



### Who is FHI?

FHI is a multidisciplinary consulting firm focused on providing quality services and products to our clients. Our staff of planners, engineers and scientists have a depth of experience on projects of many sizes for both public and private clients. Our core services include environmental planning, transportation planning, cultural resource investigations, GIS mapping and analyses, community and site planning, and public involvement. Supporting both our environmental and transportation planning capabilities, we provide a broad range of land use analyses and community planning services.

### FHI's Land Use Services

- Land Use Trends Analyses
- Land Use Impact Evaluations
- Plans of Conservation and Development
- Analysis of Build-out and Constraints to Development
- Model Zoning Regulations and Assessment of Regulatory Tools
- Expert Testimony
- Access Management Planning
- Section 4(f) Evaluations

### Land Use Project Experience

- Municipal Plans
- Master Planning Projects
- Growth Management Studies
- Corridor Studies
- Zoning Board Application Reviews
- Environmental Assessments
- Environmental Impact Statements
- Transit Studies and Station Area Planning
- Private Development Proposals
- Bicycle and Pedestrian Plans and Projects
- Airport Planning/Access

### Core Services

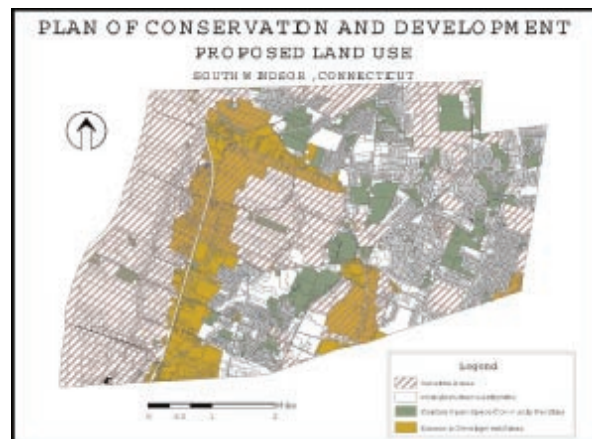
- Transportation Planning
- Environmental Planning
- Historical/Cultural Documentation
- Public Involvement
- Community/Site Planning
- GIS Analysis

### Land Use Trends Analyses

FHI is proficient in assessing land use trends and evaluating the relationship of proposed facilities or other developments to long-term land use. Trends analysis requires examination of changes in the distribution and intensity of land use over time and an assessment of the potential contribution of planned and programmed new development to those trends. FHI provides this information for use in projection of future population and employment distribution, for a variety of long-range community planning purposes, and as inputs for travel demand modeling.

### Land Use Impact Evaluations

FHI conducts evaluations of the potential impact of proposed development projects on existing land uses. Evaluations include assessing the consistency of proposed developments with the goals and objectives of a municipality, county, planning area, or broader geographic region and compatibility of developments with desired future land use character. Determining potential project impacts on land accessibility, neighborhood cohesion, property displacements, recreational facilities, and long-term land use patterns are additional studies we conduct. FHI maintains current expertise in the appraisal of potential secondary and cumulative impacts of proposed projects, such as induced development and alteration of community character. FHI has undertaken these studies for municipal purposes, regional planning studies, private developers, neighborhood groups, and national (NEPA) and state environmental policy act documentation.



Land Use Analysis, Connecticut

### Plans of Conservation and Development

FHI has strong experience in the preparation of municipal Plans of Conservation and Development. This includes inventory and assessment of facilities and resources and formulation of planning recommendations for specific plan elements such as transportation, environmental resources, and coastal resources. FHI also applies municipal planning skills to special area plans for issues of particular community concern such as village districts, downtowns, aquifer protection, and watershed management.

### Analyses of Build-out and Constraints to Development

FHI has the technical expertise and Geographic Information System (GIS) tools to perform analysis of potential land use build-out in a community, county, or region. FHI utilizes the most current GIS mapping sources and applications in the identification and graphic display of natural and physical constraints to development such as wetlands, water resources, steep slopes, community infrastructure, and preserved or protected open space. This information is coupled with an evaluation of constraints imposed and opportunities provided by local land use plans and regulations to result in potential future build-out scenarios.

## Model Land Use Regulations and Assessment of Regulatory Tools

FHI has a fundamental understanding of contemporary zoning regulation issues in the United States and has extensive experience applying research and analysis skills to identify applicable growth management tools for client communities and planning regions. FHI also applies this regulatory expertise to translate community development goals into practical zoning mechanisms. FHI has developed model zoning regulations for access management to preserve roadway capacity and safety, for bicycle and pedestrian facilities to enhance non-vehicular modes of access, and for parking and parking lot requirements to minimize proliferation of impervious parking lot areas. This understanding of regulatory issues and techniques has been utilized in assessing specific portions or the entire body of a community's land use regulations to identify opportunities for enhancing regulatory effectiveness.



Zoning Analysis, Connecticut

## Expert Testimony

FHI provides expert analysis and testimony on development proposals at the local level. Our expertise encompasses consistency of development proposals with the intent and requirements of local land use regulations, similarity to other approved development proposals, effects on long-term community development patterns, and probable impacts on the community in terms of traffic, noise, air quality, water resources, drinking water aquifers, historic resources, and visual quality.

## Access Management Planning

FHI has strong applied experience in both traffic engineering and land use analysis, critical to development of a successful access management program. In furtherance of congestion management, FHI capabilities include the development of signal plans and curb cut plans, the evaluation of existing zoning regulations to suggest changes that support access management goals, and the preparation of draft model zoning regulations to empower planning and zoning commissions to implement access management.

## Section 4(f) Evaluations

FHI has particular expertise in assessing potential project impacts as they relate to land uses considered to be Section 4(f) properties under the U.S. Department of Transportation Act. Section 4(f) resources include publicly-owned recreational lands, waterfowl and wildlife refuges, and historic and archeological resources. FHI undertakes the identification and assessment of Section 4(f) properties, evaluating their contribution to community quality of life and/or their significance in relation to local history as well as the National Register of Historic Places. FHI has completed numerous programmatic as well as more detailed project-specific or site-specific Section 4(f) evaluations.

## Representative Land Use Projects

- SWRPA Congestion Management Study
- Transportation Induced Growth Impact Study, Kingston/Plymouth/Plympton
- South Windsor Plan of Development
- Woodbury Plan of Development
- Woodbridge Plan of Development
- Transportation Strategy Board On-Call Research Services
- Chesapeake and Virginia Beach Transportation and Land Use Study
- Route 202 Corridor Study
- Connecticut Association of Zoning Enforcement Officials (CAZEO) Handbook Update
- Expert Testimony – Killingly Quarry Project
- Expert testimony – Marlborough Open Space and Golf Development Project
- Expert testimony – Westbrook Asphalt Plant Proposal
- Beacon Falls TCSP Project
- Western Transportation Corridor
- Maryland Statewide Bicycle and Pedestrian Plan
- Northwest Connecticut Parking Study
- Bridgeport Intermodal Transportation Center
- Stamford Intermodal Center
- Route 175/5/15 Corridor Study
- Griffin Line Feasibility Study
- Westbrook Coastal Resources Management Plan
- Reconstruction of Route 34 (Stevenson Dam) Bridge over the Housatonic River