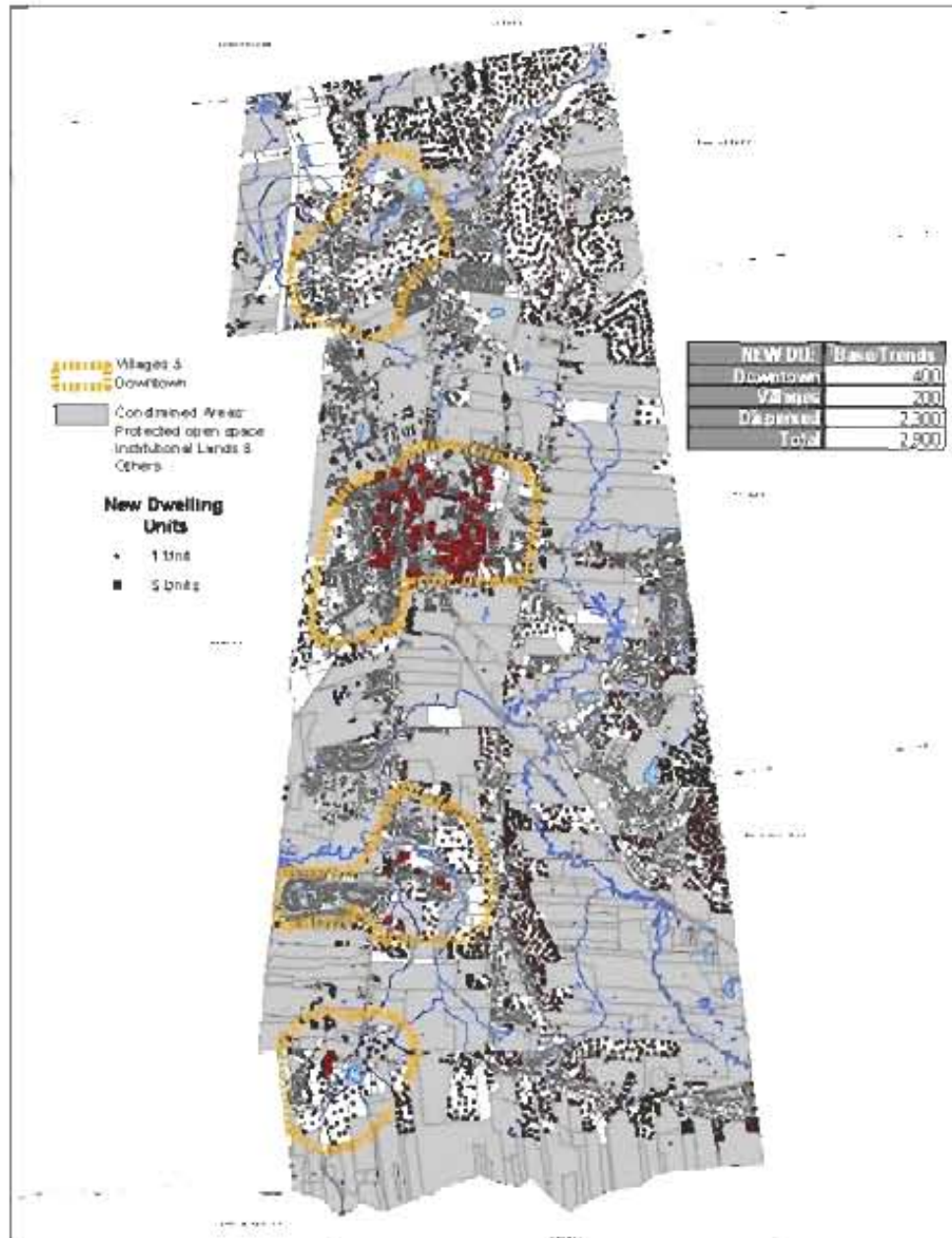


# **EIGHT GOOD PLAN-MAKING QUALITIES**

- Planning Approach
- Participation
