

DRAFT PROGRAM DESIGN  
FOR THE  
COMPREHENSIVE LAND USE AND TRANSPORTATION REEVALUATION STUDY

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FOR THE  
COMPREHENSIVE LAND USE AND TRANSPORTATION REEVALUATION STUDY

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June 30, 1975

Prepared in cooperation with the Federal Highway Administration, the  
Department of Housing and Urban Development, and the  
Urban Mass Transportation Administration

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MARICOPA ASSOCIATION OF GOVERNMENTS  
A Voluntary Association of Local Governments  
in Maricopa County

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## GLOSSARY

- ADOT - Arizona Department of Transportation
- CBD - Central Business District
- DOT - U. S. Department of Transportation
- EPA - U. S. Environmental Protection Agency
- HUD - U. S. Department of Housing and Urban Development
- MAG - Maricopa Association of Governments
- OWP - Overall Work Program
- RAC - Regional Advisory Committee
- Reevaluation Study - Refers to OWP work elements numbered 103.1 and 403.1 - Comprehensive Land Use and Transportation System Reevaluation
- TAC - Technical Advisory Committee

## AN OVERVIEW OF THE PROGRAM DESIGN

### INTRODUCTION

The Program Design describes the purpose, process, management, and products of a two-year Comprehensive Land Use and Transportation Reevaluation System Study. The Reevaluation Study will identify goals and objectives of regional significance, present a range of growth pattern choices, and evaluate the regional impacts of selected development strategies. The planning process defined in the Program Design is an interactive one that will involve continuous dialogue among participating MAG staff, the MAG Regional Council, and local and regional citizen advisory committees. This approach will ensure broadbased community participation and support throughout the Reevaluation Study.

### PURPOSE

It is anticipated that the proposed study will fulfill the following primary aims:

- The adoption of a Regional Land Use and Transportation Plan, including implementation policies to reflect accepted regional goals and objectives.
- The satisfaction of Federal requirements related to regional transportation, land use, housing, water resource, and air quality planning.

### FEDERAL AGENCY INVOLVEMENT

The Federal agencies involved in the funding of this study are the Environmental Protection Agency (EPA), the Department of Transportation (DOT), and the Department of Housing and Urban Development (HUD). Requirements and guidelines issued by these agencies concerning citizen participation, the scope of work, and implementation procedures have been addressed by the Program Design.

IMPORTANT  
STUDY  
CONSIDERATIONS

Many important considerations have been incorporated into the Reevaluation Study task descriptions, as follows:

- Consider policies, objectives, and plans of MAG member agencies and other governmental entities.
- To assess the land use, social, economic, travel, and environmental impacts of alternative growth rates, land use distribution, and transportation system strategies.
- To address both qualitative and quantitative impacts of the alternatives.
- To evaluate both highway and transit facilities and service.
- Provide a broad information base of current social, physical and economic characteristics of the region.
- Formulate implementation procedures.
- Initiate a monitoring process which will ensure that future growth trends are consistent with regional goals and objectives.

REPORT  
ORGANIZATION

The remainder of the Program Design is devoted to a detailed description of the Reevaluation Study process, management, and products. The Citizen Participation Process and Management Responsibility are described in the next two sections. A time-phased flow diagram of the two-year work program and a brief description of tasks are provided in the section entitled, An Overview of the Reevaluation Study. The Appendix to the Program Design contains a summary table of tasks with funding levels and sources and detailed description of the tasks to be performed during the two-year study.

## CITIZEN PARTICIPATION PROCESS

### PURPOSE OF CITIZEN PARTICIPATION

The Reevaluation Study, as an integral part of the continuing planning process, requires an active citizen participation process. The major purposes of this process may be summarized as follows:

- To maximize community awareness of the Reevaluation Study.
- To facilitate the exchange of ideas between the general public, MAG staff, and MAG Regional Council.
- To identify issues, problems, and opportunities, determine citizen opinions, and seek to resolve differences among conflicting regional concerns.
- To inform the community concerning potential costs and benefits associated with alternative land use and transportation development strategies.
- To define the development strategies and policies which most accurately reflect accepted regional goals and objectives.

