Master Plan Worksheet

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| **ELEMENT** | **DESCRIPTION** | **MY MASTER PLAN** | **OBSERVATIONS & SUGGESTIONS** |
| **Conditions Section** |  |  |  |
| Natural areas and GreenInfrastructure | Include language describing themunicipality’s Green Infrastructure,including details about specificecological services provided by theseareas. Include a map. |  |  |
| Natural features listed andmapped | Describe the presence and importanceof the following natural features:waterways, wetlands, forests, steepslopes, groundwater recharge areas,endangered and threatened species. |  |  |
| Impervious capacities | Inventory of existing impervioussurfaces in the municipality, describefuture/anticipated impervious surfaceincreases or decreases, with specificsand maps. |  |  |
| Current conditions ofagriculture (for ruralgovernments) | Include language about the currentstate of agriculture in the municipality. |  |  |
| Transportation | Describe existing bicycle, pedestrian,and mass transit transportationnetworks, as well as futureopportunities. |  |  |
| **Smart Growth Principles** |  |  |  |
| Create compactcommunities | Direct development toward compactareas with pre-existing infrastructure; invery rural communities these compactareas may be in nearby villages orcities. This information should bereflected in the future land use map. |  |  |
| Mix land uses | In compact areas mentioned above,designate a mixture of land uses toallow shorter distances between home,work, school, and shopping, etc. |  |  |
| Create varied types ofhousing | Include variety of housing costs anddensities in the future land use map toaccommodate different living scenariosand encourage socio-economicallydiverse communities. |  |  |
| Promote attractivecommunities with a strongsense of place | Conduct capital improvement plans orother planning and studies to create astrong community. |  |  |
| Create walkableneighborhoods | Include pedestrian needs indevelopment design along withspecific plans to ensure these needsare realized. |  |  |
| Preserve open space,farmland, and criticalnatural areas | Include goals and policies to protectnatural areas and farmland. Identifycritical areas with parcel descriptionsand maps, if available. |  |  |
| Prioritize and incentivizedevelopment in existingbuilt areas | Designate higher intensity land useswithin sewer service areas, mass transitservices areas, etc. Provide incentivesfor developers to build in already-builtareas of the community. |  |  |
| Promote multiple types oftransportation | Ensure developments provide safeareas for bicycles and pedestrians;direct development towards areasclose to bus routes. |  |  |
| Promote fair, transparent,and predictabledevelopment decisions | Make sure zoning ordinances followthe master plan’s goals and policieswith a development review processthat is transparent and consistent, andthat public input is provided. This willnot be easy to evaluate until you havebecome more familiar with your localgovernment’s meetings and decision making process. |  |  |
| Promote community andstakeholder collaboration indevelopment decisions | Hold visioning and planning sessions,and conduct surveys to includestakeholders in decision making. |  |  |
| **Goals/Objectives Section** |  |  |  |
| Compact development | Include a statement supporting landuse patterns that provide compactdevelopment in areas with existinginfrastructure. |  |  |
| Agricultural preservation | Include a statement supportingagricultural preservation. |  |  |
| Natural featurespreservation | Include statements supportingprotection of wetlands, slopes,groundwater recharge areas,woodlands, and waterbodies. |  |  |
| Open space/natural areas | Include statements supportingpreservation of natural areas and openspace. |  |  |
| **Policies/ Implementation Section** |  |  |  |
| Future land use map | Include mixed land uses, variedhousing types, and walkablecommunities within compactcommunities designated fordevelopment. Designate surroundingareas as Green Infrastructure, farmlandpreservation, and other low intensity,rural uses. |  |  |
| Natural features policies | Include policies the governmentintends to enact to preserve naturalfeatures. |  |  |
| Stream corridor policies | Include policies the governmentintends to enact to preserve streambuffers. |  |  |
| Green Infrastructurepolicies | Include policies the governmentintends to enact to preserve naturalareas and other elements of GreenInfrastructure. |  |  |
| Urban services district | Include policies the governmentintends to enact to create or maintainan urban services district that directsdevelopment towards areas of existingbuilt infrastructure. |  |  |
| Stormwater policies | Include policies the governmentintends to enact to properly managestormwater runoff. |  |  |
| Agriculture preservationpolicies | Include policies the governmentintends to enact to preserveagriculture. |  |  |
| Purchase/Transfer ofDevelopment Rights(P/TDR) | Include policies that incentivizecompact patterns of development. (seepage 41 for details) |  |  |
| Other innovative land useplanning policies | Include other policies the governmentintends to explore to encouragecompact patterns of development andthe protection of green spaces. |  |  |