



*Deeply Lived In Places*  
A Primer on Comprehensive Planning

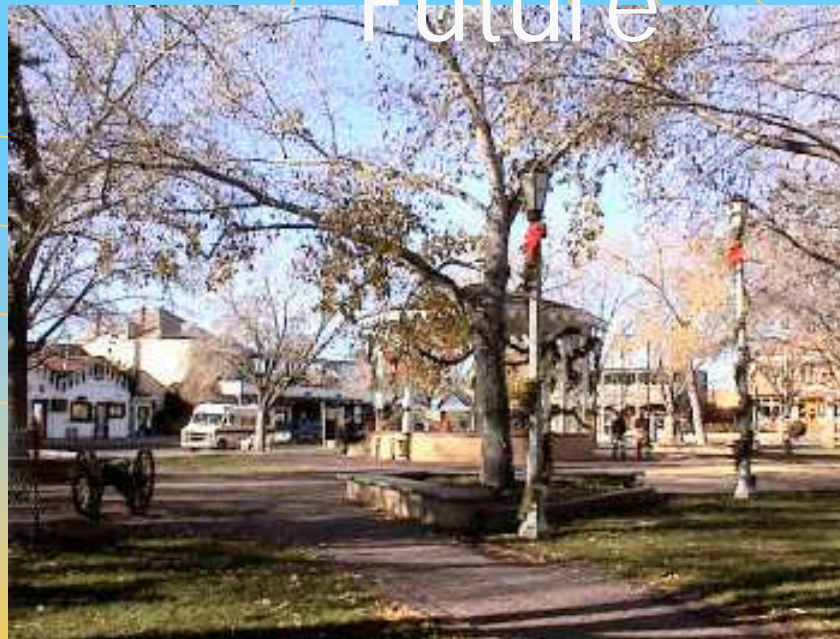
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**State of New Mexico**