### LOCAL CITIZEN GROUPS

It is envisioned that there will be a two-tiered citizen committee structure. At the local level, MAG staff will present findings to and gather viewpoints from a locally designated citizen group representing each MAG member agency. This may be an existing citizen committee, members of the local planning commission, a new citizen committee if desired by the local jurisdiction, or any other method to ensure broadbased local input to the study. Hearings and forums may be conducted by each local jurisdiction with the cooperation of the local citizen committee and/or planning commission. These meetings will be arranged by a MAG community coordinator with MAG staff and local jurisdiction staff participation

when requested. Meetings would also be held to identify local issues and concerns as they relate to the region. In this manner, local concerns would be input to the process of developing regional goals, objectives, and policies.

REGIONAL  
ADVISORY  
COMMITTEE

The second level group will be a Regional Advisory Committee (RAC). The RAC will be chaired by the chairman of the MAG Regional Council or his designee. Other members will include:

- One elected representative from each of the five largest cities in Maricopa County: Glendale, Mesa, Phoenix, Scottsdale, and Tempe.
- Two elected officials from the other cities and towns represented on MAG.
- One elected official from Maricopa County.
- Eight citizens selected by the MAG Regional Council.

The RAC will review all aspects of the study and, with MAG staff assistance, will keep the MAG Regional Council apprised of the study's progress. The RAC will assume a major role in identifying issues, problems, and opportunities, and in defining alternative development strategies. With input from the local citizens committees and the general public through hearings and forums, the RAC will recommend goals, objectives, and policies to be transmitted to the MAG Regional Council for formal action.

PERSONAL  
CITIZEN  
INVOLVEMENT

Additional citizen input will be sought through meetings with individuals and representatives of special interest groups including those persons who participated in the June 16-17, 1975 workshops held in conjunction with the development of this Program Design.

TECHNICAL  
ADVISORY  
COMMITTEE

A Technical Advisory Committee (TAC) of planning professionals will be formed to assist in the technical aspects of the study. Representatives of involved Federal, State and local agencies will be invited to participate. TAC members will assist MAG in collecting and/or generating the data required for the study.

COMMUNITY  
ATTITUDE  
SURVEY

A major input to the Reevaluation Study will be a community attitude survey. Such a survey will be conducted by an experienced public relations consultant with staff assistance. This survey will be conducted early in the study to identify the concerns and priorities of the general public.



## MANAGEMENT RESPONSIBILITY

### MAG REGIONAL COUNCIL

Ultimate responsibility for decisions resulting from the Reevaluation Study rests with the MAG Regional Council. Input to these decisions will be provided by the MAG Management Committee, the citizen participation process, the Technical Advisory Committee, and MAG staff. Periodic status reports will be made to the MAG Regional Council throughout the study. Upon completion of the technical work, four months has been reserved for interaction among the MAG Regional Council, citizens, and MAG staff leading to the adoption of a comprehensive land use and transportation plan for the region.

Responsibility for the direction of the study also rests with the MAG Regional Council acting through the Executive Secretary of MAG. All consultant contracts will be approved by the Regional Council.

### ARIZONA DEPARTMENT OF TRANS- PORTATION

The Arizona Department of Transportation (ADOT) will supply technical staff and administrative services in accord with the MAG Overall Work Program (OWP). Supplementary technical assistance will be available from ADOT if required.

To facilitate the management of the Reevaluation Study, it will be necessary to employ a Project Director and a Community Coordinator.

### PROJECT DIRECTOR

The Project Director, under the direction of the MAG Program Manager, will direct the study. He will be the liaison with the MAG Regional Council and local government management and staff. In addition, he will coordinate with the MAG Chief Comprehensive Planner and the MAG Chief Transportation Plan-

ner and oversee consultant contracts. The Project Director will also supervise the Community Coordinator and other assigned staff and will be responsible for the development of a public information program.

COMMUNITY  
COORDINATOR

The Community Coordinator will work with the Regional Advisory Committee and each local jurisdiction's staff and citizen committee to provide the link between the citizen participation process and MAG. He will arrange for all public hearings and forums held in conjunction with the Reevaluation Study. He will also work with the Project Director and MAG staff in preparing material for the citizen committee meetings.

## AN OVERVIEW OF THE REEVALUATION STUDY

### INTRODUCTION

The Reevaluation Study is a major part of the MAG Overall Work Program (OWP) for fiscal years 1976 and 1977. Originally conceived as a study to reevaluate the land use and transportation plans for Maricopa County, it has been expanded to include a Regional Housing Plan. It will also provide input into a Water Resources Study by the Army Corps of Engineers, and an EPA Areawide Waste Treatment Management Study. The tasks described in the Appendix will culminate in an adopted Regional Land Use and Transportation Plan.

