

# The Regional Comprehensive Plan

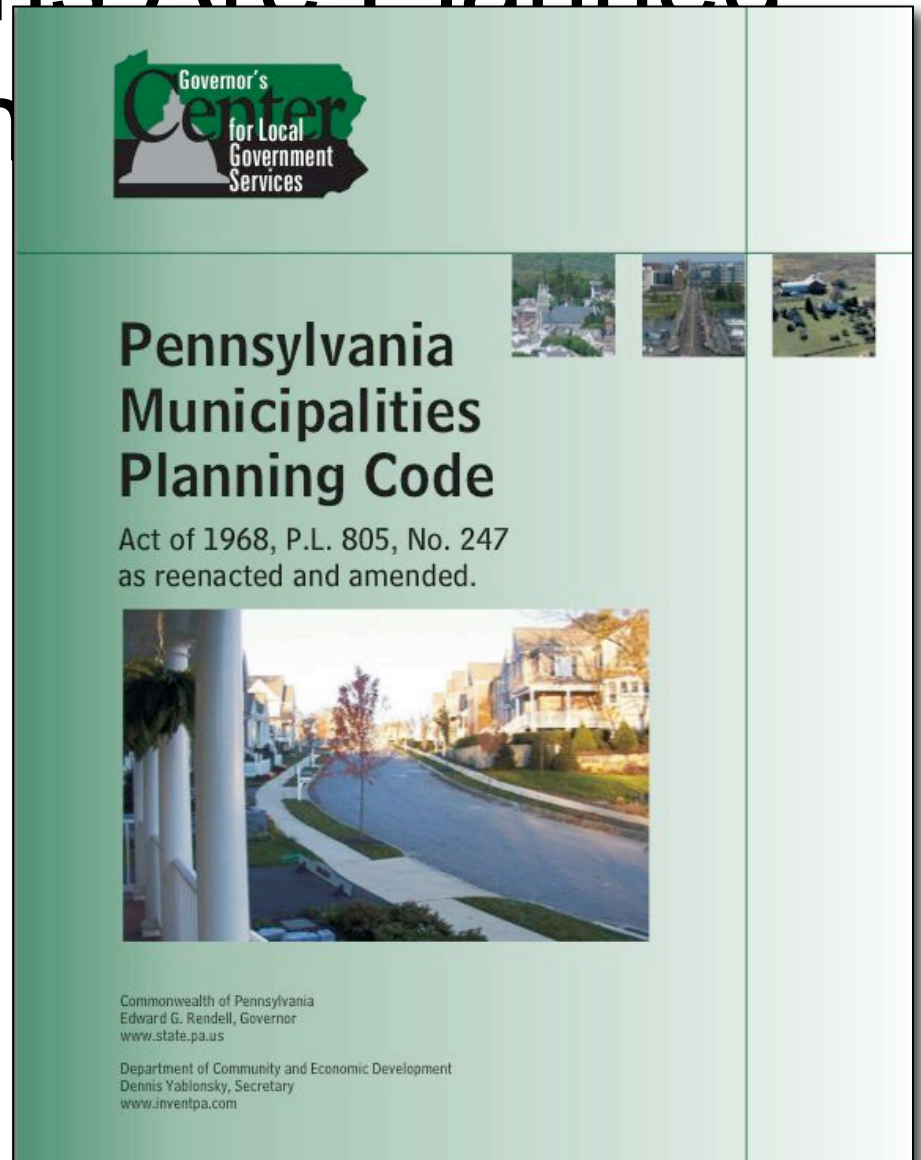
Philadelphia, May 2007

# Regions Are the Cities of



# Yet Few Regions Are Planned Comprehensively

- Lack of enabling laws
- Weak regional leadership and stewardship



The image shows the front cover of a book titled "Pennsylvania Municipalities Planning Code". The cover has a green background. At the top left is the logo for the "Governor's Center for Local Government Services", which features a silhouette of a person and the text "Governor's Center for Local Government Services". To the right of the logo are three small, square aerial photographs of different urban and suburban areas. Below the photographs, the title "Pennsylvania Municipalities Planning Code" is written in a large, bold, black font. Underneath the title, the text "Act of 1968, P.L. 805, No. 247 as reenacted and amended." is printed in a smaller font. A large, horizontal photograph of a residential street with a