

# Lesson 3

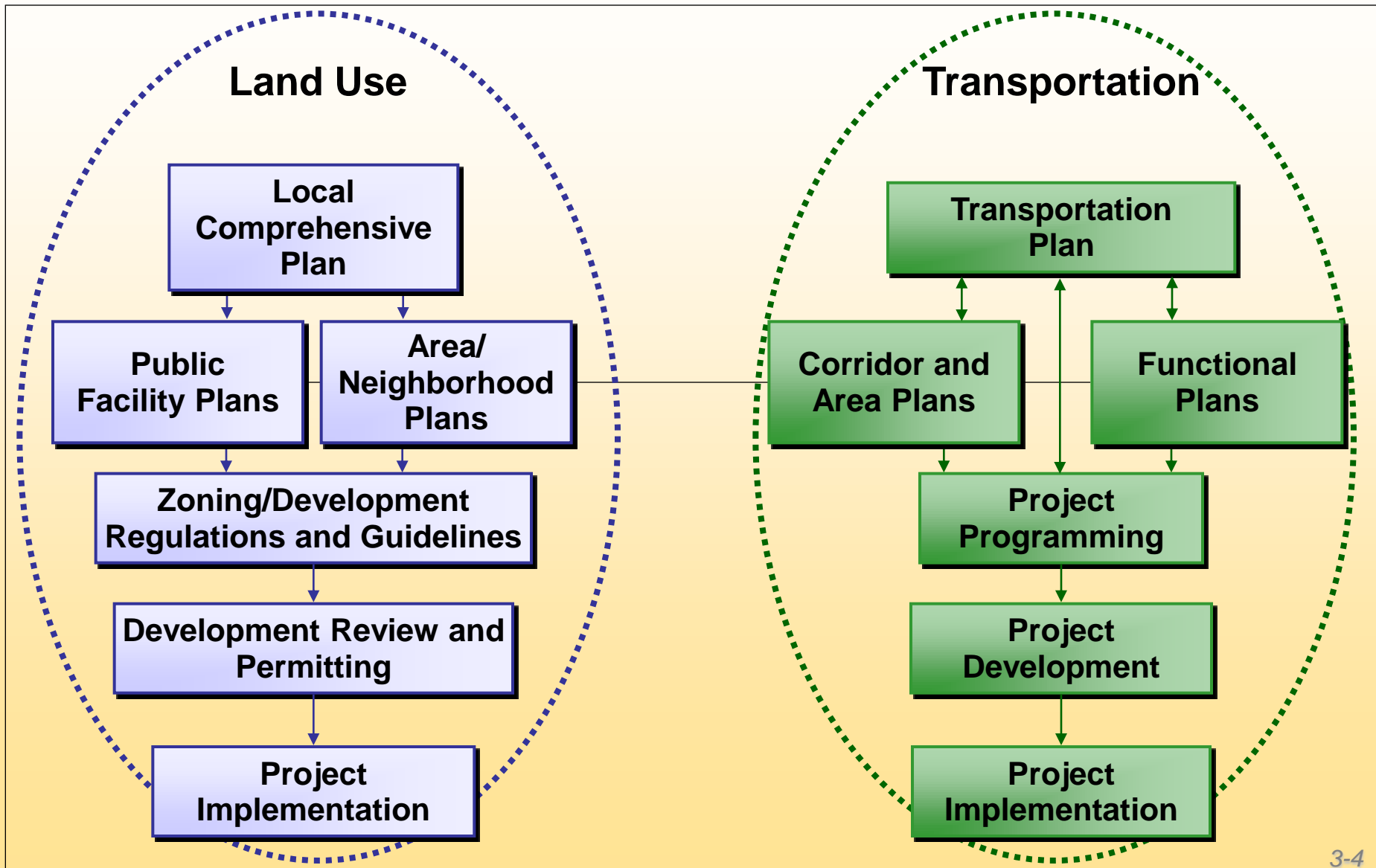
## Planning Roles & Responsibilities



# Learning Outcomes

- ▶ Identify and describe transportation and land use planning processes
- ▶ Describe the relationships among these processes and how they can be linked
- ▶ Identify the players in transportation and land use planning and development and explain their roles and responsibilities
- ▶ Recognize the legitimacy of politics and the impact political views have on the process

