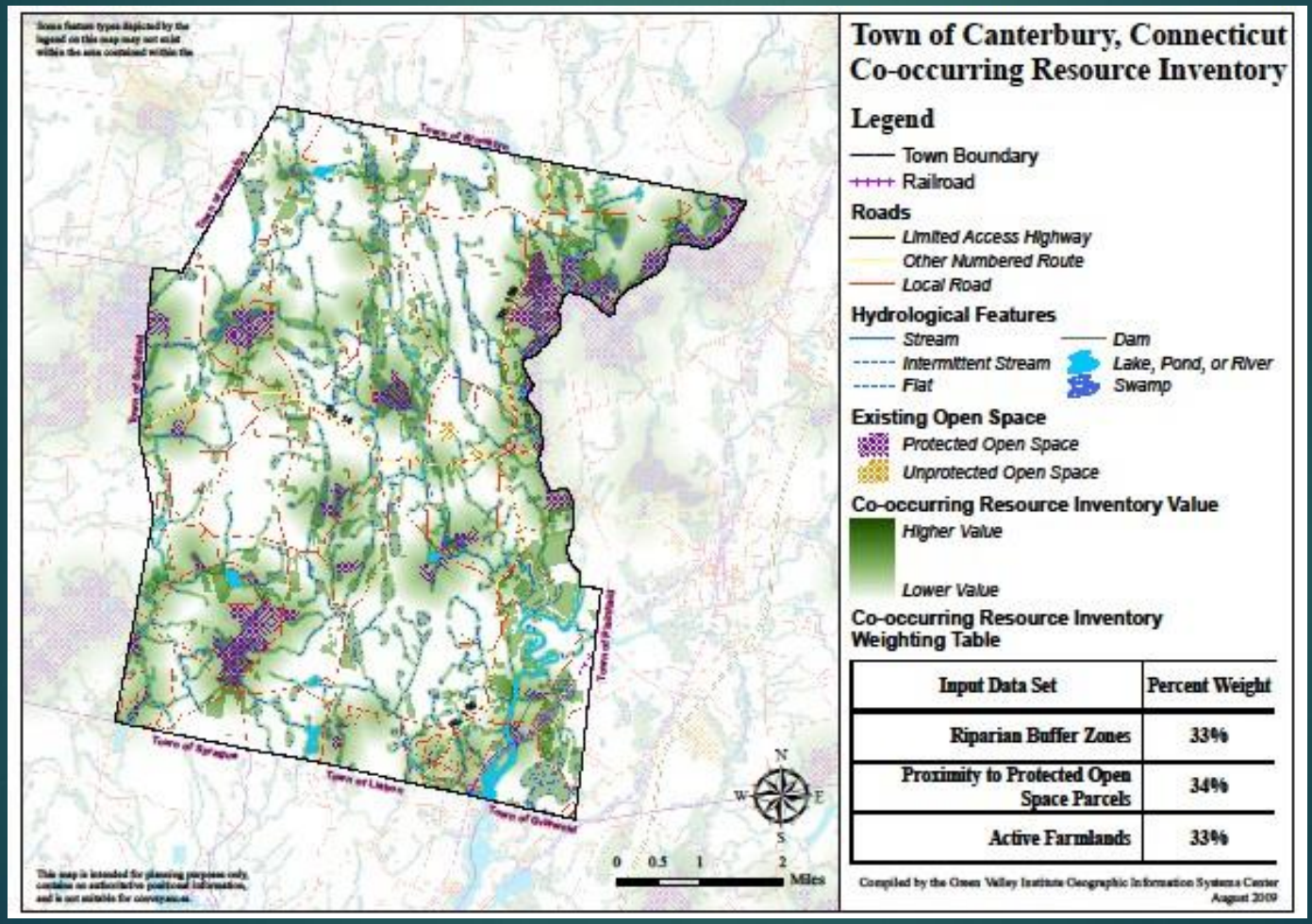








Co-occurring Resource Inventory



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. 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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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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  - A. Birth 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