# 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

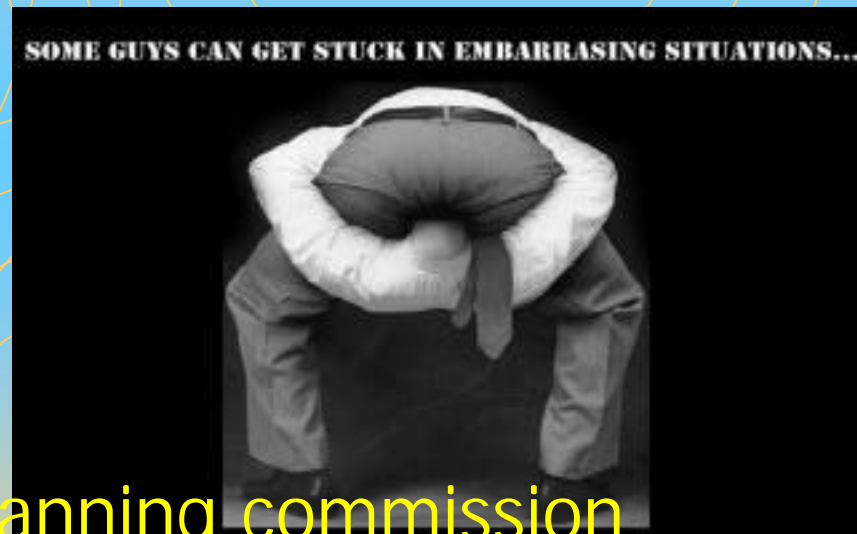
✍ Regional

✍ Local

✍ Elected Officials

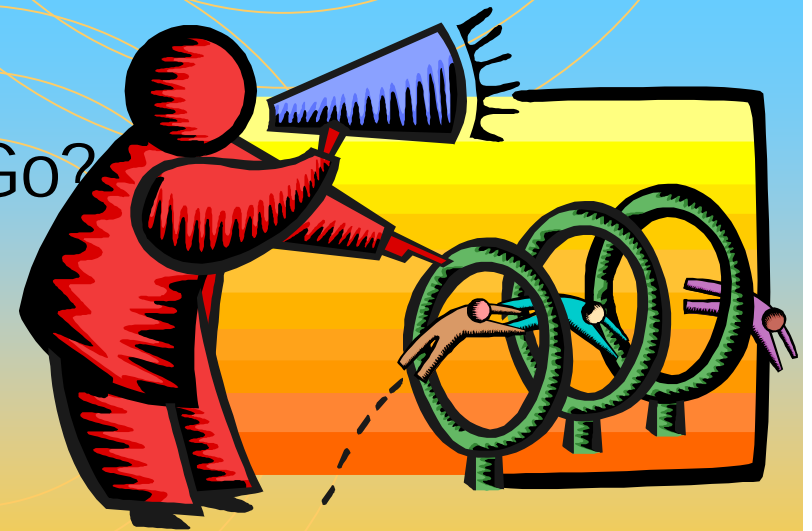
✍ The Public, e.g., **planning commission**

✍ 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



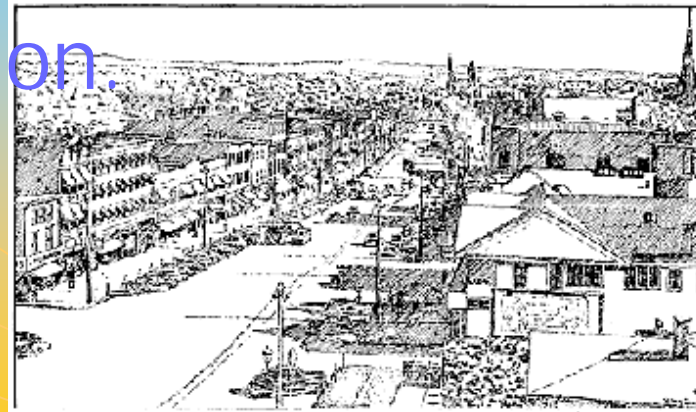
# Set Up The Citizen Participation Process

## ✍ 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.



Roosevelt County Planning Banner

# 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.”



Taos Plaza

## Taos Goal Statements That Reflect on Its Vision Statement

“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

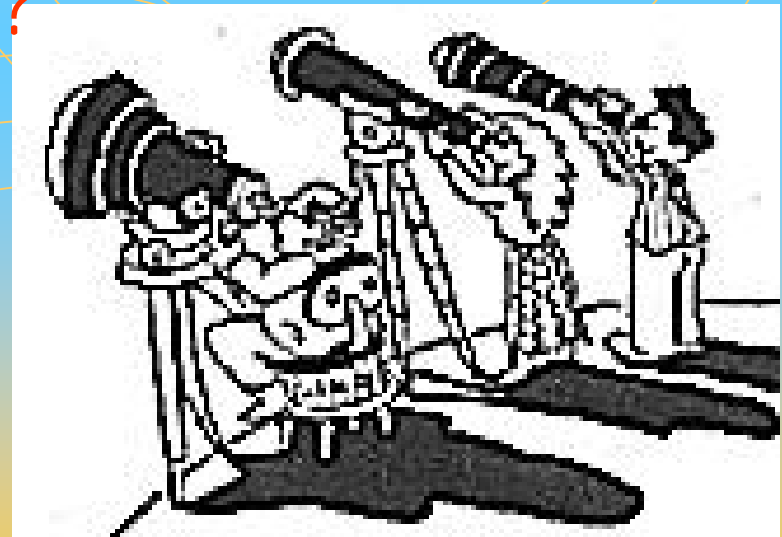
✍ Population

✍ 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?

