



Department of Architectural Engineering and Urban Planning

ENPL333 – Principles of Spatial Planning 1

Lecture 4: Plan Making Process

Dr. Sanaa Anabtawi

Plan making process includes several phases

1. Data gathering and analysis
2. Pinpointing strengths and weaknesses
3. Creating a vision and setting goals
4. Making choices: deciding on planning strategies and actions
5. Review and update

1. Data Gathering and Analysis

1. Data gathering and analysis

Importance

- Provide the **basis for understanding a community's** past, present, and future.
- Help **shape the plan's vision, goals, and strategies** in ways that address the community and its key concerns

1. Data gathering and analysis (cont.)

The basic steps in gathering data for an existing condition analysis:

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1. Identify the **subjects** for which data is needed
 2. **Assemble all existing reports** and studies that include such data
 3. Identify **missing** data
 4. **Develop and implement methods** for gathering **missing** data
 5. Analyse the data and **turn them into information** in the form of one or more reports, with appropriate maps, charts, tables, and other tools

1. Data gathering and analysis (cont.)

Basic conditions/subjects that ought to be included in the analysis

1. Demographics



2. Economy



3. Land Use



4. Transportation



5. Facilities



6. Housing



7. Natural Resources



1. Data gathering and analysis (cont.)

1. Demographics

- Includes data on the **population size**, the number of people in various **age groups**, **income** levels, **education** levels, types of **employment**, **commuting** patterns, and even **housing conditions**
- Need for **geographic breakdown** of the population data
- Data can be mainly collected from **census**

1. Data gathering and analysis (cont.)

2. Economy

- Includes data on **wages and salaries**, **self-employment**, the proportion of **households** that fall below and above **certain income levels**, number of **people commuting** into and out of the community everyday
- Data on economy is essential in **forecasting future employment size** and trends as well as business opportunities
- Data on economy can be mainly collected from census, chamber of commerce, and other related governmental agencies that deal with economic development

1. Data gathering and analysis (cont.)

3. Land Use

- Includes data on **current patterns of land use** , **publicly** owned **open space**, **vacant** private parcels in established neighbourhoods, **quality of existing buildings** (well maintained or run down)
- The data can be presented through **maps, tables, and summaries**
- Data can be mainly collected from available **base maps, satellite images, and field surveys**

4. Transportation/Circulation

- Includes data on streets, **roads, sidewalks, trails, and highways** and the **capacity and traffic loads** of these elements as well as on **public transportation**
- The data can be collected **from transportation department**, public transportation **providers**, and from **field surveys**

1. Data gathering and analysis (cont.)

5. Facilities

- **Invisible** to most citizens and **least exciting** topic to most planners
- Need to carry out an **inventory** and **prepare a map of existing facilities** including water, sewage system, and other **community facilities** such as **schools, health services**, etc.
- Identify what the service area is and **what the capacity** is.
- Data on facilities can be collected **from** several sources including **public department, municipality, companies providing these facilities**, and many related governmental departments such as ministry of education.

1. Data gathering and analysis (cont.)

6. Housing

- Includes information ranging from **unit types**, to the number of units that are **vacant**, average **household size**, occupant **ownership versus rentals**, **value** of housing
- Data can be collected from **census** and **field surveys**
- Data on housing is directly **related to** data on **land use**

7. Natural Resources

- Basic environmental information useful for planning usually includes descriptions of **at least the following**:
 - soil types or soil suitability groups
 - slope
 - vegetation
 - floodplains and wetlands and significant geologic formations or features
 - particular plant species
 - wildlife habitat
 - additional data related to waterways and bodies of water
- Information can be obtained **from national surveys**, research centres or similar institutes

1.Data gathering and analysis (cont.)

Important issues to take into consideration

- Use of **accurate and timely data** is essential
- **Constant tracking of** the data needed for planning - monitoring infrastructure capacities, population changes, housing trends, employment statistics, and other baseline data
- Ensure that the existing condition analysis consists of **useful information, not just a collection of data**

2. Pinpointing Strengths and Weaknesses

2. Pinpointing strengths and weaknesses

- **Can be one part of the data analysis**

- The effective use of community information both describes the community accurately and can be used to establish priorities for the community. One common approach, known as the **SWOT approach**, looks at the strengths, weaknesses, opportunities, and threats faced by a community:
 - **Strengths:** What are the positive features of the community?
 - **Weaknesses:** What are the negative features of the community?
 - **Opportunities:** What is likely to happen in the future that may have a positive impact on the community?
 - **Threats:** What is likely to happen in the future that may have a negative impact on the community?