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- 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

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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
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- 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

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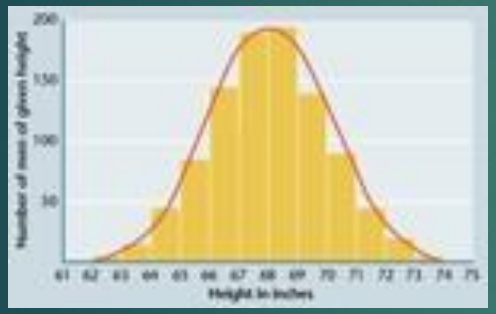
- Link the following distributions to their names and describe their characteristics.



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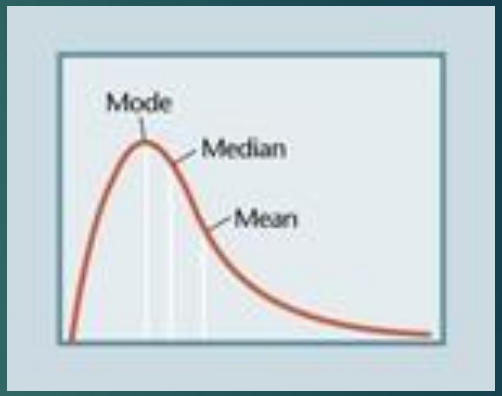
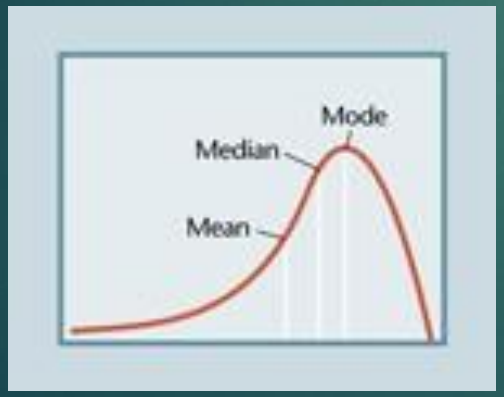
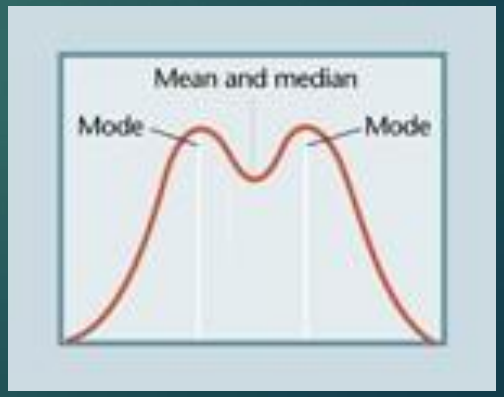


II. Bi-Modal



III. Skewed Right



IV. Normal

Sample Question

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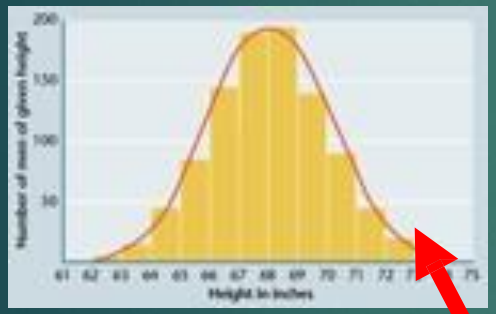