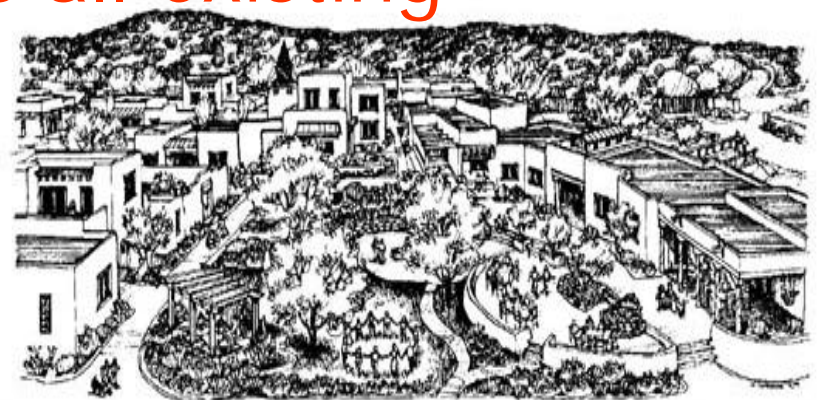
## ✍ Step Five

- ✍ 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

# Plan Policies

## Step Six

- ✍ The place where real changes to existing procedures can be written
- ✍ Policies must address all existing trends