sidewalk and a white pillar in the foreground is positioned below the text. At the bottom of the cover, there is contact information for the Commonwealth of Pennsylvania, including the name of the Governor, the Department of Community and Economic Development, and the name of the Secretary.

**Governor's Center for Local Government Services**

**Pennsylvania Municipalities Planning Code**

Act of 1968, P.L. 805, No. 247  
as reenacted and amended.

Commonwealth of Pennsylvania  
Edward G. Rendell, Governor  
[www.state.pa.us](http://www.state.pa.us)

Department of Community and Economic Development  
Dennis Yablonsky, Secretary  
[www.inventpa.com](http://www.inventpa.com)

# Regions Are the Cities of



# Multi-Municipal Comprehensive Plans

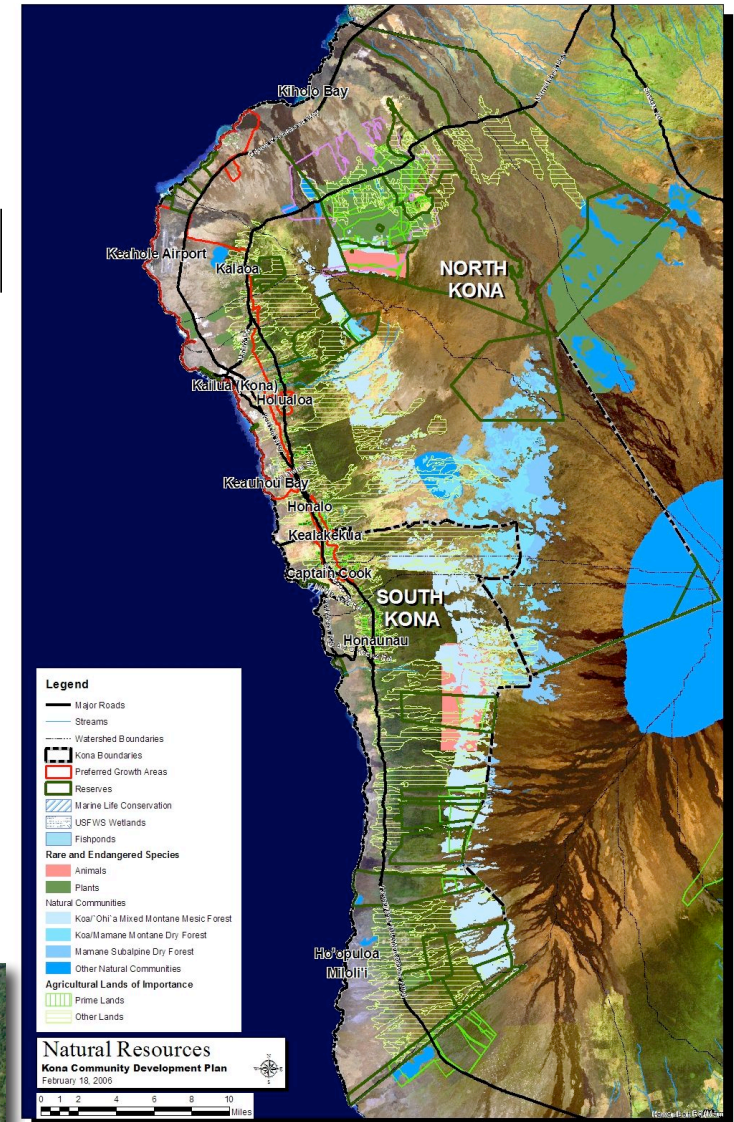
- Initiated by Local Governments
- Empowered by State laws: Wisconsin, California, and Pennsylvania among the few
- Adopted by involved municipalities, often as “the” municipal plan