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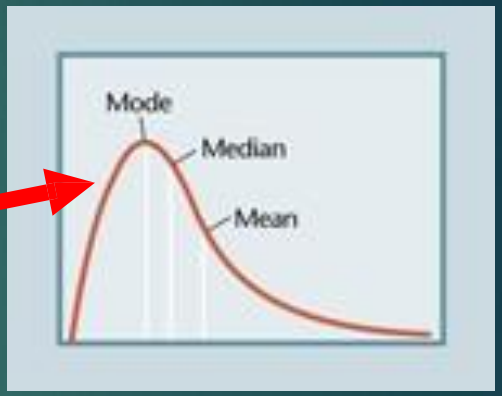
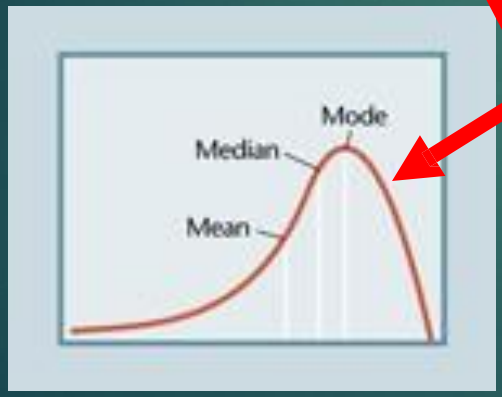
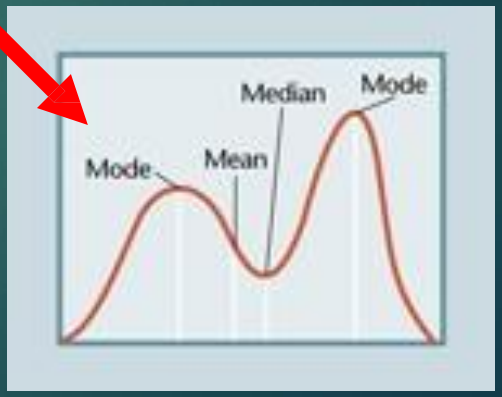






Data Analysis Summary

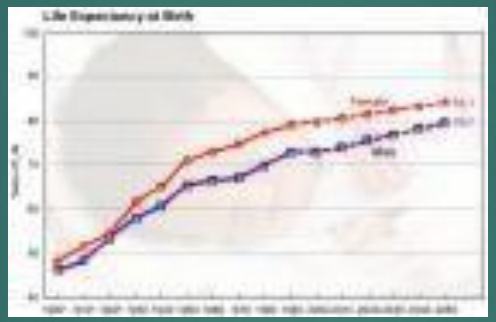
- Know how to calculate the following
  - Mean, median, mode
  - Percentages, ratio
  - Frequencies, ranges
- Know how to read charts, graphs, mapped data
- Know sources of data such as:
  - U.S. Census Bureau
  - U.S. Geological Survey
  - U.S. Bureau of Economic Analysis, etc.