THE COMMONS ON THE ALAMEDA SANTA FE, NEW MEXICO

# Walking the Talk

## ✍ 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.

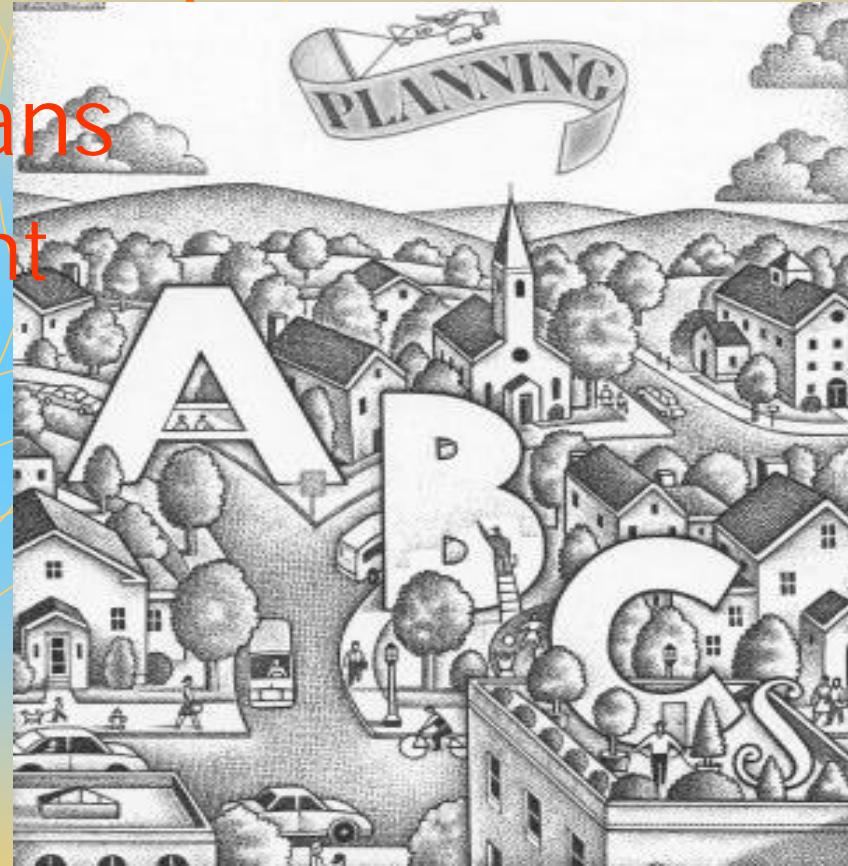
✍ Building and/or housing code

✍ 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



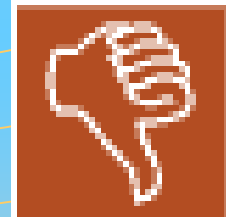
# Concerns

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



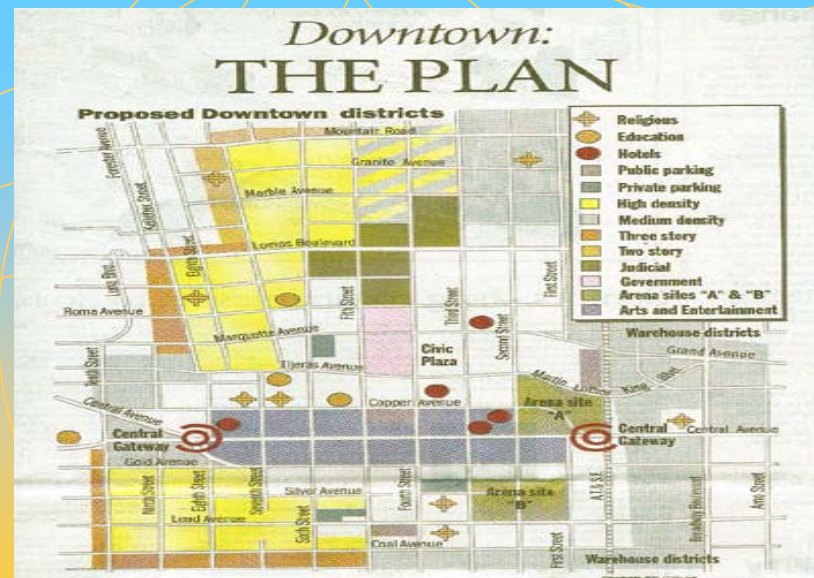
# Concerns

- ✍ 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:

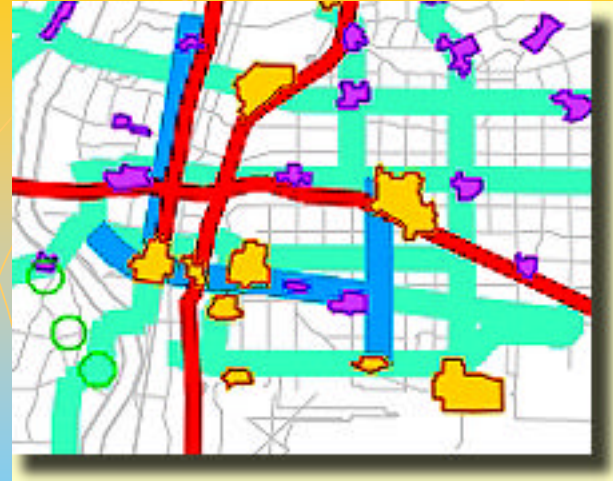
- ✍️ Region-Wide Fair Share Housing
- ✍️ Local Housing Trusts
- ✍️ Inclusionary Zoning
- ✍️ Real Estate Transfer Tax
- ✍️ Location Efficient Mortgage



## 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:

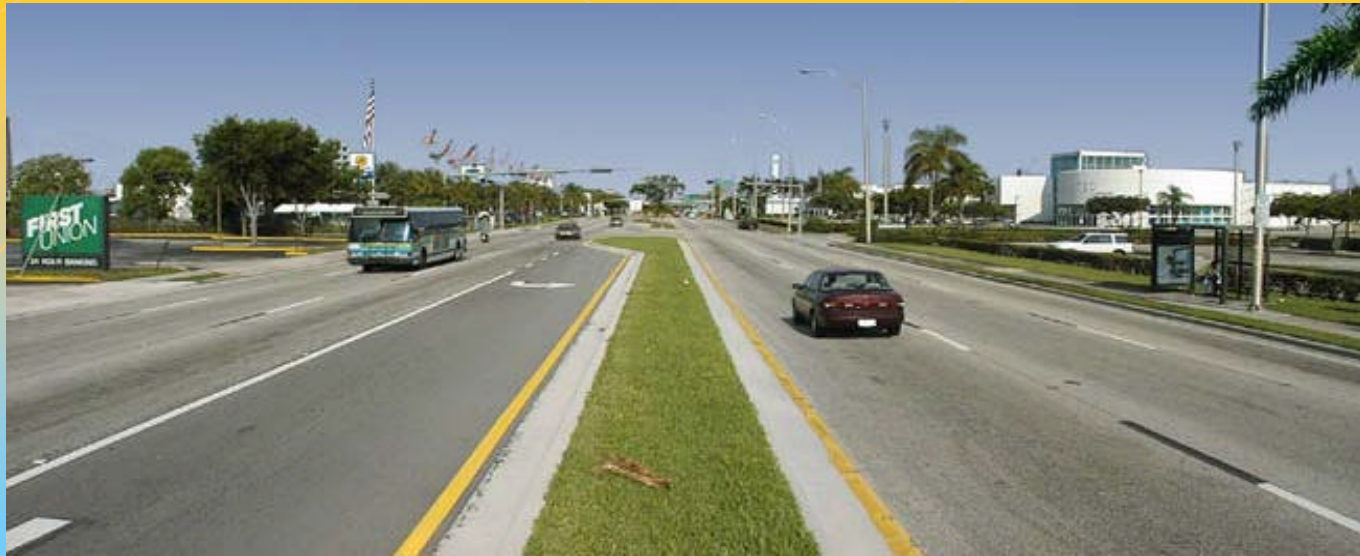
- ✍️ Local comprehensive plans with specific elements required
- ✍️ Consistency with state goals
- ✍️ Adequate resources
- ✍️ Planning coordinated & made consistent
- ✍️ Alternative dispute resolution