# Overview of Planning Process



# Lesson 3:

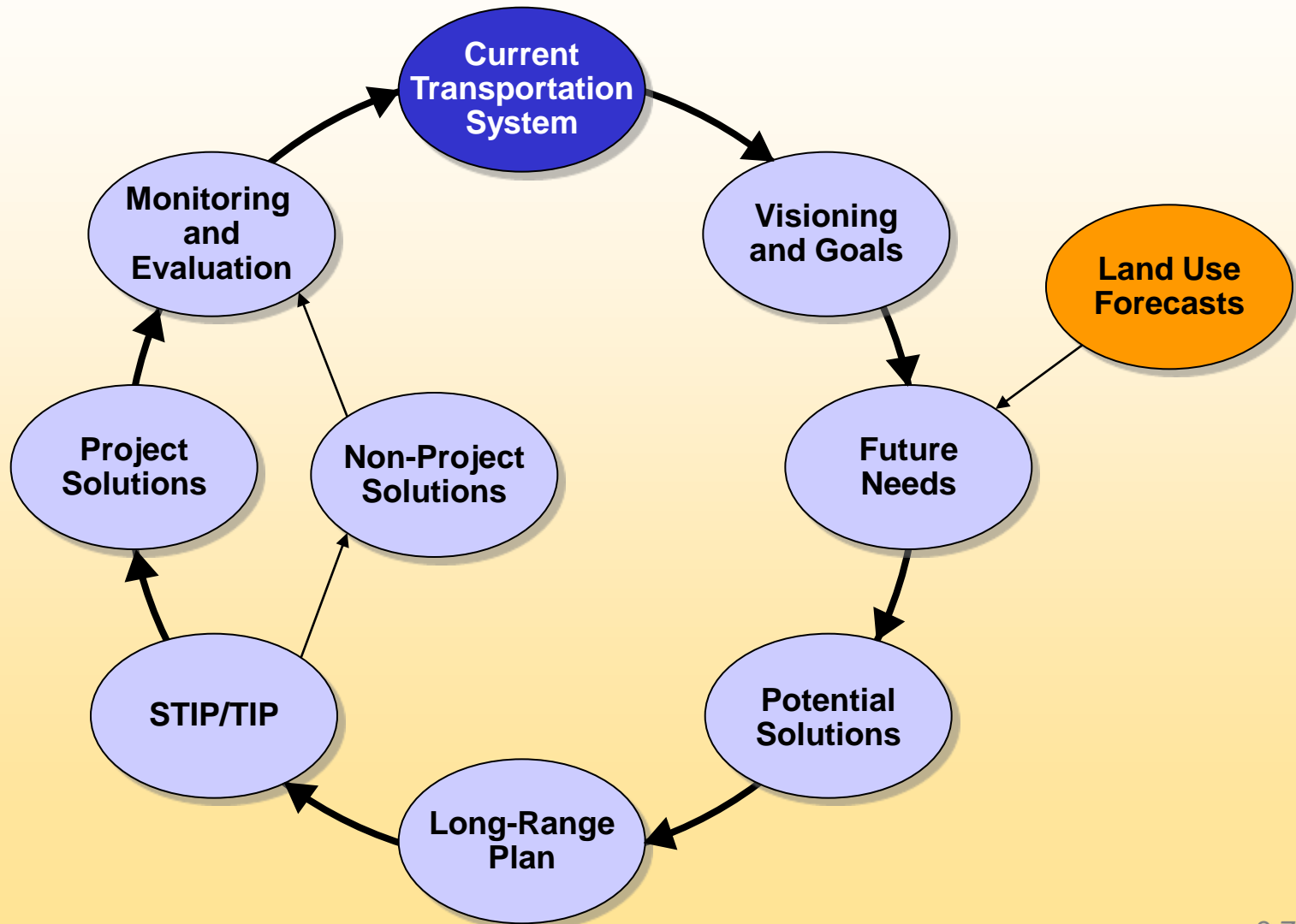
## Planning Roles & Responsibilities

- ▶ **3.1 Transportation Planning & Project Development Roles**
- ▶ 3.2 Land Use Planning
- ▶ 3.3 Linkages & Coordination Among Processes

# Key Players

- ▶ State departments of transportation (DOTs)
- ▶ Transportation/regional mobility authorities
- ▶ Transit agencies
- ▶ Metropolitan planning organizations (MPOs) and regional planning agencies
- ▶ Local jurisdictions
- ▶ Tribal governments
- ▶ U.S. government agencies

# Transportation Planning Process



# Major Provisions of Federal Code

- ▶ Mandates transportation planning in urbanized areas and statewide
- ▶ Designates MPO as metropolitan planning agency
- ▶ Identifies planning factors to consider
- ▶ Requires fiscally constrained plans and programs
- ▶ Provides for early and continuous public involvement

# Who Pays for It?

- ▶ Federal funds – SAFETEA-LU
  - FHWA (STP, PL, SPR, TCSP, Bridge, Interstate Maintenance, Recreation Trails, etc.)
  - FTA (Section 5303, 5307, 5309, 5311, etc.)
- ▶ State and local match and other discretionary funds
  - State gas tax and/or general funds
  - Sales tax dedication
  - Property tax levy
  - Bonding
  - Development fees
- ▶ Toll, fares and other user fees



# Other Transportation Planning Activities

- ▶ Corridor planning
- ▶ Subarea planning
  - Business district/ activity center
  - Interchange
  - Neighborhood
- ▶ Modal planning
  - Transit
  - Bicycle & pedestrian
  - Water & airports
- ▶ Other topics
  - ITS
  - Freight
  - Highway safety

# Lesson 3:

## Planning Roles & Responsibilities

- ▶ 3.1 Transportation Planning & Project Development Roles
- ▶ **3.2 Land Use Planning**
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# Land Use Control in the U.S.

- ▶ All 50 states have adopted zoning and enabling legislation, relegating land use control to local jurisdictions
- ▶ States vary in how they award planning authority
  - Home-rule provisions
  - State constitutions
  - Legislation
  - Adoption of municipal charters

