PLANNING BASICS
A Theoretical Foundation for Urban Planning

PLANNING BASICS:

- The Planning Pyramid
- "Smart Growth"

The Planning Pyramid
Community Development

- Community Vision
- Community Goals
- Implementation Strategies (zoning, budgets, programs)
- Desired future

Community Conversation
PLANNING BASICS:

Principals of the Pyramid

- Implementation is linked to vision, goals, policies
- Implementation is holistic
- Vision, goals, policies set should guide most government and community decisions
- Good planning creates good community

PLANNING BASICS:

Smart Growth Overview

Not anti-growth ..., better growth:
Based on recognition that:
- Old development pattern not sustainable
- We must build communities more efficiently
- Development patterns and quality of life are linked (growth patterns have social impacts)
- We must take a more nuanced, sophisticated view of growth and development
- Demographics are changing

PLANNING BASICS:

Smart Growth Principals

- Range of housing choices
- Walkable community
- Citizen involvement
- Sense of place
- Predictable decisions
- Mixed-use
- Preserve open space and environment
- Variety of transportation choices
- Efficient growth
- Compact building design
PLANNING BASICS:

**Range of housing choices**

**Concepts:**
- Strengthen existing neighborhoods
- Add new units in old neighborhoods (appropriately)
- Recognize varied housing needs
- Lessen automobile dependence
- Quality of life/walkability linked
- Use new residential land more efficiently

**Toolbox:**
- Keep schools, libraries, public services nearby
- Accessory units
- Cottage housing
- Mixed-use
- Add housing close to center
- Neo-traditional neighborhood standards
- Raise densities (appropriately)

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**Walkable community**

**Concepts:**
- Walkable communities are more environmentally sustainable
- Walkability encourages better social connections
- Works best with mix of uses
- Works best with compact pattern
- Satisfying to residents
- Healthier lifestyles
- D.T. already embodies many walkable principles

**Toolbox:**
- Compact neighborhoods
- Pedestrian development standards
- Mixed-use
- Add housing close to center
- Neo-traditional neighborhood standards
- Keep schools, libraries, public services nearby
- Invest in downtown

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**Sense of place**

**Concepts:**
- Unique communities
- Heritage is important
- Physical environment affects social environment
- Sense of place = increased public safety
- Sense of place = increased economic competitiveness
- Sense of place = increased property values

**Toolbox:**
- Visioning
- Historic preservation
- Downtown revitalization
- Mixed-use
- Design standards
- Arts programs
PLANNING BASICS:

**Predictable decisions**

**Concepts:**
- Communities desires must work for private sector
- Government can help by making strategic infrastructure investments
- Government can help by providing (regulatory) incentives
- Government can help by streamlining processes

**Toolbox:**
- Include private sector from beginning
- Better coordination of CIP with rest of Comp. Plan
- Density bonuses
- "Smorgasbord" regulations
- Form-based codes
- "planned action EIS's"
- "planned action project review"

PLANNING BASICS:

**Mixed-use**

**Concepts:**
- Provides housing option
- Places residential nearer services
- More walkable
- Increases social interaction
- Eyes on street
- Evening activity / vitality
- Increased economic activity

**Toolbox:**
- Mixed-use zoning
- Design guidelines
- Form-based zoning
- Incentives (height, bulk, density increases)
- Planned action EIS
- Planned action project review

PLANNING BASICS:

**Preserve open space and environment**

**Concepts:**
- Open space adds to quality of life / economic competitiveness
- Open space adds to attractiveness for tourism
- Protects farm land and farm economy
- Companion to more compact development patterns
- Environmental quality / sustainability

**Toolbox:**
- TDR programs
- Parks/open space impact fees
- Design guidelines / development standards (requiring open space)
- CAO's
- Historic Preservation
PLANNING BASICS:

Variety of transportation choices

Concepts:
- Relieves congestion
- Supports more compact development patterns
- Lessens reliance on SOVs
- Mobility for those unable to drive
- More healthy travel options

Toolbox:
- Higher density nodes/ corridors
- Incentives for less parking, more transit facility
- Bike racks and lanes
- Walkable dev. pattern / standards

PLANNING BASICS:

Efficient growth

Concepts:
- Use existing infrastructure before new (efficiency)
- Slow conversion of open space farm and forest land
- Provide residential near to services and jobs
- Reduce use of automobile
- Use infill to strengthen existing neighborhoods and districts

Toolbox:
- Incentives for Infill zoning / dev standards
- Infrastructure improvements
- Clear, easy to address design guidelines
- Form-based zoning
- Ease dev. standards for in-fill, mixed-use, etc.
- Careful market and need analysis before expanding UGA

PLANNING BASICS:

Summary of Basics of Good Planning

- Participatory (Community Development)
- Visionary (Takes the long-range view)
- Sustainable/efficient
- Linked
- Courageous