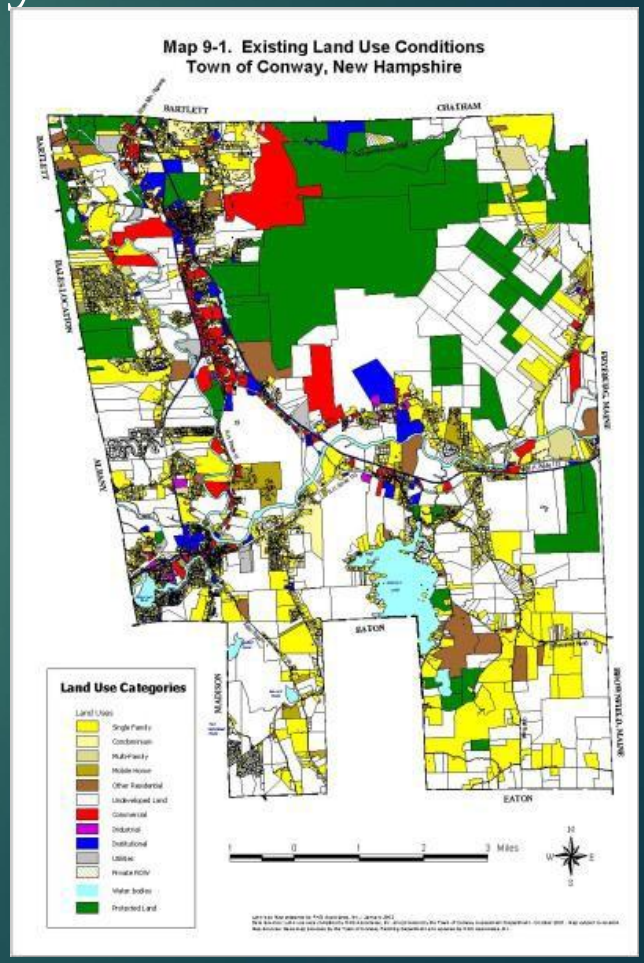
Presenting Data

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

Presenting Data

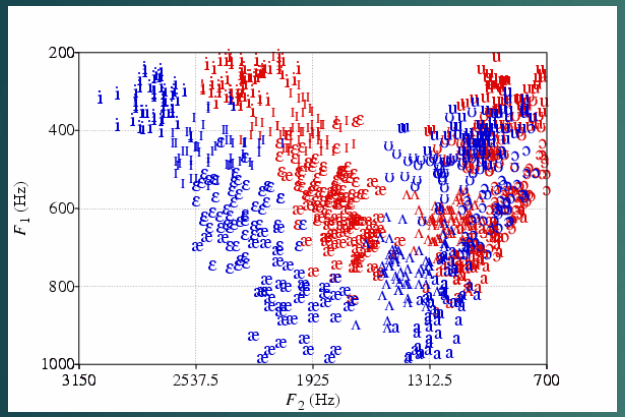
- Which of the following would you rather peruse?