- Plan Content

# PLANNING APPROACH

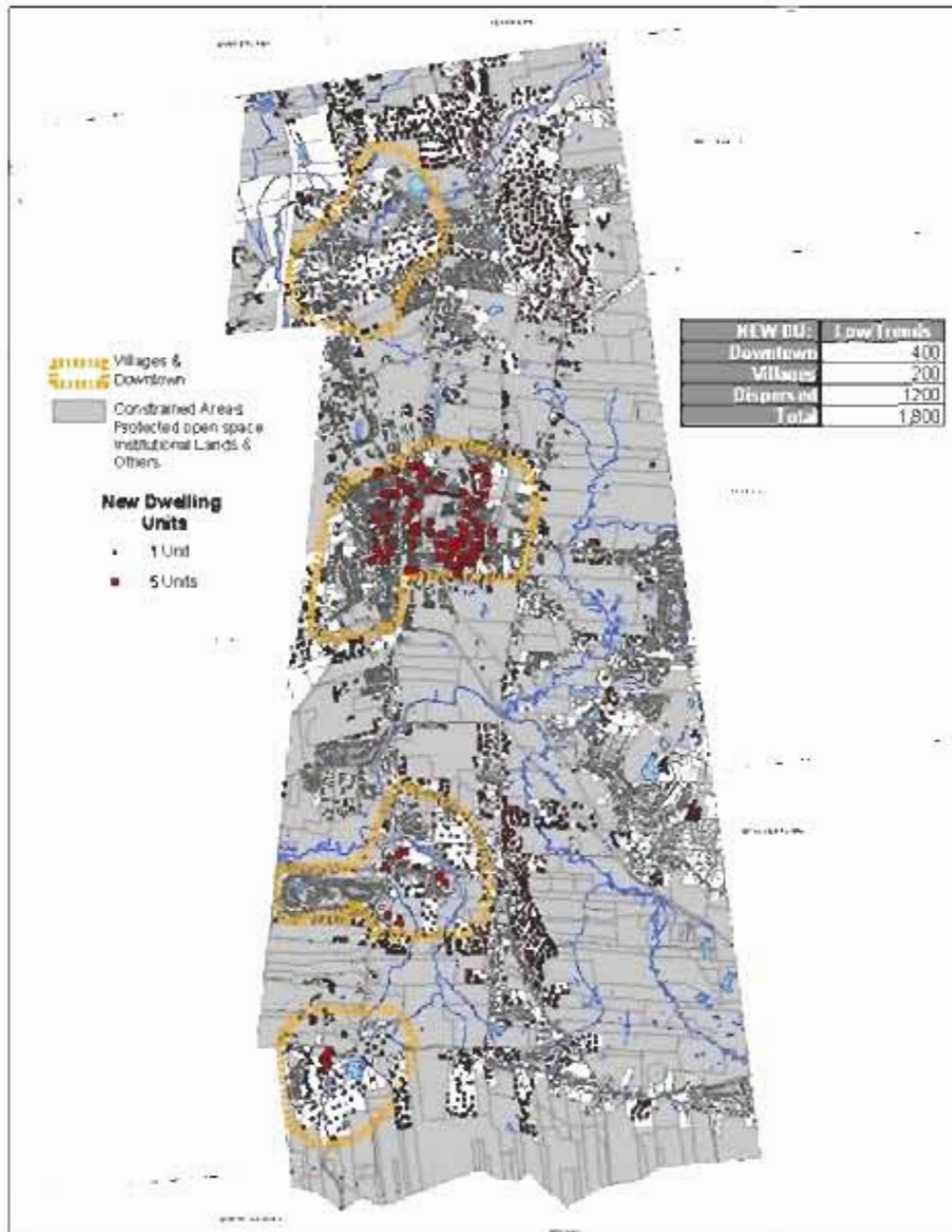
1. Intentional
2. Collaborative
3. Action-tested