**Lancaster County, Pennsylvania, Multi-Municipal Comprehensive Plan**

# County-Wide

- Initiated by County government
- Adopted by County with force of law





**North/South Kona, Hawai'i,  
Community Development Plan**

# Vision Regional Plans

- Initiated by regional entities (COGs, MPOs) or by civic leadership groups
- Voluntary compliance by local governments
- Requires regional stewardship for implementation

**CDF MATRIX**

	T1	T2	T3	T4	T5	T6	D
<b>Typologies</b>							
Protected Open Space							
Unprotected Open Space							
Limited Growth							
Encouraged Growth							
Intensified Growth							
Infill & Redevelopment							
<b>Settlement Patterns</b>							
Open							
Hamlet							
Village							
Town							
City							
<b>Land Use</b>							
<b>MIXED-USE</b>							
Village Center			T3-Village Center	T4-Village Center			
Town Center				T4-Town Center	T5-Town Center	T6-Town Center	
TND			T3-TND	T4-TND	T5-TND		
TOD			T3-TOD	T4-TOD	T5-TOD	T6-TOD	
<b>RESIDENTIAL</b>							
Single-Family Development		T2-Single-Family	T3-Single-Family	T4-Single-Family	T5-Single-Family	T6-Single-Family	
Multi-Family Development				T4-Multi-Family	T5-Multi-Family	T6-Multi-Family	
Cluster Development			T3-Cluster	T4-Cluster			
<b>COMMERCIAL</b>							
Retail			T3-Retail	T4-Retail	T5-Retail	T6-Retail	D-Retail
Office			T4-Office	T5-Office	T6-Office		D-Office
<b>CIVIC</b>							
Services			T3-Services	T4-Services	T5-Services	T6-Services	D-Services
Education			T3-Education	T4-Education	T5-Education	T6-Education	D-Education
Parks & Rec.	T1-Parks & Rec.	T2-Parks & Rec.	T3-Parks & Rec.	T4-Parks & Rec.	T5-Parks & Rec.	T6-Parks & Rec.	D-Parks & Rec.
<b>INDUSTRY</b>							
Light				T4-Light Ind.	T5-Light Ind.	T6-Light Ind.	D-Light Ind.
Heavy							D-Heavy Ind.
<b>NATURAL RESOURCES</b>							
Agriculture	T1-Agriculture	T2-Agriculture					
Forestry	T1-Forestry	T2-Forestry					
Sensitive	T1-Sensitive	T2-Sensitive	T3-Sensitive	T4-Sensitive			

**Columbus, Ohio, Regional Framework Plan**

What Makes a  
New Urbanism  
Regional  
Comprehensive  
Plan?



# A Principled Approach

- Clear boundaries defined by geography
- Multiple centers organized as towns and villages with their own urban edges
- Places that relate to their agrarian and natural landscapes
- Infill development preferred over peripheral expansion

# An Emphasis on Character and Place

- Defining the edges of the region
- Establishing the location of future growth
- Establishing the character of future growth

# Based on a Shared Vision

Technical analysis

Public input



The vision



# Regional Planning Process

The vision



Values, themes, and  
development principles



**If the emphasis is on character and form, the vision tools have to focus on understanding and visualizing character and form**