2. Pinpointing strengths and weaknesses (cont.)

- Different people may feel differently about what constitutes a strength versus a weakness or an opportunity versus a threat.
- **For example**, some people in the community may view a **rapidly growing population** as a community strength that **increases the local tax base**, while others may see it as a weakness **that puts a strain on existing public services**.

3. Looking Ahead: Creating a Vision and Setting Goals

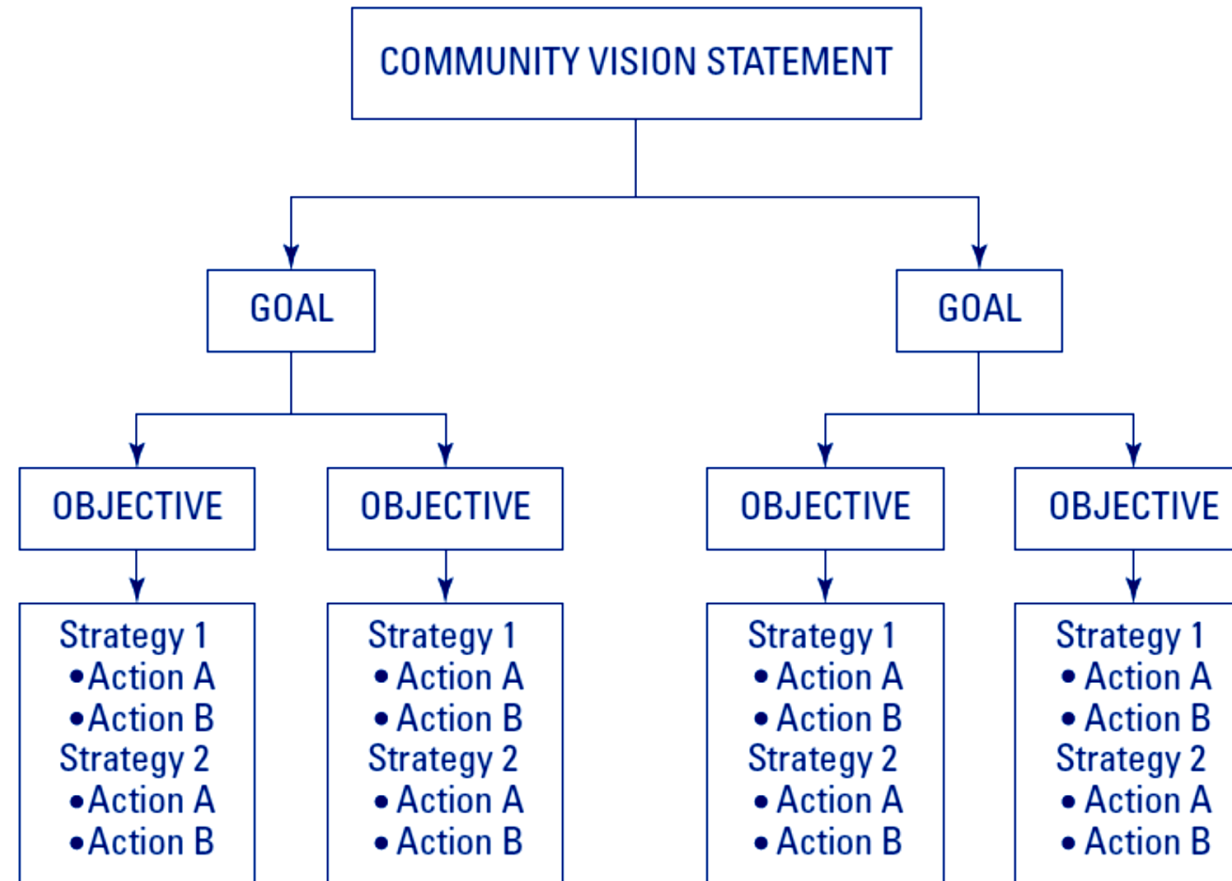
3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

- In an urban plan, a **vision statement** is a **description of the future of a community that provides an overall picture of what the comprehensive plan is intended to accomplish.**
- **Example of vision statement:**

*“This comprehensive plan envisions a future for the city that **welcomes future growth** and development **while maintaining** the city's **historic heritage, natural resources, and high quality of life** for its residents. The city will have **high-quality urban design and aesthetic features** that are attractive and functional. The city will develop **vibrant and healthy neighbourhoods**, offer a **superb transportation** system, promote a **successful local economy**, and **maintain our downtown** as the commercial centre of the community”.*

