

True



False



Beyond Dotting the i's And Crossing the T's:



Why is PLANNING Important?



Kenn Ortmann, Director, Planning and Development, City of Rochester



Marcia Gasses, Planning Board Chair, City of Dover

Why do we plan?

What we want to preserve & protect



What we want to preserve & protect



What we want to avoid!



What we want to avoid!



What are we going to discuss today?

- OVERVIEW / BIG PICTURE / IDEAL*
- BACK TO EARTH / RUBBER MEETS THE ROAD / PRACTICAL*

WHAT IS PLANNING?

- *Planning works to improve the quality of life for our residents, workers, shoppers and visitors*
- *Planning works to enhance and preserve the quality of both the built and natural environments*
- *Planning deals with the use, management, and development of land and related issues*

Technical/Official Reasons

- *Lessen congestion in the streets*
- *Secure safety from fires, panic, and other dangers*
- *Promote health and the general welfare*
- *Provide adequate light and air*
- *Prevent the overcrowding of land*
- *Avoid undue concentration of population*
- *Facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks*
- *Assure proper use of natural resources*
- *Other public requirements*

Accomplished with reasonable consideration, among other things, to:

- The character of the district and its peculiar suitability for particular uses,*
- With a view to conserving the value of buildings, and,*
- Encouraging the most appropriate use of land throughout the municipality.*

*Rochester distilled our
legal responsibilities
into a mission
statement*

*Promote orderly growth in a manner
sensitive to community values*

and

*to enhance environmental,
economic and social sustainability.*

GUT REASON?

Imagine . . .

**YOUR COMMUNITY, NH selected
as one of “10 best”**

Please watch next 10 slides carefully.

Two test questions:

What do you see?

What don't you see?