### MILESTONE

#### PROGRAM DESIGN APPROVAL

The Reevaluation Study is scheduled for two years beginning on July 1, 1975. Two months are allowed for review and approval of the Program Design, and citizen committee organization. Starting September 1, 1975, the Study is divided into three, six-month phases and a final four-month phase. The responsibilities of MAG staff, the citizen committees, and the MAG Regional Council are outlined below.

<u>PHASE</u>	<u>DURATION (months)</u>	<u>CITIZEN COMMITTEES</u>	<u>MAG REGIONAL COUNCIL</u>	<u>MAG STAFF</u>
Study Organization	2	Organize Committees	Approve Program Design	Refine Program Design
1. Regional Goals and Objectives Phase	6	Develop Goals and Objectives	Review Goals and Objectives	Define and Evaluate Initial Sketch Alternatives
2. Sketch Planning Phase	6	Refine Alternatives	Review Sketch Evaluation; Select Alternatives	Refine and Evaluate Sketch Alternatives
3. Comprehensive Impact Evaluation Phase	6	Review Alternatives	Adopt Plan	Evaluate Selected Alternatives
4. Plan Documentation Phase	4	Review Plan	Implement Plan	Prepare Plan

**PUBLIC  
HEARINGS**

Public hearings are scheduled for four critical points during the study:

- Following approval of the Program Design.
- Following preparation of regional goals and objectives.
- Following completion of sketch planning phase.
- Following the comprehensive evaluation phase and preceding plan adoption.

**TIME-PHASED  
FLOW DIAGRAM**

The time-phased flow diagram at the end of this section indicates the scheduling of these hearings.

The Reevaluation Study is composed of the seventeen major tasks summarized in the flow diagram. The tasks are divided into three functional categories: Base Year Inventory and Analysis (tasks A1 through A9), Evaluation of Future Alternatives (tasks B1 through B3), and Continuing Planning Process (tasks C1 through C5).

**EVALUATION OF  
FUTURE ALTER-  
NATIVES TASKS**

The Evaluation of Future Alternatives tasks form the basis for decisions relevant to the region's future. The primary purpose of these tasks is to define and evaluate development strategies which reflect alternative regional growth rates, land use policies, and transportation systems. It should be noted that there is considerable data input into this category from the other two functional categories.

**SKETCH PLANNING  
EVALUATION TASK**

The twelve-month Sketch Planning Evaluation Task (B1) provides for a cursory evaluation of an array of development strategies. During Phase 1, the sketch planning task will define threshold values or population holding capacities for natural resources (e.g., water, air, agricultural land) and man-made facilities (e.g., existing sewer and water lines and transportation

MILESTONE  
PUBLIC  
INFORMATION  
BROCHURE

systems). These findings will be incorporated into a public information brochure. Within the context of these thresholds, an array of development strategies will be identified and evaluated by MAG staff. These strategies will cover the ranges of low to high growth rates, lenient to strict land use controls, and low to high investment transportation systems.

MILESTONE  
SKETCH PLANNING  
EVALUATION REPORT

During Phase 2, the Sketch Planning Evaluation Task (B1) will provide for the refinement of the preliminary development strategies. Refinement of these growth/land use/transportation strategy packages will be based upon the regional goals and objectives developed by the Regional Advisory Committee and reviewed by the MAG Regional Council. The impacts of the selected strategies will be presented to the public and the MAG Regional Council at the end of Phase 2.

COMPREHENSIVE  
IMPACT  
EVALUATION  
TASK

As a result of the analyses performed during the Sketch Planning Evaluation Task (B1) and subsequent feedback, the MAG Regional Council will select development strategy packages for further study. These packages will be evaluated during the Comprehensive Impact Evaluation Task (B2) in Phase 3.

MILESTONE  
COMPREHENSIVE  
EVALUATION  
REPORT

The comprehensive evaluation procedure will project detailed land use, economic, transportation, and environmental impacts for the selected packages. The Fiscal Impact Analysis Task (B3) provides estimates of future energy and infrastructure costs and revenues associated with the development strategies. The results of this analysis will be presented to the public and the MAG Regional Council at the end of Phase 3.

COMPREHENSIVE  
LAND USE AND  
TRANSPORTATION  
PLAN ADOPTION

Based upon the results of the Comprehensive Impact Evaluation Task (B3) and citizen input, the Regional Council will adopt a single set of development strategies as the basis for the Comprehensive Land Use and Transportation Plan for Maricopa County. This plan will be documented in Phase 4.