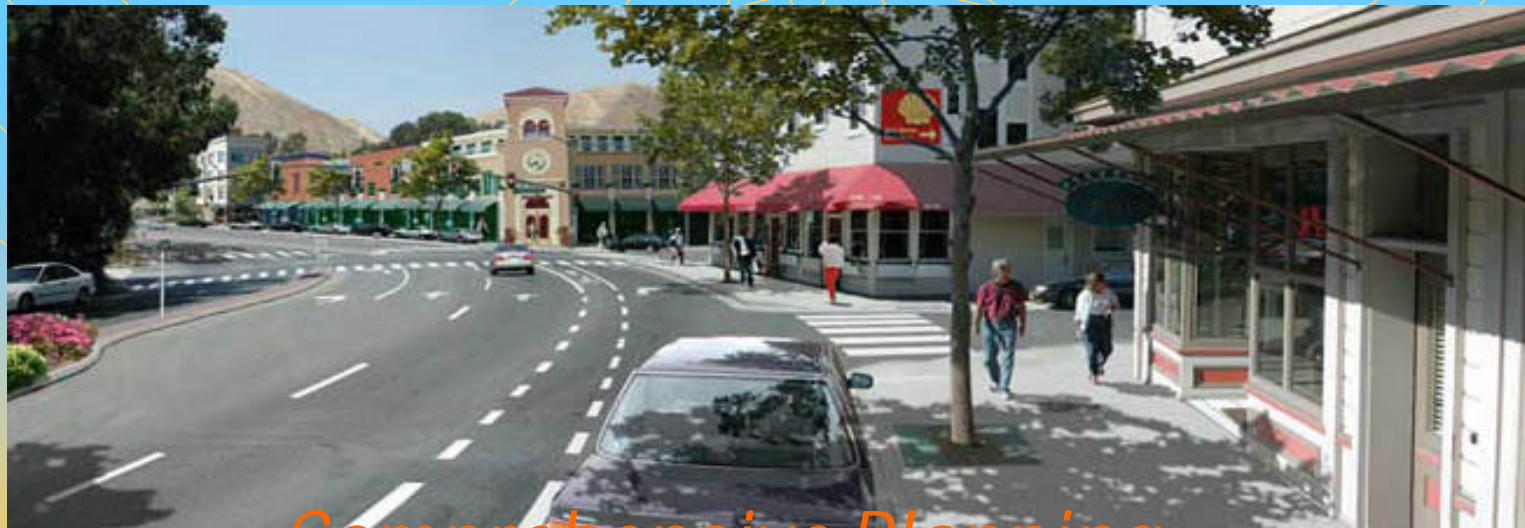
# Policy Option: Pursue Smart Growth

- ✍ 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 – A Primer on Comprehensive Planning*

[www.nmlocalgov.net/ddo/pdf/Landuseplan.pdf](http://www.nmlocalgov.net/ddo/pdf/Landuseplan.pdf)

*“Deeply lived in places are exceptions rather  
than the rule in the West”*

*– Wallace Stegner*