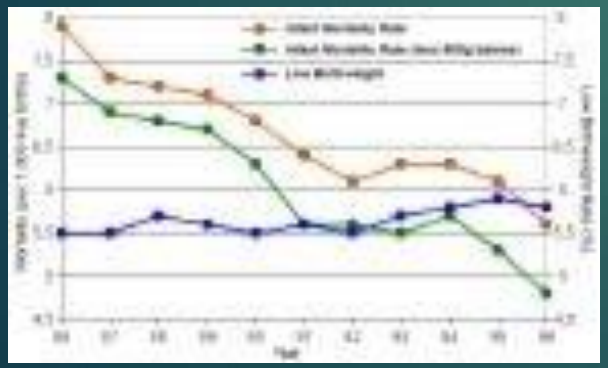




Presenting Data

- 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

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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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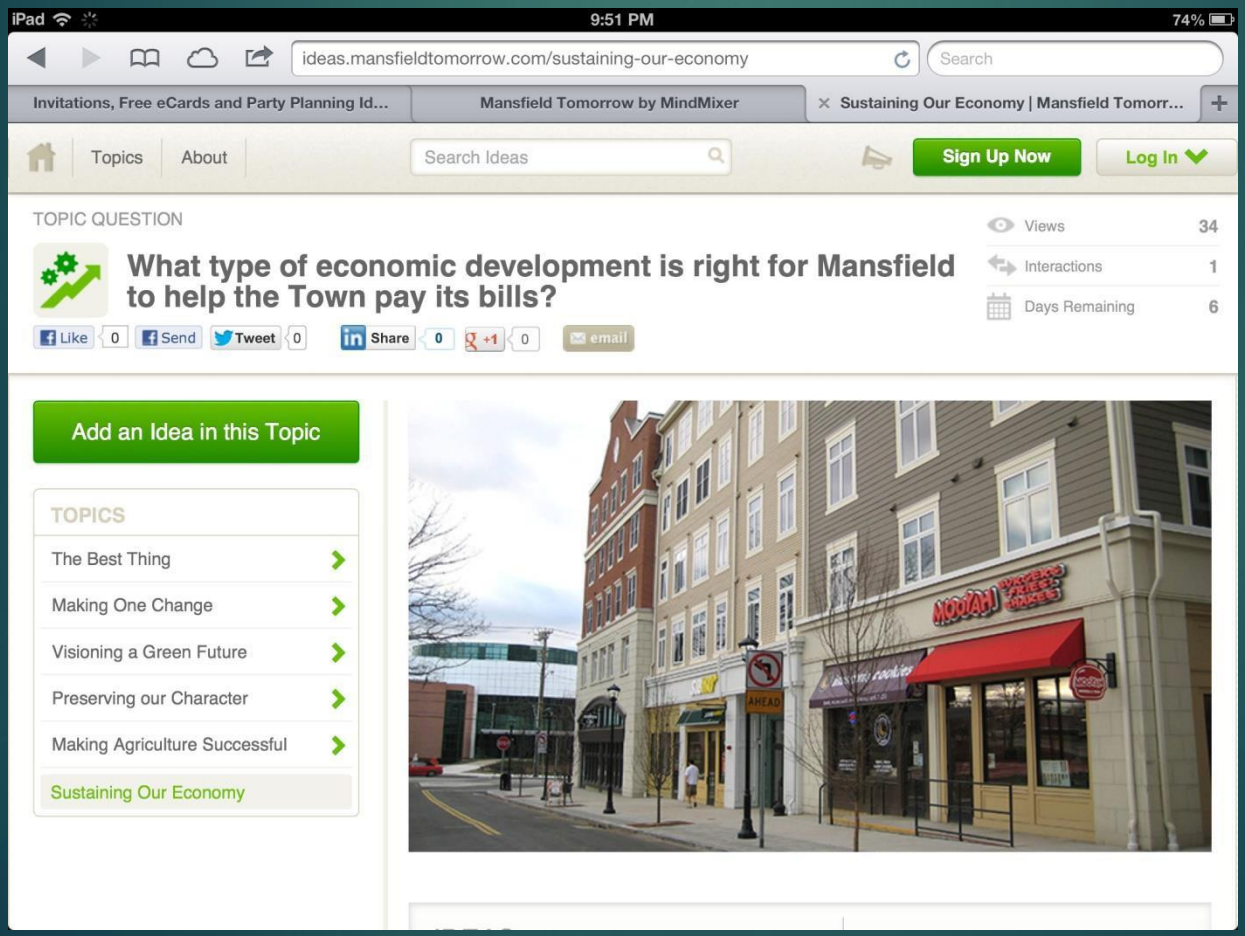
Public Hearings