OTHER MAJOR  
TASKS

As mentioned previously, the tasks in the other two functional categories, Base Year Inventory and Analysis and Continuing Planning Process, provide input into the Evaluation of Future Alternatives. Some of the major tasks and their input are:

- Natural Environment (A1)-

This task will supply information on various environmental resources of the region such as soils, land forms, water resources, vegetation, and wildlife. This knowledge will be of value in determining the optimal location and impact of future urban development.

- Housing (A5)-

This task will develop the Regional Housing Plan and provide information concerning housing for inclusion into the Comprehensive Impact Evaluation Task (B2).

- Economic Base (A6)-

This task will provide significant input into the Comprehensive Impact Evaluation Task (B2) by supplying information on the economic implications of geographical distributions of population and employment, and the relationship between the economy and the regional growth rate.

- Implementation Analysis (C1)-

This task will identify and evaluate alternative planning procedures and legislative actions which would serve to implement the development strategies.

- Monitoring Mechanisms (C2)-

This task will produce a surveillance methodology to assess the effectiveness of the adopted development strategies.

- Plan Preparation (C3)-

This task produces the Comprehensive Land Use and Transportation Plan Document. This report will serve as a guide for the future development of Maricopa County.

- Citizen Participation (C4)-

This task covers the administration of all the phases of citizen involvement as described in the section on Citizen Participation. In addition, a regional goals and objectives report will be prepared.

MILESTONE

LAND USE AND  
TRANSPORTATION  
PLAN DOCUMENT

MILESTONE

GOALS AND  
OBJECTIVES  
REPORT



# TIME-PHASED FLOW DIAGRAM

**A. BASE YEAR INVENTORY AND ANALYSIS TASKS**

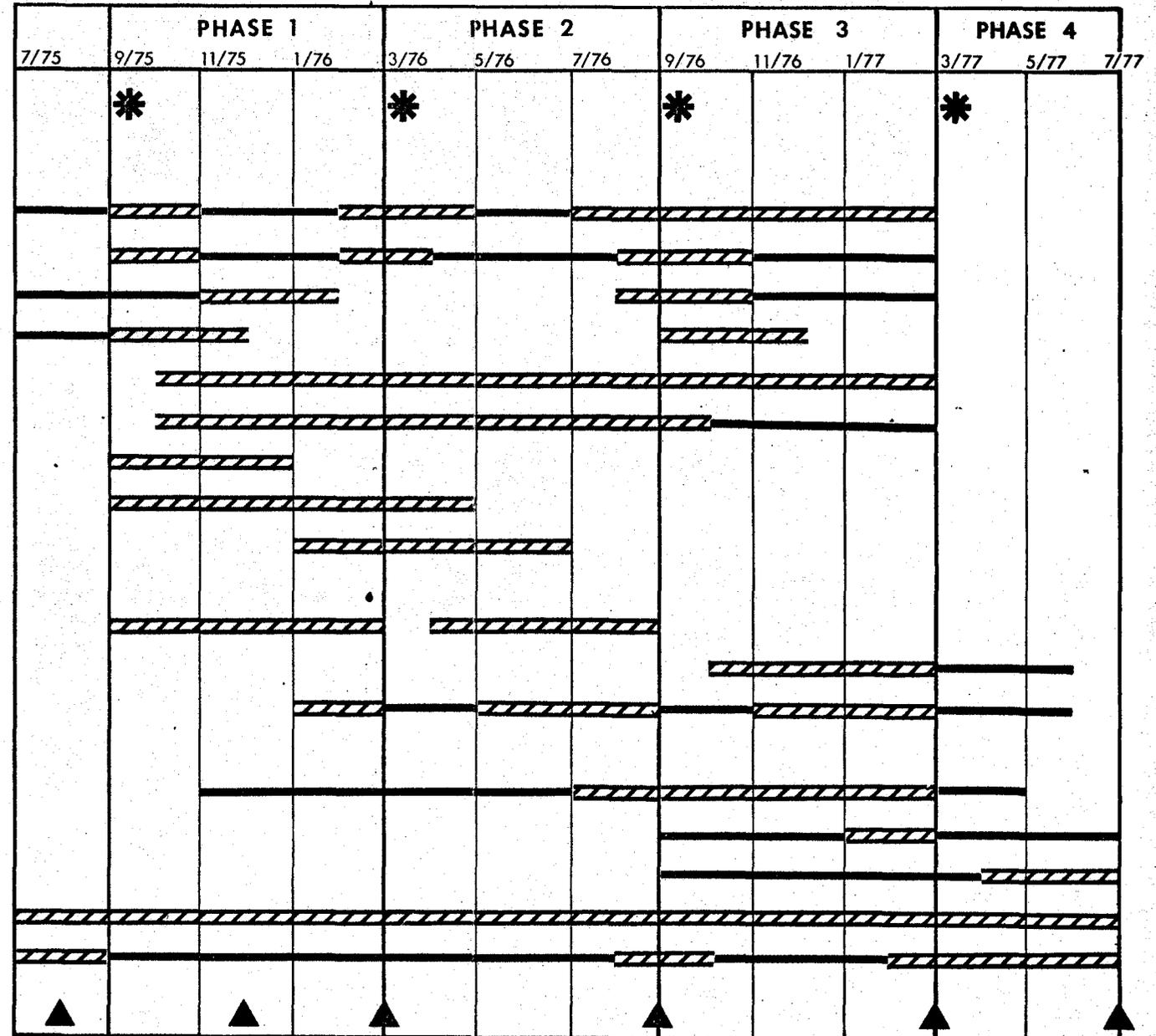
1. Natural Environment
2. Aesthetics
3. Land Use
4. Infrastructure
5. Housing
6. Economic Base
7. Parking
8. Major Activity Centers
9. Goods Movement

