

Regional or Urban Planning Services

Regional or Urban Planning is a specialized service that looks to the future and anticipates the long-range needs of the client, taking into account sites and buildings that are already present or are likely to be built. It is a rare region or urban area that is not modified at some point in the future to meet new needs as well as offer greater usefulness to the population. Planning for these will make future changes more consistent with the long-term vision of owners and the public. The region or urban area sites reflect these efforts, are more cost effective, and are more likely to function both now and in the future. Whether planning for growth, or changes in use, planning helps the client and public build for today with an eye toward the future.

Why a Client May Need This Service

- To study land-use and spatial planning topics
- To assess issues regarding ecosystem and integrated watershed management policies
- To address areas between and surrounding multiple independent communities

Knowledge and Skills Required

- Coordination with appropriate regional plans
- Local master plan of urban site, including placement of roads, buildings, and other landscape or waterscape features
- Coordination of size of lots, roads, and features
- Development of zoning ordinance to control future growth
- Water, sewage, and waste disposal requirements
- Community fire protection requirements
- Historic district management and landmark legislation
- Environmental conservation and management regulations
- Architectural and urban design review requirements, including restrictive covenants, excluded uses, designation of building height, bulk, setback, and design guidelines for individual buildings
- Special environmental ordinances (for example regulating air quality, i.e. no fireplaces, noise or billboards)
- The palette or vocabulary of materials, colors, and design features for individual buildings and site features
- Rooflines and other massing features for individual buildings
- Visibility of structures and parking lots from neighboring properties and streets
- Integration of multiple transportation systems

Representative Process Tasks

- Inventory and Data Gathering
- Analysis and Judgment
- Preparation of Design Alternatives
- Planning of subdivision requirements
- Landscaping, lighting, and signage
- Finalization of Preferred Plan

For related information, see the Supplemental Services article “[Urban Design Services](#),” excerpted from *The Architect’s Handbook of Professional Practice, Update 2005*.

The AIA provides a contract document designed especially for these types of architectural services. The AIA suggests a two-part agreement:

B102–2007, Standard Form of Agreement Between Owner and Architect without a Predefined Scope of Architect’s Services provides terms and conditions only.

B212–2010, Standard Form of Architect’s Services: Regional or Urban Planning provides the architect’s scope of services only.

Together they equal a complete owner-architect agreement.

AIA Document B212™–2010 establishes duties and responsibilities where the architect provides the owner with regional or urban planning services. This scope provides a menu of choices of regional or urban planning services, grouped under four phases: Inventory and Data Gathering; Analysis and Judgment; Preparation of Design Alternatives; and Finalization of Preferred Plan. B212–2010 is a scope of services document only and may not be used as a stand-alone owner/architect agreement.

For more information about AIA Contract Documents, visit www.aia.org/contractdocs/about

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