- Should not be the only thing

Surveys

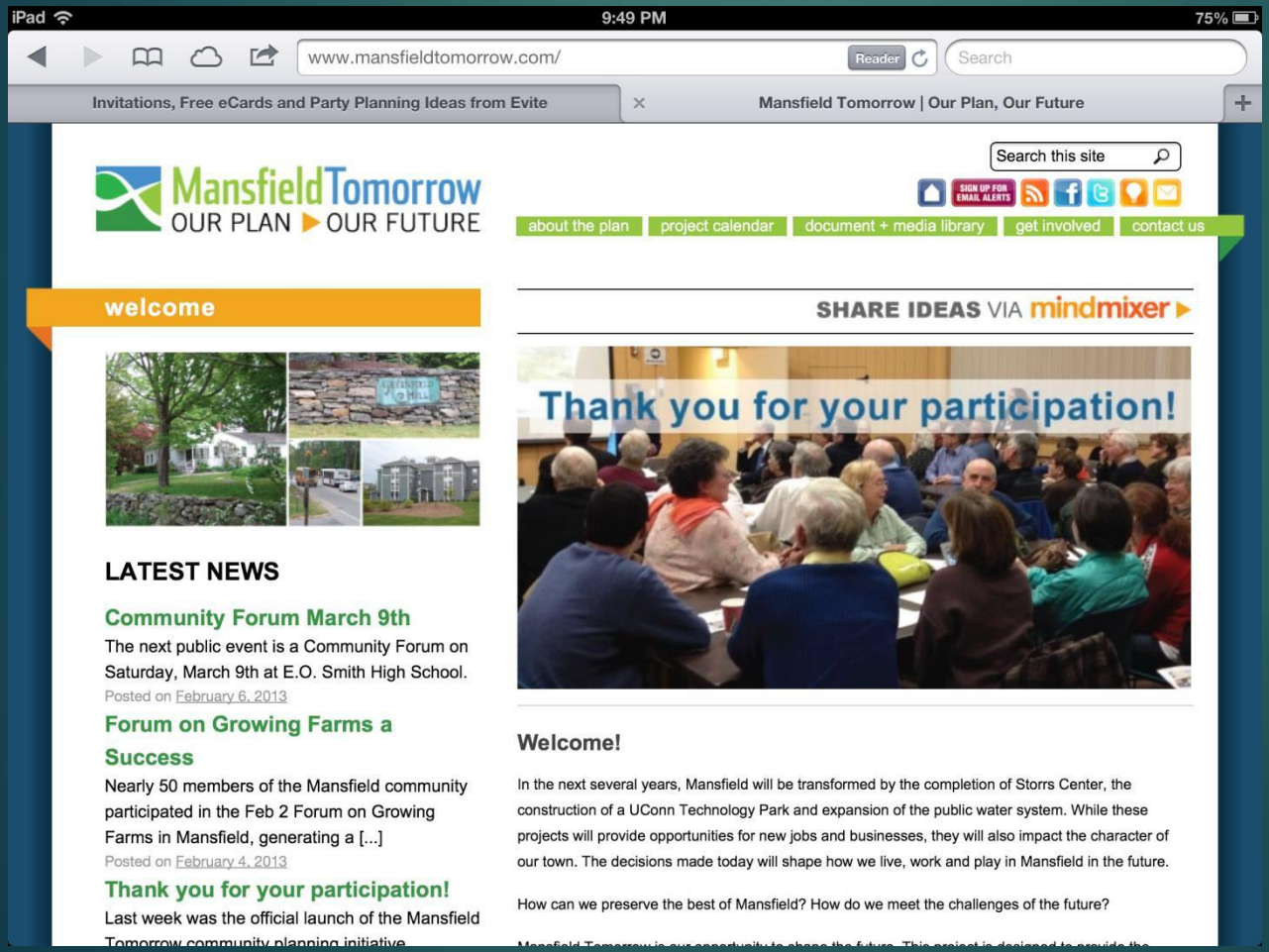
- Phone, mail, internet, street, etc.

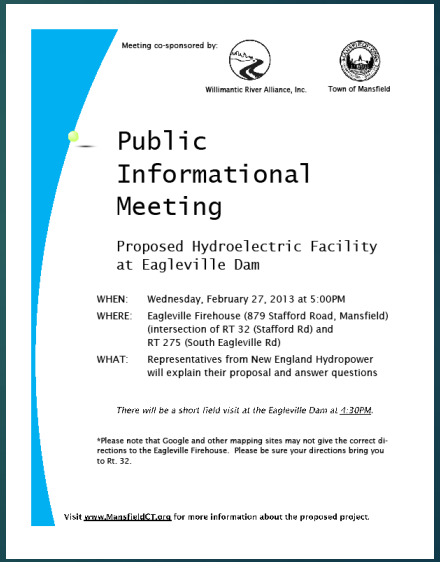


www.mindmixer.com

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

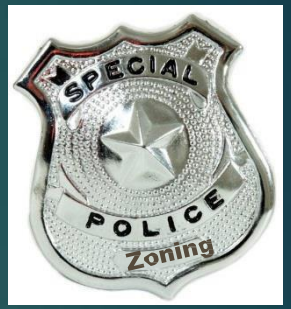
- Be very specific
- Identify who, when and how
- Make it happen!