**B. EVALUATION OF FUTURE ALTERNATIVES TASKS**

1. Sketch Planning Evaluation
2. Comprehensive Impact Evaluation
3. Fiscal Impact Analysis

**C. CONTINUING PLANNING PROCESS TASKS**

1. Implementation Analysis
2. Monitoring Mechanisms
3. Plan Preparation
4. Citizen Participation
5. Administrative Functions



**KEY:**

- MILESTONE
- INTENSIVE EFFORT
- LESS INTENSIVE EFFORT
- PUBLIC HEARING

Program Design

Public Information Brochure

Goals and Objectives Report

Sketch Planning Evaluation Report

Comprehensive Evaluation Report

Land Use and Transportation Plan Document

# APPENDIX

TABLE OF TASKS

TASK	FEDERAL FUNDING AGENCIES			FY 1975-1976			FY 1976-1977		
	DOT	EPA	HUD	STAFF (\$)	CONSULTANT (\$)	TOTAL (\$)	STAFF (\$)	CONSULTANT (\$)	TOTAL (\$)
A1 Natural Environment		X		\$ 19,500	\$ 45,000	\$ 64,500	\$ 18,000	\$ 45,000	\$ 63,000
A2 Aesthetics	X	X		7,500	---	7,500	10,000	10,000	20,000
A3 Land Use		X	X	16,000	---	16,000	10,000	7,000	17,000
A4 Infrastructure		X		15,000	---	15,000	15,000	---	15,000
A5 Housing			X	25,000	16,500	41,500	27,000	28,000	55,000
A6 Economic Base	X	X	X	25,000	30,000	55,000	28,000	10,000	38,000
A7 Parking	X			10,000	---	10,000	---	---	---
A8 Major Activity Centers	X			10,000	---	10,000	---	---	---
A9 Goods Movement	X			2,500	25,000	27,500	---	---	---
B1 Sketch Planning Evaluation	X	X	X	23,500	---	23,500	---	---	---
B2 Comprehensive Impact Evaluation	X	X	X	---	---	---	24,000	10,000	34,000
B3 Fiscal Impact Analysis	X	X	X	2,400	30,000	32,400	5,000	10,000	15,000
C1 Implementation Analysis	X	X	X	27,500	---	27,500	39,000	10,000	49,000
C2 Monitoring Mechanisms	X	X	X	---	---	---	15,000	---	15,000
C3 Plan Preparation	X	X	X	---	---	---	5,000	---	5,000
C4 Citizen Participation	X	X	X	83,000	18,000	101,000	70,000	---	70,000
C5 Administrative Functions	X	X	X	66,500	20,000	86,500	65,000	30,000	95,000
	<u>TOTAL</u>			\$333,400	\$184,500	\$517,900	\$331,000	\$160,000	\$491,000

App. 2

TASK A1 : NATURAL ENVIRONMENT

PURPOSE : To identify and inventory the nature, location, cause and potential effects of the major natural environmental elements present within Maricopa County.