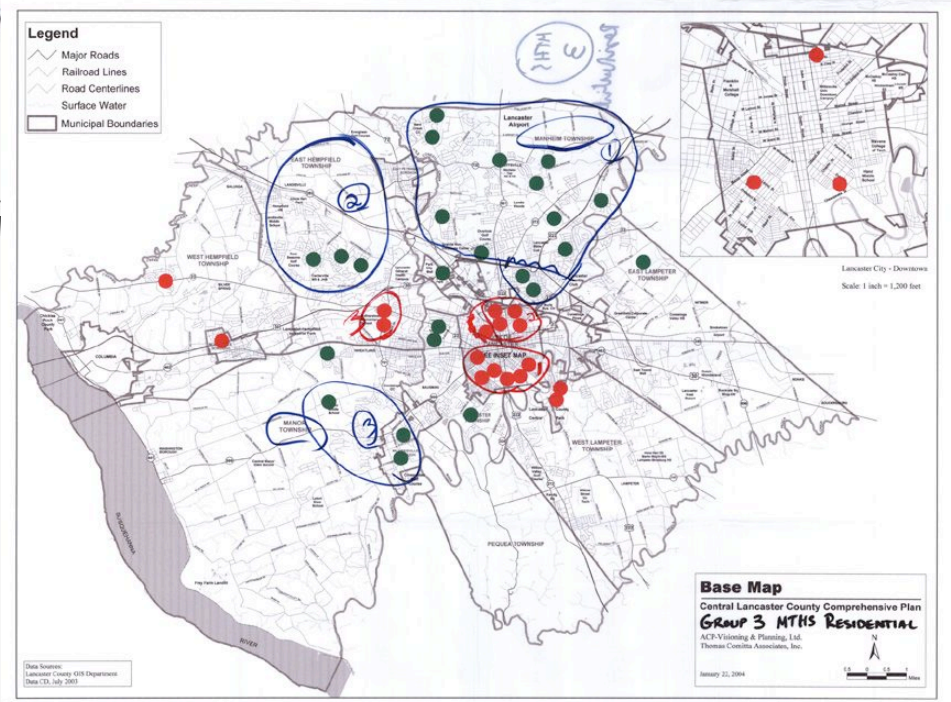
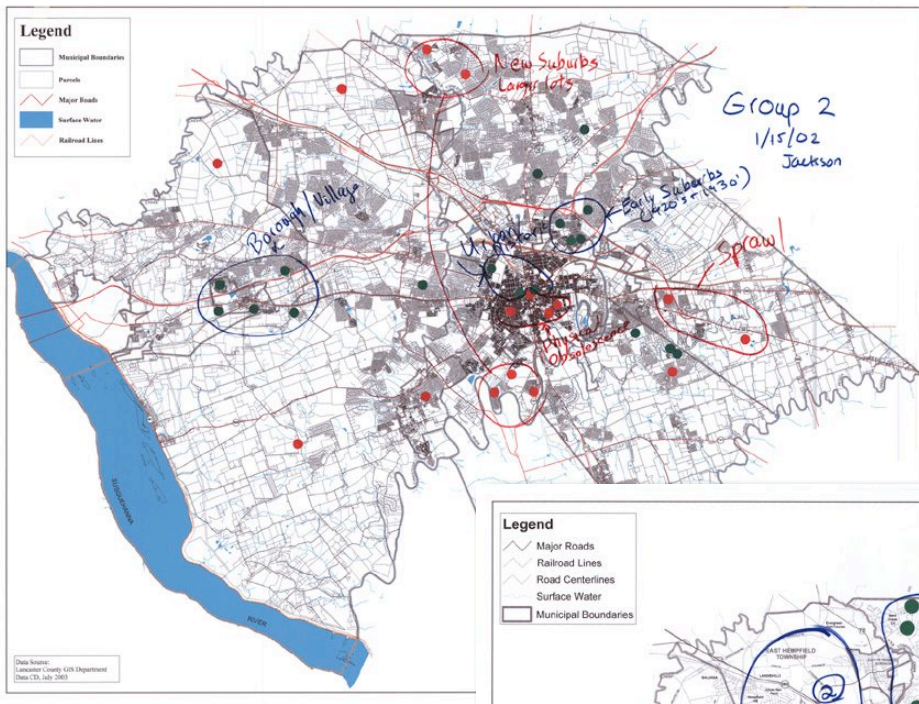


Scenarios, modeling,  
policies, and strategies



Implementation  
Framework

# Tools: Understanding



# Tools: Asking Critical

1

How important is...



