

Democracy, Policy & Design



3 Things to know before you start updating your Plan of Conservation & Development (POCD)

1. Have a vision
2. Have patience
3. Be prepared to compromise

...and be sure your consultant has
LOTS OF ASPIRIN

LOTS AND LOTS
OF ASPIRIN

What does the POCD include?

- Conservation and preservation of traprock and other ridgelines;
- A system of principal of thoroughfares, parkways, bridges, streets and other public ways;
- Airports, parks, playgrounds and other public grounds’
- The general location, relocation and improvement of public buildings;
- The general location and extent of public utilities and terminals, whether publically or privately owned, for water, sewerage, light, power, transit and other purposes;
- The extent and location of public housing projects;
- Programs for the implementation of the plan, including:
 - A schedule
 - A budget for public capital projects
 - A program for enactment and enforcement of zoning and subdivision controls, building and housing codes and safety regulations
 - Plans for implementation of affordable housing, and
 - Plans for open space acquisition and greenways protection and development, and
- Any other recommendations beneficial to the municipality.

In English

- Protection of ridgelines
- Analysis of road system
- Analysis of public spaces
- Efficiency of existing public buildings
- Efficiency of public utilities
- Analysis of affordable housing
- How to implement the new POCD
- Other recommendations

The Sesame Street Version

- What do we want this place to look like in 10-20-50 years? What do we want to leave to our children's children?

How to effect change (or prevent unwanted change).

- Know where the power is.
- Have a vision.
- Understand the process
- Execute the process to use that power effectively.

So how do we do this?

- The P&Z Commission appoints a committee to develop and make recommendations for The Plan
- Evaluate trends
- Public Input
- Professional Vetting
- Receive advice and consent from Legislative Body
- P&Z is the only adopting body

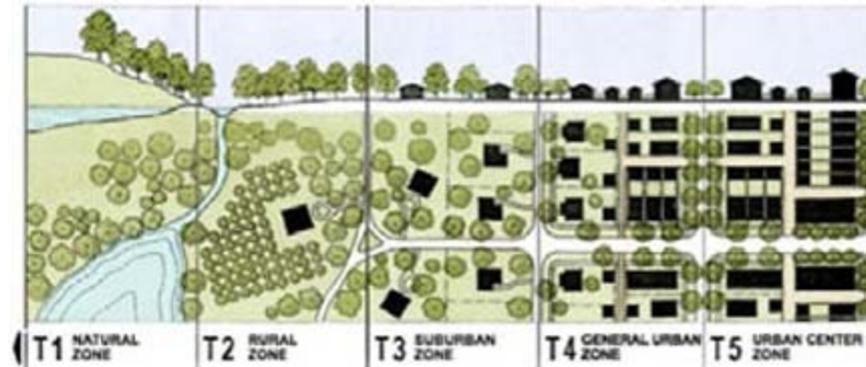
Pictures, Diagrams & Text

- Develop a vision



- Create the vision document – The POCD.

Pictures, Diagrams & Text



Blah, Blah, Blah

The POCD sets the vision for:

- Traffic
- Development Patterns
- Environmental Considerations
- Open Space and Recreation Priorities
- Infrastructure
- Economic Development Goals
- Housing
- Historic Structures

...and the Nuts & Bolts?

- Identify what policies and documents need to be revised and/or created to implement the POCD
 - Revise Zoning Regulation
 - Revise Open Space
 - Economic Development Goals
 - Set goals for infrastructure improvements
 - Protect existing assets

Develop a set of guiding principles

- A series of walkable neighborhoods
- Keeps neighborhood centers compact and rural land open
- Public spaces with a sense of enclosure to create “outdoor rooms”
- Pedestrian and bicycle-oriented transportation design
- A mix of land uses (residential, office, and retail)
- Repairs the destructive sprawl-producing patterns of separated use-based zoning.

What about Traffic Configurations & Regulating Plans?

Where do they go?