APPROACH: An appraisal will be undertaken of critical environmental factors in Maricopa County. The major elements are described as follows:

Soils

This task will inventory and map generalized soil types, locations, and characteristics. An explanatory soil association chart will be prepared with special emphasis given to those soils which may have a direct impact upon urban and agricultural land uses. The effect of soil characteristics on major land use types will be examined. Analysis will be made of the economic, environmental, or social returns which can be expected from given soil groups.

Water Resources

Both surface and subsurface water will be inventoried as to location, quantity, and quality. Data will be updated on significant elements of the canal system, recharge areas, storm runoff systems, and irrigated areas. A close working relationship will be established and maintained with the various water resource management agencies and commissions.

Land Forms

An appraisal will be undertaken of surface and subsurface geologic forms, their components, and historical background. Land forms will be located including preparation of a graphic showing the various degrees of slope. Climatic conditions in Maricopa County will also be identified.

TASK A1 (cont'd): Wildlife and Vegetation

Wildlife, both native and imported, will be identified and catalogued. Special attention will be given to endangered species for identification by location, type, and uniqueness. Unique habitat areas will be identified and evaluated in terms of role in the continuance of particular species. Consideration will be given to the historical, environmental, and/or economic significance of wildlife species.

PRODUCT : Technical memorandum

**TASK A2 : AESTHETICS**

**PURPOSE :** To identify and inventory those aesthetic qualities which are unique to Maricopa County and may be suitable for preservation or enhancement.

**APPROACH:** Attention will be given to identifying urban design techniques that could enhance the man-made environment of the region. Also, scenic roads and vistas will be identified and inventoried. A major consideration will be reviewing criteria for classifying scenic roads and vistas. Recommendations for their enhancement and preservation will be made. Possible methods to minimize man-made eyesores such as billboards and open dumps along major highways and scenic vistas will also be considered.

**PRODUCT :** Technical memorandum

**TASK A3 : LAND USE**

**PURPOSE :** To collect, update, and analyze data concerning past and existing land uses in Maricopa County.

**APPROACH:** A comprehensive update of existing land uses in Maricopa County will be undertaken utilizing data obtained through Task 105.2 of the MAG Overall Work Program. Standard functional land use categories will be mapped and inventoried by size, density, and nature. In addition, land use-population ratios will be updated.

A review will be made of the recreational and open space needs of the residents of Maricopa County with attention given to items such as archeological sites, developed/undeveloped park acreage, and recreational uses of the existing canal system. This task will also outline the factors contributing to the settlement and growth of Maricopa County, with emphasis on the MAG urban planning area.

**PRODUCT :** Technical memorandum

**TASK A4 : INFRASTRUCTURE**

**PURPOSE :** To inventory, analyze, and evaluate selected, existing community services and public utilities serving the residents of Maricopa County, and the policies governing their extension.

**APPROACH:** Selected community facilities and services will be inventoried, including but not necessarily limited to, fire protection, police protection, libraries, health care facilities, and educational resources. Various elements of these services will be catalogued and arranged in tabular form for display purposes.

In addition, utilities including, but not necessarily limited to, sewers, electricity, gas, telephone, and water will be inventoried as to supply, distribution, number of customers, and consumer cost, both past and present. Service areas, major rights-of-way, and pipelines will be mapped where necessary. In addition, the multiple use of utility rights-of-way will be examined.

**PRODUCT :** Technical memorandum

**TASK A5: HOUSING**

**PURPOSE :** To develop and maintain an ongoing program for monitoring, assessing, and providing for the housing needs of the region's residents.

**APPROACH:** This task will identify and evaluate all relevant segments of the regional housing market. To the maximum extent, available statistical and informational sources will be utilized. An analysis will be made of current and future housing needs, which will include an estimate of current and future housing stocks. This task will also evaluate regional housing needs by type and price and consider methods for conserving/improving existing neighborhoods. A housing distribution model will help determine special housing needs. Special attention will be given to the degree to which each future alternative meets regional and local housing needs. Finally, a monitoring process to alert policy-makers by identifying major changes in market conditions, housing trends and problems, and changes in local neighborhood characteristics will be initiated.

**PRODUCT :** Interim report

**TASK A6 : ECONOMIC BASE**

**PURPOSE :** To evaluate the existing and potential economic base of Maricopa County including an analysis of all major employment sectors.

