The *weTable*

Enhancing citizen engagement using participatory geospatial planning

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PDE Science & Environmental Summit

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Cape May, NJ

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PLANNING & FACILITATION TEAM

HIGHLIGHTS

- Master Planning
- Community Land Use Model
- Scenario Thinking
- The *weTable*
- Deliberative Dialogue & Decision-making

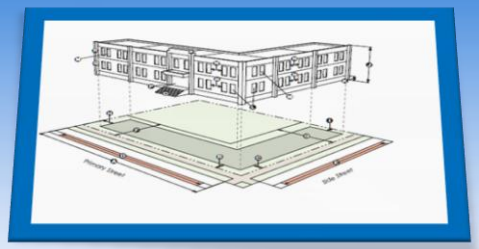
The Master Plan Process

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!)



Site Plan

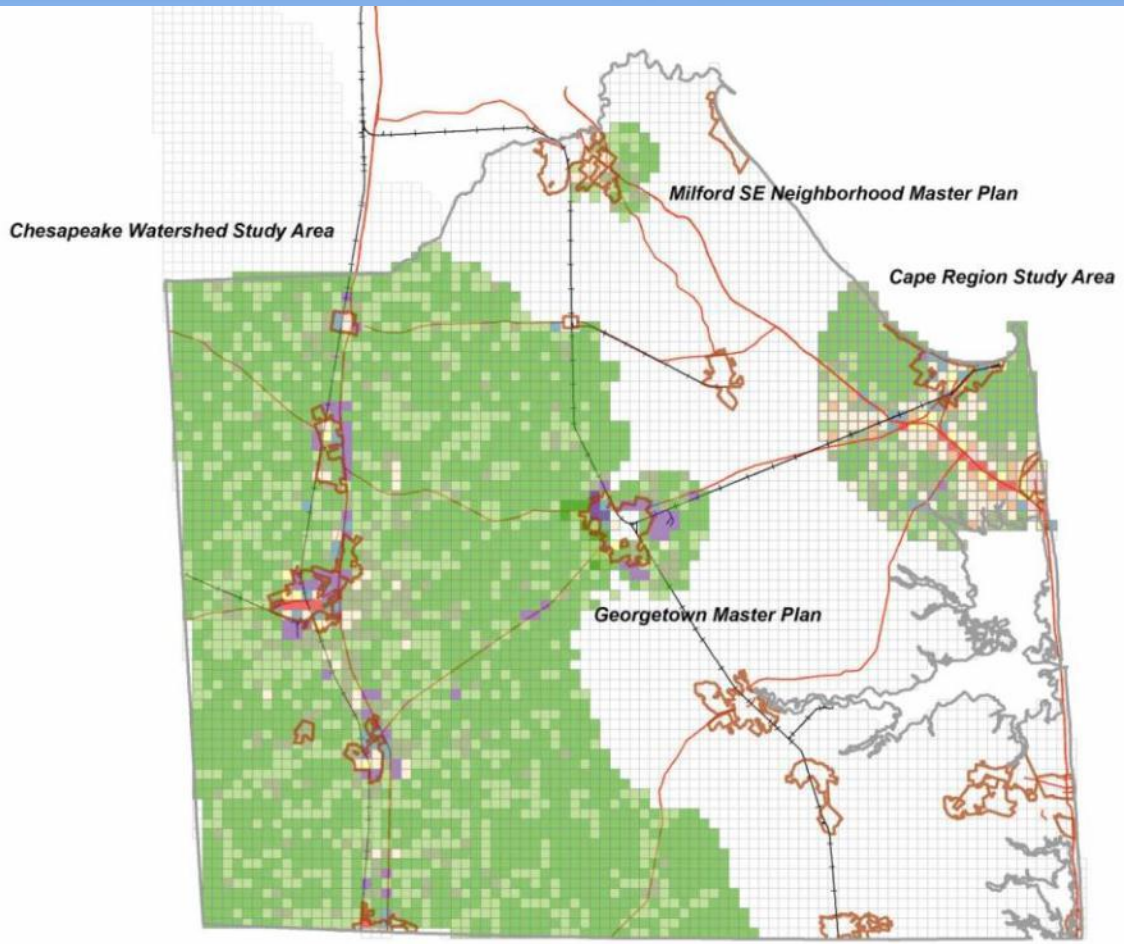
