

**Various ramblings on
innovating comprehensive plans to
make them more implementable
and to get results**

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*Planning is not just
a tool for controlling
land use and
development.*

Vision for the future

Reality check – problems,
needs, opportunities

Best ideas to improve a
community and get desired
growth & development

Mobilize people and
resources – start in action
– Implement

*Planning is about
CHANGE.*

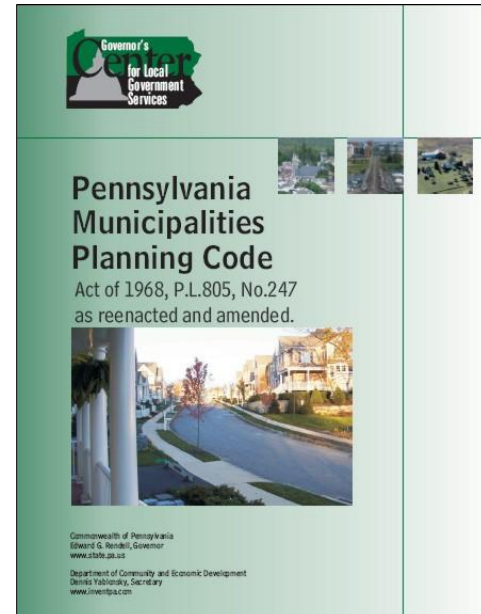
Main event principle

Do people resist
change?

Innovation

Enabling law

- Gives local governments powers and procedures for planning, zoning, subdivision & land development, etc.
- Enables local governments to create planning commissions, departments, staff
- Not a comprehensive plan template



Then and now

- Village of Euclid, Ohio v. Ambler Realty Co., United States Supreme Court (1926)
- Smart growth
- Value of place (quality built and natural environment, place-based assets)
- Functional integration

Agree or disagree?

- Preparing a comprehensive plan is a worthy goal.
- Improving your community is a worthy goal. Preparing a comprehensive plan is a means to that goal.

Tradition, innovation

- Traditional approach – A comprehensive plan is a guide to decisions to be made and actions to be taken after the plan is completed.
- Innovation – A comprehensive plan is a record memorializing decisions made and actions committed to and initiated during a planning process.

Characteristics of a good plan

Handout – Berke & Godschalk –University of North Carolina
– “Searching for the Good Plan”

- Goals reflect unique public values and vision.
- Policies are sufficiently specific to be tied to definite actions.
- Includes commitments to action with timelines, responsible parties, and workable financing.

Questions to ensure a plan is implementable

Handout – Michael Chandler – *Planning Commissioner's Journal*
– “Preparing an Implementable Comprehensive Plan”

- Is the plan realistic?
- Is the plan understandable?
- Is the plan citizen focused?
- Is the plan problem- and solution-specific?

Characteristics of APA/PA award winning plans

- Efficient in words, minimal jargon
- Use of accepted publication layout principles
- Ideas illustrated by drawings, photos & simulations
- Findings related to real issues, with detailed recommendations
- Inclusion of ready-to-use samples of tools & practices

5 keys for an implementable plan

1. Focus the plan on relevant, real community issues

5 keys for an implementable plan

2. Organize the plan the way local officials and citizens think

5 keys for an implementable plan

3. Devise practical and workable recommendations

5 keys for an implementable plan

4. Recruit partners and create capacity to implement the plan

5 keys for an implementable plan

5. Get local ownership of the plan and commitment to implement it