**APPROACH:** This element will examine a number of key regional employment and income factors such as: 1) an economic evaluation of the MAG planning area including past and present trends, 2) relationships between the economy and population, especially the implications of geographical distribution and commuting, and 3) identification of future employment and income potential. This task will also identify work-force characteristics at both the regional and sub-regional levels. Other critical elements will be addressed as necessary.

**PRODUCT :** Interim report

**TASK A7 : TRANSPORTATION-- PARKING**

**PURPOSE :** To inventory downtown and major activity center parking characteristics.

**APPROACH:** Parking characteristics such as number of spaces by type of facility (off-street vs. on-street, lots, garages) and parking rate structures (long-term vs. short-term) will be determined for downtown areas and major activity centers.

**PRODUCT :** Technical memorandum

**TASK A8 : TRANSPORTATION-- MAJOR ACTIVITY CENTERS**

**PURPOSE :** To identify, monitor and summarize the traffic characteristics of major activity centers in the region.

**APPROACH:** Major activity centers such as airports, regional shopping centers, industrial parks and CBDs will be identified. The traffic characteristics of these major generators will then be monitored by license plate or other survey techniques. On the basis of these surveys, relationships will be developed between trip attractions and major activity center characteristics to be used in estimating future trip attractions.

**PRODUCT :** Technical memorandum

TASK A9 : TRANSPORTATION-- GOODS MOVEMENT

PURPOSE : To determine major goods movement patterns by mode.

APPROACH: Goods movement by air, truck and railroad will be examined.  
Special attention will be given to terminal locations, patterns  
of trucks and issues of intermodal coordination.

PRODUCT : Technical memorandum

**TASK B1 : ANALYSIS OF ALTERNATIVES-- SKETCH PLANNING EVALUATION**

**PURPOSE :** To develop regional holding capacities, present planning design criteria and measures, formulate alternatives, and apply a sketch planning evaluation procedure to provide an initial, broad-brush assessment of the impacts of alternative land use and transportation development strategies.

**APPROACH:** The population holding capacities of natural resources (water, gasoline, agricultural land, and clean air) and man-made facilities (existing and committed transportation and existing utility systems) will be identified for the region. Local planning design criteria related to the provision of utilities, community services and transportation facilities and the associated costs will also be presented. A public information brochure which describes the constraints on regional growth presented by natural resources and man-made facilities, and presents local planning design criteria and measures will be prepared.

Within the context of the regional information presented above, a series of alternatives will be formulated on the basis of various land use and transportation development strategies.

An impact evaluation of the alternatives will be accomplished via the application of a sketch planning procedure which provides forecasts of indicators such as gross densities, travel characteristics, highway and transit costs, transit patronage, emissions, fuel consumption, etc., at a broad spatial scale. The policy assumptions procedures and results of the sketch planning evaluation will be documented in an interim report.

**PRODUCT :** Public information brochure and interim report

**TASK B2 : ANALYSIS OF ALTERNATIVES-- COMPREHENSIVE IMPACT EVALUATION**

**PURPOSE :** To apply a comprehensive alternatives evaluation procedure which will provide estimates of future land use, economic, transportation and environmental impacts for selected land use/transportation alternatives.

**APPROACH:** The alternatives which evolve from the sketch planning evaluation will be analyzed as to their land use, economic, transportation, and environmental impacts. Small area measures to be developed include, but are not limited to, land use, infrastructure costs, transit patronage, highway and transit accessibility, environmental impacts, and employment opportunities.

**PRODUCT :** Interim report

**TASK B3 : ANALYSIS OF ALTERNATIVES-- FISCAL IMPACT ANALYSIS**

**PURPOSE :** To project the cost of providing public utilities and community services as compared with projected revenues to determine the fiscal impact of selected land use/transportation development strategies.

**APPROACH:** Data will be collected on the present costs of providing basic utilities (such as, water, sewer, natural gas, electricity) and community services (such as, schools, waste disposal, police, libraries, and fire protection). Present sources of revenue (property tax, sales tax, etc.) used in balancing utility and service costs will also be identified. On the basis of present costs and the anticipated future supply and consumption of resources, the costs and local revenues associated with each land use/transportation development strategy will be projected and the impact on the taxpayer will be assessed. The assumptions, methodology and results of the Fiscal Impact Analysis will be documented in a technical memorandum. Key findings will also be presented in the interim report which is the product of the Comprehensive Alternative Evaluation.