Master Plan

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**

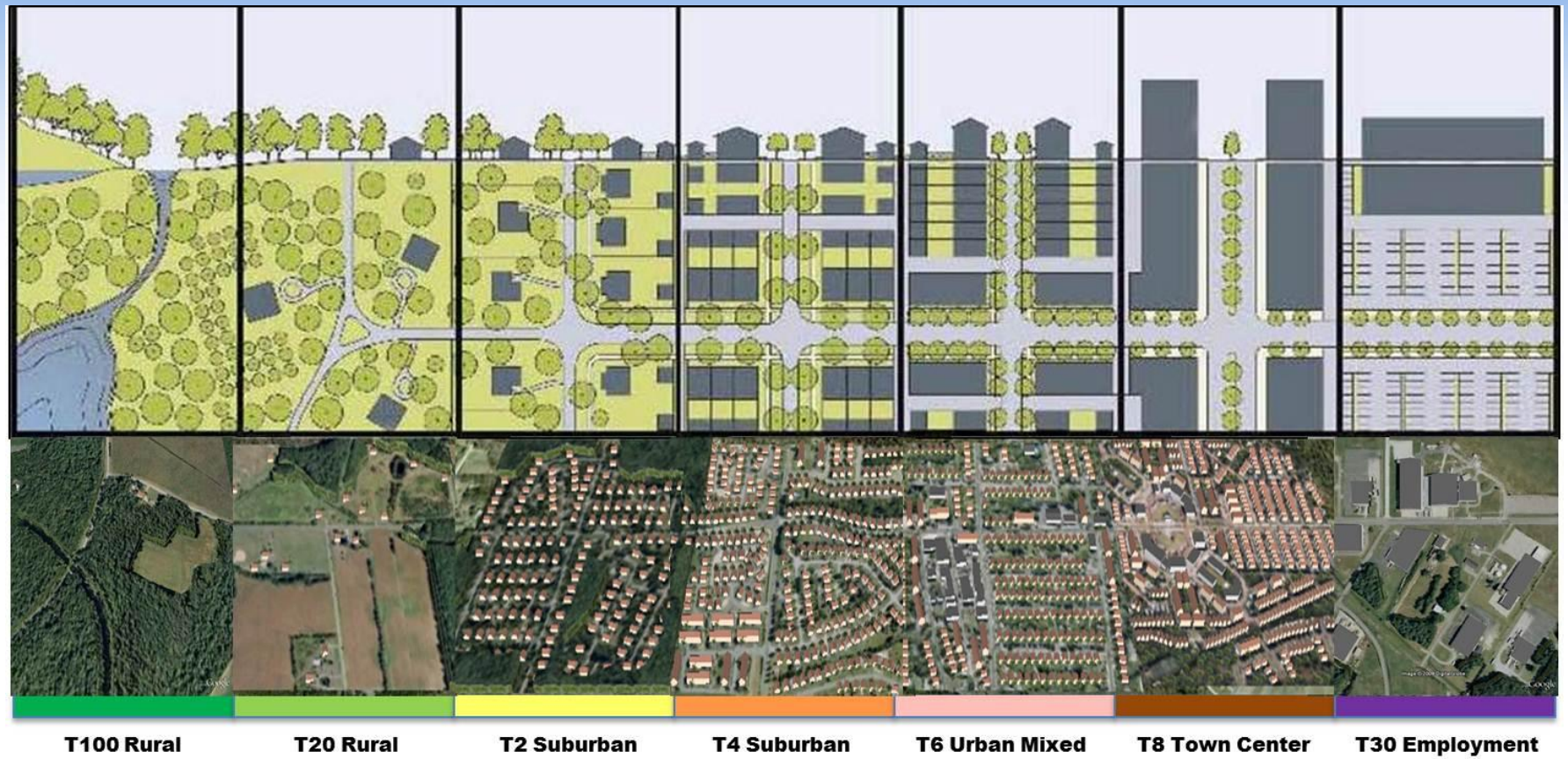
Benefits of the UD-SCC Land Use Model

- 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

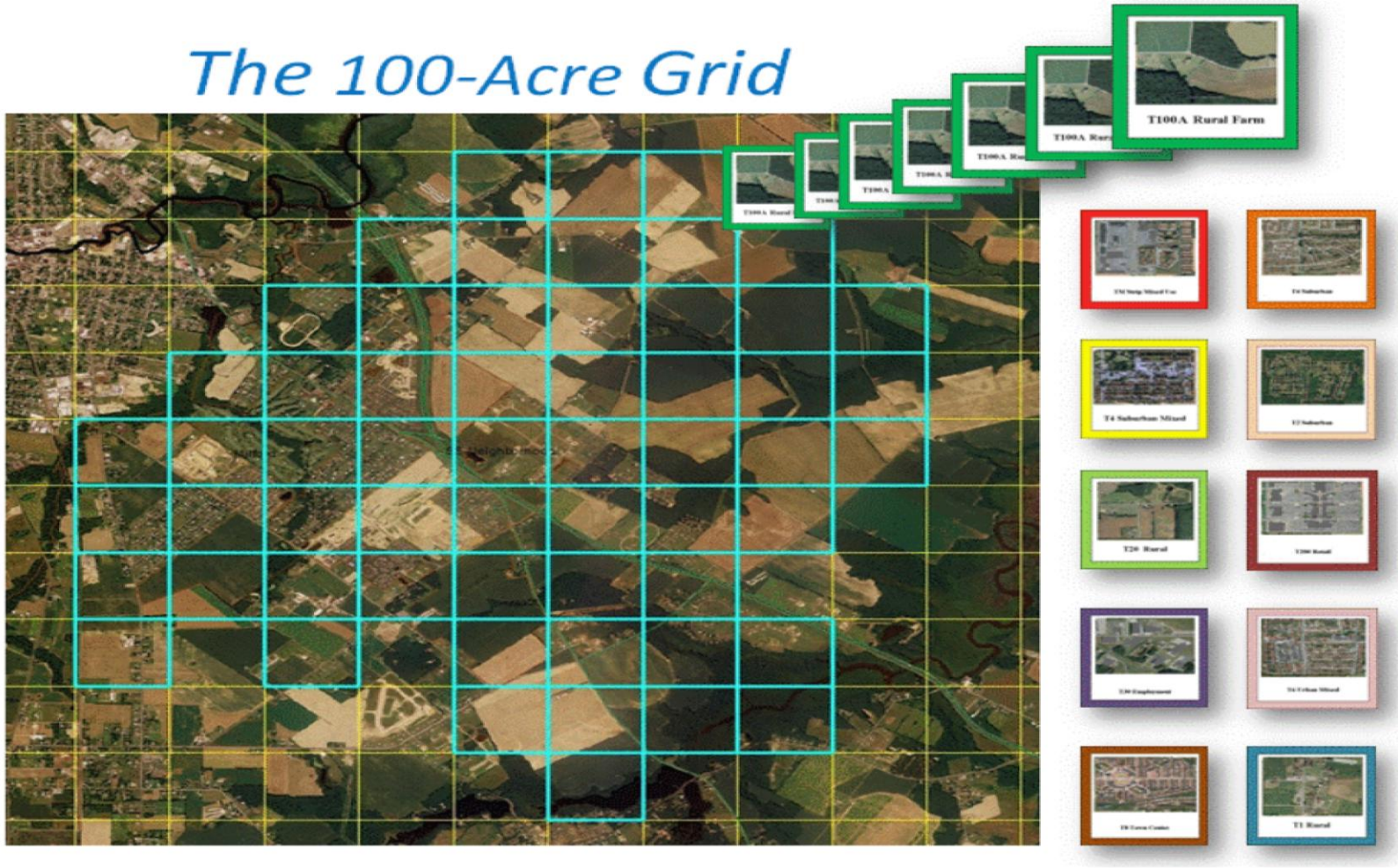
Source: 2003 by Duany Plater-Zyberk & Company.



