

Chapter 8 – The Comprehensive Plan

Dr. AbdulAziz Bubshait,
Dean, College of Environmental Design.

12/8/2009

1

The Goals of Comprehensive Planning

- Comprehensive plans are usually prepared for a period of 20 years.
- 1. Health: Achieving a pattern of land use with certain protection for the public health is a strong planning goal.
- Separating industrial and residential communities can help achieve this goal.

12/8/2009

2

The Goals of Comprehensive Planning conti...

- 2. Public Safety: The easy access to ambulances in emergencies, fire safety, separate paths for children near schools, and walking paths for old people form a part of public safety.
- This might include building patterns where robberies in houses can also be avoided.

12/8/2009

3

The Goals of Comprehensive Planning conti...

- 3. Circulation: Provision of parking facilities and a rapid traffic flow indicates a good circulation plan.
- Public transportation also comes under the same category.
- 4. Provision of Services and Facilities: Providing facilities like schools, recreational clubs, and hospitals form a basic part of this planning.

12/8/2009

4

The Goals of Comprehensive Planning conti...

- One important land use control is providing police stations and fire protection services as well.
- 5. Fiscal Health: The government has to decide on the fiscal (expenditures) issues in advance.
- The fiscal zoning has to be done carefully so that the property taxes are always collected as they become the revenue for governments.

12/8/2009

5

The Goals of Comprehensive Planning conti...

- 6. Economic Goals: One of the main goals is also the economic growth for a society.
- The employment rate can be increased with relation to fiscal growth.
- 7. Environmental Protection: Protection of environment by creating laws favorable for environment is the main idea in this.

12/8/2009

6

The Goals of Comprehensive Planning conti...

- Environmental Protection planning aims to separate industrial areas from the residential and commercial locations.
- 8. Redistributive Goals: Some planners argue that the main goal of planning should be to distribute the wealth and influence among all sections of the community.

12/8/2009

7

The Comprehensive Planning Process

- The process includes a participatory plan making criteria
- The major components are:
 1. A research phase
 2. Clarification of community goals and objectives
 3. A period of plan formulation
 4. A period of plan implementation
 5. A period of review and revision

12/8/2009

8

The Comprehensive Planning Process

- Research regarding the population trends can change the planning process, for example as the population increases more land would have to be developed.
- A community might set forth a goal of the kind " Providing houses at affordable prices".
- But by doing so the community might face problems of high densities of residents and traffic congestions.

12/8/2009

9

Planning Research

- Planning agencies which are large with good number of research staff make considerable use of planning research.
- One common type of study is that of the " population forecast".
- There are various methods for population forecasts like the ' Cohort Survival'.

12/8/2009

10

Planning Research

- One advantage of the 'Cohort survival' technique is that it gives a detailed forecast.
- The coordination between planning and forecasting is very difficult and hard to achieve.
- 'Land Use Inventory' is another method for population forecast.

12/8/2009

11

Planning Research

- In recent years, the traditional paper map for recording has been done using GIS (Geographic Information Systems).
- The maps that might take a draftsman several days to draw can often be done by GIS in a few minutes.
- Studies related to infrastructure are also common.

12/8/2009

12

Formulating Community Goals

- The main aim of formulating goals is to separate different planning activities from each other.
- Planning agency plays a major role in this by formation of forums and boards.
- The citizens and groups who have a certain stake in the planning should not be excluded.

12/8/2009

13

Formulating the Plan

- Municipalities generally formulate plans in any region.
- For example to reduce traffic congestions on a road, various plans are looked for like widening the road or not allowing parking in that zone.
- Once these plans are set forth, costs and merits are listed and it is known as 'impact analysis'.

12/8/2009

14

Formulating the Plan

- The planners decide the best option by taking the political factor into consideration as well.
- Politics is the art of compromise and differences are to be resolved at the initial stages rather than doing it at later stages.

12/8/2009

15

Implementing the Plan

- The two most powerful tools for carrying out the planning are capital investments and land-use controls.
- If the co-ordination between capital investments and land-use controls is missing then the results will be disappointing.
- The capital investments and land-use plans should go hand in hand to meet the communities' visions.

12/8/2009

16

Review and Updating

- Planning usually doesn't proceed as expected and replanning becomes necessary.
- Adjustment in plans are done along with periodic reviews.
- Expenditures, revenues are generally hard to be predicted.

12/8/2009

17

Review and Updating

- Beyond updating the database, it is also necessary to keep a track of the goals and strategies.
- The community needs to be kept in touch with the planning goals.
- The Planning Director can play a major role in this by explaining to the community about the developments that are expected in the society in the near future.

12/8/2009

18

How Effective are Comprehensive Plans?

- The plans reflect the community's interest in the development and if the region has a large municipality with good fiscal incomes, then the plans are nicely implemented.
- Unpredictability in planning always exists and plans are scraped if they do not look feasible.
- Therefore for plans to move forward, the support of the people of that location is very crucial as it helps in developing that region.

12/8/2009

19

END OF PRESENTATION

12/8/2009

20