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

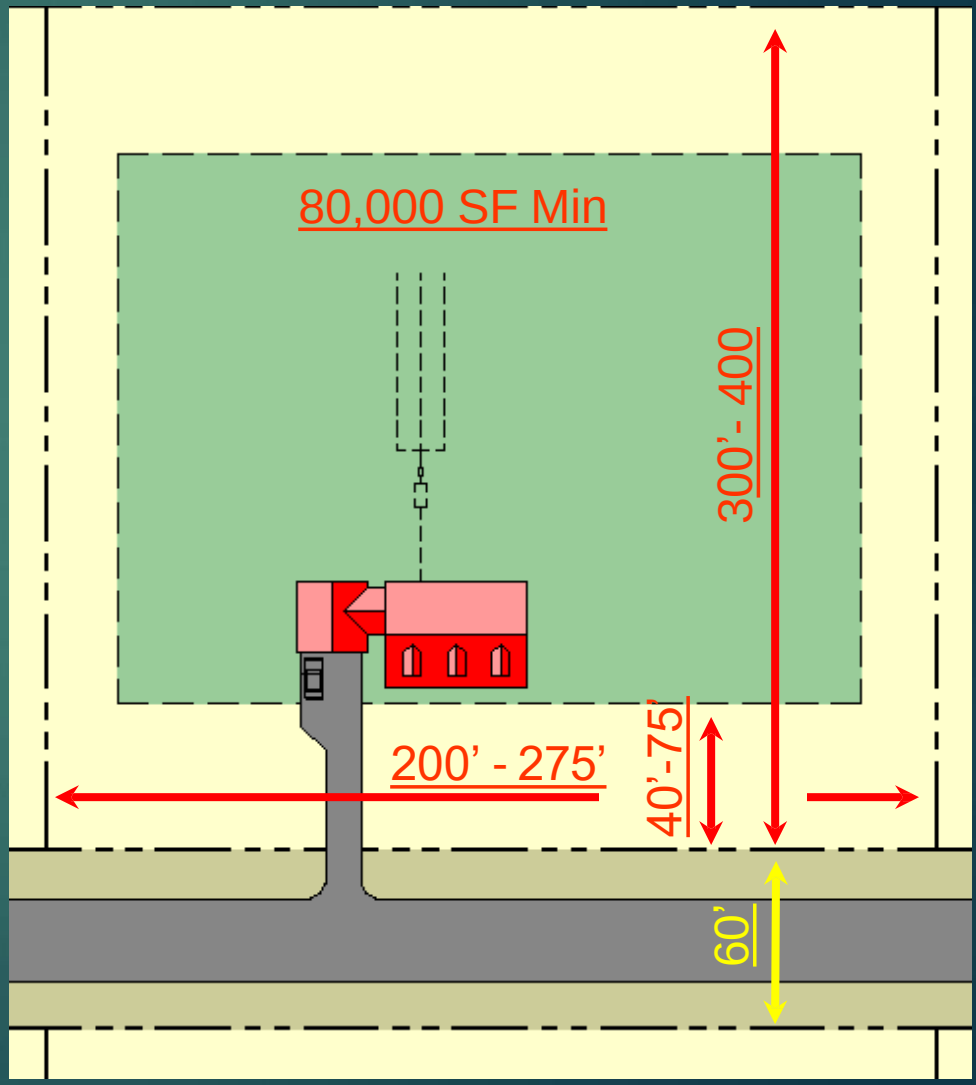
- Where? NYC
- When? 1916

- 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



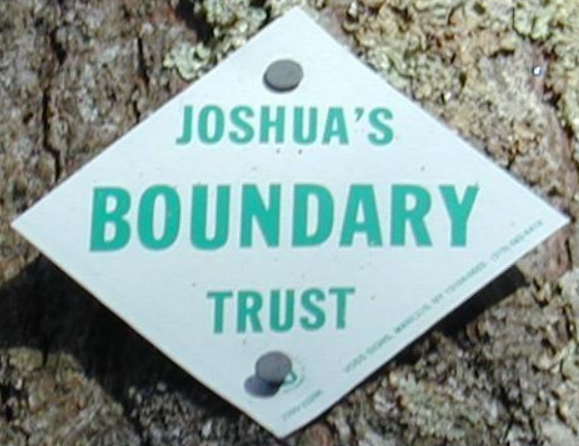
Regulation - Subdivision

- 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 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