Source: UD-SCC Community Land Use Model

SQUARE MILE VALUE CARD
COSTS
Filling Swamp
Road Section
Bridge Section
Subdivision
School, Church & Houses
Industrial Bldgs.
Shopping Center
Apartment Bldgs.
MARKET VALUES Undeveloped Tracts
Not Zoned
House
Industry
Shopping Center
Apartment
Subdivided Tract
Zoned or Not Zoned
Tract ready for Subdivision
Zoned or Not Zoned
BUILT-UP VALUE for Final Sale
Houses
Houses and Church
Houses and School
Industrial Buildings
Shopping Center
Apartments
SWAMP
SQUARE MILE

The 100-Acre Grid



Painting the Landscape

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

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

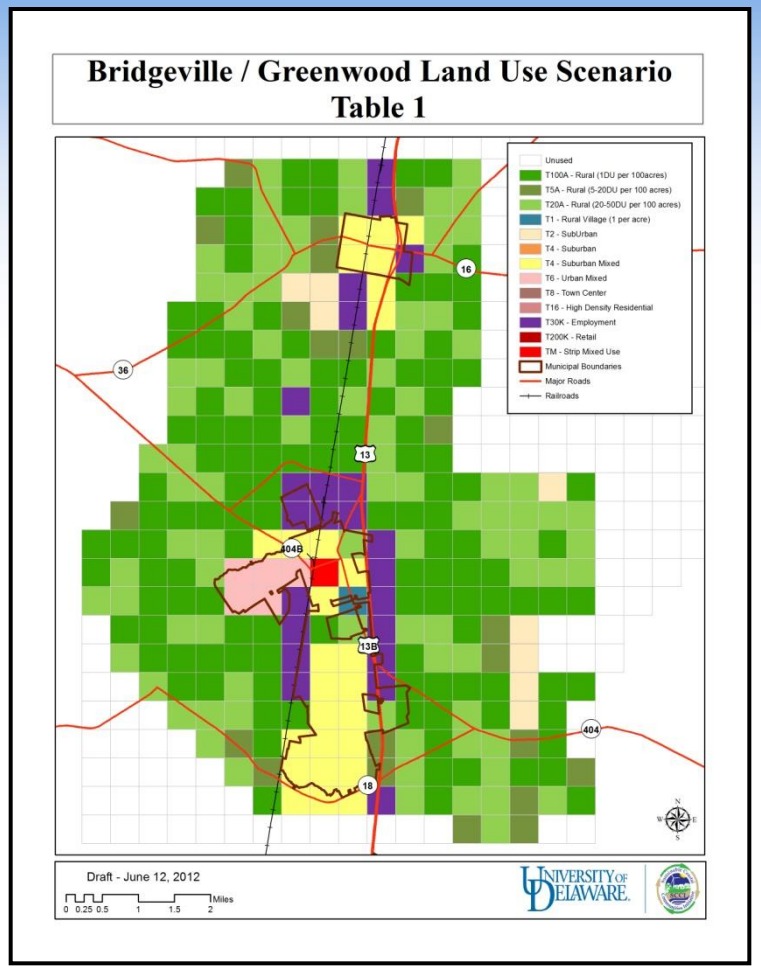
- What makes scenarios “acceptable?”
  - Values based
  - Images of real land uses in the area that reflect scenario
  - Identifies Benefits
  - Identifies Costs/Consequences