3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

- Although **not every urban plan contains a vision** statement, **vision statements** are an **effective way** to **summarize the overall purpose** of the plan in a way that can be used to develop further **goals and strategies** for the plan



3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

- **Planning goals are broad statements** about **what a plan intends to achieve for the future** of the community. These broad statements help define **how a plan will address an entire topic** within the plan, such as transportation or housing.
 - *Promote the redevelopment of former industrial areas within the city*
 - *Provide a range of transportation options to the community*
 - *Preserve and enhance the city's open space and recreational areas*

- **Planning objectives**, on the other hand, are **more specific than planning goals** and address a **specific outcome** of the plan.
 - *Promote increased use of public transportation by residents*
 - *Improve and enhance bicycle and pedestrian routes in the community*

3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

- Each planning **goal** may have **several** planning **objectives**.
- Objectives help **define how the plan will address subtopics** within the main topics of the plan.

<i>Goal/Objective</i>	<i>Statement</i>
Goal A	Provide a range of transportation options to the community
Objective A.1	Promote increased use of public transportation by residents
Objective A.2	Improve and enhance bicycle and pedestrian routes in the community
Goal B	Preserve and enhance the city’s open space and recreational areas
Objective B.1	Encourage the preservation of existing woodlands and wetlands
Objective B.2	Promote greater use of recreational areas by residents and visitors

3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

Edmond City Comprehensive Plan- Selected Regional Goals

Environment - The region will care for the natural environment by protecting and restoring natural systems, conserving habitat. improving water quality. reducing greenhouse gas emissions and air pollutants. and addressing potential climate change impacts. The region acknowledges that the health of all residents is connected to the health of the environment. Planning at all levels should consider the impacts of land use, development patterns, and transportation on the ecosystem.

Development Patterns - The region will focus growth within already urbanized areas to create walkable. compact. and transit-oriented communities that maintain unique local character. Centres will continue to be a focus of development. Rural and natural resource lands will continue to be permanent and vital parts of the region.

Housing - The region will preserve, improve, and expand its housing stock to provide a range of affordable. healthy. and safe housing choices to every' resident. The region will continue to promote fair and equal access to housing for all people.

Economy - The region will have a prospering and sustainable regional economy by supporting businesses and job creation. investing in all people. sustaining environmental quality. and creating great central places. diverse communities. and high quality of life.

Transportation - The region will have a safe. cleaner. integrated. sustainable. and highly efficient multimodal transportation system that supports the regional growth strategy and promotes economic and environmental vitality. and better public health. Public

Services - The region will support development with adequate public facilities and services in a coordinated. efficient, and cost-effective manner that supports local and regional growth planning objectives.

3. Looking Ahead: Creating a Vision and Setting Goals (cont.)

Edmond City Comprehensive Plan-Land Use Element/ Selected Goals

Pedestrian-oriented - Provide a pedestrian-oriented streetscape environment for residential and commercial activity.

Mixed-use - Encourage mixed-use development patterns that provide a variety of commercial and residential opportunities, including both multi-family and small-lot single family development.

Community character - Build on historical character and natural relationships, such as historic buildings, slopes with views, and the waterfront.

Multimodal -Encourage transit service and access.

Balanced (re)development - Strategically plan for development and redevelopment that achieves a balanced and coordinated approach to economic development and housing, along with cultural and environmental goals.

4. Making Choices: Deciding on Planning Strategies and Actions

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- Planning **strategies** are **general approaches** about how the overall goals of the plan can be achieved.
- Planning **actions** in a plan are **made up of specific tasks** that will be undertaken to implement the plan.
- Each general **planning strategy** may have **more than one related specific action**.

<i>Strategy/Action</i>	<i>Statement</i>
Strategy 1	Provide additional land within the city to use as open space and protect environmentally sensitive areas
Action 1.A	Create new city parks that incorporate important natural features
Action 1.B	Provide zoning incentives to new housing subdivisions that conserve open space
Strategy 2	Develop a bicycle path system to link recreational areas
Action 1.A	Identify street routes for new bicycle paths
Action 1.B	Pursue funding from county and state transportation agencies for bicycle-only lanes on city streets

4. Making Choices: Deciding on Planning Strategies and Actions (cont.)

- Need to **design alternative strategies** and actions
- Evaluate alternatives and choose among them
- Consider environmental, fiscal, and social impacts in the decision-making process to **choose the most rational strategies** and actions

5. Plan Review and Update

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- To meet legal or regulatory requirements
- To respond to changing situations
- To respond to a lack of progress or unintended consequences