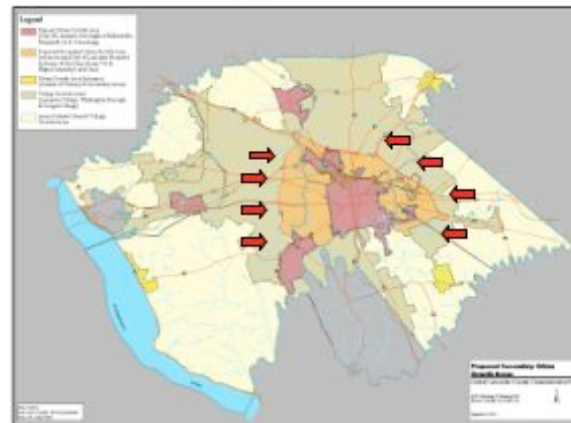
4

How important is it to...



6

How important is it to...



...Identify and designate areas within the urban growth area for more intense development?

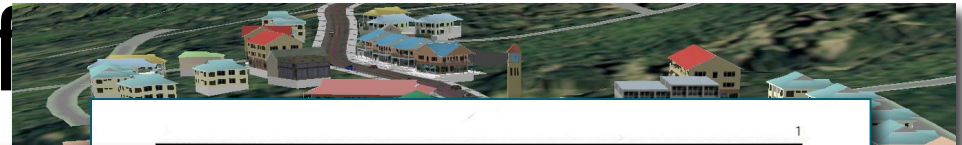
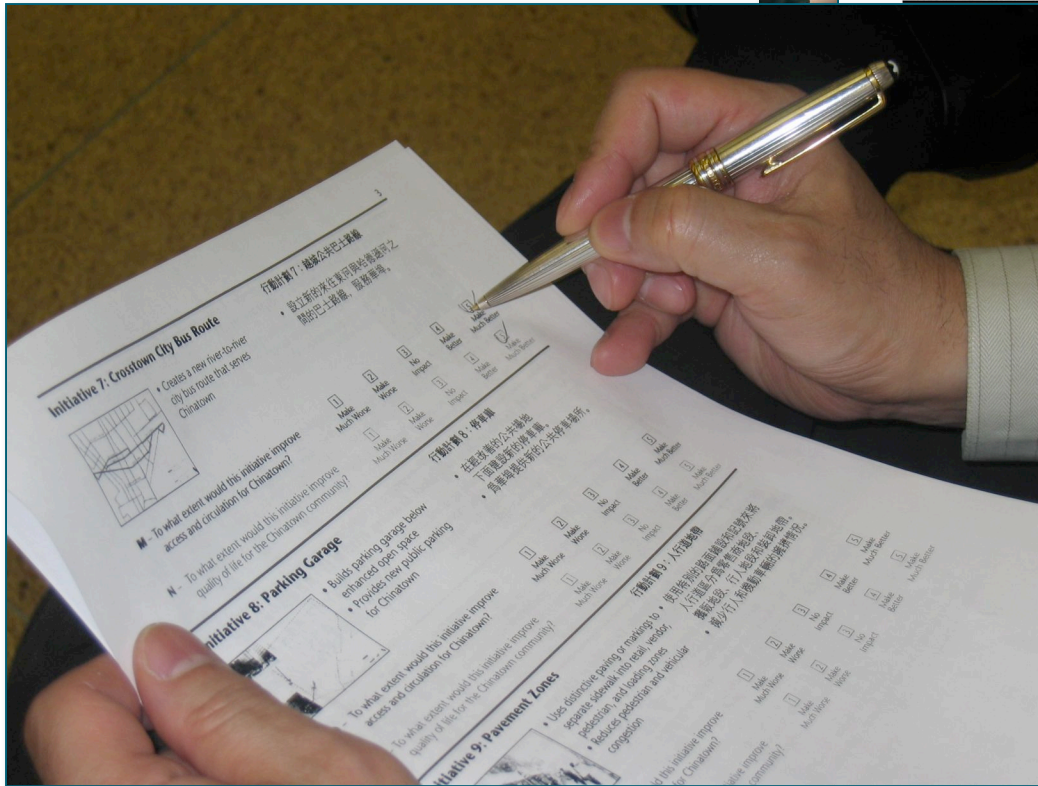
...Implementing large-lot Lancaster County urban growth areas?

