The weTable

Enhancing citizen engagement using participatory planning

weTable Users’ Conference
February 26, 2013
Houston, TX
HIGHLIGHTS

• Master Planning
• Community Land Use Model
• Scenario Thinking
• The weTable
• Outcomes
The Master Plan Process

**WHAT is Master Planning?**

- Master Planning is a focused, community-level land use plan that identifies general improvements; it is intended to guide growth and development in phases or over a number of years.
The Master Plan Process

- It is proactive planning that occurs beyond the boundaries of any one local government.
- Master Plans are intended to address issues that transcend the local level
  - Growth and development; transportation; “property rights;” affordable housing; air and water quality; and agricultural district planning (just to name a few!)
Sustainable Coastal Communities Initiative

Site Plan

Master Plan

Comprehensive Land Use Plan
The UD-SCCI Community Land Use Model

SIMPLY – It is a tool (CommunityVIZ) for public engagement in land use decision-making
Past & Current Studies
Community Land Use Model Elements

- Geographical Representation of Community Land Use
  - 100-Acre tiles forming a cross-county grid
  - Impartial, Representative, and Reproducible

- Set of Assigned Land Use Designations
  - Form-based Code
  - Sussex County Custom Land Use

- Numeric and Spatial Analysis
  - Build-Out Growth Scenarios
  - Demographic Impacts

- Set of Assumptions and Constraints
Benefits of the UD-SCC Land Use Model

- Stakeholder interests ➔ visualized and analyzed
- Public ➔ deliberates and makes land use choices
- “On-the-fly” impact analysis ➔ identifies consequences
- “What-if” process ➔ provides implementation options
- Iterative tradeoff & visualization process ➔ leads to consensus
- Ready-to-go Model ➔ at State, Local, and Regional Planning
UD-SCC Land Use Model
Form-Based Planning Transects

Source: 2003 by Duany Plater-Zyberk & Company.

Source: UD-SCC Community Land Use Model

Sustainable Coastal Communities Initiative
The 100-Acre Grid
## Painting the Landscape

<table>
<thead>
<tr>
<th>Community Land Use Type</th>
<th>Legend</th>
<th>Density (Residential DU)</th>
<th>Floor Area (SQFT) (Nonresidential) (Per 100 Acres)</th>
<th>Build Efficiency (Full Occupancy)</th>
<th>Mixed Use Factor</th>
<th>Net Density (Residential DU) (Per 100 Acres)</th>
<th>Net Floor Area (Residential) (Per 100 Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>T100 – Rural</td>
<td>☢️</td>
<td>4 DU / 100A</td>
<td>0</td>
<td>100%</td>
<td></td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>T20 – Rural</td>
<td>☢️</td>
<td>20 DU / 100A</td>
<td>0</td>
<td>100%</td>
<td></td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>T2 – Suburban</td>
<td>☢️</td>
<td>2 DU / A</td>
<td>0</td>
<td>70%</td>
<td></td>
<td>140</td>
<td></td>
</tr>
<tr>
<td>T4 – Suburban</td>
<td>☢️</td>
<td>4 DU / A</td>
<td>0</td>
<td>80%</td>
<td></td>
<td>320</td>
<td></td>
</tr>
<tr>
<td>T6 – Urban Mixed</td>
<td>☢️</td>
<td>6 DU / A</td>
<td>300,000 SQFT</td>
<td>75%</td>
<td>70%:30%</td>
<td>315</td>
<td>225,000 SQFT</td>
</tr>
<tr>
<td>T8 – Town Center</td>
<td>☢️</td>
<td>8 DU / A</td>
<td>500,000 SQFT</td>
<td>90%</td>
<td>50%:50%</td>
<td>360</td>
<td>450,000 SQFT</td>
</tr>
<tr>
<td>T16 – High density Residential</td>
<td>☢️</td>
<td>16 DU / A</td>
<td>50,000 SQFT</td>
<td>90%</td>
<td>90%:10%</td>
<td>1300</td>
<td>45,000 SQFT</td>
</tr>
<tr>
<td>T30 -Employment</td>
<td>☢️</td>
<td>0</td>
<td>200,000 SQFT</td>
<td>80%</td>
<td></td>
<td>0</td>
<td>160,000 SQFT</td>
</tr>
<tr>
<td>T200 – Retail</td>
<td>☢️</td>
<td>0</td>
<td>800,000 SQFT</td>
<td>80%</td>
<td></td>
<td>0</td>
<td>640,000 SQFT</td>
</tr>
</tbody>
</table>
Scenario Development

• Citizen based work group
• Develop scenarios for friends and neighbors to discuss
• Proven methodology
  – **National** – *Land-grants, public and private sector, Federal Highway, EPA*
  – **Local** – *Pollution Control Strategies, Garrison Lake GC, Blackbird Wildlife Preserve, Sussex Conference*
• Builds relationships for future collaboration
Scenario Development - continued

• What makes scenarios “acceptable?”
  – Values based
  – Images of real land uses in the area that reflect scenario
  – Identifies Benefits
  – Identifies Costs/Consequences
The "old way"
The weTable
Who is here today?

1. Residential Landowner
2. Commercial Landowner
3. Agricultural landowner
4. Interested citizen (Do not own land in watershed)
5. Elected official

76% 0% 0% 8% 16%
What is important to you?
(You will vote for three with the most important first.)

1. Community
2. Working agriculture
3. Fairness
4. Employment
5. Small towns
6. Open space and natural areas
7. Certainty
8. Tourism/shopping/dining
9. Mobility
10. Affordable housing

3rd Priority

Sustainable Coastal Communities Initiative
Scenarios
“Real Time” Scenario Results

Build-Out Floor Area

Sum of SC_Com Waste Water
Layer: SC_LU_Grid

Sum of SC_Children
Layer: SC_LU_Grid
Building Consensus ("The Product")
http://www.capehenlopenregionalplan.org/3d-fly-thru-demos
Questions???

Thank You!