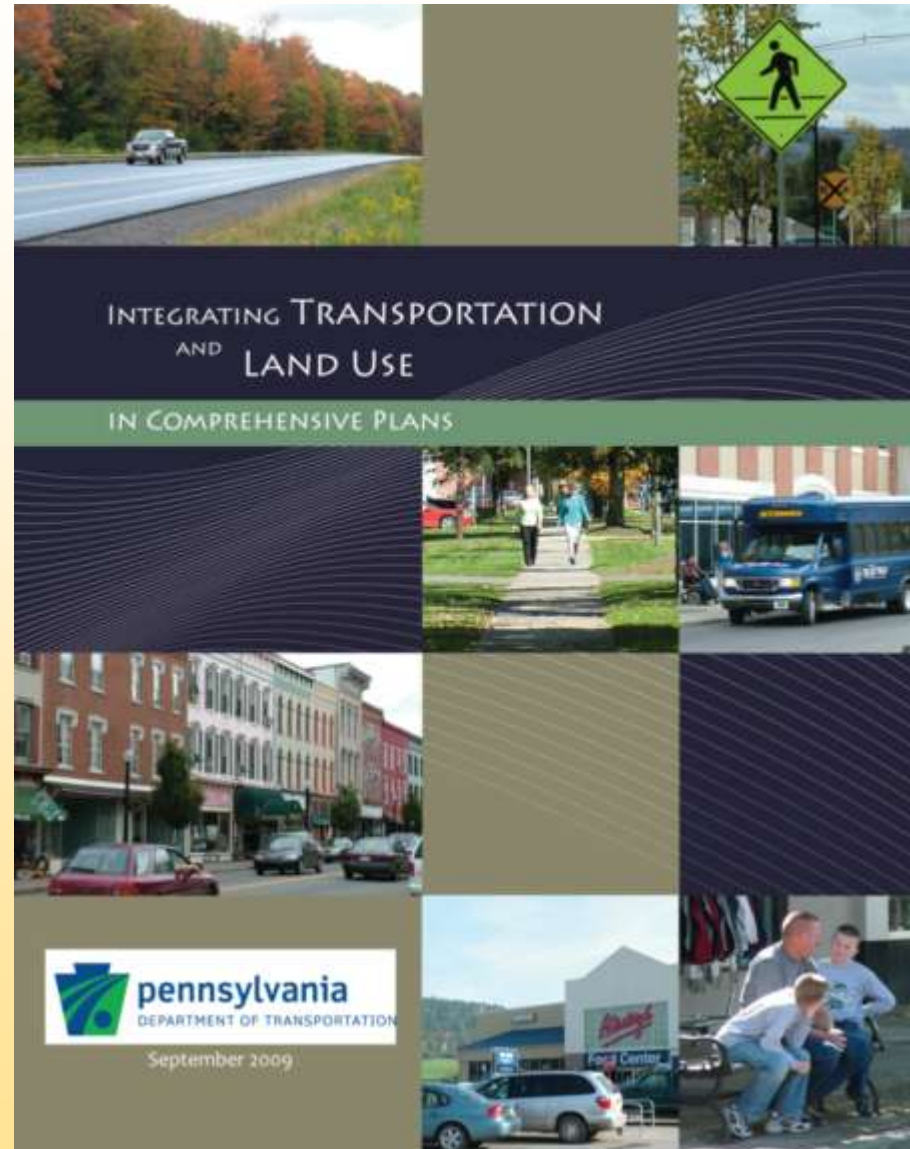
# Elements of

# Land Use Planning

- ▶ Comprehensive plan
- ▶ Subarea/neighborhood/ specific plans
- ▶ Zoning ordinance and map
- ▶ Subdivision regulations
- ▶ Design guidelines
- ▶ Parking requirements

# Available Guidance

- ▶ Fourth in a series of transportation/land use guidebooks produced by PennDOT
- ▶ Publication 688
- ▶ Training offered



# Available Guidance

- ▶ Pending PennDOT document
- ▶ Publication 622



**Improving the  
Land Use - Transportation Connection  
through  
Local Implementation Tools**



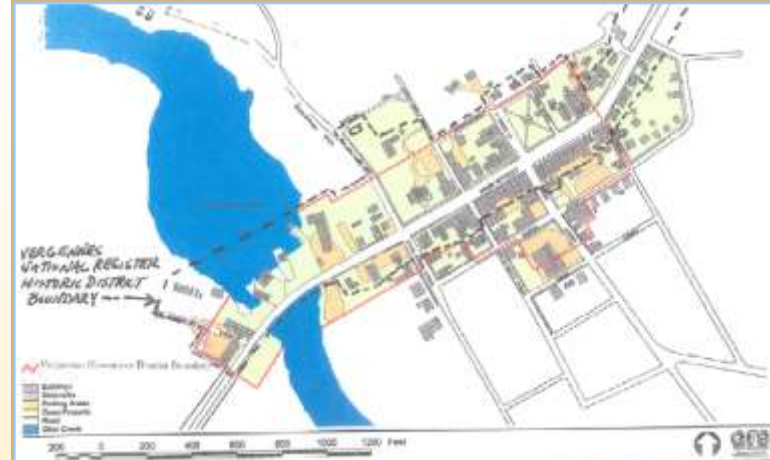
Pre-DRAFT  
March 2010

# Related Municipal Tools

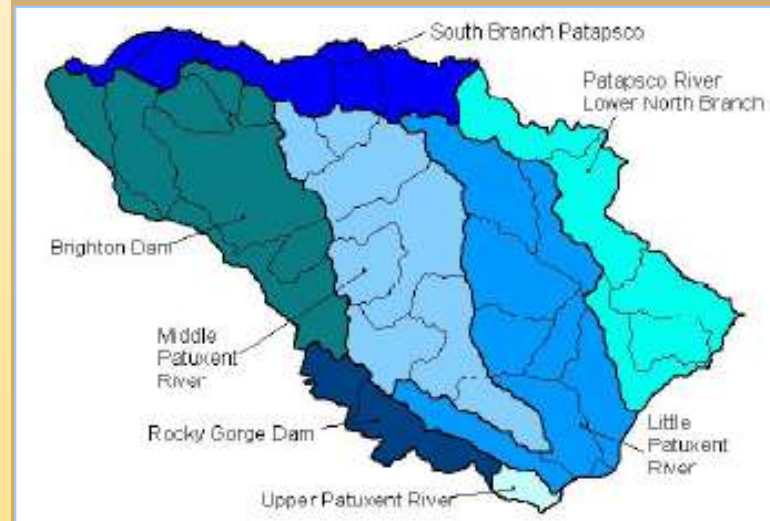
- ▶ Other land use ordinances
  - Adequate public facilities ordinances
  - Transfer of development rights
- ▶ Major thoroughfare plan/official map
- ▶ Sewer and water master plans
- ▶ Capital Improvement Program

# Other Types of Plans

- ▶ Watershed plans
- ▶ Federal land management plans
- ▶ Resource management plans
- ▶ Historic districts



Vermont Division for Historic Preservation



Center for Watershed  
Protection and Maryland  
Department of Natural Resources

# Decision-Makers

## in Land Use Planning

- ▶ Local governing body – holds most power and responsibility
- ▶ Planning commission – reviews plans
- ▶ Board of zoning appeals or adjustment – grants variances
- ▶ Planning staff – review and support

# Other Players

## ▶ Other review boards

- Design review
- Historical commission, etc.

## ▶ Other city departments

- Public works
- Fire chief
- School board, etc.

## ▶ The public

- Property owners and developers
- Neighbors/abutters
- Interest groups

# The Developer



# State Involvement

- ▶ Environmentally sensitive areas
- ▶ Major development review
- ▶ Comprehensive plan review, cross-acceptance
  - Florida – State approval
  - New Jersey – State Development and Redevelopment Plan consistency
  - Washington – consistency with State growth management policies

