Master Plan Worksheet

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| **ELEMENT** | **DESCRIPTION** | **MY MASTER PLAN** | **OBSERVATIONS & SUGGESTIONS** |
| **Conditions Section** |  |  |  |
| Natural areas and Green Infrastructure | Include language describing the municipality’s Green Infrastructure, including details about specific ecological services provided by these areas. Include a map. |  |  |
| Natural features listed and mapped | Describe the presence and importance of the following natural features: waterways, wetlands, forests, steep slopes, groundwater recharge areas, endangered and threatened species. |  |  |
| Impervious capacities | Inventory of existing impervious surfaces in the municipality, describe future/anticipated impervious surface increases or decreases, with specifics and maps. |  |  |
| Current conditions of agriculture (for rural governments) | Include language about the current state of agriculture in the municipality. |  |  |
| Transportation | Describe existing bicycle, pedestrian, and mass transit transportation networks, as well as future opportunities. |  |  |
| **Smart Growth Principles** |  |  |  |
| Create compact communities | Direct development toward compact areas with pre-existing infrastructure; in very rural communities these compact areas may be in nearby villages or cities. This information should be reflected in the future land use map. |  |  |
| Mix land uses | In compact areas mentioned above, designate a mixture of land uses to allow shorter distances between home, work, school, and shopping, etc. |  |  |
| Create varied types of housing | Include variety of housing costs and densities in the future land use map to accommodate different living scenarios and encourage socio-economically diverse communities. |  |  |
| Promote attractive communities with a strong sense of place | Conduct capital improvement plans or other planning and studies to create a strong community. |  |  |
| Create walkable neighborhoods | Include pedestrian needs in development design along with specific plans to ensure these needs are realized. |  |  |
| Preserve open space, farmland, and critical natural areas | Include goals and policies to protect natural areas and farmland. Identify critical areas with parcel descriptions and maps, if available. |  |  |
| Prioritize and incentivize development in existing built areas | Designate higher intensity land uses within sewer service areas, mass transit services areas, etc. Provide incentives for developers to build in already-built areas of the community. |  |  |
| Promote multiple types of transportation | Ensure developments provide safe areas for bicycles and pedestrians; direct development towards areas close to bus routes. |  |  |
| Promote fair, transparent, and predictable development decisions | Make sure zoning ordinances follow the master plan’s goals and policies with a development review process that is transparent and consistent, and that public input is provided. This will not be easy to evaluate until you have become more familiar with your local government’s meetings and decision making process. |  |  |
| Promote community and stakeholder collaboration in development decisions | Hold visioning and planning sessions, and conduct surveys to include stakeholders in decision making. |  |  |
| **Goals/Objectives Section** |  |  |  |
| Compact development | Include a statement supporting land use patterns that provide compact development in areas with existing infrastructure. |  |  |
| Agricultural preservation | Include a statement supporting agricultural preservation. |  |  |
| Natural features preservation | Include statements supporting protection of wetlands, slopes, groundwater recharge areas, woodlands, and waterbodies. |  |  |
| Open space/natural areas | Include statements supporting preservation of natural areas and open space. |  |  |
| **Policies/ Implementation Section** |  |  |  |
| Future land use map | Include mixed land uses, varied housing types, and walkable communities within compact communities designated for development. Designate surrounding areas as Green Infrastructure, farmland preservation, and other low intensity, rural uses. |  |  |
| Natural features policies | Include policies the government intends to enact to preserve natural features. |  |  |
| Stream corridor policies | Include policies the government intends to enact to preserve stream buffers. |  |  |
| Green Infrastructure policies | Include policies the government intends to enact to preserve natural areas and other elements of Green Infrastructure. |  |  |
| Urban services district | Include policies the government intends to enact to create or maintain an urban services district that directs development towards areas of existing built infrastructure. |  |  |
| Stormwater policies | Include policies the government intends to enact to properly manage stormwater runoff. |  |  |
| Agriculture preservation policies | Include policies the government intends to enact to preserve agriculture. |  |  |
| Purchase/Transfer of Development Rights (P/TDR) | Include policies that incentivize compact patterns of development. (see page 41 for details) |  |  |
| Other innovative land use planning policies | Include other policies the government intends to explore to encourage compact patterns of development and the protection of green spaces. |  |  |