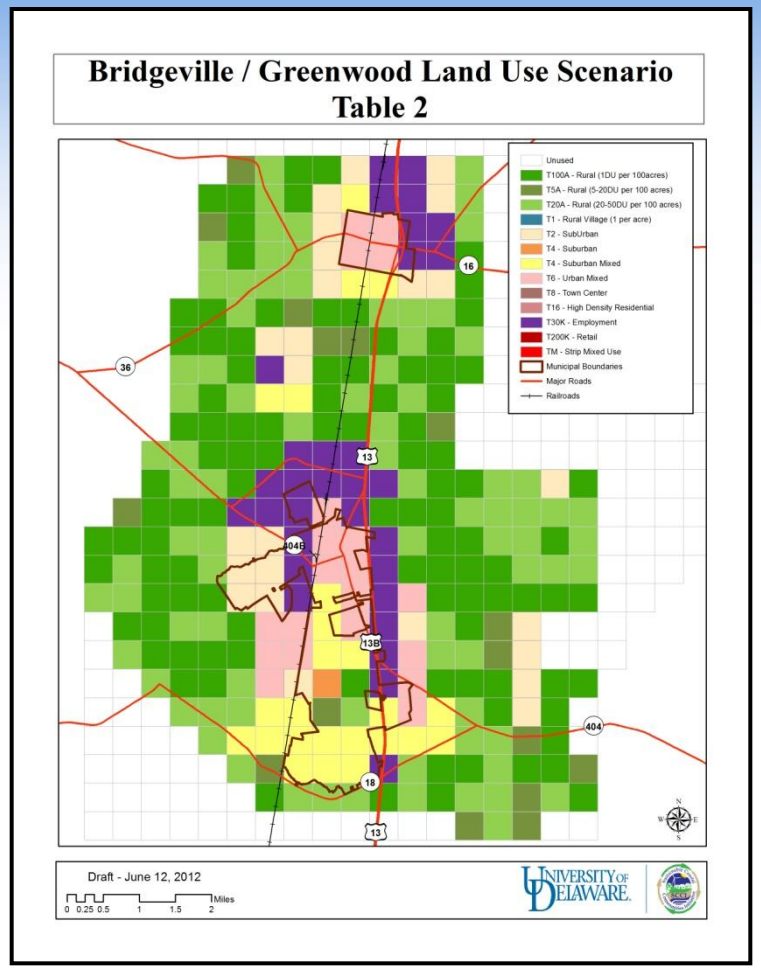
= DATA

The “old way”

