Deeply Lived In Places
A Primer on Comprehensive Planning

Ken Hughes, AICP
Regional Planning & Development
Local Government Division
State of New Mexico
Preview

- Why Plan
- Stakeholders
- What is Planning
- Steps In Comprehensive Planning
- Public Policies And Planning Tools
What Is Planning

Intelligent Cooperation with the Future
Why Plan

- Addresses the Long Term
- Manages the Drift
- Offers a Basis for Decisions
- Promotes Quality of Life
- Addresses Need for Infrastructure and Services
- Gives Base for Zoning and Other Codes
What is a Comprehensive Plan

- An omnibus guide to public action
- A statement of the public will
- An integration of community objectives
- A projection of what the community will be like when these objectives are fulfilled
- A statement of what the public is buying into.

"This is what we are willing ourselves to be."
Stakeholders

- Market Oriented Players
  - Real Estate
  - Developers
  - Builders
  - Manufactured Housing
  - Bankers
  - Land Owners
  - Investors
Stakeholders

- Community Oriented Players
  - Individual Owners
  - Neighborhoods
  - Coalitions
  - Environmentalists
  - Special Interest Groups
Stakeholders

- Government Interests
  - Federal
  - State
  - Regional
  - Local
  - Elected Officials
  - The Public, e.g., planning commission
  - Planners
Steps in Comprehensive Planning

1. Citizen Participation
2. Vision
3. Where Are We At?
4. Where Are We Going?
5. Where Do We Want To Go?
6. Plan Policies
7. Walking The Talk
8. Follow Up
Set Up The Citizen Participation Process

Step One
- Get all stakeholders on board
- Settle on how information will be used
- Lay out language requirements
- Roll in existing citizens' committees and any previous work on planning issues
Core Values of Public Participation

- The public should have a say in decisions about actions that affect their lives.
- Public participation includes the promise that the public's contribution will influence the decision.
The Public Participation Process

- Communicates the interests and meets process needs of all participants.
- Seeks out the involvement of those potentially affected.
The Public Participation Process

- Involves participants in defining how they participate.
- Provides participants with the information they need to participate in meaningful ways.
That Vision Thing

Step Two

Set out Goals and Objectives

Consensus by Community Stakeholders

If No Consensus, Do Not Proceed
That Vision Thing

“Taos is a community that addresses the needs of its residents, first and foremost.

“By balancing the need for increased opportunities and the need to protect the unique qualities that Taos residents value, Taosenos will flourish in their home community.”
“Land Use: Growth and development protects and enhance the natural resources, unique landscape, historic character, distinct neighborhoods and economic opportunities of the Taos Valley.
Taos Goal Statements

“Economic Development: The Taos economy is diverse, self-sustaining, and provides rewarding jobs that pay well.

“Housing: All Taos families and households have the opportunity to own quality, affordable housing.”
Where Are We At?

Step Three

- Monitor the on-going process of change in our community
- Follow the ebb and flow of urbanization and ruralization
- Estimate the impact of incremental changes on land use
Where Are We Going?

- Step Four
- Projections
- Population
- Demand for sewage treatment, homes, jobs...
Where Are We Going?

- Level of Services Implications
- Are there too few parks for current residents?
- Will the need surface for a fire station in the next few years?
Where Do We Want To Go?

- Step Five
  - Describes what you hope to become
  - The most basic – Comprehensive Plan Map
  - Scenario Building
  - Beyond the map:
    - Standards for Services
    - Specific Future Projects Desired by the Community
Step Six

The place where real changes to existing procedures can be written

Policies must address all existing trends
Step Seven

- Be as specific as possible
- List future short and long term actions needed to implement the plan
- Identify funding sources
- Note specific responsibilities by agency for each action
Follow Up

Step Eight

- Create, update or revise:
  - Subdivision ordinance
  - Zoning code: overlay, use v. type, etc.
  - Building and/or housing code
  - Erosion, stormwater and landscaping ordinances
  - Historic preservation ordinance
Follow Up

- Tie together other plans
- Economic development
- Housing
- Social services
- Growth management
- Infrastructure
Elements in a Comprehensive Plan

- Land Use*
- Housing*
- Transportation*
- Infrastructure*
- Economic Development*
- Implementation*
Elements in a Comprehensive Plan

- Human Resources
- Parks, Recreation and Open Space
- Unique Issues –
  - Blight
  - Tourism
  - Drought
- Drainage
Concerns

- Land used inefficiently
- Little or no redevelopment of existing neighborhoods and main streets
Concerns

- Quality farmland and prized open space lost to low density development
- Fragmented decision-making - conflicting decisions
Concerns

- Citizens are not meaningfully involved in the planning process
- Citizens only get involved to oppose new development
Policies, Planning Tools and Applications

How comprehensive plan policies can help meet such concerns
Policy Option: Make More Efficient Use of Infrastructure

Planning Tools:
- Impact and Hookup Fees
- Clustered Development
- Standby Development Charge
- Infill and Redevelopment Incentives
- Focused Public Investment
- Infrastructure Cost Analysis
Policy Option: Make More Efficient Use of Water

Planning Tools:
- Drought Contingency/Water Conservation Planning and Ordinances
- Water Budget
- High Density Housing
- Regional Water Planning
- Hydrological Zoning
Policy Option: 
Save Agricultural Lands and Open Space

Planning Tools:
- Transfer or Purchase of Development Rights
- Agricultural Protection Ordinance
- Open Space/Agricultural Zoning
- Open Space Acquisition
- Land Trusts
- Add Value to Agricultural Products
Policy Option:
Save Agricultural Lands and Open Space
Policy Option:
Offer a Mix of Housing Affordable to All

Planning Tools:
- Region-Wide Fair Share Housing
- Local Housing Trusts
- Inclusionary Zoning
- Real Estate Transfer Tax
- Location Efficient Mortgage
Policy Option: Act Regionally

Planning Tools:
- Intergovernmental Agreements
- Consistent, coordinated plans among local governments, schools districts, tribes and state agencies
- Salient role for COGs in planning, coordination of service delivery, review
- Regional revenue/cost sharing encouraged
Policy Option: Make Land Development More Predictable

- Smart Building Code
- Infrastructure Service Area
- Comprehensive Plan’s Saliency Over Zoning
Policy Option: Set Up A Statewide Land Use Planning Framework

Planning Tools:
- Local comprehensive plans with specific elements required
- Consistency with state goals
- Adequate resources
- Planning coordinated & made consistent
- Alternative dispute resolution
Policy Option: Pursue Smart Growth

- Unique Sense of Community and Place
- Development Costs/Benefits Equitably Distributed
- Natural and Cultural Resources Protected
- Wide Range of Housing, Jobs and Transportation
- Well Timed, Fairly Funded Infrastructure
- Land Already Plumbed Reused Creatively
Comprehensive Planning: Planned Transformation
Comprehensive Planning: Designed Transformation
Comprehensive Planning: Managed Transformation

Dhiru Thadani AIA
The Prize
Deeply lived in places are exceptions rather than the rule in the West

- Wallace Stegner

www.nmlocalgov.net/ddo/pdf/Landuseplan.pdf