Louisville, CO



PHOTO: BRIAN DOBEN

Milton, MA

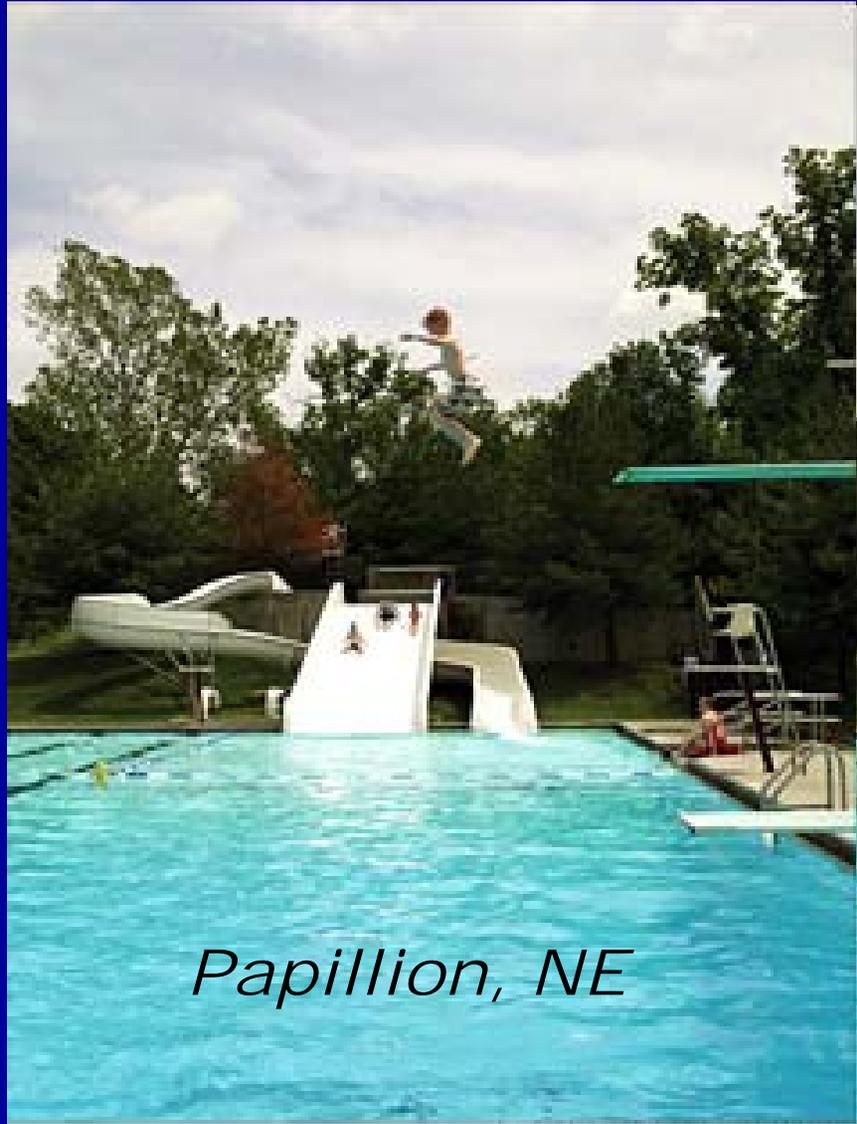


PHOTO: JOSHUA HOWARD

Chanhassen, MN



PHOTO: ROB HOWARD.



Papillion, NE

PHOTO: BRIAN DOBEN



Middleton, WI

PHOTO: ROB HOWARD

Warren, NJ



PHOTO: JARED MOOSSY/REDUX

Keller, TX



PHOTO: CHRISTOPHER REARDON

Peachtree City, GA



COURTESY: PEACHTREE CITY

Lake St. Louis, MO



COURTESY: CITY OF LAKE ST. LOUIS

Mukilteo, WA



COURTESY: PRIMORDIA PRODUCTIONS

What did you see?

Natural resource amenities

Bicycle and walking paths

*Places for exercise, recreation and
entertainment*

Places for quiet reflection

Family friendly places

Historically significant structures

*Here are
reminders of
some things
you did not see!*







¡VIAJA TU DECLARACION DE IMPUESTOS AHORA!
SALIDA MANEJADA POR NOSOTROS

FILE YOUR TAXES HERE
DRIVE HOME TODAY!

WE FINANCE

AUTO-TORIUM

AUTO-TORIUM

AUTO-TORIUM
WE SELL CARS FOR LESS!
MARCH MADNESS
HUGE SALES EVENT







“We all react, consciously and unconsciously, to the places where we live and work, in ways we scarcely notice . . . our ordinary surroundings, built and natural alike, have an immediate and a continuing effect on the way we feel and act, and on our health and intelligence.”

Tony Hiss in The Experience of Place



*We feel
better
when
we look
good!!*



What does “Smart Growth” advocate?

- **Respect for historical patterns of growth**
- **Compact development form**
- **Reinvestment in urban areas**
- **Equitable distribution of affordable housing**
- **Preservation of agriculture and natural resources**
- **Multiple modes of transportation**
- **Construction of diverse, walkable neighborhoods**
- **Harmonious mix of uses**

“Smart Growth” Principles

- **Protect downtowns from inappropriate changes!**
- **Protect older neighborhoods from inappropriate changes!**
- **Do not direct large scale multifamily to older neighborhoods. Maintain scale**
- **Keep the post office downtown**
- **Keep municipal activities downtown**
- **Protect the working landscape**
- **Promote regional planning**
- **Create a culture that celebrates excellence in design, beyond merely utilitarian concerns**

