

Can You Build it Better?

Integrated Planning Summary

Fully integrating land use and transportation planning can provide the following benefits: 1) reduced need for highway expansion; 2) reduced automobile dependency; 3) improved use of alternative modes of travel; and 4) a sense of place. Taking a holistic approach to unified planning can improve the quality of development and minimize impacts to critical resources in the landscape.

Interactive Exercise Directions

Using the planning techniques listed below, you must accommodate the projected growth in each category on your project map. Each team has the same map, projected growth numbers and planning techniques. Each group must decide on a scenario that will accommodate all of the projected growth while minimizing potential impacts to the study area. The six techniques discussed in the presentation will assist in meeting these objectives. An urban growth boundary has been drawn on the map. This line is an example that can be adjusted as part of the exercise. Typically growth is limited outside of this boundary to nodal and other compact development. There are no right or wrong answers in the exercise. So please ask lots of questions, have fun and try your hand at building it better!

Projected Growth

Your Task - Incorporate the projected number of units and square footage, as shown below, on the study map.

- | | |
|---------------------------|---------------|
| 1. Single Family Housing | 950 units |
| 2. Multi Family Housing | 700 units |
| 3. Retail | 420,000 sq ft |
| 4. Office/Service | 265,000 sq ft |
| 5. Industrial/Manufacture | 400,000 sq ft |

Planning Techniques

Your Task - Incorporate as many of these techniques as possible to accommodate the projected growth in the study area.

1. Nodal Development
2. Infill
3. Conservation Subdivision
4. Urban Growth Boundary
5. Corridor Planning
6. Access Management

Tips

- Think about general development patterns when placing the development pieces. Don't focus too much on current ownership or lot size restrictions.
- The development pieces do not represent a single development or building. If, for instance, you plan a multi-family redevelopment in an urban node - Don't think of it as a single submitted redevelopment plan but as a trend in the immediate area.
- Keep the six techniques in mind when placing pieces or marking on the map. Does this meet the criteria for one of the techniques? What are the potential impacts?



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Description of Planning Techniques

Nodal Development — Concentrates development in existing or new centers at a higher density than the surrounding area. Can provide a mix of residential, commercial, and service options in a compact walkable area. Reduces automobile trips and improves safety by minimizing access to major corridors.

Impacts to Consider — Generally higher density development than traditional subdivisions. May need to extend existing infrastructure to areas of new development.

Infill — Development of existing vacant or underutilized parcels. Minimizes impacts to the existing roadway network.

Impacts to Consider — Must consider the existing sense of place or character to ensure new development is compatible with the existing.

Conservation Subdivision — A subdivision where a large portion of the site remains as permanent open space and the houses are concentrated on the remainder of the site. Maximizes the protection of key resources on the site.

Impacts to Consider — Density is higher and house lots tend to be smaller, can often support the development of 1 or 2 affordable housing units. Water and sewer lines are shorter and cost less to develop.

Urban Growth Boundary — A boundary drawn around an existing urban area that designates where future urban development will occur. Outside of the boundary development occurs at much lower densities; 1 house on 5, or 10+ acres.

Impacts to Consider — Creating significantly higher densities within the boundary. Can increase land values within the boundary and raise housing prices.

Corridor Planning — Long-range plan to evaluate the current and future operating conditions and deficiencies along a corridor. Should address multi-modal elements such as vehicles, bikes, pedestrians, and mass transit.

Access Management — Reduces the total number of access points and controls the spacing of access points to reduce potential conflict points. Promotes shared driveways and cross connections between adjacent sites.

Impacts to Consider — Improves overall safety and can reduce overall vehicle trips. Minimizes traffic delays and congestion.

Square Footage Examples

The following are a list of approximate square footages for various business types in the region.

Mobil	2,500 sf	Hannaford	65,000 sf
CVS	10,000 sf	Deangelo's	2,000 sf
Gold's Gym	35,000 sf	Taco Bell	3,000 sf
Market Basket	70,000 sf	Pizza Hut	2,000 sf
VIP	23,000 sf	Ruby Tuesday's	6,000 sf
Triangle Credit Union	4,000 sf	Papa Gino's	3,000 sf
Walmart	210,000 sf	Applebees	5,000 sf
Stop and Shop	60,000 sf	Home Depot	115,000 sf
Barnes and Noble	35,000 sf	Citizen's Bank	2,000 sf
Old Navy	25,000 sf	NH Liquor Store	2,000 sf