# Case Study

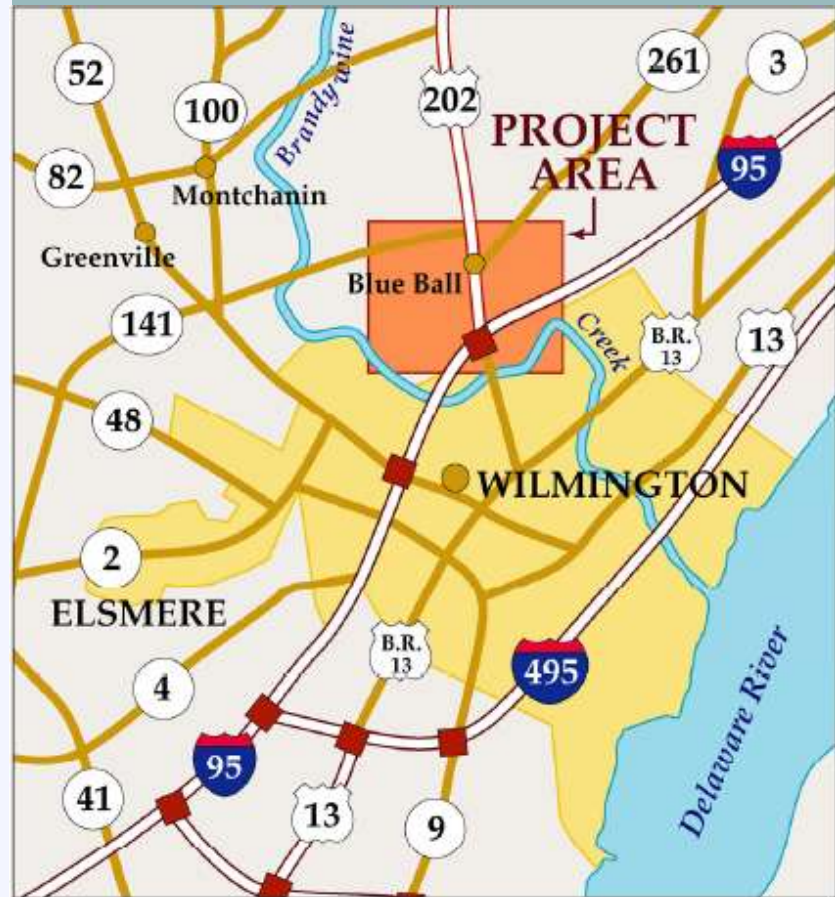


## Interagency Coordination: **Blue Ball Properties**

# Blue Ball Properties

## Wilmington, Delaware

- ▶ World headquarters for AstraZenica
- ▶ Delaware Economic Development Office offered over \$40 million in grants and tax credits
- ▶ Department of Natural Resources held nearby land for state park



# Multi-Agency Effort

- ▶ DeIDOT developed \$100 million of roadway improvements
- ▶ Department of Natural Resources & Environmental Control held nearby land for state park

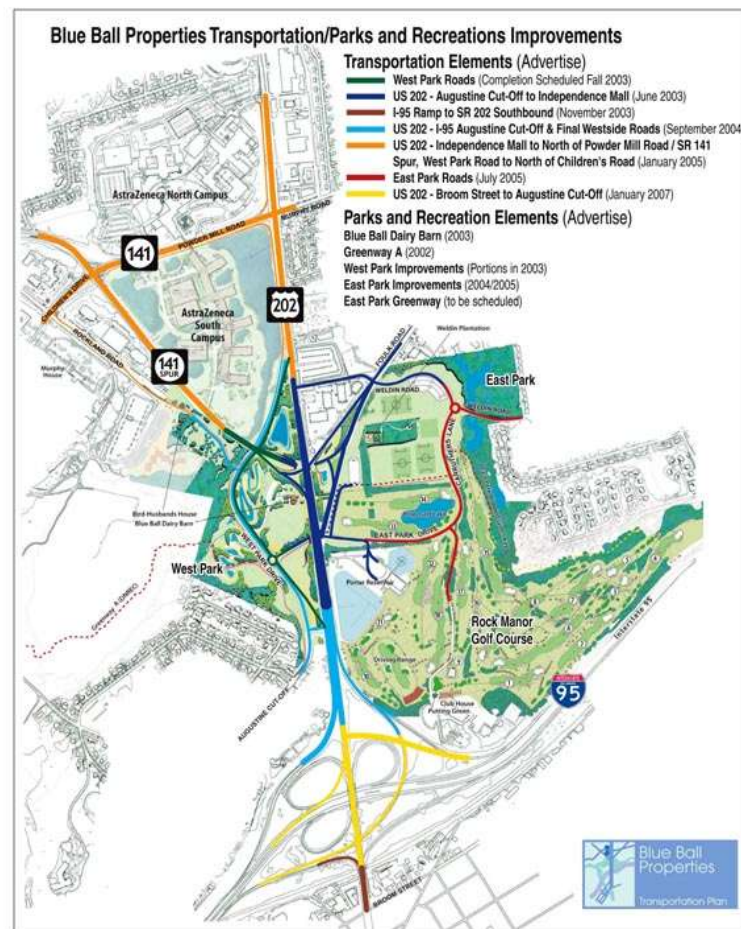


# Master Plan

- ▶ Improvements to:
  - Transportation
  - Recreation
  - Historic Resources
  - Environmental Resources



Source: McCormick Taylor, Inc.