**AMHERST BUILD-OUT and GROWTH WORKSHOP**  
**BASE SCENARIO, Current Trends**



Applied Geographics, Inc.  
 Philip S. Hovell & Associates  
 May, 2002



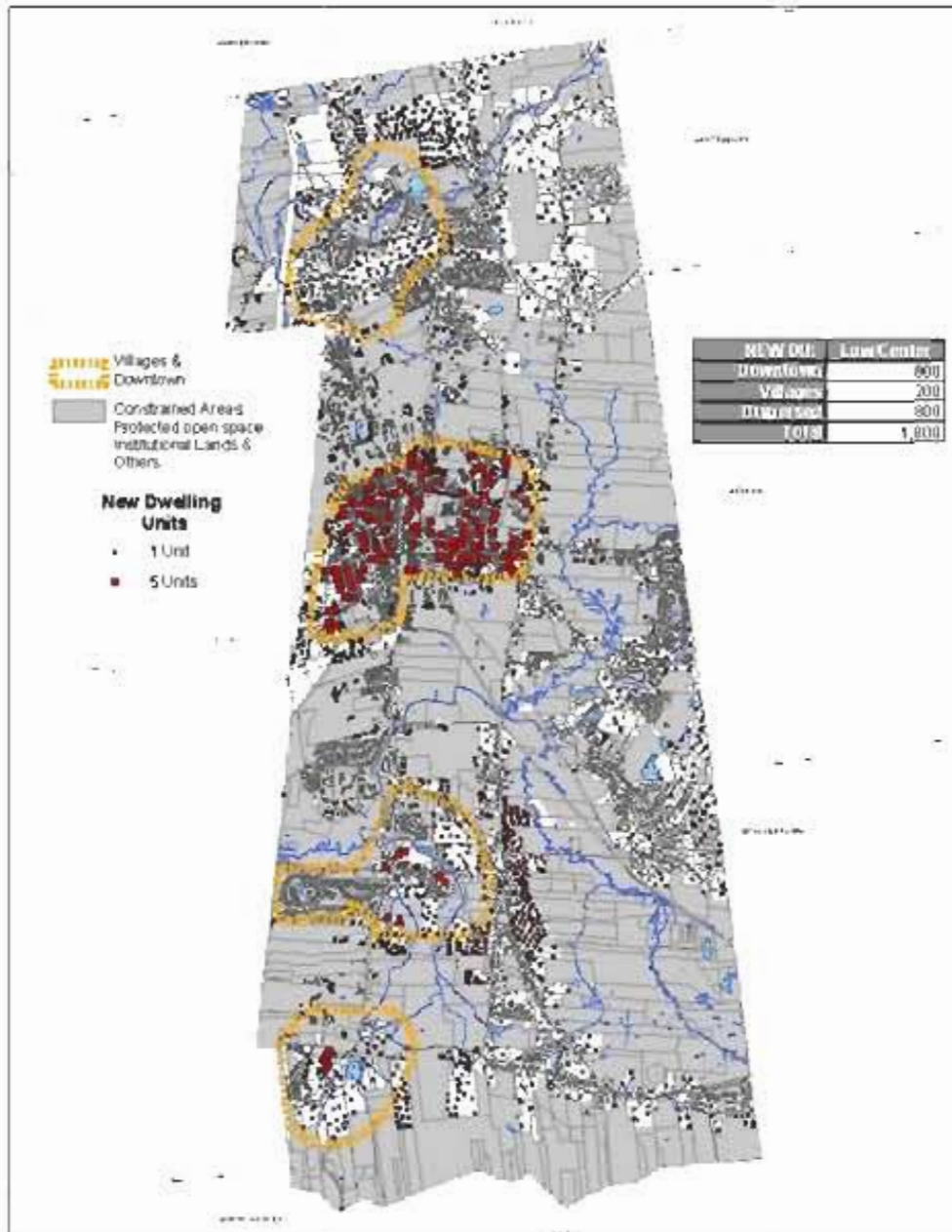
AMHERST BUILD-OUT and  
GROWTH WORKSHOP

**LOW GROWTH, Current Trends**



Applied Geographers, Inc.  
Philip B. Merrifield Associates

May 2002



AMHERST BUILD-OUT and  
GROWTH WORKSHOP

**LOW GROWTH, Town Center Scenario**



Applied Geographers, Inc.  
Philip B. Merritt & Associates

May 2002

# 1. INTENTIONAL

- Chiefly a statement of the intentions OF the community, not recommendations TO the community.
- Indicative, not exhortative.
- Centrally normative, supported but not obscured by objective analysis.