The *weTable*

Scenarios


Bridgeville / Greenwood Land Use Scenario
Table 1
Unused
T100A - Rural (1DU per 100acres)
T5A - Rural (5-20DU per 100 acres)
T20A - Rural (20-50DU per 100 acres)
T1 - Rural Village (1 per acre)
T2 - SubUrban
T4 - Suburban
T4 - Suburban Mixed
T6 - Urban Mixed
T8 - Town Center
T16 - High Density Residential
T30K - Employment
T200K - Retail
TM - Strip Mixed Use
Municipal Boundaries
Major Roads
Railroads
16
36
13
404B
13B
404
18
Draft - June 12, 2012
0 0.25 0.5 1 1.5 2 Miles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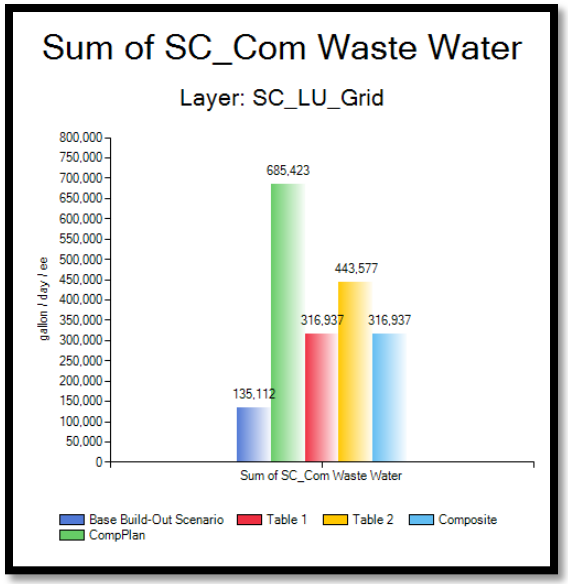
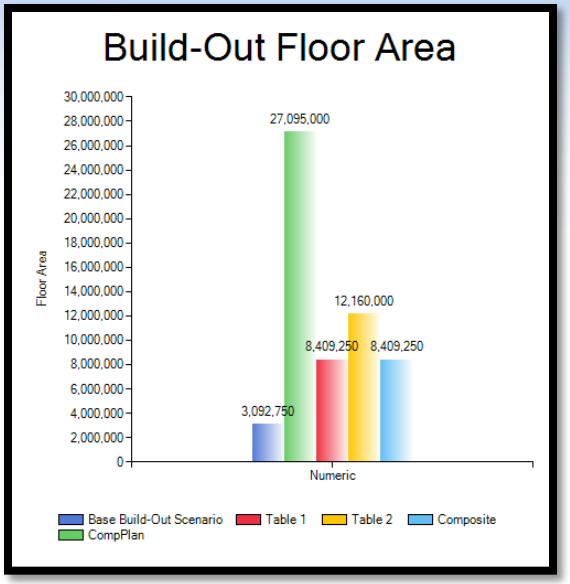
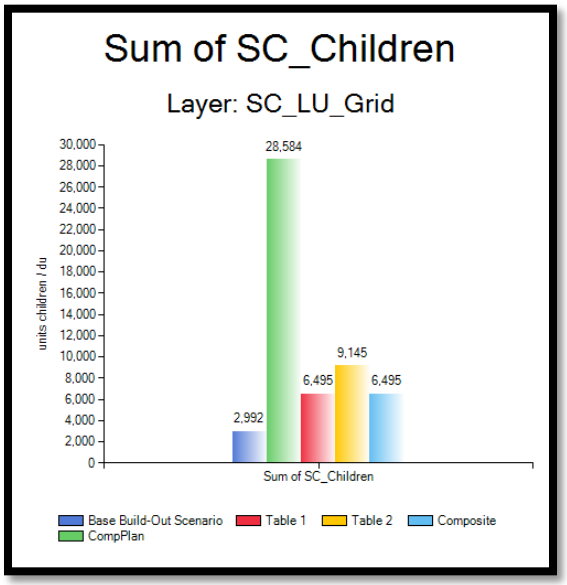
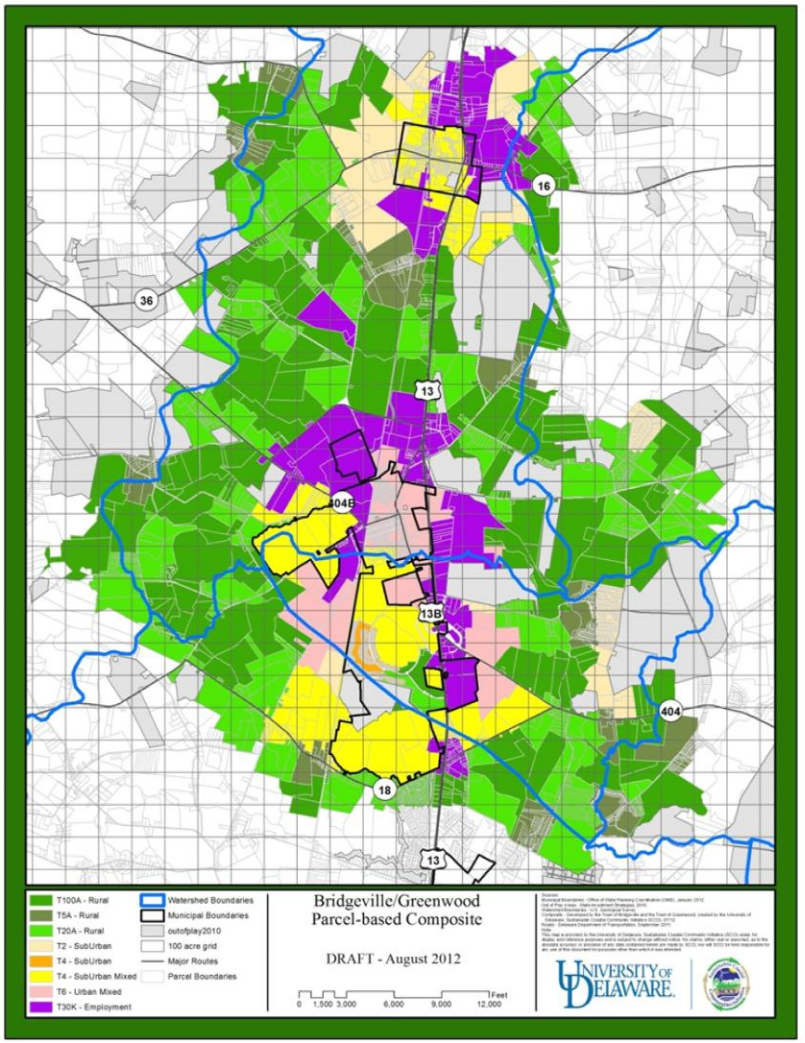
“Real Time” Scenario Results







Building Consensus ("The Product")



weTable Users' Conference

Rice Lofts Ballroom
Houston, TX
February 26th-27th, 2013

Registration is limited to 55 participants
(travel $$$ still available for "agency" staff!)

https://sites.google.com/site/wetableconference/home

Questions???

Thank You!