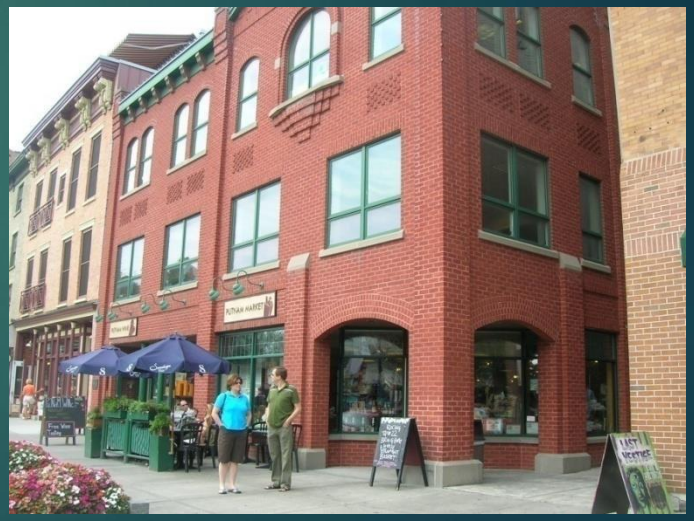
Edgewater Hills

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

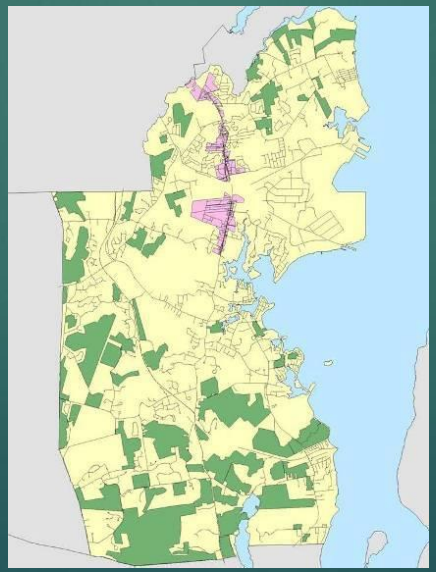
Duany Plater-Zyberk & Co

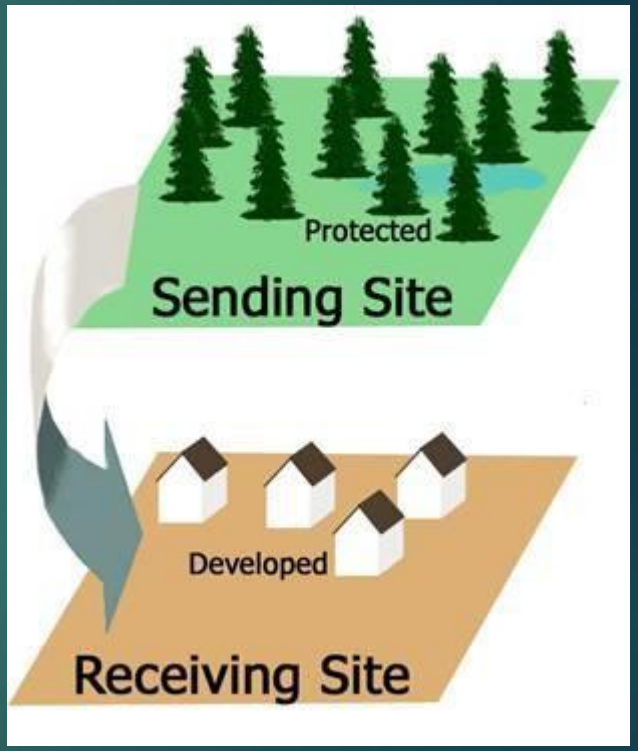


Transfer of Development Rights

- 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!

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