# (ALTERNATIVES)

- Utopian
- Imperial
- Trivial

## 2. COLLABORATIVE

- All parties the Plan is intended to guide agree to its provisions.
- Key: early active involvement of relevant parties.
- Consensual approach.

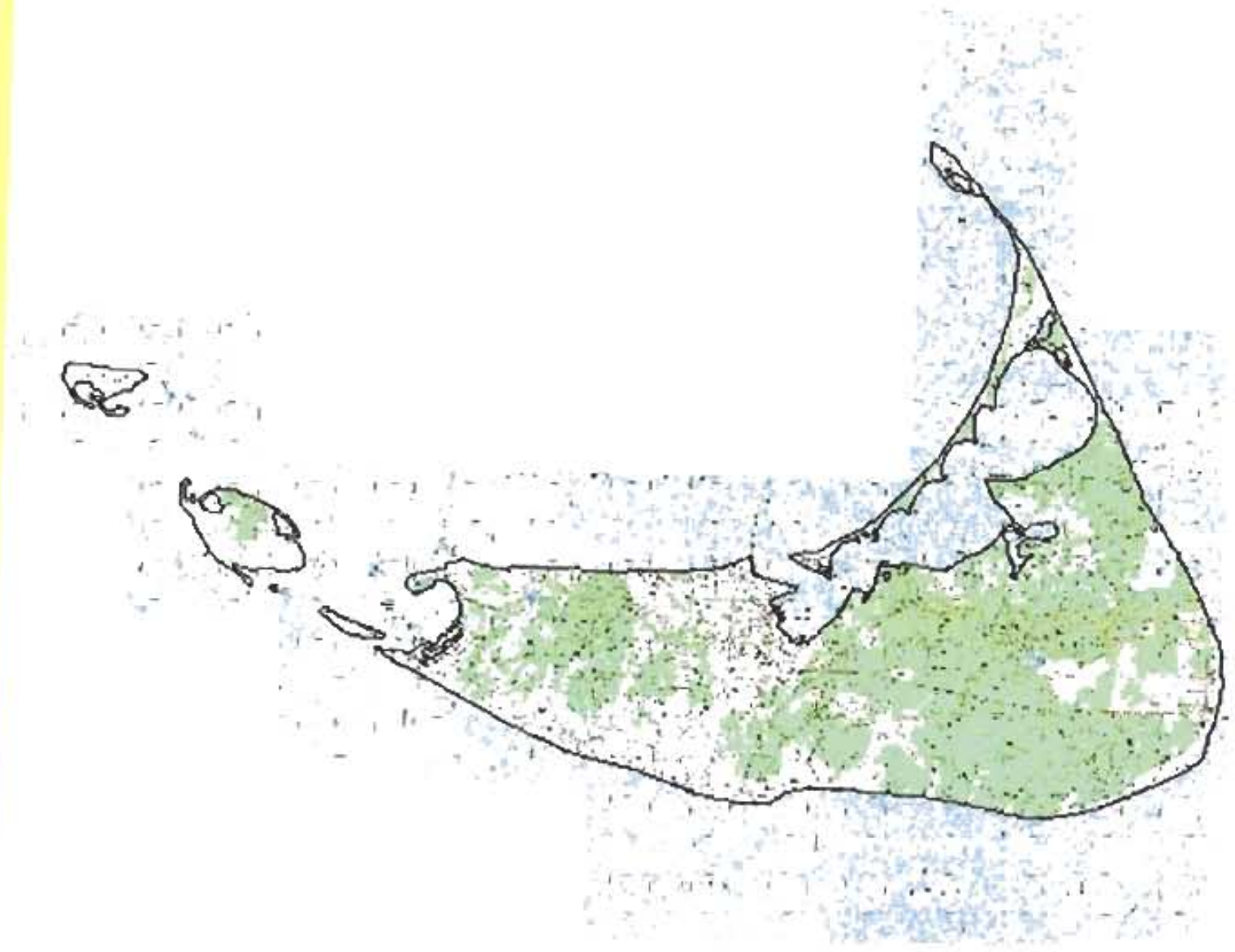


## 3. ACTION-TESTED

- Action used to inform the planning and the planners.
- Action used to gain visibility and credibility.
- Plan-making is best an iterative rather than linear process.

# PARTICIPATION

4. Broadly inclusive
5. Continuing