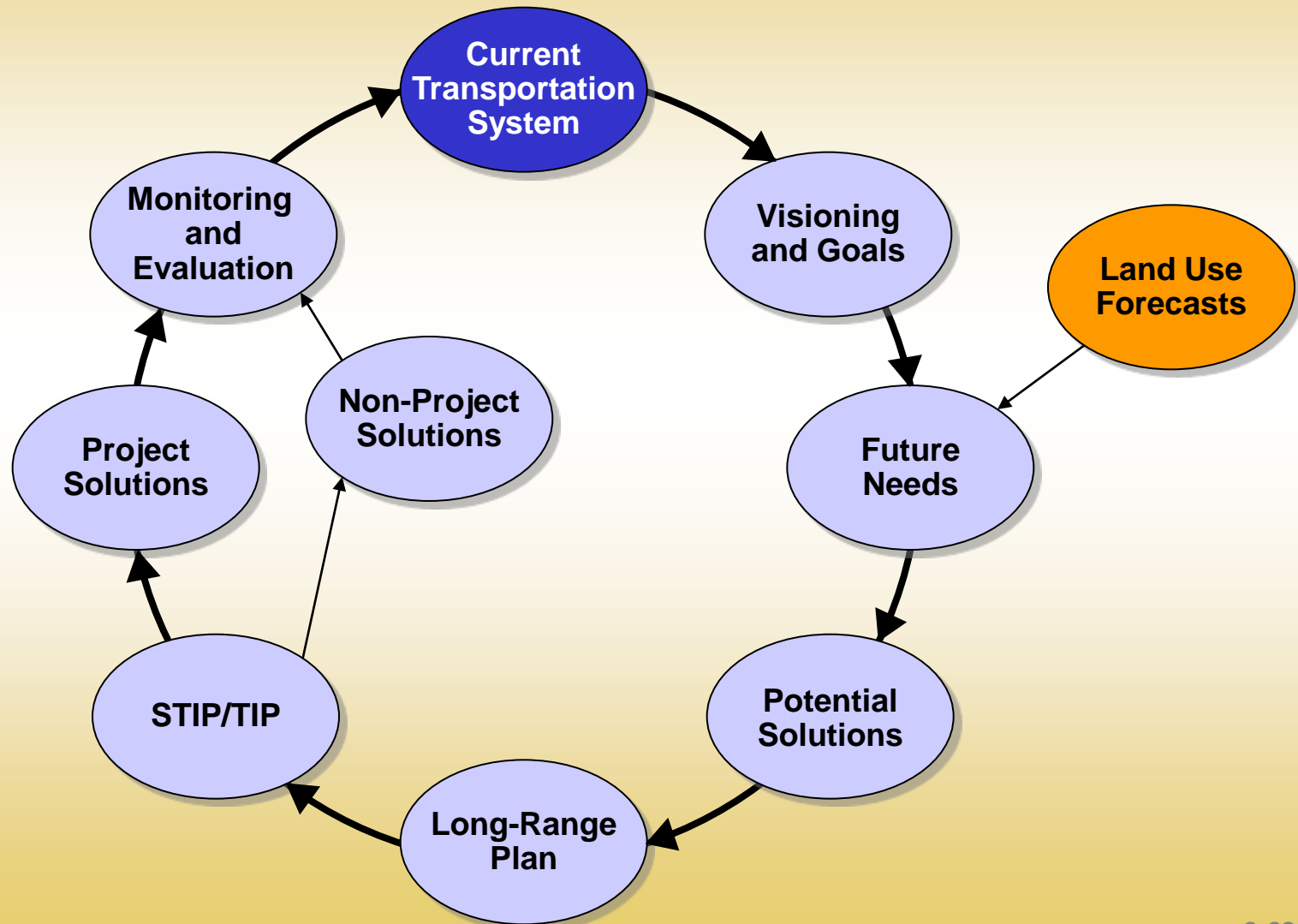


# Lesson 3:

## Planning Roles & Responsibilities

- ▶ 3.1 Transportation Planning & Project Development Roles
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- ▶ **3.3 Linkages & Coordination Among Processes**

