

land use, transportation, public utilities, governmental facilities and services, and natural resources. It shall take into account social and economic factors, conditions, and trends that are relevant to the probable future development of the area. In the preparation of the suggested general development plan for that area, The Council shall work closely with all units of government within the area, with other metropolitan or regional planning agencies within and outside of the State, with State departments and officials, and with private groups concerned with orderly development of the area.

(b) The Regional Planning Council shall establish a period for the completion of the suggested general development plan.

(c) In preparing the suggested general development plan, The Council shall take account of the planning activities of federal, State, county, municipal, or other local or private agencies within the area. In preparing the plan or any part thereof, and in preparing from time to time, revisions, amendments, extensions, or additions, The Council may seek the cooperation and advice of other regional or metropolitan agencies, educational and research organizations, whether public or private, and of civic groups and private persons and organizations. The suggested general development plan shall embody the policy recommendations of The Council in regard to the physical development of the area supplemented by maps, charts, graphs, and such other descriptive matter as may be necessary to depict the plan, and it shall contain:

(1) A statement of the objectives, standards, and principles sought to be expressed in the suggested general development plan.

(2) Recommendations for the most desirable general pattern of land use within the area, in the light of the best available information concerning topography, climate, soil and underground conditions, watercourses and bodies of water, and other natural or environmental factors, as well as in the light of the best available information concerning the present and prospective economic bases of the region, trends of industrial, population or other developments, the habits and standards of life of the people of the region and the relation of land use within the area to land use in the adjoining areas. Such recommendations, insofar as appropriate, shall indicate areas for residential uses and maximum recommended densities therein; areas for farming and forestry, mining and other extractive industries; areas for manufacturing and industrial uses with classifications of such areas in accordance with their compatibility with land use in adjoining areas; areas for the concentration of wholesale, retail business, and other commercial uses; areas for recreational uses, and for open spaces; and areas for mixed uses.

(3) The circulation pattern recommended for the area, including routes and terminals, transit, transportation, and communication facilities, whether [uses] used for movement within the area or for movement from and to adjoining areas.

(4) Recommendations concerning the need for and the suggested general location of public and quasi-public facilities, such as utilities, flood-control works, water reservoirs and pollution-control facilities, military or defense installations, which works or facilities by reason of their function, size, extent, or for any other causes, are of regional as distinguished from purely local concern, or which for any other