**PRODUCT :** Technical memorandum

**TASK C1 : IMPLEMENTATION ANALYSIS**

**PURPOSE :** To examine and evaluate alternative methods of implementation and institutional arrangements in reference to the policies developed by the Reevaluation Study. Also, to encourage the development of effective Federal, State, and local legislation to implement the policies developed by the Reevaluation Study.

**APPROACH:** A brief evaluation will be made of alternative implementation procedures, plus any innovative institutional modifications deemed appropriate. After due consideration, the more feasible alternatives will be analyzed in greater detail. Procedures to be evaluated include, but are not limited to: 1) transfer of development rights, 2) public land acquisition, 3) easements, and 4) agricultural districting.

MAG will advise and assist its member agencies and other agencies or groups charged with the administration of comprehensive planning and implementation. Technical assistance will be provided to local jurisdictions in the form of research, testimony, or editing to seek more effective State statutes and Federal regulations.

**PRODUCT :** Technical memorandum

**TASK C2 : IMPLEMENTATION-- MONITORING MECHANISMS**

**PURPOSE :** To develop new procedures and refine existing programs which monitor growth and development to ensure consistency with regional goals and objectives and implementation of the adopted Land Use and Transportation Plan.

**APPROACH:** Three monitoring tools will be developed and/or refined during the Reevaluation Study. These include: the Office of Management and Budgetary A-95 Review procedure, the Regional Capital Improvement Program, and a regional monitoring system.

The A-95 Review procedure will be refined so as to encourage local project consistency with the Regional Transportation and Land Use Plans. By identifying grant programs available to supplement local jurisdiction budgets, MAG will be in a position to coordinate local functional plans with adopted Regional Plans.

The Regional Capital Improvement Program will also be used to encourage implementation of projects consistent with the Regional Plans. MAG will revise its process of analyzing the five-year capital improvement budgets to minimize conflicts with regional goals and objectives and to prioritize projects.

A supplementary monitoring system based on key planning indicators will be the third mechanism which is established by this task. The purpose of this system will be to assess the effectiveness of implemented land use and transportation development strategies and to anticipate the need for additional action. In addition, the monitoring program will serve as an information source to provide a framework for continuing citizen discussion of growth issues. Accurate data on the magnitude and direction of growth and selected economic, demographic, transportation and environmental characteristics will be collected on an annual basis and

TASK C2 (cont'd): disseminated to the region and local jurisdictions.

Descriptions of the revised A-95 Review procedure and Capital Improvement Program will be prepared for inclusion as a technical appendix to the Plan document. This appendix will also identify the key planning indicators to be monitored and describe the monitoring approach to be implemented.

PRODUCT : Technical appendix to the Plan document

**TASK C3 : PLAN PREPARATION**

**PURPOSE :** To prepare documentation of the land use and transportation development policies, implementation tools, and projected impacts associated with the selected Regional Transportation and Land Use Plan.

**APPROACH:** In addition to the preparation of Regional Land Use and Transportation Plan maps, this task will include the preparation of a planning document which provides a comprehensive description of the policy assumptions, implementation tools and projected impacts associated with the plan. The Regional Land Use and Transportation Plan documented as part of this task will be presented to Regional Council during the four months following Phase III of the Reevaluation Study.

**PRODUCT :** Regional Land Use and Transportation Plan document

**TASK C4 : CITIZEN PARTICIPATION**

**PURPOSE :** To inform and educate the general public as to the objectives, purposes, and progress of the Reevaluation Study by promoting their active participation. Also, this process will facilitate the preparation and acceptance of regional goals and objectives for the study.

**APPROACH:** This task covers the administration of all the phases of citizen involvement as described in the section on Citizen Participation. In addition, a continuing public information program is essential to maintain a high level of public awareness of, and participation in, the Reevaluation Study. This involves the production of the following items, though not necessarily limited to them: 1) news releases, 2) opinion poll(s), 3) newsletters and 4) brochures.

**PRODUCT :** Interim report

**TASK C5 : ADMINISTRATIVE FUNCTIONS**

**PURPOSE :** To ensure continuing coordination with all levels of government and the private sector, and to provide for the effective development and administration of the Reevaluation Study.

**APPROACH:** Interaction with the MAG standing committee structure, local and regional citizen committees, other public agency staffs, elected and appointed officials, and the general public will be a high priority. This task will be accomplished by communication with the public and private sectors.

Those actions and costs which are necessary for program administration are included in this work task. These actions will include, but are not limited to: 1) travel, 2) printing, 3) program auditing and management, 4) application costs, and 5) consultant selection.

**PRODUCT :** Technical memorandum