# Transportation Planning Process



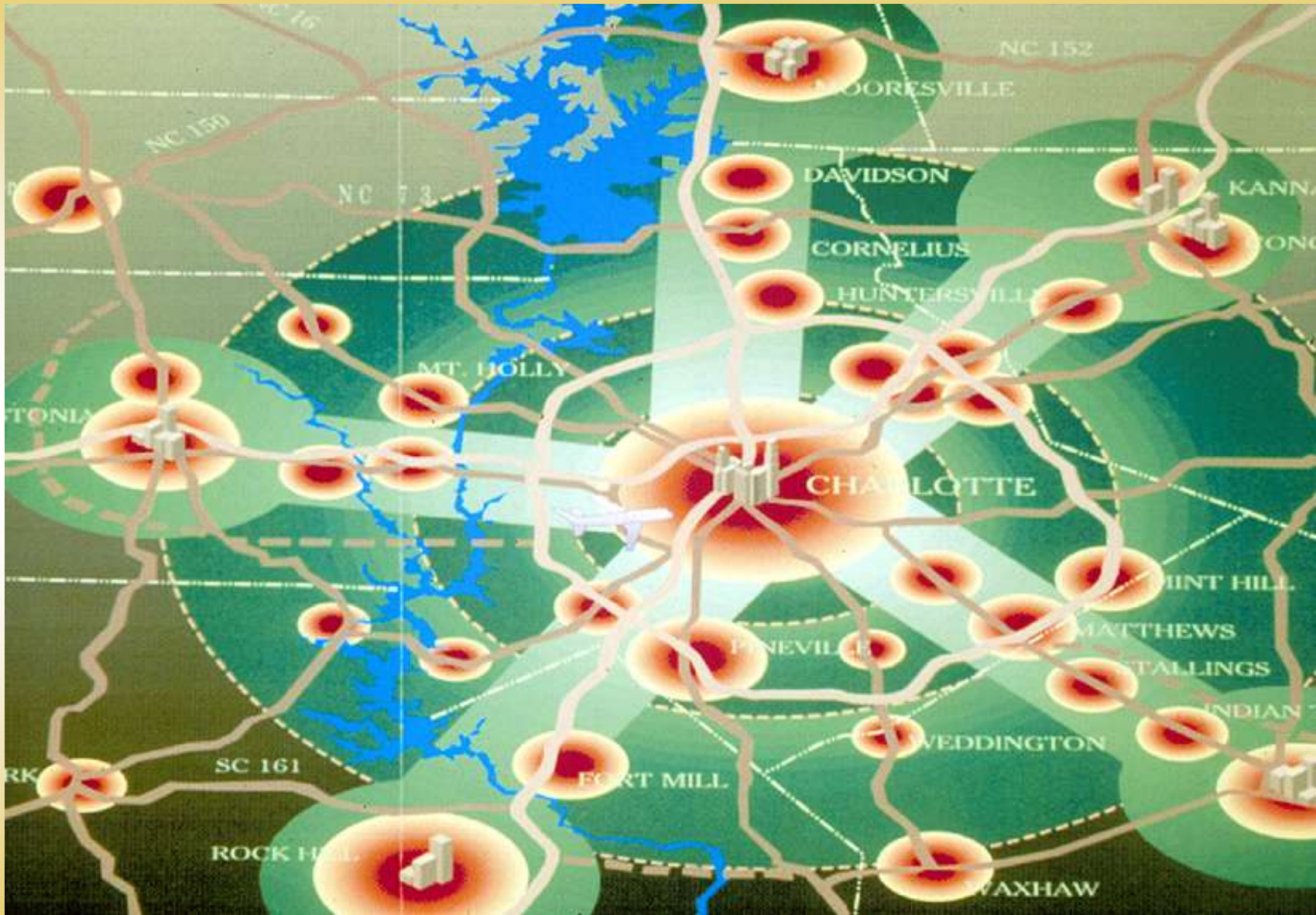


# Case Study

## Regional Planning & Visioning: **Charlotte, North Carolina**



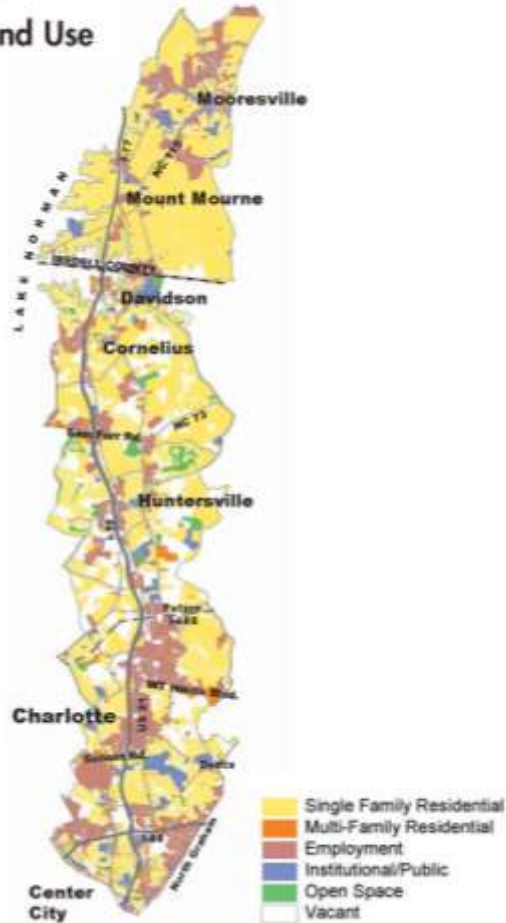
# Centers and Corridors Plan



## Case Study

# Corridor and Subarea Planning

North Corridor  
Generalized Land Use



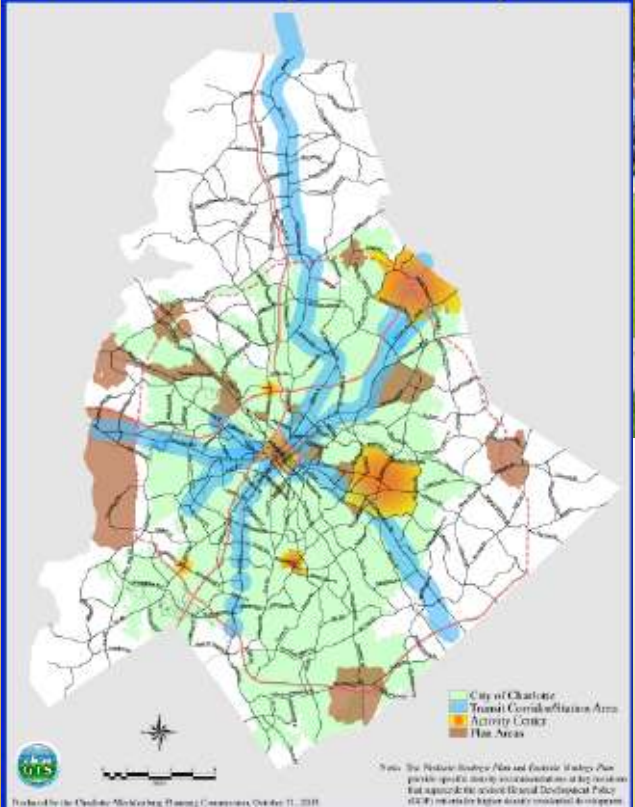
North Corridor Stations  
and Opportunity Sites



# Comprehensive Planning and Zoning

## Transit Area Policies

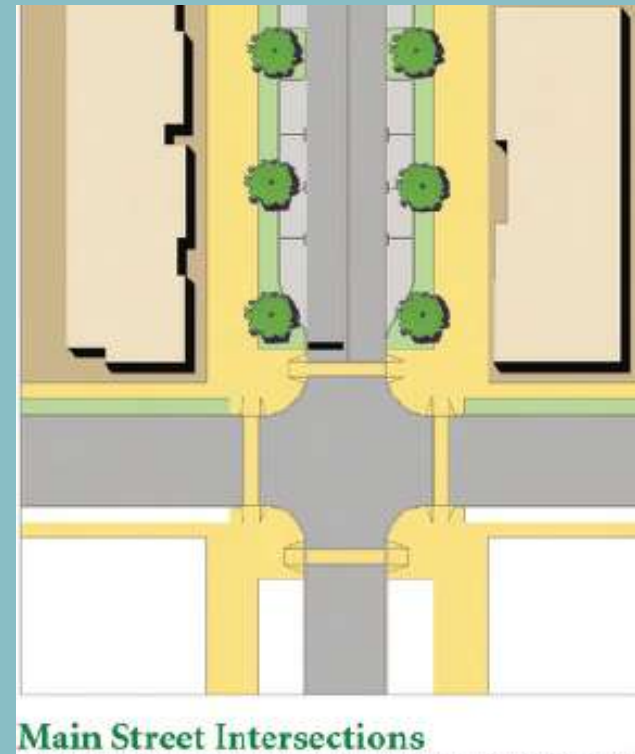
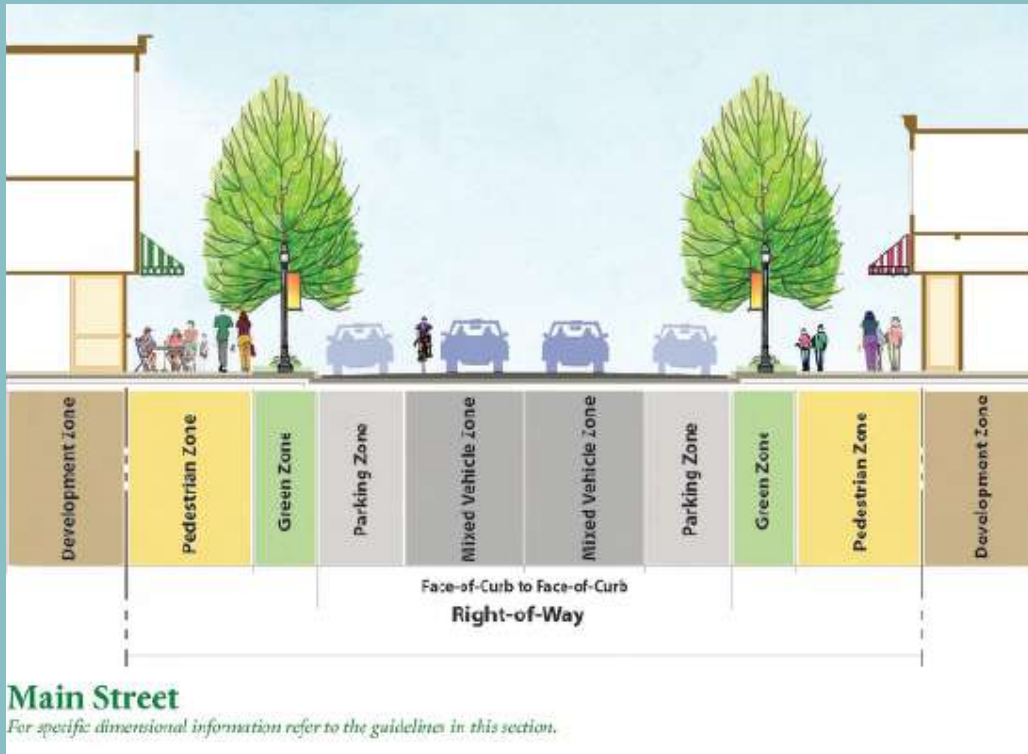
### General Development Policy Areas