6. Creative participant roles



# **'Sconset Area Plan: Background:**

---

- **A Plan to guide the future of 'Sconset**
- **5 Years in the making**
- **Prepared in accordance with Comprehensive Community Plan**
- **Prepared in partnership with NP&EDC, 'Sconset Area Plan Work Group, and 'Sconset Planning Committee**

# **'Sconset Area Plan: The Proposal:**

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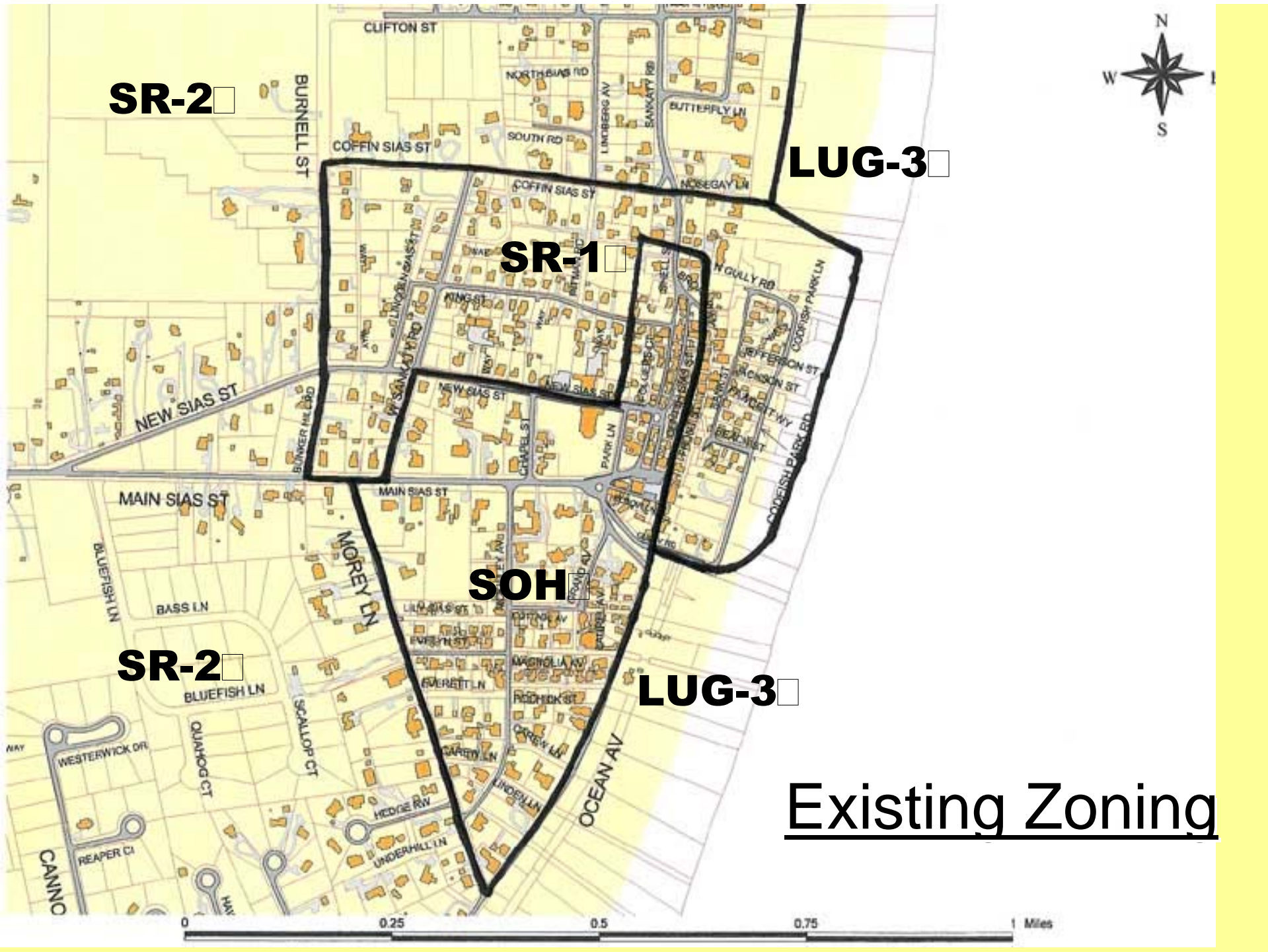
**Four Architectural Neighborhoods**