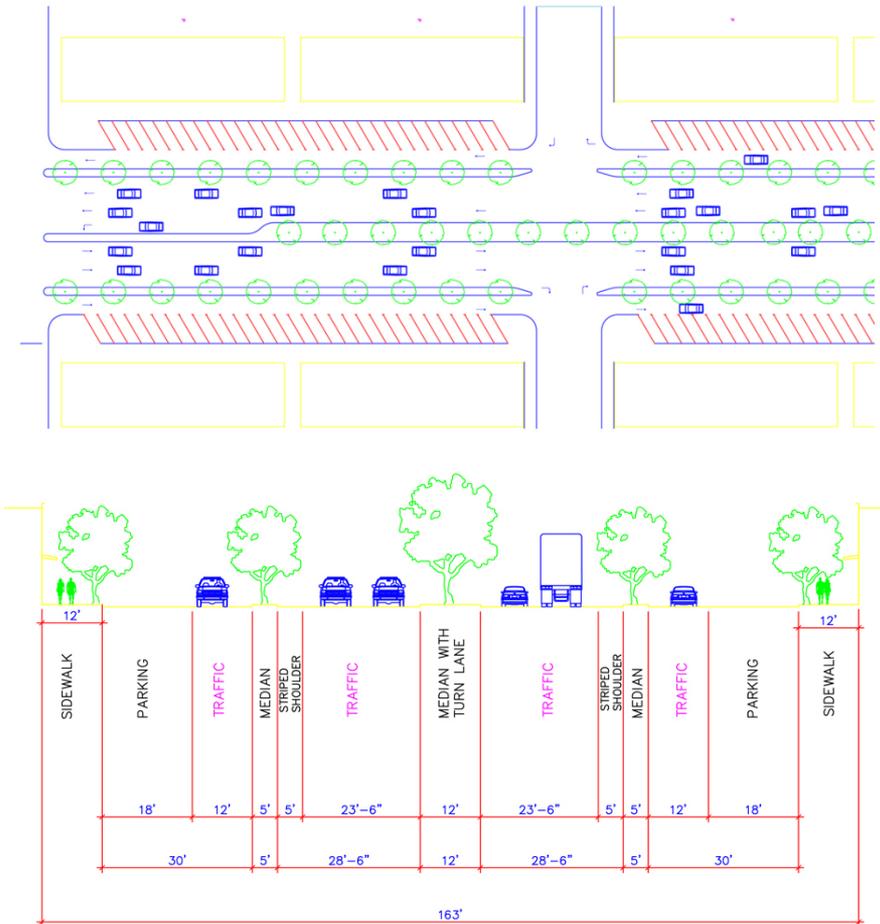
They can't go into the Zoning
Regulations. That might be
considered a "taking"?

Are they legal?

Never forget your POCD!

(Plan of Conservation & Development)

Regulating Plans (aka Neighborhood Vision Plans)



Know where the power is.

If you want to control how land is used and looks, make sure that your POCD addresses these issues. Your land use commissions will then be required to update their regulations to implement this vision.

Read that part again.

For Instance

What can zoning regulate?

- **Uses** – Can I put a restaurant here?
- **Form** – Where can I put my building?
How high can it be? Where can I park?

However, Zoning CAN NOT regulate?

- **Aesthetics & Style** Village and
Historic Districts, Private Covenants
- **Behavior** – Police
- **Traffic** – Local Traffic Authority
DOT and STC

Conventional & Form Based Zoning



SmartCode Zoning

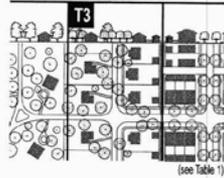
Conventional Zoning

SMARTCODE

Hamden, CT

ARTICLE 6. STANDARDS AND TABLES
TABLE 15A. FORM-BASED CODE GRAPHICS - T3

TABLE 15: Form-Based Code Graphics. The following plate is a graphic form-based code for buildings



BUILDING USE (see Table 10 & Table 12)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
BUILDING CONFIGURATION (see Table 8)	
Principal Building	2 stories min. & max.
Outbuilding	2 stories max.
LOT OCCUPATION	
Lot / Facade Width	72 ft. min./ 120 max.
Lot Coverage	60% max
BUILDING PLACEMENT (see Table 5)	
Edgeyard	permitted
Sidyard	not permitted
Rearyard	not permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING	
Front Setback (P)	24 ft. min.
Front Setback (S)	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
Frontage Buildout	40% min at setback
SETBACKS - OUTBUILDING	
Front Setback	20 ft. min + bldg setback
Side Setback	3 ft. or 6 ft
Rear Setback	3 ft. min*

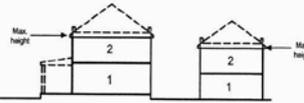
PRIVATE FRONTAGES (see Table 7)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

Refer to Summary Table 14
 See Table 10 & Table 11

* or 15 ft. from center line of alley
 Graphics are illustrative only. Refer to metrics for Setback and height information.