Source: City of Charlotte.

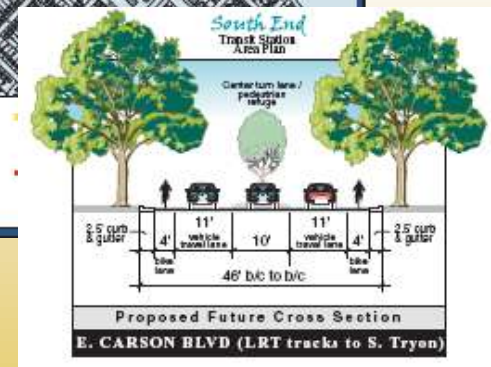
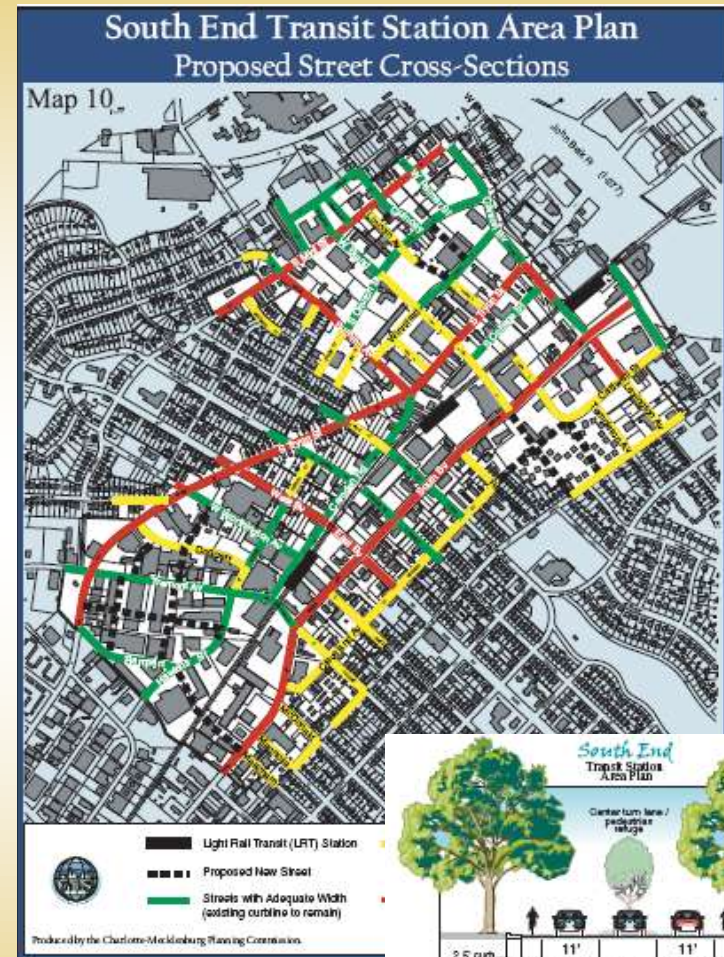
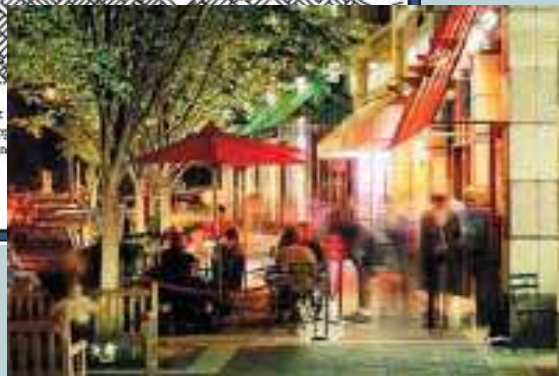
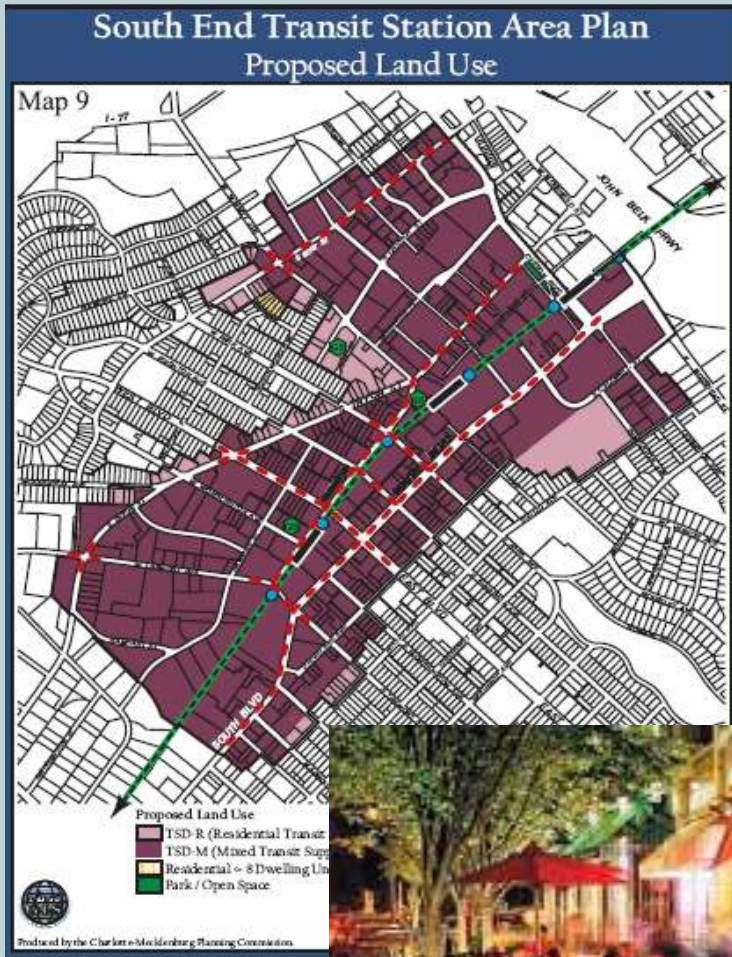
# Roadway and Streetscape Design