...Identifying Urban Growth Areas?

# Tools: Understanding Where Should Occur



# Tools: Understanding the Character of



## Instructions

used to rate the effectiveness and impact of 12 proposed initiatives that were developed to improve vehicular access and circulation in Chinatown. Each proposed initiative will be described in a presentation. When each initiative is presented, you will be asked to answer two questions to rate that initiative. The presentation will then continue until all initiatives have been rated.

出入華埠和在華埠通行的問題，現有 12 項可能被實施的行動計劃。這份問卷將評估這些計劃對華埠交通和交通流暢度的影響。每一項被提議的行動計劃將通過演示的形式進行描述。在每一項演示時，將要求回答兩個問題，按照 1 到 5 的等級來對計劃作出評估。演示將會在每項計劃至所有的計劃都得到評估為止。

將能改善華埠的交通出入和流通狀況？	1 使情況變差很多	2 使情況變差	3 沒有影響	4 使情況變好	5 使情況變好很多
將能改善華埠社區的生活素質？	1 使情況變差很多	2 使情況變差	3 沒有影響	4 使情況變好	5 使情況變好很多

## How Improvements

### 行動計劃 1：改善柏路

- Narrows Park Row to two lanes of traffic (will meet capacity requirements if Park Row reopens)
- Creates wide pedestrian esplanade
- Incorporates security enhancements
- 將柏路縮窄，改為兩條車道（如果柏路重新開放，將能達到容量的要求。）
- 開闢更寬闊的行人散步空地。
- 將安全強化措施融入到計劃中。

Would this initiative improve access and circulation for Chinatown?	1 Make Much Worse	2 Make Worse	3 No Impact	4 Make Better	5 Make Much Better
---	----------------------	-----------------	----------------	------------------	-----------------------

Would this initiative improve quality of life for the Chinatown community?	1 Make Much Worse	2 Make Worse	3 No Impact	4 Make Better	5 Make Much Better
--	----------------------	-----------------	----------------	------------------	-----------------------

## Chatham Square Reconfiguration

### 行動計劃 2：重新設置且林市果廣場

- Simplifies Chatham Square intersection
- Facilitates traffic flow between the Bowery and St. James Place, and between East Broadway and Worth Street
- Widens St. James Place and creates dedicated left turn lane onto Worth Street
- Improves safety of pedestrian crossings
- Creates two large public plazas
- Retains war memorial and Commissioner Lin Ze Xu statue
- 簡化且林市果廣場的交叉路口。
- 促進包厘街和聖占士之地之間，東百老匯和窩當街之間的交通更順暢。
- 擴展聖占士之地。
- 開設專門通入窩當街的左轉道。
- 改善行人過街的安全性。
- 建立兩個大型的公眾廣場。
- 保留戰爭紀念碑和林則徐專員的銅像。

C - To what extent would this initiative improve access and circulation for Chinatown?	1 Make Much Worse	2 Make Worse	3 No Impact	4 Make Better	5 Make Much Better
--	----------------------	-----------------	----------------	------------------	-----------------------

D - To what extent would this initiative improve quality of life for the Chinatown community?	1 Make Much Worse	2 Make Worse	3 No Impact	4 Make Better	5 Make Much Better
---	----------------------	-----------------	----------------	------------------	-----------------------