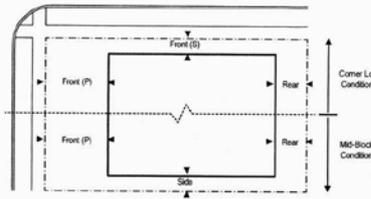
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with no maximum.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



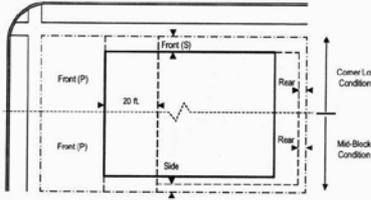
SETBACKS - PRINCIPAL BLDG.

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the minimum width specified and facades to the maximum width specified in the table.



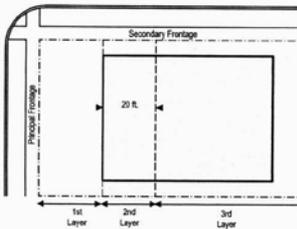
SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.

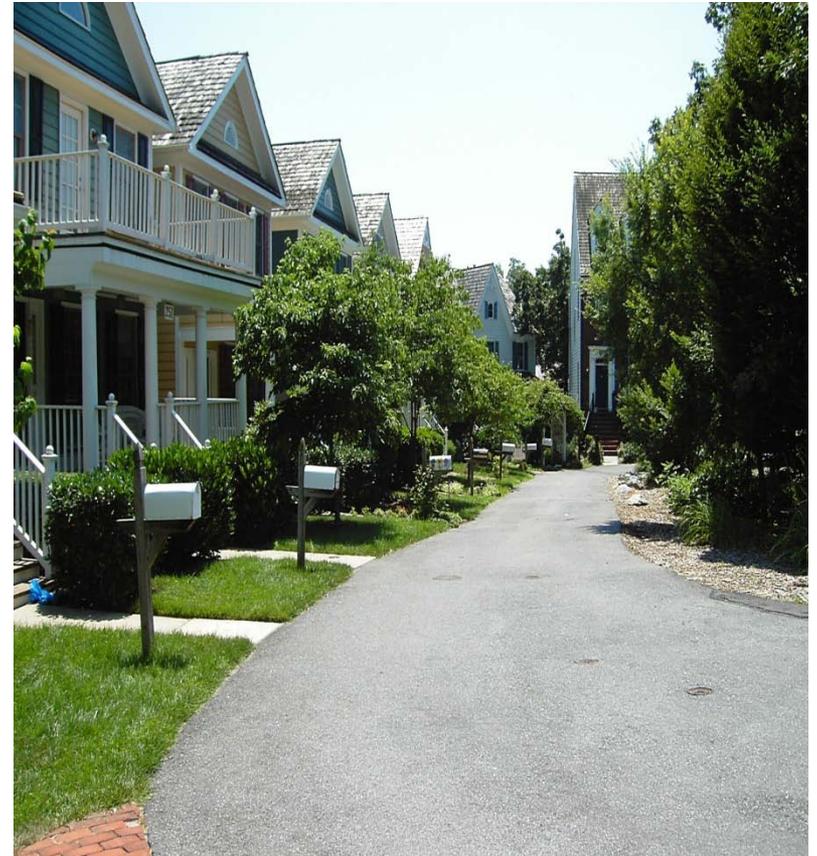


PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd and 3rd Layer as shown in the diagram (see Table 17d).
2. Covered parking shall be provided within the 3rd Layer as shown in the diagram (see Table 17d).
3. Trash containers shall be stored within the 3rd Layer.



Controlling the form and placement of buildings



Street Trees & Park Trees

Incorporate a Street Tree list



Gas Backwards

- Require that drive-through service be in the rear of buildings
- Set queue standards for various drive-through uses





Show me the money

Strategically increase development opportunity +

Increase income producing potential +

Increase in the Town's commercial tax base +

= Relief of some residential tax burden



What if we don't update the plan?

- You jeopardize access to discretionary funding from the State
- You lose a tool to get grant money
- All 8-24's must be consistent with the current POCD.

Most important...

- You won't be doing your part to make the world a better place for our children's children

What haven't we discussed?

- Design components
- How to prepare for, and run, a charrette
- Developing consensus
- Dealing with obstructionists (get out the aspirin)
- Organizing the document

Unsolicited Advice

- Plan your vacation(s) ahead of time so that work has to be schedule around an expensive, non-refundable airfare!
- Don't get defensive. Part of your role is to educate and part is to allow yourself to be educated.
- Have as much fun as you can for as long as you can because it gets tedious at the end.
- Contact me or others for support
lecreane@gmail.com