## Case Study



# Transit-Oriented Development

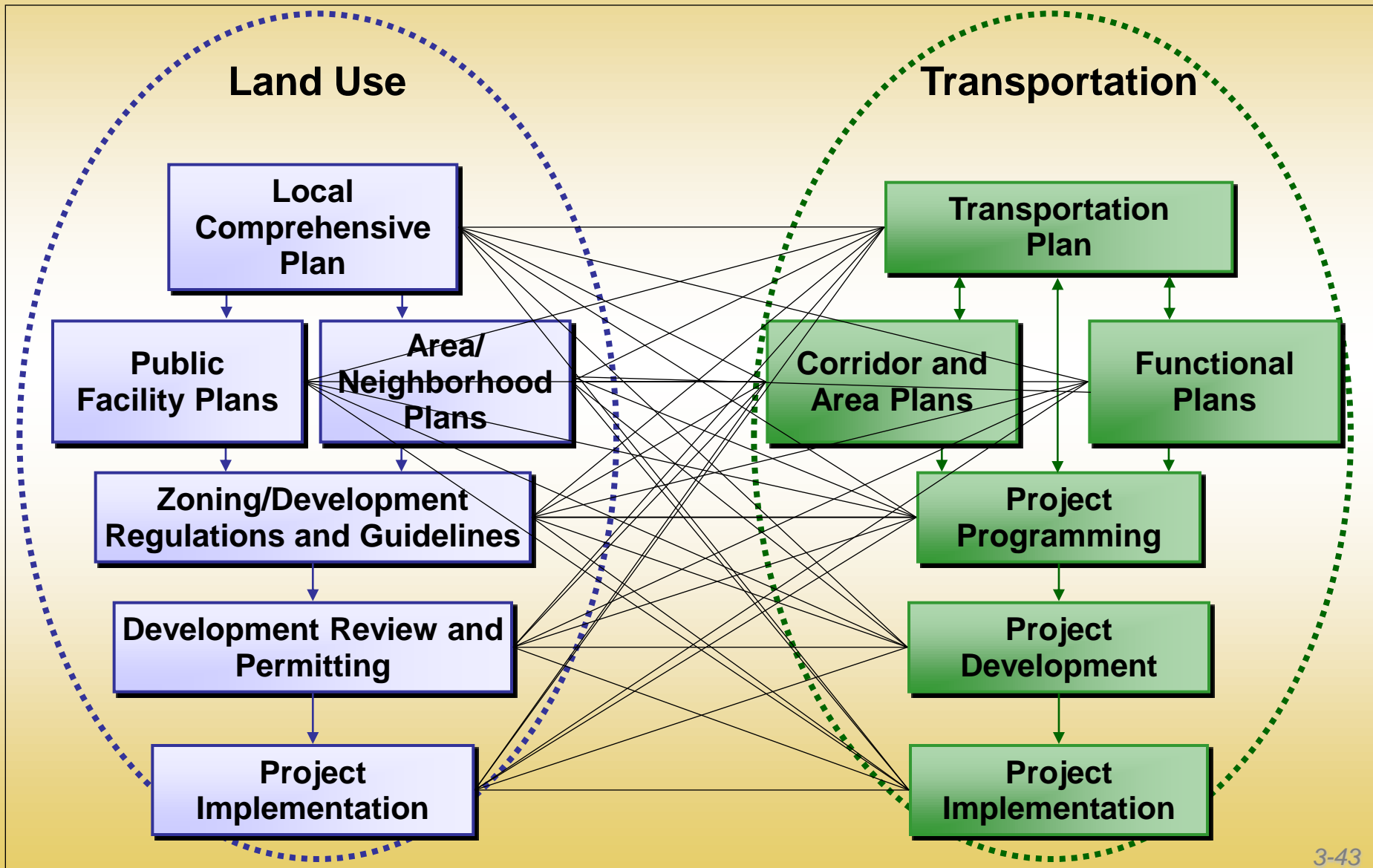
# Case Study



# Individual Modes Offer Unique Opportunities to Plan



# Overview of Planning Process



# Champions

## For Linking Land Use & Transportation

- ▶ MPO staff, board members
- ▶ State DOT staff
- ▶ City staff – planning, public works, etc.
- ▶ Local elected officials and planning boards
- ▶ Citizens/interest groups
- ▶ Developers
- ▶ Other parties...



# Additional NHI Training

NHI-142043

The CMAQ Program: Purpose & Practice

NHI-152069

Metropolitan Transportation Planning



# Additional NTI Training

Introduction to Metropolitan  
Transportation Planning

Introduction to Statewide  
Transportation Planning

State and Metropolitan  
Transportation Programming



# Review

- ▶ List at least **four** agencies that are responsible for transportation planning, and identify their geographic or functional area of responsibility
- ▶ List at least **four** key players involved at the local level in land use decision-making
- ▶ List at least **four** processes through which transportation and land use can be coordinated