Respect for cultural and archaeological resources



Pay attention to Landscaping



Pay attention to Signage



Pay attention to Architecture



Pay attention to Architecture



Pizza Hut



Bank



Raspberries & Quiznos



Harley - Davidson



Medical

Pay attention to Environmental Concerns

Wetlands

Rivers, ponds, lakes

Water quality

Aquifer protection

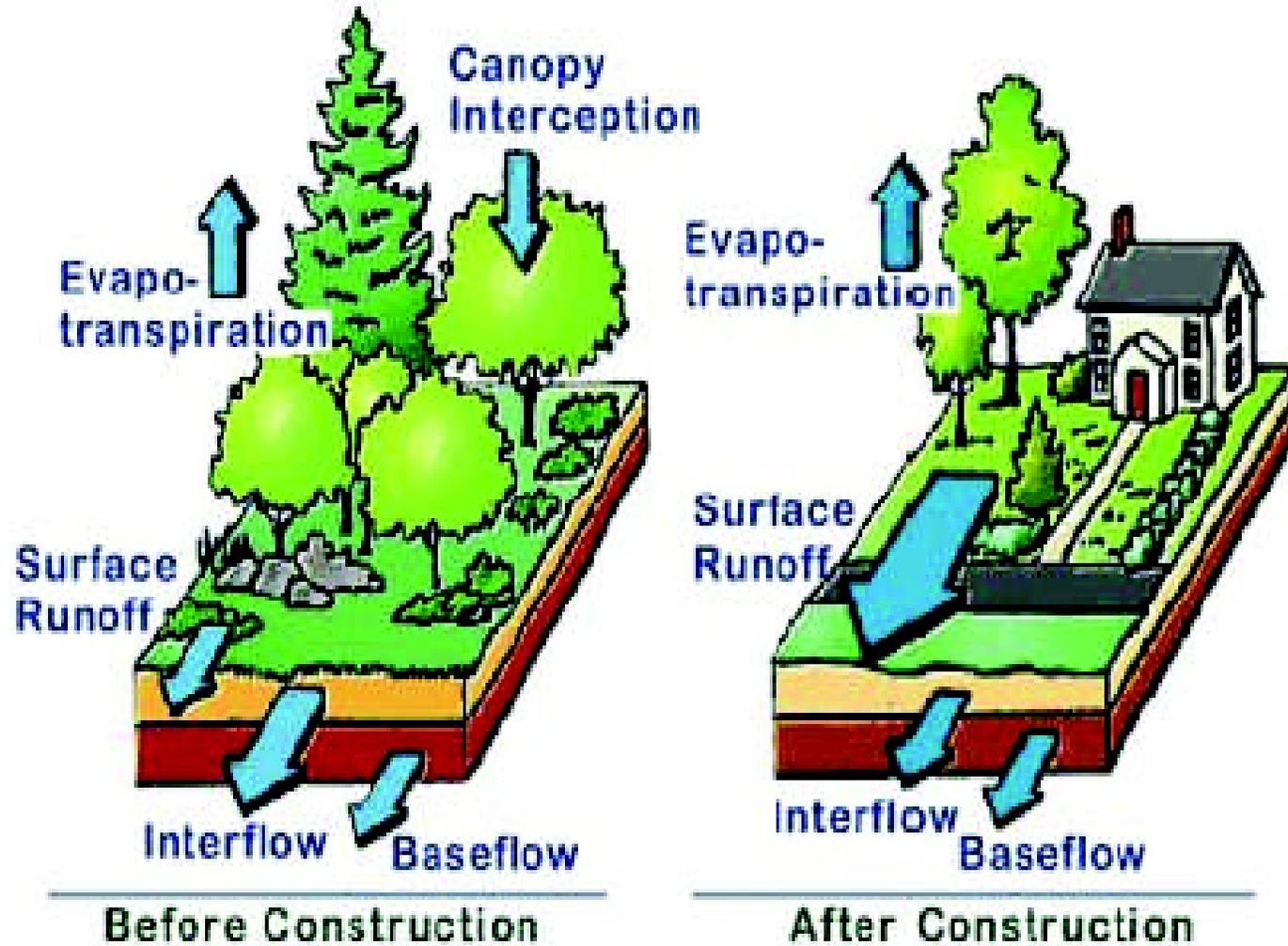
Floodplains

Wildlife habitat

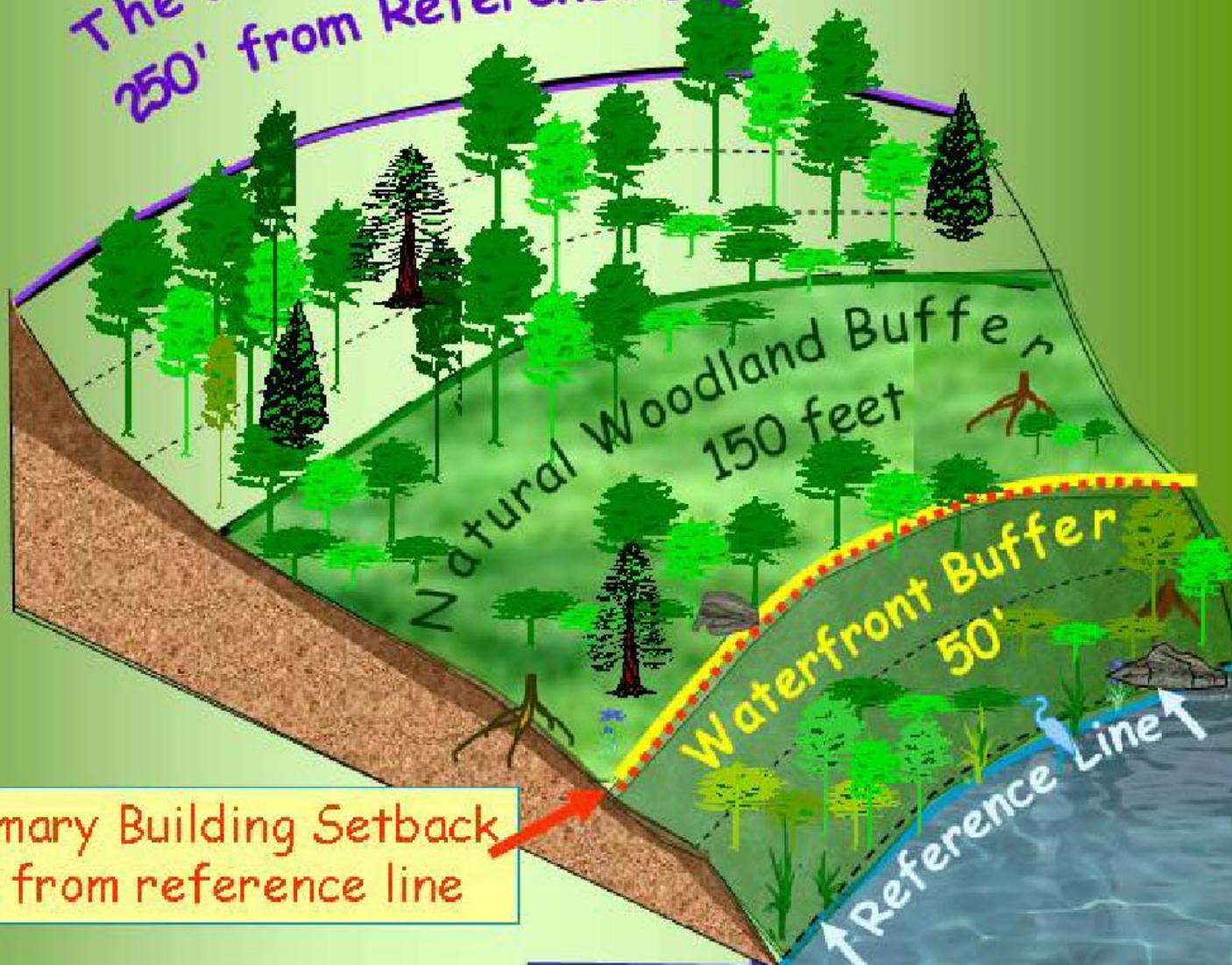
Forests

Steep slopes

Local Hydrologic Cycle



The Protected Shoreland
250' from Reference Line



How do we avoid this???



And this???



*We grow “smart” by
insisting that developers:*

- Respect cultural and archaeological resources*
- Pay attention to Landscaping*
- Pay attention to Signage*
- Pay attention to Architecture*
- Pay attention to Environmental Concerns*

Now that I have presented:

- An Overview
- The BIG picture, and,
- The Ideal

Marcia will:

- Bring us back down to earth
- Where the rubber meets the road
- And we have to add a dose of the PRACTICAL to the Ideal

Where the Rubber



Meets

the

Road



How does this apply to typically smaller projects?

- Look at smaller projects as part of a bigger picture
- Incremental improvements to an area over time



Is there a Community Vision?

- **In downtown areas connect with citizen groups, business and industry**
- **Local government should facilitate changes**
- **Encourage downtowns and neighborhoods which are walkable**



How does the Planning Board go beyond the minimums?



Into the **GRAY** area of “qualitative” issues

- **What is the Community Vision for the area to be developed?**
- **Is there a shared vision among board members?**
- **Work with a professional planner from your RPC**
- **Hire a consultant**

Uncomfortable

- **Architectural design: can not require**
- **Color**
- **A matter of taste**
- **Value**



Form Based Code

- **Based on the principal that buildings & the alteration of land last beyond the initial use**
- **Attempts to recognize the value of existing buildings in an area**
- **Effort to assist new construction with “fitting” the existing fabric of the community**
- **In Dover it focuses on the dense areas around the urban core**

What tools/guidance can help provide “boundaries” to keep it “use” of power and away from “abuse” of power?

- **Know your site and subdivision regulations**
- **Set a tone**
- **Respect**
- **Equal treatment of applicants**
- **Adds value to the community and development**

What leverage is available to encourage dialogue & discussion

- Strict Interpretation
- Waivers
- Cost
- Reputation
- Expectations