**Managing Building Heights and Massing**

**Zoning for Main Street**

**Other Historic Area Zoning**

**Controlling Outlying Development**



**SR-2**

**LUG-3**

**SR-1**

**SOH**

**LUG-3**

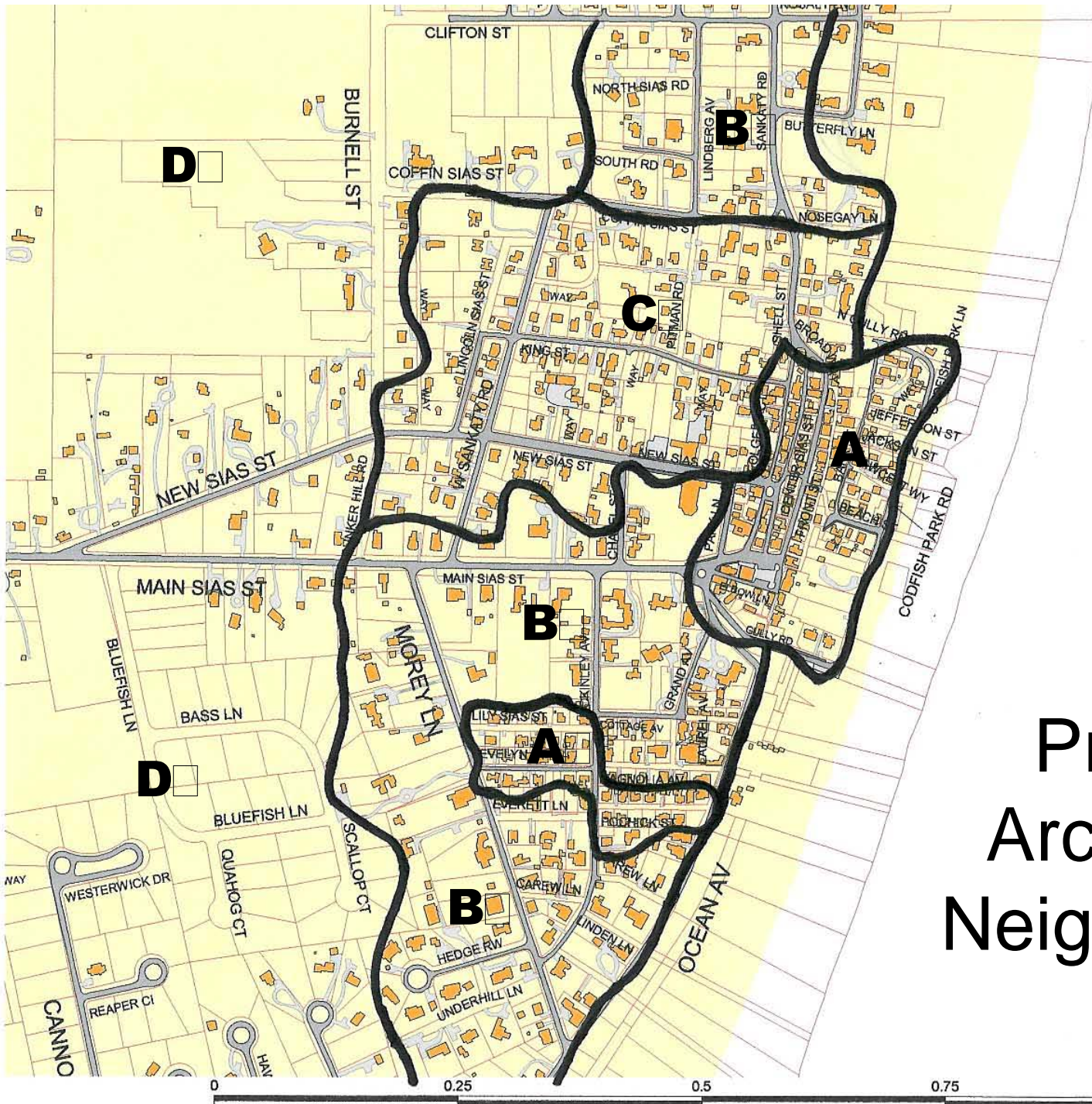
Existing Zoning

0 0.25 0.5 0.75 1 Miles

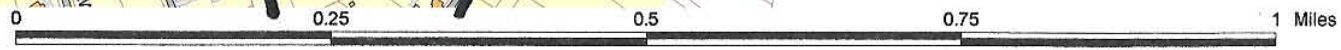








# Proposed Architectural Neighborhoods



# “Ridge and Eave” Approach



## 4. BROADLY INCLUSIVE

- Teenagers
  - People who don't like planning
  - Non-English speaking, blind, deaf
  - Parents who can't afford a baby-sitter
  - My father
- 
- Active selection of participants

## 5. CONTINUING

- “It’s too early, we don’t have enough to talk about yet.”
- “It’s too late, the key choices have already been made.”

## 6. CREATIVE PARTICIPANT ROLES

- Head work, not just leg work
- Trust participant capacity
- Prepare to be wrong
- Don't expect cost-savings

# PLAN CONTENT

7. Vision-based.

8. Place-centered.

# CAMBRIDGE GROWTH MANAGEMENT INITIATIVE

## VISION

*Citywide Growth Management  
Committee*

*Cambridge Community Development  
Department*

*June 10, 2000*

# Our vision for the future of Cambridge

- A richly diverse population
- Intermixture of living and work
- Encouraging non-auto travel and reducing traffic growth
- Appropriate economic development
- On-going public input on development



# Control traffic growth and traffic impacts

- Make significant reductions in non-residential densities.
- Reduce the amount of parking allowed for these uses.
- Require special permit review of the traffic impacts of larger projects.

# Encourage residential use and affordable housing throughout the City

- Reduce density for all uses except housing, allowing residential use to compete more effectively with commercial uses.
- Change zoning to allow housing in all districts.
- Change zoning to make it easier to convert older industrial buildings

## 7. VISION-BASED

- Needed: image of the community that is wanted.
- Vivid enough to be engaging.
- Concrete enough to guide action.
- Particular enough to distinguish that community from similar ones.

## 8. PLACE-CENTERED

- A real plan is not an anthology.
- Reconciliation of diverse topical concerns is a key part of place-centered planning.
- Planners should first be advocates for the place, only secondarily topical advocates.

## **THE DOCUMENT** **per Gene Bunnell**

- Provide a set of principles to inform and guide future decisions, rather than trying to specify every action, reform, and new law that is needed.
- Be organized around a limited number of big ideas or major themes (Bunnell hints at six as a good number).

## Gene (continued)

- Keep the scale of the document within bounds. Block Island was the first in RI to gain State certification of its plan, which was only 56 pages long, & implementing actions.
- Do more than prescribe policies and actions, explain why they are necessary and desirable.

## Gene (continued)

- Paint a vivid picture of what it would be like in this place in the future.
- Tell a story with a carefully crafted story line to engage reader's attention.

# MAP 3: Composite Development Town of Needham

- Zoning**
- Residential Development
  - Future Developable Land
  - Partial and Potential Development Footprints
- Water Bodies**
- Watershed
  - Stream
  - Intermittent Stream
  - Recreation Area
- Woods**
- Local
  - Intermediate
  - Regional
  - Global
- Other**
- Trails



**Notes**

This map is a composite of various data layers including zoning, water bodies, woods, and trails. It is intended for informational purposes only and should not be used for legal or regulatory purposes. The map is based on the most current data available at the time of printing.

**Summary of Key Statistics (Additional Developable and Impacts)**

Developable Land (sq. ft.)	1,000,000
Developable Land (acres)	22.96
Developable Land (sq. miles)	0.0085
Population	100,000
Employment	100,000
Population Density (per sq. mile)	11,765
Employment Density (per sq. mile)	11,765
Population Growth (per year)	1%
Employment Growth (per year)	1%

**Needham - Zoning District Areas**

Zoning District	Area (sq. ft.)	Area (acres)	Area (sq. miles)
R-1	1,000,000	22.96	0.0085
R-2	1,000,000	22.96	0.0085
R-3	1,000,000	22.96	0.0085
R-4	1,000,000	22.96	0.0085
R-5	1,000,000	22.96	0.0085
R-6	1,000,000	22.96	0.0085
R-7	1,000,000	22.96	0.0085
R-8	1,000,000	22.96	0.0085
R-9	1,000,000	22.96	0.0085
R-10	1,000,000	22.96	0.0085
R-11	1,000,000	22.96	0.0085
R-12	1,000,000	22.96	0.0085
R-13	1,000,000	22.96	0.0085
R-14	1,000,000	22.96	0.0085
R-15	1,000,000	22.96	0.0085
R-16	1,000,000	22.96	0.0085
R-17	1,000,000	22.96	0.0085
R-18	1,000,000	22.96	0.0085
R-19	1,000,000	22.96	0.0085
R-20	1,000,000	22.96	0.0085
R-21	1,000,000	22.96	0.0085
R-22	1,000,000	22.96	0.0085
R-23	1,000,000	22.96	0.0085
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R-42	1,000,000	22.96	0.0085
R-43	1,000,000	22.96	0.0085
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R-72	1,000,000	22.96	0.0085
R-73	1,000,000	22.96	0.0085
R-74	1,000,000	22.96	0.0085
R-75	1,000,000	22.96	0.0085
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R-77	1,000,000	22.96	0.0085
R-78	1,000,000	22.96	0.0085
R-79	1,000,000	22.96	0.0085
R-80	1,000,000	22.96	0.0085
R-81	1,000,000	22.96	0.0085
R-82	1,000,000	22.96	0.0085
R-83	1,000,000	22.96	0.0085
R-84	1,000,000	22.96	0.0085
R-85	1,000,000	22.96	0.0085
R-86	1,000,000	22.96	0.0085
R-87	1,000,000	22.96	0.0085
R-88	1,000,000	22.96	0.0085
R-89	1,000,000	22.96	0.0085
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R-91	1,000,000	22.96	0.0085
R-92	1,000,000	22.96	0.0085
R-93	1,000,000	22.96	0.0085
R-94	1,000,000	22.96	0.0085
R-95	1,000,000	22.96	0.0085
R-96	1,000,000	22.96	0.0085
R-97	1,000,000	22.96	0.0085
R-98	1,000,000	22.96	0.0085
R-99	1,000,000	22.96	0.0085
R-100	1,000,000	22.96	0.0085





# Needham

- Gould Street Plan 1967
- Comprehensive Plan 1980
- Highland Avenue Plan 1991
- Medical Area Zoning Plan 1998
- Community Housing Plan 2003